

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	WBC Green Infrastructure	App No:	251421
Address:	N/A, Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
Type of Development:	Major Dwellings (10+)		
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 planning application with particular focus on the following documents:

- Planning Statement - Incorporating Affordable Housing Statement & Statement of Community Involvement (June 2025).
- Revised Design and Access Statement (July 2025) 092404-ELS-DAS.
- Landscape Strategy Plan - 8814ASP3LSPA.

Key GI policy and open space requirement

My recommendations are based on key Green Infrastructure policy *MDD DPD Policy TB08: Open Space, sport and recreational facilities standards for residential development* and the Wokingham Borough Council Play Space Design guide.

The following table outlines the standards of green space provision required to be compliant with *MDD DPD Policy TB08: Open Space, sport and recreational facilities standards for residential development*

POS Typology	Standard (ha per 1,000 population)	Application Requirement for 53 dwellings (in ha)
Parks and public gardens	1.1	0.1399
Amenity Green Space	0.98	0.1247
Play areas (LLAP, LEAP, LAP)	0.25	0.0318
Civic space	0.01	0.0013
Allotments	0.52	0.0661
Natural/semi natural green space	2.84	0.3613

Amenity Green Space

The application planning statement indicates the provision of 0.41 ha of amenity green space. I cannot find within the planning documents a detailed plan of the areas designated as amenity green space. Please could a copy of a landscaping plan indicating the locations and sizes of the identified amenity green space provision be provided. This will be relevant to securing ongoing maintenance and protection of these areas.

The current design shows the proposed development as being an isolated site with no direct access to neighbouring green infrastructure. The site benefits from bordering council-owned Millennium Arboretum to the west, which itself has access to Toutley Road and a crossing to the Old Forest Road SANG. In order to provide connectivity between the application site and the surrounding green infrastructure I recommend that the local planning authority seek a pedestrian path connection out from the south-western corner of the proposed development into Millennium Arboretum.

The amenity greenspaces will require management to maintain as such. Therefore, a landscape management plan should be in place for maintenance of these areas prior to commencement of development, with a planning obligation to implement ongoing maintenance of the green space and its features.

Play Areas (LLAP, LEAP, LAP)

The 100m² (0.01 ha) LAP does not meet the full provision requirement (0.032 ha) for the number of dwellings as per Policy TB08. Wokingham Borough Council Play Space Design guide indicates that 100m² LAPs generally should not be accepted, particularly where the play space is not integrated into a much larger area of green space or attached to other typologies of play space. The proximity of the road and lack of wider green space or other play space typologies immediately surrounding the LAP means a LAP of this size is not suitable.

I am not convinced that there is a configuration of play space provision within this site that can work with the site constraints and be of appropriate design. Even if a LAP is provided on-site, in order to be policy compliant, the proposal would need to secure further play provision off-site. In this instance, it would be better to seek delivery of policy compliant play provision off-site, secured by planning obligation. I therefore recommend that 0.32 ha of play provision is secured via a planning obligation

Other POS Typology

Accounting for on-site provision referenced above contributing to the Amenity Green Space requirement, as proposed in the submitted Planning Statement, and assuming the removal of the small LAP from the plans, there remains a shortfall of the following open space typology:

POS Typology	Shortfall (in ha)
Parks and public gardens	0.1399
Play areas (LLAP, LEAP, LAP)	0.0318
Civic space	0.0013
Allotments	0.0661
Natural/semi natural green space	0.3613

Policy TB08 allows for the potential for off-site delivery of the open space requirement where sites are too small to be able to deliver on-site. I recommend that this application site is of a scale and design that it is appropriate to use this approach to delivering policy compliant development and as such, I recommend that off-site provision is secured via a planning obligation requiring a proportionate contribution to fund delivery.

Summary

Further information on the size and locations of amenity green space is requested in order to ensure its quality for such use. Beyond this request, provided that a combination of on- and off-site open space delivery is secured to meet the TB08 standard, as detailed above, I would have no objection to this proposal.

Conditions & Reasons (if required)

- CL9 Landscape management plan (as per Wokingham Borough Council Model Planning Conditions)
- RL9 In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB08.

Date:	03/09/2025	Signed:	Finlay Rothery
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