

MEMORANDUM

From:	Doug Godfrey Green Infrastructure Officer	To (Case Officer):	Marcus Watts
Service	WBC Green Infrastructure	App No:	252257
Address:	Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ **No objection subject to conditions (and reasons) stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The applicant has provided updated drawings and reports, responding to previous Green Infrastructure comments. Revised information that has been reviewed as part of this re-consultation include:

- PR124715-11D sheets 1-3 Revised Soft Landscape Proposals
- P25-09-SK001 Green Space Calculation

My comments are informed by the following documents and/ or policies

- MDD Policy TB08: Open Space, Sport, and Recreational Facilities Standards for Residential Development,
- MDD Policy CC03: Green Infrastructure and Landscaping,
- Wokingham Borough Council Play Space Design Guide.

Key Green Infrastructure Policy and Public Open Space Requirements

1. The MDD Policy TB08 standards for the delivery of public open space for residential developments remains unchanged from previous submittals and revisions. Based on these requirements, the following table outlines the

standards of open space provision based on 19 dwelling units, as stated in this application.

POS Typology	Standard (ha per 1,000 population)	Application Requirement (in ha)
Parks and public gardens*	1.1	0.0502
Amenity greenspace	0.98	0.0447
Play areas (LLAP, LEAP, LAP)	0.25	0.0114
Allotments*	0.52	0.0237
Natural/semi natural green space	2.84	0.1295
Cemeteries (in plots)*	14.4	0.6567
Outdoor sports facilities*	1.66	0.0757

* Off-site contribution

2. With the most recent updates, I find that the MDD Policy TB08 standards for the delivery of public open space for residential developments have been met.

The application proposes to deliver 0.0477 ha of amenity greenspace and 0.1295 ha of natural/ semi-natural greenspace on-site.

3. WBC Open Space, Sport and Recreation Facilities Strategy (November 2013) requires developers to demonstrate that, where on-site provision is provided, it will be appropriately managed and maintained.

While it is the Council's preference that all new facilities are eventually adopted by either the Council or by the local Town Parish or Council, there are reasons why, in this instance, I am not recommending the amenity greenspace and natural/ semi-natural greenspace that will be provided on-site. These reasons include the fact that the open space will be within a gated community and that, while the open space will provide amenity to the immediate residence, they are not accessible or open to the general public.

As I am recommending that the Council not adopt the on-site open space, the applicant will need to prepare a Landscape Management Plan to ensure that provision is made to allow satisfactory maintenance and management of the open space.

4. Per MDD TB08 and the Open Space, Sport, and Recreational Facilities Strategy (November 2013) for Residential Development, this application is insufficient in scale to be required to provide on-site facilities for parks and gardens, outdoor sports facilities, allotments, and cemeteries.

Further, as the Open Space, Sport, and Recreational Facilities Strategy (November 2013) expects on-site play areas for children and youth to have a minimum area of 0.06ha, I find that the provision of a play space for children and youth would not be usable or valuable in the context of the proposed development. This is also substantiated by the WBC Play Space Design Guide Technical Note.

Instead of an on-site provision, the development is required to meet the standard through a financial contribution towards improvements to the quality or accessibility of existing facilities and/or new off-site provision through a Section 106 agreement for the following:

POS Typology	Standard (ha per 1,000 population)	Off-Site Requirement (in ha)
Parks and public gardens	1.1	0.0502
Play areas (LLAP, LEAP, LAP)	0.25	0.0114
Allotments	0.52	0.0237
Cemeteries (in plots)	14.4	0.6567
Outdoor sports facilities	1.66	0.0757

The contributions are set out in the accompanying S106 end note document.

Summary

With the most recent updates, I find that the MDD Policy TB08 standards for the delivery of public open space for residential developments have been met.

For any on-site provision of open space, the applicant will need to provide a landscape management plan.

The applicant will be required to provide financial contribution towards improvements to the quality or accessibility of existing facilities and/or new off-site provision for open space to meet the MDD TB08 standard, in lieu of an on-site provision.

Conditions & Reasons (if required)

Landscape Management Plan:

- Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, excluding privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the open space hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	27.02.2026	Signed:	D. Godfrey
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