

# MEMORANDUM

|                             |                                                                                                                            |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Doug Godfrey<br>Green Infrastructure                                                                                       |                |        |
| <b>Service</b>              | WBC Green Infrastructure                                                                                                   | <b>App No:</b> | 261143 |
| <b>Address:</b>             | Land Adjacent to Merchiston, Blakes Lane, Wargrave, RG10 9TA.                                                              |                |        |
| <b>Proposal:</b>            | Pre-application advice for the proposed erection of 1no. dwelling with associated landscaping, access and ancillary works. |                |        |
| <b>Type of Development:</b> |                                                                                                                            |                |        |
| <b>Site Visit Made:</b>     | No                                                                                                                         |                |        |

## Summary Of Recommendations

### Comments On Proposal

#### Green Infrastructure and Open Space Provision

1. Wokingham Managing Development Delivery Policy TB08 is relevant to this application and should be applied. TB08 requires that proposal for residential development demonstrate that they can meet the standards for the public open space typologies shown below.

The table below provides the amount of open space that is required based on the TB08 standards for 1no. dwelling unit.

| Public Open Space Requirement based on WBC Policy TB08 |                                       |                                 |
|--------------------------------------------------------|---------------------------------------|---------------------------------|
| POS Typology                                           | Standard<br>(ha per 1,000 population) | Application Requirement<br>(ha) |
| Parks and public gardens                               | 1.1                                   | 0.0026                          |
| Amenity greenspace                                     | 0.98                                  | 0.0024                          |
| Provision for children and young people                | 0.25                                  | 0.0006                          |
| Civic space                                            | 0.01                                  | n/a                             |
| Allotments                                             | 0.52                                  | 0.0013                          |
| Natural/semi-natural green space                       | 2.84                                  | 0.0068                          |

|                           |      |        |
|---------------------------|------|--------|
| Outdoor sports facilities | 1.66 | 0.0040 |
| Cemeteries (in plots)     | 14.4 | 0.0346 |

2. Table 2, below, is taken from Wokingham Borough Council Open Space Sports and Recreation Strategy, November 2013 and illustrates when off-site contribution or on-site provision of public open space is required. It further describes the minimum site size required for each open space typology.

**Table 2: Summary guidance on when off site or on site provision of POS is required.**

| Typology                                                  | MDD DPD Standard (ha or m <sup>2</sup> /1000) | Minimum site size guidance (ha or m <sup>2</sup> ) | Off-site contribution required (net dwellings) | On site provision or off site contribution depending on site circumstances (net dwellings) | On site provision required (net dwellings) |
|-----------------------------------------------------------|-----------------------------------------------|----------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Outdoor facilities</b>                                 |                                               |                                                    |                                                |                                                                                            |                                            |
| Parks and gardens                                         | 1.1ha                                         | 2ha                                                | non SDL developments                           | N/A                                                                                        | SDL and Wokingham Town Centre (WTC) only   |
| Natural/semi natural greenspace (excluding country parks) | 2.84ha                                        | 0.4ha*                                             | N/A                                            | 1-99                                                                                       | 100+                                       |
| Amenity greenspace                                        | 0.98ha                                        | 0.4ha*                                             | N/A                                            | 1-99                                                                                       | 100+                                       |
| Provision for children and young people                   | 0.25ha                                        | 0.06ha*                                            | 1-79                                           | 80-99                                                                                      | 100+                                       |
| Civic space                                               | 0.01ha                                        | 0.4ha*                                             | N/A                                            | N/A                                                                                        | SDL and WTC only                           |
| Outdoor sports facilities                                 | 1.65ha                                        | N/A                                                | non SDL developments                           | N/A                                                                                        | SDL only                                   |
| Cemeteries/ Burial grounds                                | 14.4 grave plots per 1,000*                   | 0.2ha                                              | SDL and non SDL developments                   | N/A                                                                                        | N/A                                        |
| Allotments                                                | 0.52ha                                        | 0.4ha*                                             | non SDL developments                           | N/A                                                                                        | SDL only                                   |

3. This application will be required to meet the TB08 policy requirement through an off-site contribution for the public open space typologies. Typologies marked with an asterisk (\*) will be required to meet TB08 through an off-site provision or contribution as the minimum size guidance for each cannot realistically be accommodated on-site for this application.

- Parks and gardens
- Amenity green space \*
- Provision for children and young people
- Allotments
- Natural and semi-natural green space \*

- Outdoor sports facilities
- Cemeteries

4. Off-site contributions will be used toward the off-site provision and/ or enhancement and 20-year maintenance of respective public open space typologies.
5. Any application that is submitted will be reviewed against MDD CC03: Green Infrastructure, Trees and Landscaping.

From a Green Infrastructure perspective, any application will need to be demonstrate how it has considered protection and enhancement of the Borough's green infrastructure network including, but not limited to, protection and retention of existing trees, hedges, and other landscape features, preventing and/ or mitigating habitat loss or fragmentation, and enhancing the green infrastructure network by incorporating high-quality soft landscaping.

#### **Conditions & Reasons (if required)**

n/a

|              |              |                |            |
|--------------|--------------|----------------|------------|
| <b>Date:</b> | 15 June 2026 | <b>Signed:</b> | D. Godfrey |
|--------------|--------------|----------------|------------|