
MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer	
Service	WBC Green Infrastructure	App No: 260209
Address:	Highfield Park, Eversley Road, Arborfield, RG2 4PP.	
Proposal:	Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access.	
Type of Development:	Minor Gypsy and traveller pitches (1-9)	
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

Open Space

The proposal includes the creation of 7 new dwellings. WBC MDD Policy TB08 requires that any net increase in dwellings provides additional green infrastructure to support the expected increase in population to the area as a result of the development.

The applicant has not provided an illustrative layout of the site to show if any public open space is to be provided on site. Given the size of the site, it may be preferable to provide open space off-site via a contribution, to create new or improve existing green infrastructure serving the development.

For 7 new dwellings, the following amounts of green infrastructure would be required to be compliant with policy TB08:

POS Typology	standard (ha per 1,000 population)	Application Requirement (in ha)
Parks and public gardens	1.1	0.01848
Amenity greenspace	0.98	0.016464
Play areas (LLAP, LEAP, LAP)	0.25	0.0042
Civic space	0.01	0.000168
Outdoor sports facilities	1.66	0.027888
Cemeteries (in plots)	14.4	0.24192
Allotments	0.52	0.008736
Natural/semi natural green space	2.84	0.047712

The applicant should confirm whether any public open space is to be provided on site. Any quantum that is not provided on site will need to be secured via financial contributions for each typology via a section 106 agreement.

Thames Basin Heath SPA

The development site falls within the 5km linear mitigation zone of the Thames Basin Heaths Special Protection Area (SPA). In accordance with core policy CP8, the development is therefore required to provide suitable alternative natural greenspace (SANG) at a minimum of 8 ha per 1,000 population (calculated at a rate of 2.4 persons per dwelling).

The applicant has not detailed how this SANG provision is to be secured.

Conclusion

If the above information is not supplied, I recommend refusal due to an inability to secure public open space as per TB08 and SANG provision as per CP8.

Conditions & Reasons (if required)

Date:	1/5/26	Signed:	F Rothery
--------------	--------	----------------	-----------