

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Infrastructure	Green	App No: 261132
Address:	Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

I have no objection to development in this location from a green infrastructure perspective.

It is worth noting that all proposals that result in a net increase in dwellings are required to be compliant with Managing Development Delivery Policy TB08: Open Space, sport and recreational facilities standards for residential development. This policy calculates the quantum of each open space typology that should be provided to serve the increased population resulting from new residential development.

The following table lays out the typologies and quantum required per new dwelling:

POS Typology	Standard (per 1,000 population)	Per Dwelling Requirement
Parks and public gardens	1.1 ha	0.00264 ha
Amenity greenspace	0.98 ha	0.002352 ha
Play areas (LLAP, LEAP, LAP)	0.25 ha	0.0006 ha
Civic space	0.01 ha	0.000024 ha
Outdoor sports facilities*	1.66 ha	0.003984 ha
Cemeteries (in plots)*	14.4 plots	0.03456 plots
Allotments	0.52 ha	0.001248 ha
Natural/semi natural green space	2.84 ha	0.006816 ha

* To be provided off-site via financial contribution to strategic/existing facilities which serve the development.

Due to the constrained size of the site, it is unlikely that the open space typologies listed above can be achieved on-site. As such, an off-site contribution would be sought towards the creation of new or improvement of existing facilities which serve the development.

Details of how the requirements of policy TB08 will be satisfied should be provided at the Technical Details Consent stage of the application process.

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:	16/6/26	Signed:	F Rothery
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