

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Infrastructure	Green	App No: 260746
Address:	Land Off Eversley Road, adjacent to Highfield Park, Arborfield, Berkshire.		
Proposal:	Full application for the change of use of land to a gypsy and traveller site to allow the stationing of two residential caravans for occupation, with associated access and residential use.		
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 2 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.

Given the size of the site, public open space may be provided off-site via a contribution, to create new or improve existing green infrastructure serving the development.

For 2 new dwellings, the following amounts of green infrastructure/contributions would be required to be compliant with policy TB08, which will need to be secured via a section 106 agreement:

OFF-SITE PROVISION (contribution) as per policy TB08 - based on 2 new dwellings			
POS Typology	Standard (ha per 1,000 population)	Application Requirement (in ha)	Contribution
Civic space	0.01	0.000048	£ 56.64
Outdoor sports facilities	1.66	0.007968	£ 7,182.00
Allotments	0.52	0.002496	£ 1,372.80
Parks and public gardens	1.1	0.00528	£ 6,230.40
Cemeteries (in plots)	14.4	0.06912	£ 223.72
Play areas	0.25	0.0012	£ 2,805.60
Amenity greenspace	0.98	0.004704	£ 3,537.41
Natural/semi natural green space	2.84	0.013632	£ 10,251.26
Total			£ 31,659.83

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 and contributions to public open space aren't secured, 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)

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:	11/5/26	Signed:	F Rothery
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