

DEVELOPMENT SPECIFICATION REPORT. V2

KINGS MEADOW VIEW

17 NOVEMBER 2025



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1. INTRODUCTION

- 1.1 This Development Specification has been prepared and submitted by Montagu Evans on behalf of Abridn (the "Applicant"), to support an outline planning application for Kings Meadow View Development on the current Forbury Retail Park (the "Site").
- 1.2 Kings Meadow View Development (the "Development") is the name of the Development Proposals submitted in this outline planning application. The extent and boundary of the Development Proposals is set out in the Parameter Plans and supporting drawings. A full description of the Development Proposals is also provided in the Planning Statement and Design and Access Statement.
- 1.3 Planning application ref. 230822 was submitted on 8th June 2023 and confirmed as valid on 14th September 2023. Consultation comments have been received and reviewed including requests for conditions as well as comments that requested amendments to the application.
- 1.4 A number of meetings have also been held with the case officer in relation to the design of the outline scheme. As a result of responding to the consultation comments and discussion with Reading Borough Council a design review has been undertaken by the project team. This has led to a number of key changes which can be summarised as follows:
- Reduction in maximum building heights adjacent to the railway and facing Kings Meadow;
 - Improved variation in heights of the blocks;
 - Reduction of block footprints, reorientation of the spaces within the development and increased sense enclosure;
 - Reduction in the size of the basement car park and therefore removal of the podium to the east allowing seamless integration of the site with surrounding areas;
 - Reduction in commercial floorspace;
- 1.5 On 3 November 2025, Reading Borough Council formally confirmed that Outline Planning Application reference PL/23/0822 had been disposed of. In order to build upon the progress made in relation to the previous application and engagement with the Local Planning Authority, this application is submitted as a new Outline Planning Application.
- 1.6 The proposed amendments within this new Application remain broadly within the scope of the previous scheme's description of development, and again seeks all matters reserved, save for highway access.

The Purpose of the Development Specification

- 1.7 The Development Specification defines and describes the principal components of the amended Development proposals for Kings Meadow View and explains:
- The type of planning application that is sought for approval now and what is to be applied for in due course through future reserved matters applications.
 - The Development content including floorspace, land use, residential quantum and mix, open space and parking.
 - The parameter plans, providing a broad description of each Parameter Plan and a guide to their content.

The Structure of the Development Specification

1.8 This Development Specification is structured as follows:

- **Section 1** – forms this introduction;
- **Section 2** – explains the scope of the planning application.
- **Section 3** – defines and describes the overall development content and the approach to site wide issues such as floorspace, land use, residential mix and car and cycle parking.
- **Section 4** – describes the parameter plans for approval and how they will control the type and quantum of development.

2. THE PLANNING APPLICATION

2.1 The planning application is submitted in outline.

2.2 The outline application reserves most details for the subsequent submission of applications for Reserved Matters but at this point seeks approval for:

- *Amount and Use of development* – the maximum amount of development proposed for each land use across the entire Development.
- *Access* – the proposed access to and within the site, for vehicles, cycles and pedestrians. Access will be based upon the existing accesses to the retail park off Kenavon Drive.

2.3 The following *matters* are reserved for future approval. However, a sufficient level of information is provided in the outline application to control the parameters of development and demonstrate how a successful development can be delivered. The level of information submitted for each matter is summarised below.

- *Layout* – the layout of the buildings, routes and open spaces within the Site boundary.
- *Scale* – an indication of the upper (in terms of height) and lower (in terms of basement) parameters as well as the width and length of each building within the Site boundary.
- *Appearance* – an indication of the potential appearance of the Development. This will be controlled by the Design Code.
- *Landscaping* – an indication of the potential landscaping within the Development. This will be controlled by the Design Code.

2.4 A series of documents have been submitted in support of the application that explain and justify the principles of the Development. These documents also explain the context and parameters within which the final form of the Development will be approved at a later date through applications for the approval of Reserved Matters and, as appropriate, via planning conditions.

3. DEVELOPMENT CONTENT

- 3.1 The proposed amendments remain within the scope of the original description of development and only result in a reduction in a number of the maximum figures stated within the description, a track change version of the description of development is provided below for clarity:

“Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to ~~820~~ 700 residential units (Class C3) & up to ~~5,500~~ 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, ~~partial~~ basement excavation, up to ~~200~~ 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to ~~860~~ 600 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.”

Proposed Floorspace

- 3.2 Table 1 below defines the maximum floorspace figures for each category of land use proposed.

Table 1: Total Floorspace by Use Class

Land Use	Use Class	Previous Maxima	Previous Illustrative (GEA)	Proposed Maxima	Illustrative Scheme (GEA) sqm
Residential	C3	820 units	76,383 sqm	700 units	66,493 sqm (690 units)
Class E	E	5,500 sqm	5,202 sqm	3,000 sqm	2,697 sqm
Ground Floor Parking	Ancillary	Included in Class E area	Included in Class E area	2,500 sqm	2,212 sqm
Basement Area (including parking)	Ancillary	17,000 sqm	15,440 sqm	12,500 sqm	11,739 sqm
Total	n/a	n/a	97,025 sqm	n/a	83,141 sqm

Plot and Land use Description

- 3.3 The submitted parameters plans control the location of land uses across the entire Development, and these are explained in section 4.

Residential (C3)

- 3.4 The maximum level of residential floorspace could accommodate up to 700 units depending on the precise mix of unit sizes approved at the Reserved Matters stage.
- 3.5 The illustrative scheme includes 66,493 sqm of GEA of residential accommodation. This remains illustrative at this stage with the exact quantum for approval at reserved matters stage. However, this will not exceed 700 units as set out above.

The exact mix of units is reserved at this stage. Class E

- 3.6 The Outline Development Proposals seek permission for a maximum of 3,000 sqm GEA of Use Class E.
- 3.7 The illustrative scheme development proposals show a total commercial Class E floorspace of 2,718 sqm (GEA), this remains illustrative at this stage with the exact quantum for approval at reserved matters stage. However, this will not exceed the 3,000 sqm maxima.
- 3.8 The ground level car parking that serves the class E unit was previously included in the Class E floorspace. As requested by Reading Borough Council to maintain a sufficient control on the quantum of Class E across the Site.
- 3.9 The proposed Class E uses could include a retail unit and the applicant is willing to accept an appropriately worded condition to prevent the operation of the unit for other inappropriate Class E uses.

Car parking

- 3.10 The Development will provide a maximum of 130 car parking spaces at basement level and a further 53 spaces at ground level to serve the Outline Development Site.
- 3.11 10% of parking spaces will be DDA compliant.

Cycle Parking

- 3.12 A maximum of 600 cycle parking spaces will be provided to support the residents of and visitors to the proposed new homes and class E area.

4. PARAMETER PLANS

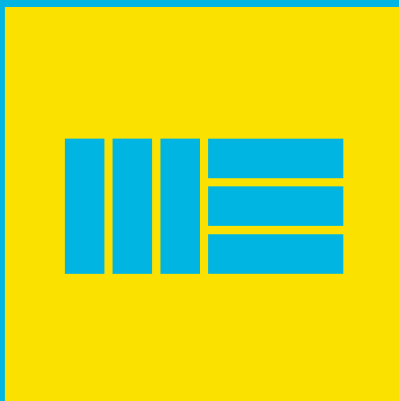
- 4.1 The outline planning application seeks approval for the Parameter Plans outlined in Table 2. The Parameter plans will control the reserved matters in conjunction with this Description of Development. The table also sets out updated revision referencing.

Table 2: Parameter Plan list and description

Parameter Plan Reference	Submitted 13/06/2023	Submitted 17/09/2025	Description
18111-SQP-ZZ-GF-DR-A-PL00001	P1	P2	Site Location Plan
18111-SQP-ZZ-GF-DR-A-PL00002	P1	P2	Demolition Plan
18111-SQP-ZZ-GF-DR-A-PL00003	P1	P2	Existing Site Levels
18111-SQP-ZZ-GF-DR-A-PL00004	P1	P2	Proposed Sewer Location (No Build Zone)
18111-SQP-ZZ-B1-DR-A-PL00005	P1	P2	Proposed Land Use (Basement)
18111-SQP-ZZ-GF-DR-A-PL00006	P1	P2	Proposed Land Use (Ground Level)
18111-SQP-ZZ-05-DR-A-PL00007	P1	P2	Proposed Land Use (Typical Floor of Upper Levels)
18111-SQP-ZZ-B1-DR-A-PL00008	P1	P2	Maximum Deviation Plan (Basement)
18111-SQP-ZZ-GF-DR-A-PL00009	P1	P2	Maximum Deviation Plan (Ground Level)
18111-SQP-ZZ-05-DR-A-PL00010	P1	P2	Maximum Deviation Plan (Typical Floor of Upper Levels)
18111-SQP-ZZ-B1-DR-A-PL00011	P1	P2	Proposed Maximum Site Levels (Basement)
18111-SQP-ZZ-GF-DR-A-PL00012	P1	P2	Proposed Maximum Site Levels (Ground Level)
18111-SQP-ZZ-05-DR-A-PL00013	P1	P2	Proposed Site Levels (Maximum Building Heights)
1811-SQP-ZZ-GF-DR-A-PL00014	P1	P2	Proposed Servicing & Access-Ground Level

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.