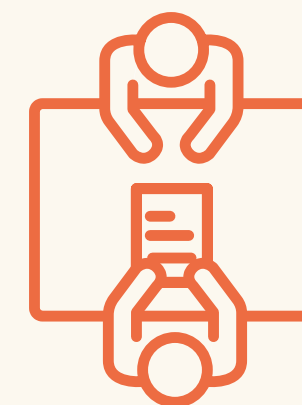




FLINT STREET



STATEMENT OF COMMUNITY INVOLVEMENT

June 2026



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jtp

THE TEAM



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01 INTRODUCTION



Introduction

EXECUTIVE SUMMARY

This Statement of Community Involvement (SCI) has been prepared by JTP on behalf of S2 Estates in support of a full detailed planning application and is submitted to Reading Borough Council (RBC) for the redevelopment of Reading Police Station (the Site). The description of development is as below:

“Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.”

This SCI details the community and stakeholder engagement activity undertaken by the applicant in the preparation of the detailed planning application, which has been key to guiding the design proposals for the Site. The team has sought to work in partnership with stakeholders and the community to develop a scheme which reflects their aims and objectives.

This SCI should be read in conjunction with the Design & Access Statement (DAS), application drawings and other submitted documents as detailed in the planning statement.



Illustrative View looking East along Flint Street

Introduction

SITE CONTEXT

Located at the former Reading Police Station site, the Site sits along the southern edge of Reading Town Centre. Adjacent to the site runs the Inner Distribution Road (IDR) which is a dual carriageway which encircles Reading Town Centre. Surrounding the site is a mix of residential neighbourhoods and commercial mixed-uses such as The Oracle which is East of the site along Castle Street and Broad Street Mall which is north of the site. Reading Train Station which is 15 minute walk north of the site provides direct links to Central London whilst also connection London to the west, south coast, Midlands and beyond.



Site location plan

Introduction

PLANNING POLICY

The process of community engagement carried out in preparing the planning application for the Site has been undertaken with reference to the policies and recommendations set out in the following policy documents:

Reading Borough Council (RBC) Statement of Community Involvement, June 2025

The Statement of Community Involvement has informed our approach to engagement as part of this application, including, but not limited to, the following paragraphs:

7. Pre-Application Consultation on Significant or Sensitive Proposals

7.5 Promoters of significant or sensitive development schemes should have regard to the principles set out in section 4 of this SCI. They should pay particular attention to the need to properly plan and resource community involvement exercises. In particular, the following measures should be taken:

On the most significant or sensitive proposals, where very wide community interest is anticipated, it would be advisable to discuss community involvement arrangements with the community at the initial stage. Council officers can help to identify where this is likely to be required. Such initial approaches to the community and stakeholders should offer a range of involvement approaches and express willingness to meet groups or hold exhibitions/meetings to explore proposals. They should invite suggestions from the community and stakeholders on how involvement should take place to best meet the needs of the community. Prospective applicants should discuss with the community matters such as possible venues for exhibitions, meetings and other events, and the timing of

those events to meet the needs of all in the community. This will be particularly important in involving hard to reach and specific groups within the community.

Developers should prepare circular information on the developer/applicant's intentions to make a planning application and develop a particular site. Developers should discuss the form and content of the information to be provided with the local planning authority. Such circular information shall be designed to include a means to feed back appropriate responses either by prompted questions or through other written and digital communication.

Developers should widely distribute such information as may be agreed by the local planning authority by posting to household addresses and other addresses determined in conjunction with and agreed by the local planning authority.

Developers should arrange and provide at least one interactive involvement event designed to enable all consultees to attend, receive information, participate and feed back information on their area and its community and their views on possible development or other change in the area.

Such an event might take the form of a place check, enquiry by design event, exhibition and workshop, a planning for real exercise, public meeting or similar, facilitated interactive event. The timing and arrangements for the event should be set out in the project plan. It is advisable for developers to discuss the time, location, illustrative materials, facilitation arrangements and event programme with the local planning authority. The local planning authority must be invited to send representatives to observe and, if appropriate, to participate in any event.

Developers should provide a website of relevant information or provide digital images and information (or a suitable document such as a document in .pdf format in an accessible format) that can be put on the planning page of the Reading Borough Council website.

Developers or prospective applicants will be expected to prepare a public report of community involvement for submission with a significant or sensitive planning application (as defined in this SCI), detailing the extent of the community involvement exercise carried out, reporting all views and responses and indicating the actions or changes that have been carried out or that it is proposed are carried out in order to meet the views and concerns raised by the community involvement. Where no actions are changes are proposed, the report should explain why this is the case.

National Planning Policy Framework, December 2024

The following paragraphs from the National Planning Policy Framework have informed our approach to engagement as part of this application:

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application,

Introduction

PLANNING POLICY

but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

137. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local

and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

138. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The National Model Design Code is the primary basis for the preparation and use of local design codes. For assessing proposals there is a range of tools including workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

Response to Community Engagement Planning Policy

Our approach to engagement has been informed by, and addresses, the key aims and recommendations set out in these policy documents. The following list sets out the key elements of our strategy which are explained in more detail later in the document:

- Engagement with Reading Borough Council (RBC), Reading Civic Society, local community and residents.
- Dedicated project website <https://flintstreetreading.co.uk> to give information, enable downloads of documents and to gather feedback.
- Email address, Freepost address and Freephone number made available for people to submit comments and ask questions.
- Pre-application meetings with RBC planning officers (see DAS for dates).
- Meeting with FRAME DRP February 2026.
- Meeting with Reading Borough Council ward members, 2 March 2026.
- Meeting with Reading Civic Society, 30 March 2026.
- Community advertising through distribution of letters and emails.
- Community invited to review and comment on proposals at an in-person exhibition, 7 March 2026.
- Community invited to review and comment on proposals via online interactive map, from 7 March 2026.
- Comments on proposals could also be submitted via email, telephone or by letter.
- All community feedback reviewed and proposals updated where possible. Details included within the Design Response section of this report.

02 ENGAGEMENT



Engagement

PUBLICITY

On 20 February 2026, 4,462 invitation letters were delivered to addresses in central Reading (see map below), informing recipients about the proposals and inviting them to the public exhibition at Reading Minster on Saturday 7th March 2026, 11am-3pm and to have their say via the online interactive map. The letter invitation was also issued directly via email to local stakeholders and community groups.

The letter invitation contained background information, contact details and a link and QR codes to the project website to find out more and to have your say from Saturday 7th March 2026.

A database of local stakeholders and residents has been created to keep people up to date as we move through the planning process.



Invitation flyer

FLINT²

Flint Street Public Exhibition

Saturday 7 March 2026, 11am-3pm

You are invited to the Flint Street Public Exhibition to view and comment on the proposals for the former Thames Valley Police HQ site in advance of a planning application in spring 2026.

The event will be held at Reading Minster, St Mary's Butts, Reading RG1 2LG

Have your say online

You can also have your say online via the QR code and flintstreetreading.co.uk. The deadline for comments is Monday 16 March 2026.

Contact us: Freephone 0800 012 6730
community@jtp.co.uk Freepost JTP (no stamp required)

flintstreetreading.co.uk

Invitation flyer, front page

FLINT²

The Vision

Flint Street will provide a welcoming gateway into Reading town centre, celebrating the area's heritage while supporting everyday movement and community life.

Flint Street is envisioned as a high-quality urban environment that integrates historic character with contemporary principles of sustainability, creating an attractive and inclusive place to meet, pass through, and spend time, clearly marking the Minster Quarter from the South West, and into the heart of the town.

The development will be a net zero, residential-led mixed-use scheme delivering around 200 new homes, with 30% of these being affordable.

Redeveloping the former Thames Valley Police HQ site creates an exciting opportunity to improve pedestrian connections to the town centre, introduce more than 2,000 square metres of active ground-floor uses such as shops and community spaces, and provide new public open spaces for everyone to enjoy.

Contact us: Freephone 0800 012 6730
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flintstreetreading.co.uk

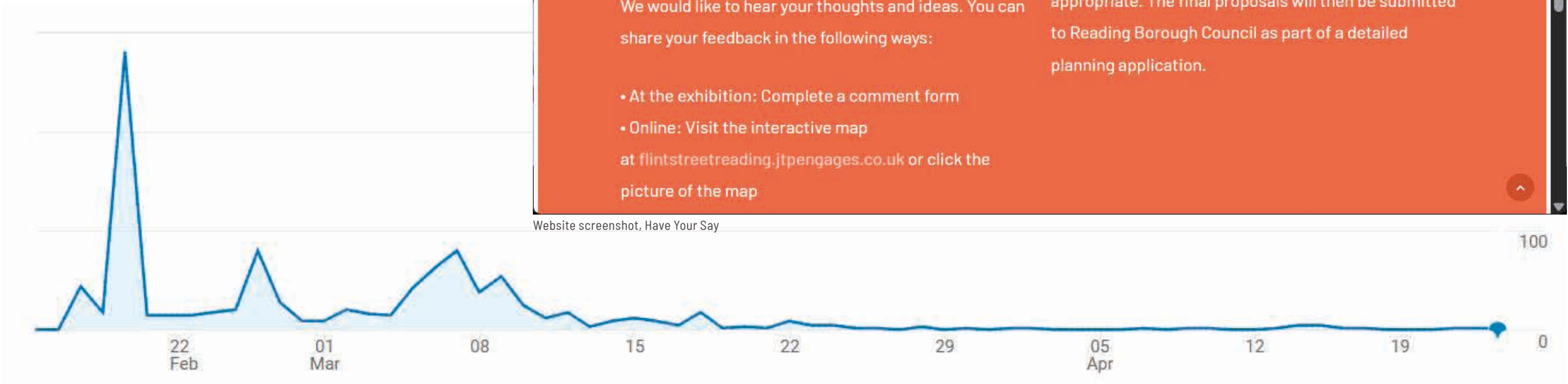
Invitation flyer

Engagement

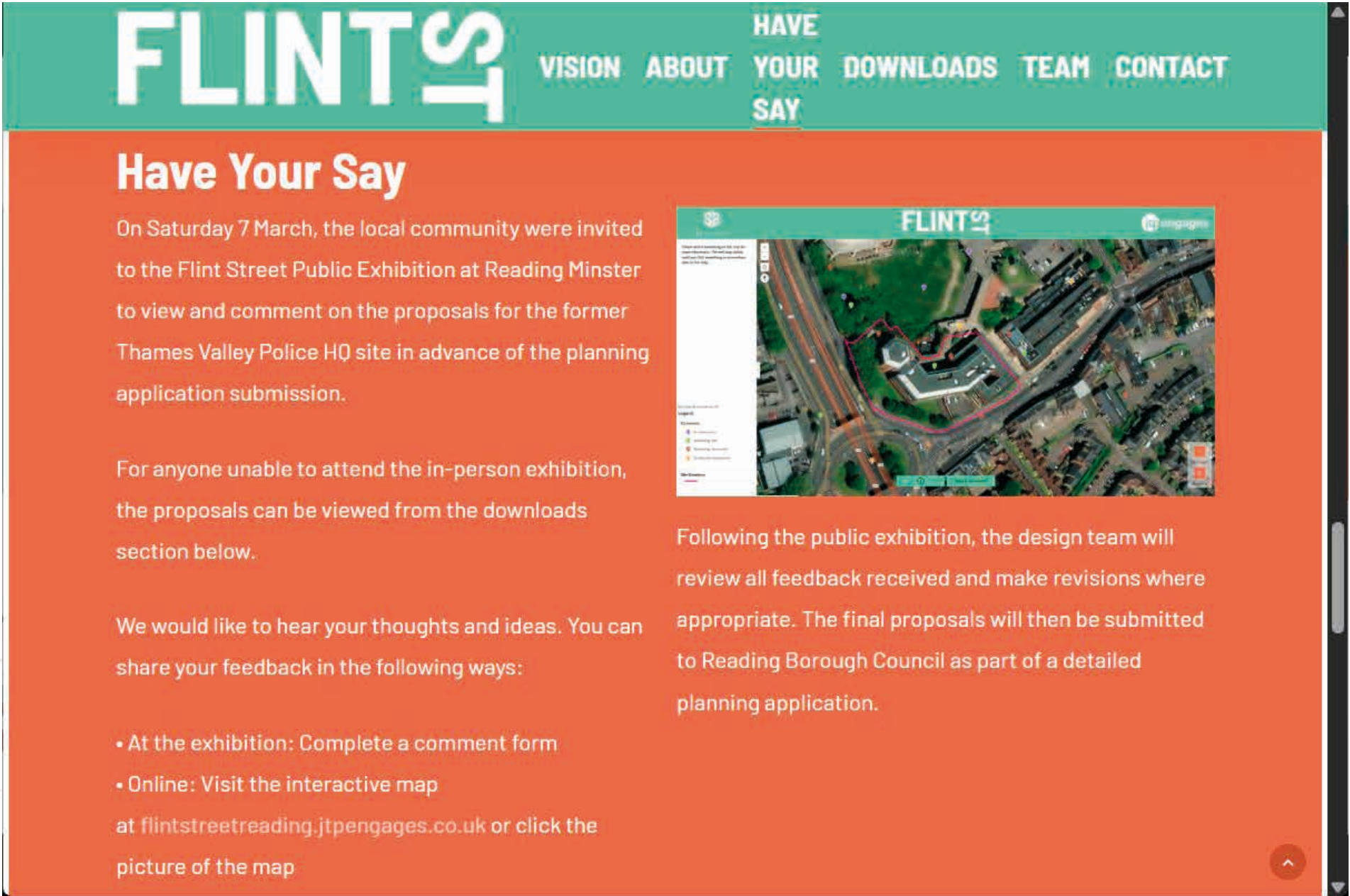
WEBSITE

A bespoke project website **flintstreetreading.co.uk**, was created to act as the hub for the engagement activity. It contains contact details, background information, details of the engagement process and the emerging proposals for the Site, and will continue to be updated following submission of the planning application.

At the time of submission in May 2026, the website has been visited 1,032 times since it was launched in February 2026. See below graph which tracks the total number of webpage visits to date.



Website views



Website screenshot, Have Your Say

Engagement

STAKEHOLDER MEETINGS

Ward Councillor Meeting

Prior to the public exhibition, on Monday 2 March 2026, members of the design team met with Reading Borough Council Abbey Ward members at Reading Civic Centre to explain the draft proposals in more detail and to take questions. A summary of discussions is as follows:

- Overall support for the Flint Street development and welcomed as the first phase of Minster Quarter.
- Desire for a stronger “gateway” corner closer to the street.
- Flexible ground-floor community/commercial uses, but concern over weak retail demand and footfall.
- Strong push for a supermarket/food shop to serve the local area and new residents.
- Scheme must respect heritage and conservation areas and reference local historic buildings.
- Ensure there are clear community benefits including quality public realm, artwork, and places to gather.
- Concerns about lack of play space.
- Support for retaining western trees; debate over need for set-back and trees on Castle Street.
- Questions on affordability and viability.

Reading Civic Society Meeting

Following the public exhibition, on Monday 30 March 2026, members of the design team met with Reading Civic Society members at the Oracle Management Suite to explain the draft proposals in more detail and respond to any detailed questions.



Councillor briefing presentation



Reading Civic Society Meeting

Engagement

PUBLIC EXHIBITION

The public exhibition was held on Saturday the 7th of March 2026, where the design team presented the draft proposals supported by a range of images and information. This included, an illustrative masterplan, ground floor plan showing potential mixed uses, townscape views, a landscape strategy and a varied set of CGI views located in and around the site.

The exhibition boards were also uploaded to the project website for people to review in their own time from 7th of March 2026.

Around 100 people from the local community attended the in-person public exhibition. People were able to ask questions and submit feedback verbally, in writing via a comment form or later via email at community@jtp.co.uk, Freephone 0800 012 6730, Freepost JTP (no stamp required), or online interactive map flintstreetreading.jtpengages.co.uk.

Overall, there was broad support for the proposals, especially from younger people and families.



Public exhibition 01



Public exhibition 02



Public exhibition 03



Public exhibition 04

Engagement

PUBLIC EXHIBITION

FLINT²

PUBLIC ENGAGEMENT EVENT

7TH MARCH 2026

jtp

PROPOSED MASTERPLAN



205 Residential Homes



Engaging Public Realm



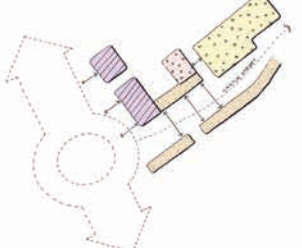
Improved Connectivity



Well Designed High Quality Architecture



c.13 New Ground Floor Non-resi Units



A considered family of building typologies that form a clear response to their contextual setting, forming an:

- A strong response to the RGI and roundabout through creating a gateway sense into the site.
- A sensitive, fine-grain treatment to the Castle Street frontage.
- A plot-by-plot strategy to create response which speak to its various neighbours.



flintstreetreading.co.uk

jtp



Contact us:

community@jtp.co.uk

Freephone 0800 012 6730

Freepost JTP (no stamp required)

FLINT²

PUBLIC ENGAGEMENT EVENT

7TH MARCH 2026

jtp

GROUND FLOOR STRATEGY

Potential Non-Residential Uses:



MIXED-USE
NEIGHBOURHOOD



Residential Public Time



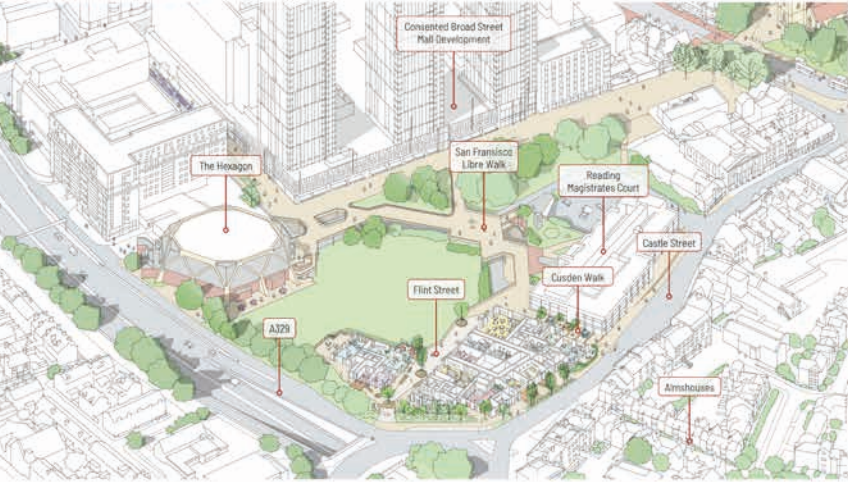
From Street to Site



Key

- Residential Lobby
- Potential Non-Residential uses
- Back of House

Public Realm and Ground Floor Uses



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FLINT²

PUBLIC ENGAGEMENT EVENT

7TH MARCH 2026

jtp

ARCHITECTURAL CHARACTER Flint Street





Architectural character



Architectural character



Architectural character



Architectural character



Architectural character

Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials



Local Vernacular and Accent Materials

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Boards presented at the public exhibition, see project website for the full set

14 FLINT STREET - STATEMENT OF COMMUNITY INVOLVEMENT

Engagement

INTERACTIVE MAP

The proposals were also made available online via the interactive map flintstreetreading.jtpengages.co.uk on Saturday the 7th of March 2026, which included the illustrative masterplan overlayed onto the site boundary.

42 comments were submitted on the interactive map to date which have been combined with the public exhibition comments and analysed on the following pages.



Online interactive map screenshot, masterplan overlay with submitted comments

03 DESIGN RESPONSE



Design Response

KEY THEMES

We engaged with around 100 community members at the public exhibition which was supported by a bespoke project website, an interactive online map, stakeholder meetings and emails. A total of **197 comments** were submitted throughout the engagement process outlined above which were broadly supportive or constructive.

Sentiment across all comments is approximately:

- Positive: 30%
- Constructive or mixed: 45%
- Critical: 25%

The following five key themes represent an overall summary of the feedback received to date. Many comments touched on multiple topics, so the total count exceeds 197.

Architecture and design 78 comments

- Interest in the overall height, density and set-backs. Some local people want the scheme to be lower in height, especially near Castle Street and Baker Street, while a smaller number would support going taller on this brownfield site.
- Architecture and character are important. Many want higher quality, more locally distinctive design, with repeated calls for more red brick, flint and Georgian-informed proportions to respect nearby conservation areas and the Almshouses.
- Several community members question demolition, arguing that adapting the existing police station would be more sustainable. Others welcome its removal as the building is “ugly” and outdated.
- There is a consistent desire for a genuine mix of homes across the site: more “family” units, good space standards, and homes that are affordable and accessible to local people of different ages.

Ground floor uses and infrastructure 54 comments

- There is strong interest in a well-managed supermarket, food store or similar offer.
- Many people want a mix of active ground floor uses, including cafés, small independent shops, and flexible community or multicultural space. There is also encouragement to consider a police presence and potentially health uses such as a satellite GP.
- Viability is a concern. Some doubt that traditional retail will work on Castle Street, suggesting more community or social uses instead of standard shop units.
- Several comments focus on wider social infrastructure: pressures on schools, GPs, dentists, early years provision and utilities (notably low water pressure) if 200+ new homes are delivered.

Design Response

KEY THEMES

Landscape and open space

52 comments

- The reopening of Flint Street and creation of a more permeable, attractive route between the IDR, Castle Street and the Minster Quarter is widely welcomed, especially where it feels green and walkable.
- Street trees, planting and seating are appreciated, and many local people want “more of it”, including robust planting to soften the IDR edge and improve air and noise quality.
- There is concern about the size, sunlight and usability of shared podium gardens and roof terraces, particularly for families and in the context of climate change. Suggestions include green roofs and more generous communal spaces.
- Play and informal sociable spaces are important. Several comments ask for “play on the way”, small playable elements that are accessible to non-residents and children passing through the site.

Movement and access

22 comments

- Many local people want better pedestrian and cycle connectivity, including ideas for a bridge or tunnel over or through the site that directly links Baker Street, the IDR crossing, the Magistrates’ Court and the wider town centre.
- Views on the car-light approach are mixed. Some support it in principle but worry that residents will still own cars and park in surrounding streets, where parking is already described as “notoriously difficult”.
- Servicing and deliveries for any ground floor retail are a repeated concern, especially avoiding congestion and clutter on Castle Street and the IDR approaches.
- There is support for safe, well-marked cycle infrastructure along Castle Street, with physical separation from the busy roundabout.

Construction and management

21 comments

- Neighbours, particularly Almshouses residents, are concerned about construction impacts, including dust, asbestos, noise and site management.
- There is a request that the existing police station is not left looking abandoned before work begins.
- Long-term maintenance and management of public and shared spaces is a key concern. People want assurances that landscaping, lighting, security and refuse will be properly funded and managed.
- Several comments reference negative experiences elsewhere in Reading, particularly waste management and poorly managed podiums, as cautionary examples the project should avoid.
- A small number of comments question the quality and duration of consultation, asking for deeper ongoing engagement as the design evolves.

Design Response

YOU SAID WE DID

The following table sets out the community and stakeholder comments submitted as part of the engagement process and responses setting out how they have been incorporated into the proposals and/or are addressed by the submission.

Comments include those submitted verbally or in writing at the in-person meetings and events, any time via email, or via the interactive map. Please refer to the DAS for a detailed breakdown of the evolution of the masterplan.

Theme	You Said	We Did
Architecture and design	Ensure height, massing and setbacks respect the local context. Ensure materiality is local to Reading. Re-use the police station building. Provide a mix of one to three bed properties.	The approach to the proposed building heights has been the subject to rigorous testing throughout the course of the design development, and through extensive pre-application engagement with RBC and feedback from DRP, and the team feels this is an appropriate design response for the site, given its location and role in Reading town centre. The narrative for height, massing and setbacks is set out in more detail within the DAS and HTVIA submitted as part of this application. Materiality – The proportions of the Castle Street frontage reflect the more ‘plot-based’ Architecture of the existing setting, and materials and key details have been drawn from the surrounding context and implemented into the proposed elevations. More information can be found within the DAS on the architectural analysis undertaken, and where/how this has been incorporated into the scheme. The layout and condition of the existing building does not lend itself to re-use for residential purposes given its intended purpose as predominantly office space for its use as a Police Station. The building would need significant refurbishment to be undertaken in order to align with the latest regulations and guidance in order to provide high quality residential use. It’s re-use would also not align with the wider principles set out within the Minster Quarter framework in terms of improving connectivity through the site into the Town Centre, optimising the site to enable active frontages at ground floor and for residential use. A range of dwelling sizes will be provided throughout the scheme. More information can be found within the DAS

Design Response

YOU SAID WE DID

Theme	You Said	We Did
Ground floor uses and infrastructure	Provide a range of independent shops including a food store. Provide a range of community facilities . Preference for a police presence on site.	Since the public exhibition, two significant changes have been implemented at the ground floor level in response to feedback received, through the introduction of a dedicated community space and food store into the scheme. The food store has frontage on both Castle Street and on Flint Street ensuring visibility and potential footfall is maximised across the site, which also addresses concerns around the viability of smaller units on Castle Street as the store would benefit also from the footfall along Flint Street and frontage facing into the Wider Minster Quarter area. The exact uses and occupiers of the ground floor units to be confirmed at a later date. A space for the Police has been provided as part of the proposals at the below podium level, facilitating a presence within the town centre despite the main HQ moving out of the town centre.
Landscape and open space	Support for permeability. Provide more street trees, planting and green roofs. Provide more shared spaces including play on the way.	The strategy and narrative for the landscape and public realm proposals are set out in more detail within the Landscape chapter of the DAS, including items such as play strategy. This includes the planting strategy across the site for new trees, as well as additional low level and succession planting along the IDR and roundabout edge to provide additional screening and enhancing the green buffer between this and the proposals on site. Communal spaces are provided for residents via the Courtyard amenity within Block A, as well as roof terraces on both Block A and B. Technical reports and assessments of these spaces have been submitted as part of this application, and the landscape design is set out within the DAS.

Design Response

YOU SAID WE DID

Theme	You Said	We Did
Movement and access	Ensure good pedestrian and cycle connectivity and infrastructure. Concern regarding servicing and deliveries.	Landscape proposals along Castle Street facilitate potential future implementation of new Cycle Lane proposals, better connecting the routes across the IDR from the west into the town centre. All servicing and deliveries for both the commercial and residential aspects of the scheme is proposed to happen at basement level, to enable the public realm and landscaping at ground level to be pedestrian focused and free this up from the visual ‘clutter’ of refuse stores and servicing bays. Implementing a bridge connection over the IDR connecting to Baker Street is outside the scope and red line boundary of this application.
Construction and management	Ensure construction does not impact local residents. Provide a long-term management and maintenance plan.	A Construction Management Plan will be implemented as part of the redevelopment process, addressing key topics including site access, parking provision, noise, and dust management. We are committed to ensuring safe construction practices and minimising disruption to the local community, and will provide further updates as the strategy develops. We acknowledge this is an important concern and recognise the significance of ensuring that public and private spaces are appropriately managed and maintained in the long term. The details of any long-term management and maintenance arrangements will be considered and developed further as part of the planning application process, in discussion with Reading Council.

Design Response

CONCLUSION

The Statement of Community Involvement shows a clear, evidence-based dialogue between the client team and local stakeholders, and demonstrates how community input shaped the submitted Flint Street proposals. Targeted outreach, including 4,462 invitation letters, a public exhibition on 7 March 2026 attended by around 100 people, an interactive map and a project website (1,032 visits), generated 197 pieces of feedback (30% positive, 45% constructive/mixed, 25% critical). These responses informed tangible changes to the scheme.

Several recurring priorities from the engagement were translated into design outcomes. Concerns about ground-floor viability and local social infrastructure prompted the inclusion of a dual-fronted food store and a dedicated community space, both positioned to maximise visibility and footfall from Castle Street and the reopened Flint Street. Servicing and delivery concerns were addressed by consolidating servicing at basement level to protect the public realm from vehicle and storage clutter.

Public-realm and landscape feedback helped reinforce permeability and planting strategies: proposals create a more permeable route into the Minster Quarter, introduce additional street trees and succession planting along the IDR, incorporate green roofs and roof terraces, and adopt a “play on the way” approach to informal play and sociable spaces.

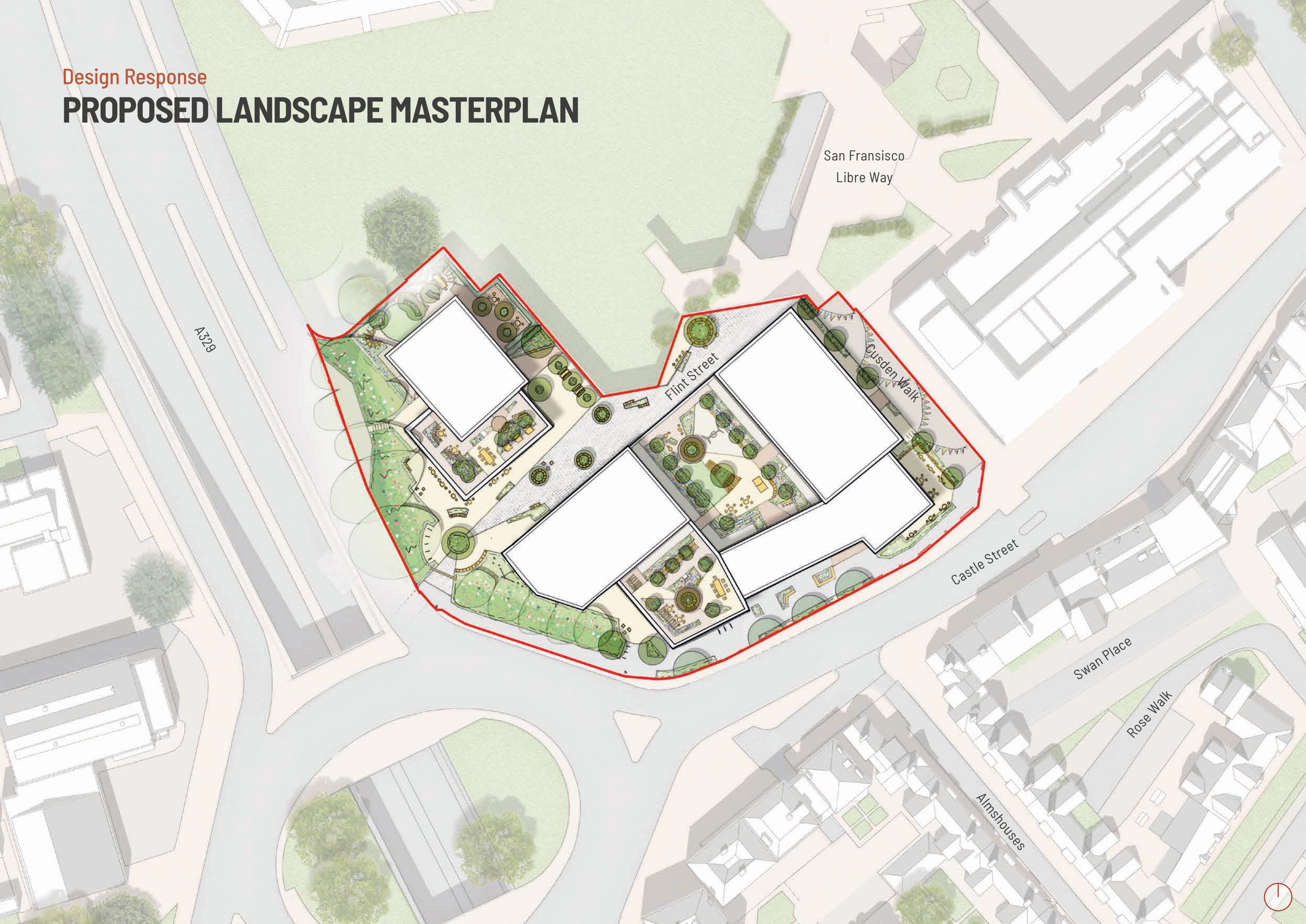
Movement comments have informed the landscape proposals to accommodate the potential future implementation of improved cycle infrastructure across the IDR and along Castle Street, improving pedestrian priority through the site.

Design matters, including heights, massing, materials and setbacks, have been rigorously tested with Reading Borough Council officers and design review inputs; material palettes and proportions reference local character in response to consultees’ requests. Construction impacts and long-term management were raised and will be addressed through a Construction Management Plan and further discussions with the Council on maintenance arrangements.

In sum, the design evolution evidences meaningful community feedback that has affected uses, public-realm treatments and servicing solutions, while the submitted scheme seeks to balance local sensitivities with the opportunity to deliver an attractive, well-connected gateway into the Minster Quarter.

Design Response

PROPOSED LANDSCAPE MASTERPLAN

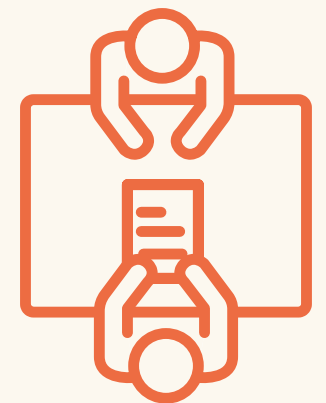




Illustrative View looking East along Castle Street



FLINT STREET



STATEMENT OF COMMUNITY INVOLVEMENT

June 2026



S2 ESTATES

