

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer	To (Case Officer):	Kieran Neumann
Service	WBC Green Infrastructure	App No:	253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.		
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

The applicant has made further submissions in response to previous consultations, the following of which are relevant to green infrastructure:

- 2299.1000 Overall Landscape Masterplan Rev C
- 2299.1002 Open Space Provision Plan Rev D
- Resubmission cover letter 11.5.26

Play area

The play area location has been moved away from the woodland buffer zone as requested, which is positive. However, the question has not been answered as to why this play area has been designed as a LEAP rather than as a facility for teenagers. There are several other similar play areas within a very short distance of the application site, meaning a new LEAP is not required or desired. The parish council have highlighted a need for facilities aimed at teenagers, and this has also been requested by WBC through previous discussions between the applicant and WBC planning officers.

Specifications and Management Plans

As mentioned in my previous response, The Section 106 agreement sets out the following terms:

- “To submit to the Council for its written approval (such approval not to be unreasonably withheld or delayed) the Play Area Detailed Specification and Management Plan as part of the Reserved Matters Application”
- “To submit to the Council for its written approval (such approval not to be unreasonably withheld or delayed) the Open Space Detailed Specification and Management Plan as part of the Reserved Matters Application in respect of the Site”

As there are legal obligations to supply these details at the Reserved Matters stage, these details should be provided as part of this RM application, rather than as separate conditions applications.

Northern open space

The path has been removed from the northern open space as requested, which is welcomed.

Southern open space

As mentioned in my previous response, part of the southern open space area has been identified as “parks and public gardens” in drawing 2299.1002 Open Space Provision Plan. Parks and public gardens typology differs from other open space in the level of formality expected. In order to determine whether the proposed parks and gardens area meets the requirements for this typology, we require a more detailed specification which lays out how the required character of this typology is being met.

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:	10/6/26	Signed:	F Rothery
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