



Dee Park Community Centre

Planning Statement

Date: December 2017



Authored by: SW

Approved by: XXX

Contents

1.0	Introduction	4
2.0	Background	6
	Dee Park Estate Planning History	6
	Dee Park Community Centre Planning History	8
	The Proposed Location for the new Community Centre	10
3.0	Proposed Development	12
4.0	Planning Policy Assessment	14
	National Planning Policy Framework	14
	Core Strategy DPD, 2008	15
	Reading Borough Council Issues and Options Local Plan (May 2017)	16
	Dee Park Planning Brief (2008)	16
	Sites and Detailed Policies Document, 2012	18
5.0	Planning Assessment of the Proposal	20
	Principle of the development	20
	New location of the community centre	21
	Consultation	22
	Parking	23
	Design	24
	Other Matters	25
6.0	Conclusion	27

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Dee Park Partnership (the applicants), in support of the full planning application for the Dee Park Community Centre at the Dee Park Estate. Following the adoption of the Dee Park Planning Brief in December 2008, outline planning consent was granted on the 23rd of December 2009 (09/01454/OUT) for the phased regeneration of the Dee Park Estate to demolish 376 dwellings and construct 763 houses and flats for affordable rent and sale.
- 1.2 Subsequent reserved matters applications have been approved relating to Phases 1 (092084), 2A (110612 and 121113) and 2B (131056) respectively. A Section 73 application submitted and approved in November 2013 to restructure the 2009 masterplan. This was supported by a comprehensive reappraisal of the scheme and detailed design work for Phase 2B. The Section 73 application (131058) varied conditions 6, 7 and 22 of the outline permission (09/04154/OUT) which amended the phasing of the masterplan and the number of houses proposed.
- 1.3 Condition 2 of the outline planning permission granted in 2009 was transposed into the 2013 section 73 application. It reads that *the application of approval of reserved matters for each relevant site shall be made to the planning authority before the expiration of seven years from the date of this outline permission*. As the application was granted on 23 /12/09, the consented scheme expired on the 23rd December 2016.
- 1.4 Therefore, this planning statement has been produced in support of a fresh application for Dee Park Community Centre at Dee Park Estate, which would also incorporate new play areas, café and community garden to establish the site as the community hub for Dee Park.
- 1.5 The description for this application is as follows:
- Provision of the Dee Park Community Centre on 0.05ha site, comprising of a Children's Centre, secure outdoor amenity space, community hall, offices and café with associated landscaping and disabled parking.*
- 1.6 This Planning Statement will also address new issues that have arisen since the previous proposals and is supported by the following drawings and documents:
- Application form
 - Site location plan
 - Existing & Proposed plans

- Site block plan
- Planning Statement
- DAS incorporating information on the consultation, landscape principles, vehicle parking & waste collection details, material details and ventilation / extraction details
- Drainage Strategy
- Utilities Surveys
- Topo survey
- BREEAM report
- Energy statement
- Contaminated Land Survey
- BREEAM report
- Preliminary Ecological Appraisal (as submitted in March 2017)
- Preliminary Roost Assessment (as submitted in March 2017)
- Air quality assessment (as submitted in 2009)
- Archaeological Assessment (as submitted in 2009)

1.7

This statement is divided in the following sections:

- Section 2.0 – Background to the proposed development;
- Section 3.0 - description of the proposed development;
- Section 4.0 - outline of relevant regional and local planning policy and guidance;
- Section 5.0 - assessment of planning assessment of proposals; and,
- Section 6.0 - conclusions.

2.0

Background

- 2.1 This application for a Community Centre at Dee Park was first envisaged within the Dee Park Planning Brief, published by Reading Borough Council in 2008, which provided the basis of a masterplan for the site which was approved in 2009. Since then, the implementation of the masterplan has progressed and aspects of the design and requirements of the Community Centre have changed.
- 2.2 This section provides a summary of the planning history for Dee Park Estate and the Community Centre in order to identify the key issues which has resulted in changes to the location and facilities for the Dee Park Community Centre.

Dee Park Estate Planning History

- 2.3 Dee Park Estate covers some 36.5 hectares on the western side of Reading. It was constructed in the late 1960s and developed further in the 70s, 80s and 90s. The later developments largely comprised infilling with Council housing and more recently by Housing Associations.
- 2.4 It has been identified that the estate falls below national and regional averages for a number of socio-economic indicators. It was identified for estate regeneration in 2005 and Reading Borough Council adopted the Dee Park Planning Brief in 2008. This sought to:

"Create a safe, inclusive and sustainable community, economically, environmentally and socially, as part of the wider Reading, where people want to live and work, and which will inspire a sense of pride."
- 2.5 Following the adoption of the Dee Park Planning Brief in December 2008, outline planning consent was granted in December 2009. Figure 1 presents the masterplan that was approved for the site. This identified the new Community Centre being re-provided on Spey Road. The planning brief included information on the type of facilities that were required for the Centre (see Figure 5 in section 4 of this report).

Figure 1: Dee Park Masterplan 2009



- 2.6 Subsequent reserved matters applications have been approved relating to Phases 1 (092084), 2A (110612 and 121113) and 2B (131056) respectively. Phase 3 remains at the outline stage of the 2009 masterplan although the sites originally allocated to Phase 3 have been altered through a minor material alteration granted in November 2013.
- 2.7 A Section 73 application (131058) submitted and approved in November 2013 to restructure the 2009 masterplan. This was supported by a comprehensive reappraisal of the scheme and detailed design work for Phase 2B. The Section 73 application varied conditions 6, 7 and 22 of the outline permission (09/04154/OUT) which amended the phasing of the masterplan and the number of houses proposed.
- 2.8 Overall the number of units reduced and all non-residential uses were relocated to Spey Road to create an enhanced commercial street and a new public space with the development. This introduced a new phase: Phase 2c, which sought to deliver the new school and community facility. These were to be located within the same location as proposed in the 2009 masterplan.

Figure 2: Dee Park Masterplan 2013



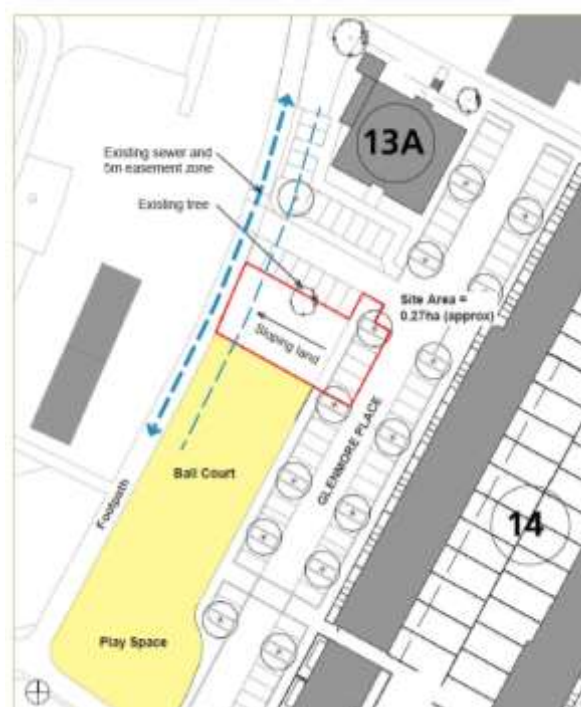
Dee Park Community Centre Planning History

- 2.9 The existing community facilities on Dee Park included a housing office, police presence and youth centre which were located in Lyon Square, which fell within the Phase 2B boundary. In order to bring Phase 2B forward, Willmott Dixon Housing Limited (acting as a sole applicant) sought planning permission in January 2015, to relocate these facilities to a temporary site, until the new facilities were delivered. At the time it was proposed that the displaced community facilities were temporarily relocated to an underused site on Glenmoore Close.
- 2.10 In January 2015, Reading Borough Council granted Willmott Dixon Housing Limited (acting as a sole applicant) planning permission (141662/FUL) to temporarily relocate these existing community facilities on Glenmoore Close until January 2019. Figure 3 highlights the Proposed Phase 2B site boundary where the Community Centre was located and the temporary location where it was moved to. Figure 4 is a zoomed in version of the site in context.

Figure 3: The Proposed site for temporary community facilities approved



Figure 4: Current location of the Community Centre, following planning permission (141662/FUL)



2.11 The implementation of the S73 Phase 2B has been successful and the Applicant is now seeking to implement Phase 2c, which includes the delivery of the Community Centre. As the masterplan has developed, Spey Road where the Community Centre was proposed and the public square have changed, reducing the scope for outside space to support Community Centre activities in the position shown on the 2009 and 2013 masterplan. In addition, the Multi-Use Games Area (MUGA) and all weather pitch have been built and are well used.

- 2.12 Other policy changes have also taken place and some of the activities envisaged for the sports centre are now provided in the school. Subsequently the location shown on the current masterplan is not considered the best place for the Centre and the activities considered for the centre are no longer deemed appropriate.

The Proposed Location for the new Community Centre

- 2.13 The Applicant is now progressing the implementation of Phase 2c Dee Park regeneration. Following consultation with the community, it has been proposed that the new location for the Community Centre would be on Thurso Close near to the existing temporary location.
- 2.14 The site extends to 508.6m² in size and forms part of Dee Park Estate. The site is currently hoarded off following the demolition of two former residential blocks in 2015. Fronting the site to the east is Glenmore Close, where new flats and houses have been developed as part of Phase 2B. Similarly to the north is another new development of flats built as part of phase 2B.
- 2.15 To the west of the site on Thurso Close are two residential blocks, one of which will need to be demolished. To the south of the site are new housing developments built out as part of phase 2B of the regeneration.

Figure 5: Red line location plan for the proposed Community Centre site.



- 2.16 Figure 3 shows the proposed location of new Community Centre on the 2013 masterplan approved in 2013. This location has the advantage of being close to external space, while not jeopardising further housing and community facilities such as the school coming forward in the future.

Figure 6: Comparison of the Community Centre location in Dee Park Masterplan



3.0 Proposed Development

3.1 This application seeks to provide a new purpose-built Community Centre arranged over two floors. The proposed massing and design of the building responds to the scale of existing development surrounding the site, particularly the two store homes and four storey flats on Glenmore Close. In addition, the proposed design and facilities have been developed in the spirit of the principles of the Dee Park Planning Brief and other local planning policy.

3.2 To allow the expansion of community activities the redevelopment of this site will provide a large high quality Community Centre (508.6m²) comprising of:

Ground floor level accommodation

- Youth Lounge (49.2m²) and 7.2m² of storage and a toilet with baby changing room which is 3.8m²;
- Community Hall (100.2m²) in addition to 22.8m² of storage;
- Two meeting rooms of 15.6m² and 20m² in size;
- Café and servery (92.4m²);
- Kitchen (17.4m²);
- Reception (6.9m²);
- Secure outdoor play (34.9m²) with storage (2.1m²);
- Unisex toilets and shower (29.5m²);
- Buggy store (4.4m²);
- Plant room (17.1m²);
- Parks department store (10.1m²); and
- Waste storage area (6.5m²)

Second floor level accommodation

- Secure Office (34.3m²);
- Three consulting rooms, of 12.6m² and 12.2m² in size;
- Two interview rooms of 9.2m²;
- Community Office (34.3m²); and
- Toilet with baby changing facilities (1m²);

3.3 The parking strategy for both vehicles and cycles are based on Parking Standards and Design SPD, 2011 and local plan policy.

3.4 The proposed design incorporates a community hall, youth room and community office to support locally led individual events such as birthday parties as well as community led activities such meetings for the neighbourhood. Both the hall and the youth room provide ample storage to help ensure the room can be used by multiple users. The community hall has been designed to open up into the café area for larger events, while the youth lounge has direct access into the secure outdoor play area.

- 3.5 The secure offices, interview / consulting rooms have been designed to a high specification with secure access. In addition, these spaces have been designed for a specific user groups in mind as a result of ongoing consultation with potential users. However, these spaces are flexible enough to accommodate a potential change of use for new users, who may have different requirements in terms of equipment and activities.
- 3.6 The street elevations have been carefully designed to create a civic street frontage feel and create an identity for the Community Centre. The combination of the glazed frontage and brick detailing of the facade of the community hall, will animate the existing street scene, ensure there is sufficient light levels while also protecting the privacy of users.
- 3.7 The entrance to the Community Centre will be on Thurso Close, strengthening the pedestrian route and existing development pattern from Spey Road. This provides a safe access route to the Centre and ensures that there is natural surveillance to the site from the existing houses and flats on Glenmore Close / Eddleston Way. The Design and Access Statement by HTA provides further detail on the design principles underpinning the scheme.

Planning Policy Assessment

- 4.1 In accordance with Section 38(6) of the Planning & Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. In this instance the relevant Development Plan documents comprise the Reading Borough Core Strategy (2008), Dee Park Planning Brief in (2008) and the Reading Sites and Detailed Policies Document (2012).
- 4.2 Reading Borough Council is currently producing a Local Plan which will replace the current development plans (the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document). The Local Plan will set out how Reading will develop up to 2036. Reading Borough Council Local Plan is currently at Issues and Options stage of production.
- 4.3 Regard must also be given to national planning policy set out in the National Planning Policy Framework (NPPF) (2012).

National Planning Policy Framework

- 4.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and must be taken into account as a material consideration in planning decisions. It should be read in conjunction with the National Planning Policy Guidance.
- 4.5 The NPPF must be taken into account in the preparation of planning policy and it is a material consideration in planning decisions. The key principle underpinning the NPPF is sustainable development. A presumption in favour of sustainable development is at the heart of the NPPF. For decision-making, this means 'approving development proposals that accord with the development plan without delay' (as per Paragraph 14).
- 4.6 Sustainable development is defined as having three dimensions / roles-economic, social and environmental role. Sustainable economic development should deliver homes, infrastructure and local places the country needs; using land effectively including previously developed land (brownfield land); managing patterns of growth to make the fullest use of public transport, walking and cycling; seeking high quality design and a good standard of amenity for all existing and future occupants of buildings and land; taking account of the different roles and character of different areas; conserve heritage assets in a manner appropriate to their significance; and, to support the transition to a low carbon future through, for example, the use of renewable energy.

4.7 The NPPF states that decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise, and the more advanced the preparation of an emerging plan the greater the weight the policies will have.

4.8 Furthermore, planning policies and decisions:

“Should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality of initiative through unsubstantiated requirements to conform to certain development forms or styles” (paragraph 60).

4.9 At the same time, it is “proper to seek to promote or reinforce local distinctiveness” (paragraph 60) and “although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations” (paragraph 61). Ultimately, local planning authorities should not refuse planning permission for buildings, which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (paragraph 65).

The NPPF states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. To deliver the social and recreational facilities the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments (paragraph 70).

Core Strategy DPD, 2008

4.10 The Core Strategy states that some residential areas in Reading are at risk of decline and in need of regeneration. The Spatial Strategy highlights that there are proposals for regeneration. The Spatial Strategy highlights that there are proposals for regeneration of the Dee Road Estate, including Lyon Square identified as being relatively isolated, poorly-connected and failing to provide a focal point for the local community.

4.11 The following development plan policies are material to an assessment of this planning application:

- CS1 – Sustainable Construction and Design
- CS2 – Waste Minimisation
- CS3 – Social Inclusion and Diversity
- CS5 – Inclusive Access
- CS7 – Design and the Public Realm
- CS22 – Transport Assessments
- CS23 – Sustainable Travel and Travel Plans

- CS24 – Car / Cycle Parking
- CS29 – Provision of Open Space
- CS31 – Additional & Existing Community Facilities
- CS38 – Trees, Hedges and Woodland

Reading Borough Council Issues and Options Local Plan (May 2017)

- 4.12 The New Draft Plan (May 2017) includes Policy WR1: Dee Park and the site is identified on the Proposal Map. The policy recognises that the regeneration of Dee Park is well underway, but it is noted that the policy is required to support ongoing regeneration plans for Dee Park. Specifically WR2 promotes the following principles for the site:
- 4.13 A new Local Centre with integrated housing development;
- Improved community facilities, with multi-functional facilities;
 - Improved open space provision, including recreational space, and an area of public realm in the centre; and
 - The continued delivery of housing

Dee Park Planning Brief (2008)

- 4.14 It is important that the regeneration of Dee Park is underpinned by a set of land uses that will support a sustainable community into the future. This means that a range of uses should be provided on the estate in addition to its primarily residential use.
- 4.15 The Planning Brief requires that new housing development is co-located with a range of accessible facilities to provide access to such facilities. It supports Community Strategy objectives to reduce inequality between Reading's neighbourhoods, develop a strong sense of inclusive citizenship, encourage more people to take part in physical exercise, improve the quality of and access to leisure and arts facilities and enable more people in less affluent areas to make healthier lifestyle choices.
- 4.16 Community facilities should be well-designed to create a welcoming environment and encourage their wider use. The brief provides the following table of suggested uses.

Figure 7: Suggested Uses

Community Hub Requirements Reception area / front office: Single 'gateway' to all Reading BC services, including via ICT provision Housing advice and housing management local estate office, inclusion of a base for Community Wardens Support Services (Health, Social Services, Education etc) Integrated, multi-agency approach – mainly supporting children & families - Local back office provision for staff - Consulting / interview rooms Community office space – for e.g. Dee Park Residents Association / Community Trust, other local voluntary groups - Access to office space - Interview rooms Adult education and comprehensive training and employment advice surgery, support and outreach - Access to suitable space for the delivery of adult education (e.g. ESOL, numeracy, literacy, childcare etc) - IT facility – providing free community access to PCs/web and equipped as a training facility
Multi-purpose community facilities - Flexible spaces for indoor sports, activities (e.g. exercise classes, elderly people's lunch club etc), meetings and community hire for events - Kitchen - Community café/space to socialise and for informal gatherings Children's Centre - Childcare for parents looking for work or training - Creche/day care for under 5s - Out of school club for over 5s Young People's Facility 'Common room' for social gatherings - All purpose space for activities - Recording studio - Workshop The young people's facility should be clearly defined and ideally have a separate access to encourage a sense of ownership in the young people who use it. The youth facility should include office space for a West Reading Area Youth Work Team. This should provide youth work with good visibility among young people and maximise access to youth workers for young people and their parents. This should accommodate 6 desks and the usual storage/amenity requirements. Sports facilities: All weather, floodlit, outdoor artificial turf games pitch Indoor two-court sports hall / performing arts studio (NB could be multi-use flexible space in community centre or youth facility) Informal kick-about area (NB: a multi-use games area currently provided near Lyon Square could fulfil this role if retained) Car parking (possibly below ground)

Sites and Detailed Policies Document, 2012

- 4.17 Policy SA4 provides further guidance on the area regeneration of Dee Park. Specifically, it suggests that:
- *A new Local Centre including a range of facilities, integrated with housing development;*
 - *Improved community facilities, which would be multi-functional and serve a range of groups, and may include sports facilities; and*
 - *Improved quality of open space provision, including a greater usability of recreational space, and an area of public realm in the centre."*
- 4.18 In addition the policy requires that:
- "Development will be more integrated with surrounding areas than at present, provide a safe and secure environment, and enhance transport links to and from the estate. Development will take account of potential surface water flooding. Development will maintain and enhance the role of Ranikhet Primary School in serving the local and wider community."*
- 4.19 Although the outline permission for the masterplan has lapsed, the application for the new Dee Park Community Centre has been developed in the spirit of the principle of the scheme as envisaged under Policy SA4. Furthermore, the proposals have been informed by the principles established through the outline application and will ensure the delivery of a community centre is consistent with the Dee Park Planning Brief, while also responding to the current and future needs of the changing community in Dee Park.
- 4.20 The following policies from the Sites and Detailed Policies Document are also a material consideration to an assessment of this planning application:
- DM1 – Adaptation to Climate Change
 - DM2 – Decentralised Energy
 - DM4 – Safeguarding Amenity
 - DM12 – Access, Traffic and Highway-Related Matters
 - DM16 – Provision of Open Space
 - DM18 – Tree Planting
- Sustainable Design & Construction SPD, 2011*
- 4.21 The SPD sets out Reading's commitment to achieving sustainable development through the planning process. Sustainable design and construction are material considerations to be given weight in considering development proposals and can be the subject of planning conditions and / or obligations in respect of appropriate development. The document provides detail on how to interpret the development plan policies and provides clear and practical advice on the forms of Sustainable Design and Construction that will meet the policy requirements.

4.22 This document focuses on several key areas of sustainable construction and design including building regulations, BREEAM assessment, climate change and adaption, water management and waste minimisation.

4.23 Within the document, each of these key areas has a corresponding sustainable design and construction aim, which is based on the policy requirements of the development plan documents and a series of relevant checklist questions. These questions will help demonstrate how development proposals have addressed the sustainable design and construction aims contained within this document. These questions combine to form an overall "sustainable design checklist."

Parking Standards and Design SPD, 2011

4.24 The SPD introduces a zonal approach to parking standards with lower levels of maximum parking permitted in the more accessible locations and higher levels in less accessible areas. The Borough is divided into four zones and Dee Park lies within Zone 3, defined as a Secondary Core Area. Zone 3 is typified as being generally within 400m of a high frequency 'Premier' bus route. They are also identified as areas within which walking and cycling can play an important role.

Figure 8: Maximum Parking standards

Maximum Parking Standards				
	Zone 1	Zone 2	Zone 3	Zone 4
Places of Public Assembly & Leisure Facilities 1 per m² unless indicated				
D1 Clinic/ Health Centre	1 per consulting room + 0.5 per FTE staff	2.5 per consulting room + 1 per FTE staff	3.0 per consulting room + 1 per FTE staff	3 per consulting room + 1 per FTE staff
D1 Doctors, Dentist & Veterinary Surgery	1 per consulting room	1.5 per consulting room	2 per consulting room	2 per consulting room
	Plus 1 space per General Practitioner			
D1 Libraries/ Museums	*	*	55 m ²	30 m ²
D1 Places of Worship (including crematoria/chapels)/ Church Hall/ Community Hall	*	1 per 10 fixed seats and/or 1 per 20m ² open hall	1 per 8 fixed seats and/or 1 per 16m ² open hall	1 per 6 fixed seats and/or 1 per 12m ² open hall
D1 Day Nurseries with fixed pick up and drop off times	1 per 4 FTE staff, 1 drop off space per 5 pupils	1 per 3 FTE staff, 1 drop off space per 5 pupils	1 per 2 FTE staff, 1 drop off space per 5 pupils	1 per 2 FTE staff, 1 drop off space per 5 pupils
D1 Day Nurseries with flexible pick up and drop off times	1 per 4 FTE staff, 1 drop off space per 10 pupils	1 per 3 FTE staff, 1 drop off space per 10 pupils	1 per 2 FTE staff, 1 drop off space per 10 pupils	1 per 2 FTE staff, 1 drop off space per 10 pupils
D1 Primary Education	1 per 3 FTE staff, 1 drop off space per 10 pupils	1 per 2 FTE staff, 1 drop off space per 10 pupils	1 per 1 FTE staff, 1 drop off space per 10 pupils	1 per 1 FTE staff, 1 drop off space per 10 pupils
D1 Secondary Education	1 per 3 FTE staff	1 per 2 FTE staff	1 per 1 FTE staff	1 per 1 FTE staff

5.0 Planning Assessment of the Proposal

5.1 This section assesses the acceptability of re-providing an existing Community Centre (D1). The principal planning considerations in respect of the proposed development are as follows:

- Principle of the development
- New location of the Community Centre
- Consultation
- Parking
- Design

5.2 The following matters are also considered in the this assessment:

- Sustainability
- Ground Conditions
- Archaeology
- Air Quality
- Drainage

Principle of the development

5.3 Dee Park Planning Brief (2008) included an overarching objective to achieve a sustainable neighbourhood *'which takes sustainability in the wider sense of achieving social, economic and environmental objectives'*, by delivering homes and community facilities to create a sense of place and a more balanced socio-economic community to improve inclusiveness and reduce inequality between Reading's neighbourhoods.

5.4 Therefore, the provision of a new community facility is an acceptable land use at Dee Park Estate in order to achieve the objectives of the Dee Park Planning Brief and Policy WR1: *Dee Park* which specifically promotes the continued regeneration of Dee Park including the provision of a community centre. In addition, this proposal, which forms part of an extensive phase of development, ensures that new housing development is co- located with a range of accessible facilities in order to support Reading Core Strategy Policy CS3 'Social Inclusion and Diversity' which demonstrate that measures have been developed to help to enhance social inclusion.

5.5 The community have been extensively engaged in the location, purpose and design of the new centre and overall they are supportive of the proposals. The proposed design has been developed with specific user group's engagement, although the design is flexible enough to support new users and activities if required in future. This will replace the existing temporary offering with an improved and

multifunctional facility, which will support a wider number of services for the local community as it develops over time.

- 5.6 Therefore, although the delivery of Dee Park regeneration has entered its eighth year, the delivery of this specific facility, continues to be an important aspiration for the community and Reading Borough Council. In this respect, it is considered that both the principle of need and design identified in local policy has been directly addressed through this proposal. As such, there is no overriding imperative reason why the building to support social, community or leisure use at Dee Park cannot be supported by Reading Borough Council.

New location of the community centre

- 5.7 While the principle of residential development would be acceptable on this site in accordance with the approved masterplan (see Figures 1 and 2), the provision of a Community Centre on this site has already been established through the temporary relocation of the facility from Lyon Square in January 2015. The temporary Community Centre was built in 2015 using porta cabins and the general condition status of the building has deteriorated over time and has a limited capacity to provide additional services, variable sized meeting space or facilities to accommodate large functions or groups.
- 5.8 The space is inefficient and incapable of being adapted to meet the many demands that is being placed on it. As such, there is a case to ensure that the temporary facility is replaced by a more adequate permanent development. Furthermore, condition 2 of planning permission for the temporary facility, sought to ensure that a temporary Community Centre would be removed by the 30 January 2019 and that the site would be restored to proper planning use to support the wider landscaping of the area. The Applicant therefore has an obligation to the Council to meet this objective, while at the same time avoiding a situation whereby there is no Community Centre serving residents of Dee Park.
- 5.9 The community centre is an integral part of the Dee Park Estate. The Applicant is expected to ensure that new community facilities are located in a prominent position to support an improved environment and better integration of services with residents. The current temporary facility is located in an area which is highly accessible to residents. It is adjacent to children's play area and a ball court. This proposal to locate a permanent Community Centre to the north-west of the current temporary community facility, would reduce disruption to services and alongside the existing outdoor play and recreational facilities will create a sense of place and purpose for formal and informal community use.

- 5.10 The proposed layout and design creates a landmark within a distinct location, providing a vocal area for the estate and provides sufficient space for a permanent Community Centre which can provide a range of facilities to meet the needs of the community, in particular parents with children and elderly members of the community. This supports the priorities of CS7 and CS31 as well as objectives 2, 3, 4, 5, and 8 in paragraph 8.5 of the Dee Park Planning Brief.
- 5.11 In short, the proposed development would enable the surplus area of land to be used efficiently and effectively for a priority land use supported at all levels of planning policy. The site is readily available for development and the wider imperatives associated with this proposal would ensure that the resultant benefits are secured in good time helping Dee Park Partnership to achieve the delivery of a much needed community facility to support the community on Dee Park Estate.

Consultation

- 5.12 All applicants for planning permission are expected to positively and proactively engage the local community on development proposals at the pre-planning application stage. The importance of such consultation is outlined in the NPPF (Paragraph 188). This application is for a proposed D1 use class development and in line with historic consultation process on the wider regeneration of Dee Park, consultation on the development of the Community Centre has been robustly undertaken with local residents of the estate. This began when proposals were put forward to temporarily relocate the Community Centre in December 2014 to support application reference 141662/FUL.
- 5.13 Further consultation has been carried out with residents on the new location of the community centre, activities that the new centre would offer and the proposed design. A pre-application meeting took place with Reading Borough Council Planning officer in March 2017 and workshop has been held with Reading Borough Council service providers in April 2017 and there has been ongoing engagement with specific service providers.
- 5.14 The DAS provides evidential documentation of the consultation process including information on where events held, feedback, consultation material and photographs from each event. In summary it is considered that in accordance with the priorities of CS3 and previous consultation the applicant has been proactive in their engagement with the local community and other key stakeholders on the proposal to help inform the preparation of this planning application.

Parking

- 5.15 The NPPF explains how transport policies have an important role to play in facilitating sustainable development and contributing also to wider sustainability and health objectives. However, it is recognised that different policies and measures will be required in different communities according to whether they are located in urban and rural areas (NPPF, Paragraph 29). Furthermore, development should only be refused on transport grounds where the residual cumulative impacts of development are severe (NPPF, Paragraph 32). Related to this, the expectation is that priority should be given to the needs of pedestrians in all new developments with an emphasis on the provision of direct, convenient and safe routes to provide maximum accessibility.
- 5.16 Core Strategy Policy CS23 seeks to secure a sustainable transport system and reduce the need to travel through spatial planning and design. Core Strategy Policy CS22 sets out criteria for the submission of Transport Assessments and Travel Plans with Policy DM46 addressing parking standards. Under the Parking Standards and Design SPD the maximum standards for zone 3 within which Dee Park falls IS 1 space per 8 fixed seats or 1 per 16m² open hall.
- 5.17 The DAS presents the floor plans including indicative furniture layout, which suggests that the site could hold approximately 78 fixed seats, which produces a demand for 10 spaces. If based on the hall and café uses alone, then there is a demand for 11 spaces. With the exception of three dedicated car-parking spaces for wheelchair users, it is proposed that this is a car free development. Eight cycle rack spaces will be provided externally on the north elevation for visitors and staff. This strategy is considered appropriate for this site for the following reasons:
- **Accessibility of the site:** Dee Park is located within Reading's Zone 3, defined as a Secondary Core Area. It is typified as being generally within 400m of a high frequency 'Premier' bus route. The site is within a five minute walk from the bus stop on Romany Lane where Bus Purple 17 provides a regular service between Reading University and Tilehurst. The majority of users of the centre will be local residents and therefore in line with CS23 and Dee Park Planning Brief the parking strategy supports Objective 8 to '*Support non-car modes of transport*'.
 - **Over delivery of parking in the masterplan:** The Reserved Matters application (131058) submitted and approved in November 2013 for the delivery of Phase 2b showed that the Applicant has over delivered by 19 parking spaces within the current maximum standards. The enhancements for the existing residential properties results in an increase in 2 parking spaces above the current level of provision.

- Existing parking capacity: Some of the daytime service providers are likely to travel to the site and therefore may require parking. Dee Park is outside a CPZ and there is sufficient parking available on Glenmore and Thurso Close as well as Eddleston Way. Therefore, there is parking capacity in the surrounding streets to accommodate additional parking demand if required during the day.
- Delivery of additional parking in the remainder of Phase 2c: Although the outline planning permission for Dee Park expired in December, the Applicant is committed to working with the residents of Dee Park and Reading Borough Council to complete the regeneration of Dee Park Estate. The Community Centre forms part of Phase 2C which also includes the delivery of additional development including housing and parking spaces. In order to avoid compromises to the delivery of phase 2C, it is considered that it would be more appropriate to deliver additional parking alongside housing delivery.

5.18 As a consequence of the reasons outlined above, it is considered that the proposed number of parking spaces is considered to be consistent with policy ambitions to create a sustainable community and the specific needs of this project. Details of the proposed disabled and cycle parking provision is provided in the accompanying DAS.

Design

5.19 Good quality design is one of the twelve core planning principles underpinning the current planning system and all new development is expected to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. The Council's own expectations in this regard are outlined under Core Strategy CS5, 7 and CS31, in addition to paragraphs 8.4-8.6 of the Dee Park Planning Brief.

5.20 The building has been designed to Part M(2) paragraph 3.14 of Building Regulations which regulates accessibility for all public buildings. Entrance is from the street level on Glenmoore Place. The building includes lift access to the first floor as well as electric buggy charging cycling point. As such, it is considered that the proposal provides suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily.

5.21 In relation to materials, the main material for the external walls will be brick, in two contrasting colours and careful detailing. The red brick in particular has been influenced by the local Reading character and history of the site and the wider historical context in Reading. The exact colour and finish will be carefully selected to ensure that the building is

tied into the red and multi-stock buff of the local architectural character.

- 5.22 It is considered that this design intent responds positively to the local context to create and reinforces the local character and distinctiveness. The design approach satisfies the requirements described in CS5 and the four design objectives set out in CS7. This application is supported by a DAS, which provides further information on the design principles, layout and material intent

Other Matters

Sustainability

- 5.23 HTA Design LLP have produced a BREEAM assessment for the Dee Park Community Centre. BREEAM 'Very Good' is a planning requirement for all new non-domestic buildings in Reading Borough Council. Therefore this pre-assessment shows the recommended route to achieving this target. The building has been assessed as a BREEAM 'Simple Building' as the building services are predominantly of limited capacity and local in their delivery, largely independent of other systems in the building fabric and avoid complex systems. The overall score for the assessment is currently 57.90%.

Ground Conditions

- 5.24 This application has been supported by a Phase 1 Ground Investigation Report, which has been used to inform other aspects of the design including the sustainability assessment and the structural design.

Archaeology

- 5.25 The outline planning application was supported by an archaeological survey. This did not identify any potential for archaeological effects and the environment is likely to have remained unchanged since the report was produced. Therefore, the Archaeological assessment submitted to support the outline application is being resubmitted with this planning application.

Air quality

- 5.26 The outline planning application was supported by an Air Quality Assessment. The site still sits outside the AQMA. The original assessment identified that no impact is predicted due to the operation of the proposed redevelopment, there will be no need for mitigation and the previous assessment is being resubmitted with this planning application.

Utilities Surveys and proposals

- 5.27 The design of the Community Centre has been developed with consideration to local services. This application is supported by a drainage strategy and utilities Surveys.

Ecology

- 5.28 At the time of the original application a phase 1 habitat survey was undertaken alongside a breeding bird survey, bat, badger and reptile surveys. A series of mitigation measures were devised for pre-commencement works. These mitigation measures were implemented during the demolition phase of the development which was undertaken in spring 2017. All demolition works have taken place and the site has been hoarded up. This was supported by Preliminary Ecological Appraisal and Preliminary Roost Assessment reports, which are being submitted alongside this application for reference.

6.0

Conclusion

- 6.1 The Dee Park Planning Brief was adopted by Reading Borough Council in 2008. This sought to:
- "Create a safe, inclusive and sustainable community, economically, environmentally and socially, as part of the wider Reading, where people want to live and work, and which will inspire a sense of pride."*
- 6.2 Although the outline permission for the masterplan has lapsed, this application seeks to deliver the Dee Park Community Centre in the spirit of the principle of the scheme envisaged under Policy SA4, while also responding to the current and future needs of the changing community in Dee Park. This will replace the existing temporary offering with an improved and multifunctional facility, which will support a wider number of services for the local community as it develops over time.
- 6.3 The planning assessment has shown that the provision of a new community facility is an acceptable land use at Dee Park Estate and is supported the objectives of the Dee Park Planning Brief and emerging Local Plan policy which specifically promotes the continued regeneration of Dee Park including the provision of a community centre. In addition, this proposal, which forms part of an extensive phase of development, ensures that new housing development is co-located with a range of accessible facilities in order to support social inclusion and diversity.
- 6.4 The community have been extensively engaged in deciding the appropriate location, purpose and design of the new Centre and overall they are supportive of the proposals. The design has been carefully developed to create a civic street frontage feel and identity for the Community Centre. The combination of the glazed frontage and brick detailing of the facade of the community hall, will animate the existing street scene, ensure there is sufficient light levels while also protecting the privacy of users. In relation to materials, the main material for the external walls will be brick, in two contrasting colours and careful detailing. The red brick in particular has been influenced by the local Reading character and history of the site. This design intent responds positively to the local context to create and reinforce local character and distinctiveness of Dee Park and the wider historic environment of the Borough.
- 6.1 The proposals comply with the parameters established through the outline consent and the Dee Park Planning Brief and will help to achieve the regeneration of the Estate. The application is being submitted to Reading Borough Council for due consideration.