

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                |       |                       |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------|
| <b>From:</b>                | Raymond Barry<br>Green Infrastructure<br>Delivery Officer                                                                                                                                                                                      |       |                       |
| <b>Service</b>              | WBC<br>Infrastructure                                                                                                                                                                                                                          | Green | <b>App No:</b> 242421 |
| <b>Address:</b>             | School Road, Arborfield Cross.                                                                                                                                                                                                                 |       |                       |
| <b>Proposal:</b>            | Outline application for the proposed redevelopment of the site and erection of up to 95 no. dwellings with associated access, infrastructure, open space, landscaping and associated works. (All matters reserved except for means of access). |       |                       |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                          |       |                       |
| <b>Site Visit Made:</b>     | Yes/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 proposed development should reference and incorporate the green infrastructure typologies outlined in Wokingham Borough Council's Managing Development Delivery (MDD) Policy TB08. These should be explicitly reflected in the outline landscape strategy and shown within plan drawings, *'Illustrative Masterplan 2522477.4 Rev C' and 'Parameters Plan 2522477.4 Rev B'*.

The landscape typologies specified in WBC Policy TB08 include:

- Formal Parks and Public Gardens
- Natural/Semi-Natural Greenspace
- Amenity Greenspace
- Provision for Children and Young People (e.g., play areas)
- Civic Landscape
- Indoor/Outdoor Sports Facilities, or a financial contribution towards such facilities in Wokingham
- Allotments

While it is commendable that the outline landscape strategy demonstrates ample space, it must integrate the specific typologies to ensure alignment with Policy TB08. These components should be referenced clearly in the landscape parameters plan to provide the Council with certainty regarding the scope and delivery of the proposed green infrastructure. Should any typology not be included on site, the applicant should propose a financial contribution equivalent to the infrastructure provision. This contribution must reflect considerations such as land value, design consultation, construction, and long-term maintenance and refurbishment costs.

The spatial arrangement of these typologies is critical to the success of the landscape masterplan. For this particular application, it is recommended that the civic landscape, combined with a formal park, be centrally located within the development. This strategic placement would function as a 'doorstep landscape,' fostering community interaction by providing a shared space for social gatherings, events, and communal activities. Typically, a formal landscape would consist of high quality hardscaping and furnishings to support these functions.

### **Play**

The proposed play areas should also be reconsidered. Rather than dispersing multiple smaller playgrounds, consolidating these into a larger, more centralised play area would enhance the development's usability and communal value. This larger play area could be integrated adjacent to the civic/formal park to create a cohesive community space.

### **Allotments**

The allotment typology must be delivered as a dedicated facility comprising individual plots. While orchard trees may contribute to the overall quantum, they should complement, not replace, a dedicated allotment facility. The management and sustainability of an orchard should align with community involvement and support the use of individual allotment plots. Should it not be feasible to provide a dedicated allotment facility, the applicant should acknowledge a financial contribution in lieu of this provision.

### **Sustainable Drainage Systems (SuDS)**

The outline SuDS strategy requires further development to assure the Council that surface water will be managed and treated effectively throughout its pathway from initial collection to its final discharge point. A strategy relying solely on closed piped systems is not acceptable. Instead, an appropriate schematic outline should illustrate how surface water will traverse various green infrastructure feature, such as greenspaces, infiltration zones, tree pits, rain gardens, swales, and dry basin, before reaching the detention basins as the final point of discharge.

### **Pedestrian Connectivity and Integration with the Wider Network**

The vision concept within the design and access statement (page 5) commendably includes a continuous pedestrian loop throughout the landscape around the whole development, effectively connecting to Public Rights of Way along Cole Lane and Wood Lane. However, this continuity is lost in the Illustrative Masterplan (page 29), where the loop appears fragmented. It is recommended that the integrity of the loop be reconsidered to ensure seamless pedestrian connectivity, incorporating links to both Cole Lane and Wood Lane.

### **Conditions & Reasons (if required)**

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

**Date:**

07/11/24

**Signed:**

Raymond Barry