

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer	To (Case Officer):	Nick Chancellor
Service	SDL Green Infrastructure	App No:	250931
Address:	Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.		
Site Visit Made:	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

I have reviewed the newly provided Landscape Strategy and revised Hard and Soft Landscaping plans (Sheets 1 - 5) (24.1992.L104 D, L105 D, L106 D, L107 D & L108 B) and Planting Schedule (24.1992.L109 C) with respect to the Linear Park open space.

The revised design of the space better aligns with the more formal requirements of the public parks and gardens typology, while maintaining the more natural features of the area. I note the Landscaping Officer's suggestion of raised beds to emphasise the more formal nature of the area and agree this is a good approach.

The LLAP requires some improvement in terms of choice of equipment. The Wokingham Borough Council Play Space design guide (a copy of which will be provided separately) states that LLAPs should follow the principal: "Natural elements – including trees and other types of planting, areas of open grass, boulders, timber,

logs, gravel, sand and water – should be creatively and safely integrated with landscape features such as mounds, slopes, woodland, meadows and wetland areas...”

The choice of play equipment in the application is too formal and more in line with what we would expect in a more formal LEAP play area. The play area should be redesigned to include more natural play features (one or two more constructed timber elements is fine but the majority should be naturalistic). The play area design guide mentioned earlier has some examples of natural play features on page 33, which may help.

As the Landscape Officer points out, we still require a landscape condition to be included in any RM approval as this wasn't included as part of the original Outline approval. This should include details of the exact layout and equipment in the play area.

Conditions & Reasons (if required)			
Landscaping conditions as detailed in response from Landscape Officer.			
Date:	04/11/25	Signed:	F. Rothery