



24th December 2019

Open Space Statement

This Open Space Statement has been produced on behalf of Chillingham Ltd to support an Outline planning application (with all matters reserved except for means of access) for the partial re-development of the Meadway Centre, Tilehurst, Reading. The proposal seeks to respond to the Option 2 development aspirations set out within Reading Borough Council's adopted Meadway Centre Planning Brief (November 2013) and builds upon the planning consent granted in 2017 for the precinct (Ref: 15/0945) which sought to expand the retail offering of the centre.

The outline application was received by Reading Borough Council on the 16th September 2019 and is registered under Reference Number: 191496/OUT.

Planning Policy Overview

The Reading Borough Local Plan was adopted on the 4th November 2019. The following statutory development plan policies are applicable to this Open Space Statement:

Policy EN8 advises that there will be a presumption in favour of retention of undesignated open space, which will include allotments. Development should not result in the loss of or jeopardise use and enjoyment of undesignated open space. Development may be permitted where it is clearly demonstrated that replacement open space, of a similar standard and function, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining open space can be provided to a level sufficient to outweigh the loss of the open space. The quality of existing open space should not be eroded by insensitive development on adjoining land.

Policy EN9 requires that new development on sites of 50 dwellings or more should make provision for appropriate open space based on the needs of the development. This can be achieved through on or off-site provision, contributions toward provision or improvement of existing leisure or recreational facilities. A secure maintenance arrangement shall be demonstrated to ensure that any open space is properly maintained throughout the life of the development.

Policy EN10 states that in areas with relatively poor access to open space facilities (including as a result of severance lines), new development should make provision for, or contribute to, improvements to road and other crossings to improve access to green space and/or facilitate the creation or linking of safe off-road routes to parks.

Open Space Provision

The proposed development seeks Outline planning application (with all matters reserved except for means of access) for the partial re-development of the Meadway Centre.

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a: 7th Floor, The Balance, Pinfold Street, Sheffield, S1 2GU t: 0114 354 0220

a: Alder House, Willow Tree Park, Booths Lane, Lymm, Cheshire, WA13 0GH

w: www.idplanning.co.uk

Due to the application being in outline, the principle of development alongside access arrangements is sought to be agreed with the Council with a view that a future reserved matters application would agree the design in more detail including the total number of houses, appearance, landscaping, layout and scale of development. This would include details of landscaping and future open space provision including any play space on site. Details of open space accessibility and maintenance would be included at the reserved matters stage.

Some landscaping was agreed under the 2017 permission (Ref: 15/095) including an extended public realm area centrally within the site which provides amenity space and 22 proposed trees

The outline application also proposes retention of the existing tree belt to the west of the site alongside planting of 12 new large canopy trees to the banking. A further residential amenity area courtyard is proposed as shown on the submitted plans to provide open space for residential properties.

Any on site open space provision would be designed in accordance with a detailed reserved matters scheme alongside landscaping plans and therefore is not applicable at this outline stage. As such, open space provision in accordance with the statutory development plan policies would be agreed at the future reserved matters stage although the outline application sets out the principles for provision of tree planting and residential open amenity space on site.