

25 June 2025



PLANNING APPLICATION REPORT	
Ward	Norcot
Planning Application Reference:	PL/24/1555/REG3
Site Address:	Dee Park Open Space, Glenmore Place, Reading, RG30 4EP
Proposed Development	Replacement play space, boundary treatment and landscaping
Applicant	Reading Borough Council
Report author	Nathalie Weekes
Deadline:	Extension of time agreed to 2 July 2025
Recommendations	GRANT planning permission, subject to conditions.
Conditions	<ol style="list-style-type: none">1. Time Limit Standard three years2. Approved Plans.3. Detailed specifications of play equipment, including the proposed heights and material specifications, to be submitted for approval to the local authority prior to installation.4. Construction method statement (CMS) to be submitted and approved prior to commencement.5. Arboricultural Method Statement to be agreed prior to commencement.6. Landscaping, planting, maintenance and landscape management plan details to be agreed prior to commencement.7. Details of a sustainable drainage scheme to be agreed prior to commencement.8. Sustainable drainage scheme to be implemented prior to occupation.9. Unidentified contamination – works to halt and remediation to be implemented if contamination found during works.10. BNG (Biodiversity Net Gain) matrix and report to be submitted prior to commencement.11. No external lighting to be installed (unless details have been submitted to and agreed in writing).12. Prior to installation, details of the proposed MUGA surface and fencing specifications to be submitted and agreed in writing.

Informatics	<ol style="list-style-type: none"> 1. Terms and conditions 2. Pre-commencement conditions 3. Separate Building Control approval may be required 4. Complaints about construction 5. CIL not liable 6. Positive and proactive – approval
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1. Executive summary

- 1.1. This report presents proposals for a replacement play space, with community meeting area to refurbish the existing play area within the Dee Park regeneration area. The works form part of Phase 2C of the Dee Park Planning Brief which was adopted in December 2008. The proposal includes a refurbished play space for 0-11 year olds, a multi-use games area (MUGA), and a flexible open space to be linked to the adjacent Dee Park Community Centre, with associated landscaping. Overall, and with conditions, the proposals are considered to be suitable and a positive enhancement to this residential area and the application is recommended for approval.

2. Introduction and site description

- 2.1. The application site is a rectangular piece of land 1500m² in area located to the front of the new Dee Park Community centre, known as the Lyon Square Play Area, with car parking spaces to the west, south and east. The surrounding area is predominantly residential, bounded by residential properties on the surrounding roads on Eddleston Way to the south, Glenmore Place to the east and Kinloch Road to the north.
- 2.2. The site is currently a tired playground and multi-use games area (MUGA) enclosed by a chain-link fence and has minimal vegetation, and an impermeable tarmac surface. The proposed plans for the Dee Park open space as proposed are a final phase in the Dee Park regeneration project designed to improve the space, provide a variety of different equipment in a usable and accessible community space.
- 2.3. The existing play area/open space is identified within the Local Plan allocation site WR1 'Dee Park' as a significant regeneration area. The proposed park and open space development is intended to result in an enhancement and refurbishment of community facilities on an allocated development site.



Aerial photograph of Dee Park (Plan 2)

Extract from the Dee Park Planning Brief (2008)

2.4. The northern and eastern boundaries of the application site (below) have a retaining wall as the site slopes down from Glenmore Place toward the Dee Park community centre. The Lyon Play park area on the southern boundary is already at a lower ground level than Eddleston Way, with a retaining wall and lower retaining barrier around the boundary.



Site location plan RBC-DPR-HTA-L-DR_0903 Rev B

3. The Proposal

- 3.1. The application is referred to your meeting as it has been submitted by the Council's Housing Team.
- 3.2. Planning permission is sought for a replacement play park, installation of new playground equipment and creation of a community area to provide a more accessible and usable space. No changes are proposed to the existing parking provision around the site.



Aerial view of the Lyon Square Play Area and Dee Park Community Group area, opposite the Dee Space Community Hall, with surrounding parking.

- 3.3. Separate play spaces are proposed to provide facilities for children aged under 5, another for children aged 5 to 11, and to provide a gathering space and the retention of the multi-use games area (MUGA). Accessibility for all users of the park, including disabled access is to be improved around the site. An increased selection of play equipment is proposed, with linked path between play areas, seating and meeting/gathering space. Provision is also enhanced across all age groups and including "Make Space for Girls" design principles (for a design with a layout specifically designed for girls to be able to use and feel safe). New boundary treatment is proposed around the MUGA, consisting of a 4m high fence along Glenmore Place and a 3m high fence opposite the Community centre to replace the current chain link fencing used to stop balls flying out of the area.
- 3.4. Local design concepts are proposed to integrate local features such as the Lyons Square Arch (a metal artwork arch previously funded by the National Lottery) previously sited in Lyon Square and has been carefully kept in storage and will be renovated prior to installation.
- 3.5. Vacant temporary modular police buildings (which were in a dilapidated state) have been removed from the site as part of a previous planning permission. These buildings were

required for an earlier relocation phase of the regeneration project and are no longer needed as their facilities have been relocated into the new community centre.

3.6. Submitted plans and documentation:

- Arboricultural Planning Report (Arb Consultancy) (September 2024)
- Phase 1 Desk Study (GW) (October 2024)
As received 10 December 2024
- LT20250527 to Council, cover letter
- 36064-HYD-XX-XX-RP-C-7000 Drainage strategy report, Hydrick, 16 May 2025
- GWPR6479 Phase II Report, GW, March 2025
- 25 2770 JG Glenmore Place Arb TR v2 TPP
As received 29 May 2025
- RBC-DPR-HTA-L_XX_DR-0900 Rev G Illustrative plan
- RBC-DPR-HTA-L_XX_DR-0901 Rev L Hardworks general arrangement
- RBC-DPR-HTA-L_XX_DR-0902 Rev J Softworks general arrangement
- RBC-DPR-HTA-L_XX_DR-0903 Rev B Location Plan
- RBC-DPR-HTA-L_XX_DR-0904 Rev A Existing Site Plan
- RBC-DPR-HTA-L_XX_DR-0910 Rev E Landscape Sections
- RBC-DPR-HTA-L_SH-0001 Rev J Hard Landscaping schedule
- RBC-DPR-HTA-L_SH-0002 Rev F Soft Landscaping schedule
- RBC-DPR-HTA-L_SH-0003 Rev Tree species ration schedule
- RBC-DPR-HTA-L-XX-Planning Drawing Register 12.06.2025
As received 13 June 2025
- RBC-DPR-HTA-L_RP-0001 Rev 12 Design and Access Statement
As received 16 June 2025

4. Planning history

- 4.1. 09/01454/OUT (091606). Outline application for the phased regeneration of Dee Park Estate with access comprising demolition of 376 dwellings and replacement with 2 81 houses and flats for affordable rent and sale and 482 houses and flats for private sale (763 total), with new community centre, shops, school, and environmental improvements to the regeneration area. Granted.
- 4.2. 11/01625/REM (110612). Reserved Matters application pursuant to Outline Consent 09/01454/OUT for Phase 2A of the regeneration masterplan. Phase 2A comprises the development of 106 residential units with associated infrastructure and landscaping. Approval sought for details of access, appearance, layout and scale. Granted.
- 4.3. 141662/FUL. Erection of a temporary facility consisting of six portacabin units (2 for temporary police facility relocation and 4 for temporary youth centre relocation accommodation) as part of previously approved development at Dee Park (Phase 2) in Reading (110612). Granted.
- 4.4. 161807/VAR Erection of a temporary facility consisting of six portacabin units (2 for temporary police facility relocation and 4 for temporary youth centre relocation accommodation) as part of previously approved development at Dee Park (Phase 2) in Reading (110612) but without complying with condition 2 (time limit) of planning permission 141662 to allow the 6 portacabins to remain in place until 30 January 2019. DECISION?
- 4.5. PL/17/2312/FUL Provision of the Dee Park Community Centre comprising of a Children's Centre, secure outdoor amenity space, community hall, offices and café with associated landscaping and disabled parking. Granted.

5. Consultations

5.1. **RBC Environmental Protection** – Although the site is close to residential dwellings, as there is already a play park in use; a noise assessment is not required. However, a condition is recommended that materials specifications are provided to evidence that the MUGA is suitably designed so that any noise from ball impacts is minimised. A contaminated land desk study and Phase II study have been submitted which are considered satisfactory. A condition is required in the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site. The contamination is to be reported in writing to the Local Planning Authority with remediation measures to be agreed and implemented.

5.2. **RBC Planning Natural Environment Team** – Some inconsistencies have been raised in respect of the proposed tree planting, plans and information provided. A condition is recommended to require development in accordance with an arboricultural report and arboricultural method statement. Additional information is required in respect of species, stock sizes and tree pits and a landscaping condition is required. Additional detail is also required in respect of tree protection. Further consideration of the proposed drainage strategy is advised. Construction site works should take account of the arboricultural method statement. It is requested that provision for rainwater harvesting on site is investigated to contribute to future maintenance and watering of soft landscaping.

5.3. **RBC Ecology** – An updated Biodiversity Net Gain (BNG) Statement for Validation assessment should be submitted for approval using the Statutory Biodiversity Metric following revised changes to the landscaping to enable greater sightlines across the site. The assessment based on the landscaping document provided should show the number of new trees and areas of ground level planting and further clarification is required.

5.4. **RBC Transport Strategy** – As the proposed play space is a community facility for the local area, no parking bays are currently specifically allocated to the playground, however, on-street parking bays are located around the play space. In principle, there are no transport objections to the proposed application. It is noted that the proposals include permeable paving on the Public Highway path that is located to the west of the play area as well as some smaller areas as you enter the play area itself. A construction method statement will be required and secured by a pre-commencement condition if a full application is approved.

5.5. **RBC SuDs Manager** – Whilst this minor application is not required to be formally assessed against SuDS requirements, the SuDS Manager has been consulted on the application and has provided the following response. The principle of infiltration into the ground is accepted however the application still requires full assessments of the infiltration rate into the ground to establish whether the infiltration rates proposed are in fact acceptable, this could be covered by condition and the drainage scheme finalised and discharged prior to commencement on site unless the applicant can undertake this assessment pre the determination of the application. Conflicts between the landscaping and drainage plans are noted. Conditions recommended.

5.6. **RBC Access officer** – The RBC Access officer requested further consideration of the layout and use of colour on the flooring of the playground area to create buffer zones and to have a variety of play equipment, with areas to allow accessibility for all users. Concerns were raised regarding the number of trees sited in close proximity to play equipment and the potential for leaves to fall onto the floor which could become slippery.
Case officer comment – Following feedback, revisions have been made to the proposed playground area.

5.7. **Thames Valley Police Designing Out Crime Officer (DOCO)** – Comments are provided to meet the requirements of the NPPF para 96 (b) and 135(f) to provide healthy, safe, inclusive and accessible places.

The park generally appears to be designed to achieve good natural surveillance into all areas. The submitted information states that trees have been specified to provide 2m

clear stems. This will generally enable views through and into the park. However, it is important that levels are taken into account in tree specification and higher clear stems provided where the park (and tree planting) is lower than the surrounding streets.

Hedges and ground planting should be kept below 1m to maintain a clear line of sight. Planting needs to be carefully considered and maintained. Maintenance generally will be important to minimise any potential vandalism and antisocial behaviour. A Maintenance Plan should be submitted (potentially via a planning condition) to provide detail of the regular maintenance of the park and open space. The Maintenance Plan should include a process to ensure that any particular maintenance issues and/or damage can be reported and dealt with swiftly. In addition more formal surveillance of the north western side of the park should be considered.

The barrier surrounding the boundary on Eddleston Way should be appropriately robust to withstand vehicular impact.

5.8 **Sport England** – Standing Advice provided.

Public:

- 5.9 In accordance with good practice as set out in the Planning Service's Statement of Community Involvement (SCI), public consultation was undertaken by the applicant at Strathy Close Day Centre in March 2023 following the original Dee Park Planning brief adopted in 2008 to gain evidence and feedback to ensure the proposal includes relevant and up to date provision. Comments received from the public were positive.
- 5.10 A series of additional public consultation drop ins were also arranged by the local MP. A consultation event took place on Thursday 23 January 2025 revised plans have been submitted. Feedback received from the local community strongly supported the retention of a multi-use games area on site. The revised scheme is being presented to the Planning Applications Committee for consideration as a result.
- 5.12 Four site notices were displayed in prominent locations on each side of the application site on 4/12/2024 and following changes to the proposed plans following the public consultation event a further four site notices have been displayed at the site on 4 June 2025 with comments to be made by 25 June 2025.
- 5.13 No letters of representation have been received to date.

6. Legal context

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF 2024, revised February 2025) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.2. In this regard, the NPPF advises that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Reading Local Plan 2019 is currently under review, therefore reference should also be made to the emerging Reading Local Plan policies currently under review, in particular: CC3 (emerging and existing policy), CC7 (in conjunction with the NPPF), EN12 (and statutory BNG), EN14 (in conjunction with the Tree Strategy), EN18 (emerging and existing policy), H14 (emerging and existing policy) and TR4.
- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning document are relevant:

Reading Borough Local Plan 2019

Policies:

- CC1 Presumption in Favour of Sustainable Development
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN9 Provision of Open Space
- EN10 Access to Open Space
- EN12 Biodiversity and the Green Network
- EN14 Trees, Hedges and Woodland
- EN16 Pollution and Water Resources
- EN18 Flooding and Sustainable Drainage Systems
- H14 Suburban Renewal and Regeneration
- OU1 New and Existing Community Facilities
- TR4 Cycle Routes and Facilities
- TR5 Car and Cycle Parking and Electric Vehicle Parking

WR1 Dee Park - The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and many policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

- 6.5 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- 6.6 Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

6.7 Supplementary Planning Documents:

Dee Park Planning Brief (2008).

6.8 Other documents:

Reading Borough Council Tree Strategy (March 2021)

Fields in Trust Standards

6.9 National Policy – National Planning Policy Framework (NPPF) December 2024 (as revised February 2025)

Section 2 – Achieving Sustainable Development

Section 8 – Promoting healthy and safe communities
Section 12 –Achieving well-designed places
Section 14 -Meeting the challenge of climate change, flooding and coastal change
Section 15.- Conserving and enhancing the natural environment

7. Appraisal

7.1 The main issues are:

- i. **Background and principle**
- ii **Design of the new play space**
- iii **Residential disturbance**

i. **Background and principle**

Dee Park regeneration

7.2.1 The Dee Park area of Tilehurst was originally built as a residential-led social housing estate in the 1960s, but by the 2000s the houses, communal buildings and open spaces were in need of refurbishment/modernisation or replacement and the estate had been subject to anti-social behaviour (ASB). In order to guide this large-scale regeneration project, the Dee Park Planning brief was adopted in 2008.

7.2.2 The Dee Park Regeneration Project is a long-term project which is nearing completion in an area of deprivation. The improvement of this open space at Lyon Square was scheduled to be provided in Phase 3 of the project. In summary, the principal phases are:

Phase 1: included an extra care unit, redevelopment of residential on Tay Road area and Deveron Drive area (completed largely by 2013 when the permission for phase 2 was granted).

Phase 2: included new shops and houses on Lyon Square, community centre adjacent to Ranikhet Primary School. Temporary police facility relocation and youth centre portacabins were located on the Dee park site to be removed on completion of development. (completed in 2023). Phase 2 was split into 2A, 2B and 2C. The application site for the Dee Road open space falls within the phase 2C boundary. The proposal for the Dee Road park/open space is a standalone application for a neighbourhood park and play area as part of Phase 2C.

Phase 3 includes an additional 190 housing units are proposed and final public realm and open space provision for LEAP (local equipped areas for play), LAP (local areas for play) and POS (public open spaces) The residential element is at the design and feasibility stage, with anticipated delivery in 2028.

7.2.3 The regeneration aims are to improve the layout of the estate and increase safety, and creating routes through the area, whilst improving facilities. The development which is the subject of this report is proposed following consultation and involvement with the local community to create inclusive, accessible and safe open spaces that can be used by different age groups, particularly younger people and community groups. The Dee Park open space has previously been under-utilised and the proposed changes are designed to encourage greater use of the outside space for sport and informal activity, improve the recreational value of the site, increase the quality of provision and to create a positive sense of place.

7.2.4 The Dee Park regeneration scheme also aims to increase biodiversity of the area, creating new habitats.



Dee park illustrative plan

Image from the Design and Access plan: The site is in the middle of the Dee Park redevelopment



09/01454/OUT" (131058). The planning permission amended the phasing of the masterplan. This introduced a new Phase 2C. The site is indicated by the red star.

West Reading and Tilehurst Site-Specific Policies

Dee Park

WR1: DEE PARK

The Dee Park area, as identified on the Proposals Map, will continue to be regenerated to provide a sustainable community including the following:

- *New and improved housing, which increases the overall density of the site, and provides a greater mix of size, type and tenure, including a higher proportion of family housing than at the outset of regeneration;*
- *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 greater usability of recreational space, and an area of public realm in the centre.*

Development will be integrated with surrounding areas, 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.

7.2.5 The Dee park and open space redevelopment is needed to improve provision which has remained unchanged throughout all of the Phase 1 and Phase 2 housing developments. The remaining portacabins on site have been removed, the existing ball court is in need of refurbishment and there is little vegetation on a predominantly tarmac area.

7.2.6 The Dee Park and Lyon Square open spaces are not currently functioning effectively, with a large ball court that is enclosed with restricted entry and exit, play equipment is in need of refreshment and does not provide sufficient provision for different ages groups or different community groups. There are no through routes on the site, and there are unsafe hidden areas. The safety and security of the open space will be improved with the new layout that should attract more diverse groups to use the area which at the time of the case officer site visit was neglected and under-used.

7.2.7 There have been a number of antisocial behaviour issues in the surrounding area. The increased provision should attract additional visitors to the site, with greater usage and more public involvement to try and change the character of the area and result in improved security and safety. The Police's Designing Out Crime Officer (DOCO) has reviewed the proposed design.

7.2.8 The site is not currently used significantly by the local community however the proposed scheme has a seated area which could be used by the community and the refurbished Dee Park site can be used by Community centre users.

7.2.9 The proposed scheme has been carefully designed to provide facilities for a range of groups, with involvement from the community and consultation events to ensure that the provision is most suited to what is needed in the area with provision for different age groups, accessible features, specific designs that facilitate groups of girls being able to meet and feel safer in an open space in addition to all members of the community being able to enjoy an open space incorporating colour, artistic features of Reading history such as the 'Lyon Square Arch' (as mentioned in 3.4 above and as shown in Plans and appendices below), set within a landscaped area. The redevelopment of this site is overdue in order to contribute towards the final stages of the regeneration of the area and to satisfy the provision of the Dee Park Planning Brief.

7.2.10 The current Local Plan has a West Reading Tilehurst Site-Specific Policy for Dee Park which is Policy WR1. The proposals are considered to comply with policy WR1 (Dee Park)

and H14 (Suburban renewal and regeneration) as the Dee Park open space improves the character of the area and provides greatly improved facilities in an area which has expanded greatly since the Dee Park Planning Brief was adopted in 2008, with over 900 homes to be provided, a new school and a respite care centre. The proposal would provide an enhanced open space and resultant benefits needed to the local community in an important regeneration area. It complies with policies EN9 (Provision of open space) and EN10 (Access to Open Space) as the park and open space is an essential requirement for the need of the surrounding residents. In addition it complies with Policy OU1 (New and Existing Community Facilities) as the new external community meeting area is located at a site accessible by walking, cycling, wheelchair and driving and a key centrepiece for the local community, providing additional provision for the Dee Park Community centre.

ii. Design of the new play space

- 7.3.1 The final detailed design of the proposal is still to be finalised at the time of writing this report. The design of the playground will include a range of play apparatus such as potentially a carousel, a basket swing, slide and play frame for the under 5s. For older children there would be a multi element play structure, and the refurbished/re-sited MUGA. The RBC Street scene play team are currently providing advice on the most suitable play equipment to be sourced for the site, to encourage more 'transitionary play' (to enable children to move between different the different age ranges of play equipment) and to attract the greatest interaction in consideration of public feedback received during the consultation events. Additional product specification details for outstanding materials would be required for the proposed equipment by condition regarding the product specification prior to installation.
- 7.3.2 Full details of the equipment are not available at the time of writing. However, as the proposal is set within a community open space which has an existing play area and multi-use court, in an existing formal playground, officers consider that the height and type of equipment is unlikely to be harmful to the character and appearance of the surrounding area. Officers are therefore satisfied that the exact details of the proposed play equipment are not required to determine the application at this stage and that these details can be dealt with by condition to ensure suitability in terms of variety, accessibility of use and security matters.
- 7.3.3 The proposal would not result in the loss of sports facilities as a multi games area would be retained and improved. The proposal is considered to comply with NPPF 2024 paragraph 103 as provision would continue to enable use of 'high quality open spaces and opportunities for sport and physical activity' Significant weight is given to the benefits of sports and activities within the provision and would allow residents to engage in active and physical facilities and to encourage wider community use. The Dee park open space would continue to encourage local residents to have an active and healthy lifestyle, whilst enjoying the open space to promote healthy communities.
- 7.3.4 The play area will be linked to the community centre by a pathway crossing the middle of the site.
- 7.3.5 The indicative layout is designed to be more inclusive with accessible play equipment and planted areas, a roundabout, floor trampoline and smooth surfaces, with level access to the site for wheelchair users and quieter spaces for relaxation. Space for Girls Guidance has also been taken into account in designing the layout to provide areas with clear visibility and exit routes and places to congregate in a safe environment in a more inclusive setting.
- 7.3.6 No lighting is proposed for the site. There are street lamps surrounding the site and sight lines are proposed throughout the site. It is important that vegetation is maintained to 1m in height to allow views in to the area from surrounding residential accommodation. As a result of the above, the improved open space would encourage greater use during daylight hours.

7.3.7 The DOCO (the police Designing Out Crime Officer) has provided feedback in terms of ensuring safety and security at the site. The design and layout has been created to allow greater surveillance of the site than at present and to try and stop the opportunity for bullying by designing out anti-social elements from the proposed scheme. It is recommended that an ongoing maintenance scheme is included in the landscaping condition to ensure that vegetation height and canopy of trees planted around the site are maintained. CCTV is not proposed due to the sensitivities of CCTV use within play areas. A wider natural surveillance of the site will be enabled around the site, with the new pathway dividing up the location, creating a new route to the community centre.

7.3.8 Four trees are proposed to be removed from the site as they are not in a healthy state or are growing in inappropriate locations. Overall there is a significant uplift in the number of replacement trees, with 11 trees proposed to be planted and soft landscaping proposed which will result in a significant increase in biodiversity at the site. The remaining trees around the site will be protected during the development. The increase in greening and ecology is welcomed at the site. Officers are confident that an increase in biodiversity net gain (BNG) will be achieved on site, however further information has been requested, with clarification regarding the numbers, sizes, schedules of plants and species proposed. In this instance, given the relatively small amount of biodiversity currently, it is recommended that BNG and landscaping be allowed to be agreed by condition.

7.3.9 As a Minor level planning application, a betterment of the existing water infiltration levels to the ground is not required, although the application is seeking to provide such a betterment as far as is feasible. Further information has been requested in relation to drainage due to the different levels. Officers are confident that a suitable drainage strategy will be achieved due to the increase in semi-permeable surfacing, proposed enhanced landscaping scheme and the reduction in the amount of tarmac on site and recommend that this be allowed by condition. A SUDS condition is recommended for an acceptable scheme to be approved prior to the commencement of works at the site.

7.3.10 No parking is proposed, however there are parking spaces around the site boundary including two disabled parking bays in close proximity. A low-level safety rail will be retained around the edge of the development to protect visitors in the playground from cars along Eddleston Way. A condition is required for a construction method statement prior to commencement of the proposed works. Highways will need to be informed of any works affecting the public highway, which is recommended as an informative.

7.3.11 A phase I and phase II contaminated land survey have been conducted at the site which are considered satisfactory. A condition is recommended, to protect future users of the open space and play area, in the event that any unidentified contamination is discovered on site.

iii. Residential disturbance

7.4.1 Play spaces near to residential properties can be a particular source of disturbance to amenity and the enjoyment of people's homes and gardens. Fields in Trust provides standards to be met for places that provide sports activities with guidance known as the 'Six Acre Standards' to become a benchmark standard for outdoor sports and play, which can be adjusted to take into account of local circumstances (see reference above). This standards advise that there is a 'buffer zone' area of space to provide further separation between the play space and residential amenity, to protect users within the play space and to reduce overlooking into and from neighbouring properties. The proposal is presented as a local equipped area for play (LEAP) with equipment that can be used by children independently and would usually be required to have a minimum 20m separation between activities and the nearest property, with a 10m buffer area; which are greater distances than the location of residents to the existing area used as a park/sports area. Requirements for separation distances however are much greater for a MUGA multi use games area with a distance of 30 metres. The proposed MUGA will be approximately 23m away from the nearest flats on Kinloch Road and 22m away from the houses on Glenmore Place slightly moved up to the end of the site opposite the Dee Park Community Centre, whilst the play area will be approximately 16m away from the properties on Eddleston

Way, in the same location as the existing provision. The location of the existing playground and MUGA were established before the surrounding residential housing was built..

7.4.2 The potential for disturbance from the new development is a key consideration, however in this instance, the replacement MUGA is a continuation of an existing use for the site, with minimal changes to the buffer distances between the play area and nearby houses/flats. The location of the MUGA will be closer to the flats on Kinloch Road, however this area is separated by car parking spaces, tree planting and vegetation. It is already in an area used by members of the local community and is sited in close proximity to the Dee Road Community Centre. Overall, officers consider that there will be some intensification of use (due to increased attractiveness of the space), however the benefit of the facilities provided for the wider community is considered to outweigh any modest increase in disturbance which may occur. A separate materials condition is recommended so that the design and materials can be submitted to ensure that noise from ball impacts can be minimised.

7.4.3 The location and height of the play equipment (to be confirmed in the Update Report) will be required to have minimal impact on residential amenity, to take account of the reducing site gradient downwards towards the community centre. Further information has been requested regarding the materials for the proposed replacement MUGA and surrounding fencing which will be secured by condition.

7.4.4 Vegetation and trees around the site will provide an element of visual privacy for neighbouring properties but will need to be closely managed to allow views across the site. The outlook will be improved by the redeveloped area rather than a run down and underutilised area. The site is surrounded by roads and car parking spaces which also provide a buffer between residential housing and the play space/community area. The layout of design has been designed to make the site safer, more secure and accessible, providing an improvement for the surrounding area.

7.6.5 Overall, officers advise that the proposal is considered unlikely to cause a substantial increase in noise and disturbance to nearby sensitive receptors (residential occupiers) and is therefore, acceptable in terms of Policy CC8.

8 Equality implications

8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application. Indeed as explained above, the detailed design of the open space will be carefully considered in relation to access for all in the various conditions submissions.

9 Conclusion

9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.

9.2 Officers consider that the proposed works are acceptable as they would suitably preserve the amenity of neighbouring residential properties, would maintain trees and secure additional tree planting and would improve the playground and its accessible and inclusive facilities for the local community.

9.3 As such, this application is recommended for approval due to the number of public benefits provided by the redevelopment of the Dee park and community open space, subject to the recommended conditions.

Plans & Appendices

1. Layout



RBC-DPR-HTA-L-DR_0900 Rev G Illustrative plan, represents the location, design and sizes of what is proposed on site

2. Proposed play provision



3. Lyon Square arch



4. Site photographs



View from Eddleston way of the existing playground and MUGA located next to residential housing, former portacabins and parking spaces, also showing the different heights of the site and the existing low retaining barrier.



View from the existing multi use pitch



View from the existing multi use pitch, with the former portacabins removed