

**Email from WADRA regarding the Deed of Dedication**

**From:** Martin Brommell  
**Sent:** 24 March 2022 16:40  
**To:** Brooks, Chris; Elisa del Galdo  
**Cc:** Stanesby, Ben  
**Subject:** RE: Deed Of Dedication Mapledurham Playing Field

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Dear Chris,

Firstly, please accept my apologies for this late reply to your emails of 5<sup>th</sup> and 17<sup>th</sup> March'22. Unfortunately I contracted Covid 10 days ago and, due to underlying health issues, was incapacitated. I am now able to provide a response from WADRA which I trust will fully explain our position with regards to a Deed of Dedication for Mapledurham Playing Field.

**WADRA's DoD Position.**

WADRA accepts the principle prescribed by RBC that some latitude is necessary in the DoD and the provision of a 4% flexibility reserve. Note (1) This is based on our understanding that any development of this percentage is for informal recreational and leisure use only. Note (2) The land to remain unfenced and free for use and access to all the inhabitants of Reading Borough and Mapledurham Parrish at all times. The duration of this agreement to be the same duration as the lease of the Heights school for a period of 125 years, or the remainder of that lease at the time of activation of the DoD.

We suggest this proposal is consistent with the aims of the RBC Local Plan, RBC community aims and policies, RBCs 'on the record' commitment following the school build to protect the remainder of the playing field in line with their role as Trustee of MPF. WADRA would positively support this approach.

Notes:

**(1). Land use:** There is considerable debate about the actual % of the playing fields taken up by the school, and the associated works and changes consequent and arising from the building of the school on MPF.

We propose that WADRA work with RBC to establish a definitive and agreed 'before and after' impact calculation.

This would include

1. a) the land north of the school which is 'orphan land'; and is required to be registered as such.
2. b) the land lost to the central lighted access path.
3. c) the land taken up by the unintended incursion of the MUGA steps outside the school boundary.
4. d) the land annexed by the Caversham Trents football storage and fenced off area
5. e) the actual footprint of the land boundary of the school (ascertained from a new measurement or a mutually agreed source document.)

We propose that if the total % and area exceed the % and area agreed as per the original planning calculation, then that excess be deducted from the 4% flexibility reserve. We believe this to be consistent with RBCs intention in their original DoD proposal.

The WADRA team would be happy to provide a first draft analysis for discussion and potential agreement to establish an unambiguous basis for ongoing reference.

(2). **Definition:** To remove any scope for doubt about what WADRA is trying to preserve, we suggest a definition of recreational and leisure activity is essential. We therefore propose we use the term '**Informal recreational and leisure use**'.

This means activities by members of the community which are unstructured, not related to use by clubs or organisations, and require no pre-booking, built structure, payment of fees, supervision, or governance measures. To illustrate, the building of a 3G/4G/5G football pitch for example, would not be an '**Informal recreational and leisure use**'.

We look forward to discussing these proposals and working with RBC to produce a DoD that recognises RBCs responsibilities / authority and actuates their welcome commitment as Trustee to preserve and protect this important public green open space for all the inhabitants of Reading Borough and Mapledurham Parrish.

Regards

Martin

**Martin Brommell**  
**Warren & District Residents Association**