

ATLAS

PLANNING GROUP

OPEN SPACE STATEMENT

Mulberry House, 1A Eldon Road, Reading, RG1 4DJ

FEBRUARY 2020

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INTRODUCTION

- 1.1 This Open Space Statement is provided in support of the full planning application for residential development at Mulberry House, 1A Eldon Road, Reading.
- 1.2 This Statement should be read alongside the Planning Statement and other supporting documents submitted with the application.

POLICY CONTEXT

- 1.3 Policy EN9 of the Reading Local Plan (2019) '*Provision of Open Space*' sets out the Council's requirements for the provision of open space in new developments. The policy states, inter alia,

"All new development 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 towards provision or improvement of existing leisure or recreational facilities"

- 1.4 Policy EN9 also goes on to state, *"on sites of less than 50 dwellings, or on areas not identified as deficient in the provision of open space, new open space provision, improvements or enhancements will be sought, including through appropriate contributions"*.
- 1.5 It should be noted that the site is not located within or adjacent to an area of designated open space.

OPEN SPACE AND COMMUNAL AMENITY SPACE ASSESSMENT

- 1.6 The application site extends to 0.1ha, as such there is limited opportunities to provide open space within the site.
- 1.7 Notwithstanding the constraints of the site, the proposals include private amenity space for future occupiers in the form of balconies/terraces, as well as a shared landscaped courtyard for residents to the front of the site. This is the same approach as per the approved scheme (Application Reference 180591), albeit the approved scheme was for 7 units rather than 11 units now proposed.

1.8 It is considered that the level of space provided is appropriate given the site is sustainably located, close to central Reading. The shared amenity space proposed will also provide wider public realm benefits, significantly improving the frontage of the site when viewed from Eldon Road.



Figure 1: Existing view of the site from Eldon Road. Source: Google Maps Street View

1.9 As set out below in Table 1, there are existing provisions of either local green space (LGS) or public open space (POS) nearby within reasonable walking distance of the site that provide for wider amenity:

Table 1: Local Open Space Provision

Name	Distance	Area of LGS/POS (ha)
Eldon Square	0.1 mile (3-minute walk)	0.35
King's Road Gardens	0.2 miles (4-minute walk)	0.16
Forbury Gardens	0.6 miles (12-minute walk)	1.8
Kings Meadow	0.7 miles (14-minute walk)	16.17
Saint Laurence Churchyard	0.7 miles (14-minute walk)	0.39
Palmer Park	0.8 miles (16-minute walk)	16.07
Saint Mary's Churchyard	0.8 miles (15-minute walk)	0.59
Christchurch Meadows	1.2 miles (21-minute walk)	11.06
View Island	1.2 miles (25-minute walk)	1.62
Cintra Park	1.1 miles (23-minute walk)	6.87

Waterloo Meadows	1.5 miles (30-minute walk)	10.32
Rivermead and Thameside Promenade	1.4 miles (30-minute walk)	16.83

- 1.10 Furthermore, the proposed development will also be liable to pay the Community Infrastructure Levy (CIL) which could be used by Reading Borough Council towards open/communal amenity space facilities in the area, if they felt it to be appropriate.

CONCLUSIONS

- 1.11 Due to the site constraints, it is not possible for the provision of public open space. However, in accordance with Local Plan Policy H10 '*Private and Communal Outdoor Space*' shared amenity space for residents is proposed in the form a landscaped courtyard to the front of the site. Additionally, private balconies/terraces are proposed.
- 1.12 The site is also in close proximity to open/communal amenity space and facilities, the closest being Eldon Square which is approximately a 3-minute walk from the application site.