

Briefing Note on:
Ambrosden Woodland Area
03.03.2026

1. Current position

Mulberry Homes have recently received Reserve Matters (24/01924/REM) approval for a scheme of 75 homes on land to the North of Blackthorne Road, Ambrosden. Pre-commencement conditions have been discharged, and the developer is in a position to be able to make a start on site.

Prior to making a material start the developer is finalising the arrangements for the management and open space and open space and woodland. The requirements for maintaining the woodland area have been set out in the LEMP which is a planning approved document.

The Section 106 agreement pursuant to the Outline planning (22/01976/OUT) approval and the subsequent Deed of Variation to this agreement requires that “The Owner (developer) will not allow occupation of more than 39 dwellings until it has constructed the Community woodland.

The document goes on to say that Within 30 working days of the community woodland being completed it shall be offered to Ambrosden Parish Council. If the Parish do not wish to take transfer of the community woodland, the developer will ensure the that its suitably transferred to a management company the details of which are approved by the District Council.

Mulberry homes are concerned that if the Parish do not elect to take the transfer of the Woodland area once it’s been created, they will not be able to ensure the creation of a proper management company with all dwellings contributing to the management of the woodland. This is because 39 of the dwellings will have been occupied before the need for a management company has been identified.

2. The proposal

Mulberry Homes has prepared a Deed of Variation to the 106-agreement pursuant to planning (22/01976/OUT). This variation specifies that the Woodland area be placed into a resident’s management company rather than the Parish having the option to take the woodland area and the point where a practical completion certificate was made available.

Mulberry homes have suggested that they are happy to enable the Parish to hold a director position on the resident’s management company if the elected to do so. This position would enable the Parish to be satisfied that the proper level of governance could be applied to the management of the woodland area. Ultimately the Management company will be required to maintain the woodland area in accordance with the LEMP which is a planning approved document.

3. Conclusion

Mulberry Homes are keen to begin on site and deliver a development of good quality family homes within the parish of Ambrosden.

Key to the success of this project is the long term and sustainable management of the open space, SUDS, play equipment and the Woodland area. Agreement on the strategy for this at the outset is important and Mulberry feel that this is best dealt with via a residents owned management company. This method of management is well documented and proven; it promotes stewardship by the residents and members and is linked to properties rather than people to ensure that the Woodland is maintained in perpetuity.

4. Appendix

- a) A copy of the proposed Deed of Variation
- b) The landscaping layout for the proposed Woodland area
- c) A copy of the planning approved LEMP which sets out the management requirements for the Woodland area and wider open space.

Edward Irving
Managing Director Mulberry Homes
04.03.26

End