

**Land adjacent to 24 George Street, Caversham, Reading RG4 8DG – the construction of 5 no 3 bedroom town houses**

## **Open Space Statement**

### **1.0.0. Existing site & buildings.**

The existing site incorporates hard standing and soft landscaping including urban trees.

The site is partially bordered by some developed land by way of 6 billboards.

### **1.1.0. The proposal.**

The proposal is to create 5 no 3-bedroom town houses with bin & cycle storage.

### **2.0.0. Existing open space.**

The Land adjacent to 24 George Street is currently vacant and unused, although there are still billboards remaining on the site that were previously used for advertising.

Soft landscaping proposed within the front gardens & to the northern corner of the site on the Gosbrook/George Street Junction.

Christchurch Meadows is situated behind the proposed development and is open to the public to use as a recreation ground.

### **3.0.0. Mitigation measures.**

The vacant site area is 916.63 Sq. metres of open frontage, on the corner of two busy roads.

There are no priority or protected species on or adjacent to the land, nor are there any features of geological conservation importance.

The existing trees on the proposed development site do not influence the development nor are they an important part of the character of the local landscape.

The proposal meets the National Planning Policy Framework paragraph 15. With a framework for meeting housing needs and paragraph 17. Whereby the proposed development includes strategic policies to address the local planning authority's priorities.

#### **4.0.0. Summary.**

The land is not suitable to use as recreational ground due to it being on the corner of two busy roads and therefore the proposed development does not incite any loss of facilities or opportunities for the public as there are none at present.