

STATEMENT IN RESPECT OF POLICIES
EN7 LOCAL GREEN SPACE & PUBLIC OPEN SPACE
AND
EN8 UNDESIGNATED OPEN SPACE

8 Riley Road, Reading, RG30 4UX

1. This Statement has been prepared in support of a planning application for the demolition of an existing residential property and its redevelopment with 4 residential dwellings.
2. At the outset, it is worth noting that the site falls within the existing built up area of Reading in an established residential area. Chapter 11 of the NPPF reiterates the well known objective of making effective use of land. In particularly, paragraph 122 states:-

“Planning policies and decisions should support development that makes efficient use of land, taking into account:
 - a) **the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;**
 - b) **local market conditions and viability;**
 - c) **the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;**
 - d) **the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and**
 - e) **the importance of securing well-designed, attractive and healthy places.”**
3. This site is an opportunity to increase the amount of residential development in a highly sustainable location which would help meet the Council’s housing provision. It

represents a ‘windfall’ site which the Council seeks to rely upon in meeting its housing provision. It also represents a more efficient and effective use of land. At present the density per hectare is approximately 8dph whilst the proposed development represents 33dph.

4. Turning to Policy EN7 Local Green Space & Public Open Space, the site is not identified as one of these areas. Accordingly, the proposed development will not result in the loss of any of these areas of open space or prejudice their use or enjoyment by the public. Whilst the site is adjacent to Lousehill Copse, the proposals do not represent insensitive development and the submitted ecological assessment demonstrates that there would be no detrimental impact to that area. Accordingly, the proposals are not contrary to EN7 of the adopted Local Plan.
5. Turning to Policy EN8, it is firstly worth noting that this policy is not a blanket ban policy on development of all areas of undesignated open space. This must be the case as the strategy for East Reading and indeed the City provides for additional residential development but there are no strategic development areas. Furthermore, it is clear that the Council do not consider it to be an area of recreational use as there is a sign prohibiting ball games on the land. Finally, given the proximity of Lousehill Copse this provides more than sufficient opportunity for people to dog walk and enjoy the area.
6. Accordingly, part of the future housing provision must be met on windfall sites such as that currently proposed.
7. The site relates to an area already identified as highway land. The space has not through the Local Plan process been deemed to be special to the local amenity or hold any particular local significance e.g. for its biodiversity, heritage significance or recreational value. Furthermore, it is not an extensive tract of land. Accordingly, the site does not provide a recreational or amenity resource.

Comment

8. In view of the above, the proposals are not contrary to Policies EN7 and EN8 of the adopted Local Plan.