

25 June 2025

Title	PLANNING APPLICATION UPDATE 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
Recommendation	As per main report.
Conditions	As per main report, with the addition of a new condition in respect of footpath works.
Informatives	As per main report.

1. AMENDMENTS

1.1 Additional consultation feedback has been received on the proposal since the publication of the Main Agenda report.

1.2 RBC Transport Strategy

Additional issues have been raised since the publication of the Planning Applications Committee report regarding the importance for access from the proposed Dee Park Open space to the adjacent footpaths to ensure that all of the access points into the Dee Park open space, play area and MUGA remain accessible from the adjacent footpath that runs between the site and the Dee Road Community Centre due to a potential difference in the level of the land between the site and the footpath once the replacement surfaces have been installed.

Designing Out Crime officer, Thames Valley Police, Response 2

1.3 Additional comments:

1.3.1 The proximity of the footpath to the seating area to in? the MUGA would create an intimidating environment for passers-by and users of the seating area. It is

recommended that some separation is provided between the footpath and the MUGA/seating area in the form of additional landscaping. – **Case officer response:** *Additional landscaping is being reviewed as part of the pre-commencement hard and soft landscaping scheme condition to address the comments raised and to create some separation.*

- 1.3.2 The DOCO suggests gating of the park and footpath to require those on bikes and scooters to dismount when accessing the footpath in order to slow down before entering the park – **Case officer response:** *A condition is proposed for additional information to ensure safe pedestrian access into the Dee park open space, access will need to remain inclusive for all.*
- 1.3.3 The DOCO queried the proposed amount of landscaping around the site and concern that the level of natural surveillance would be reduced. – **Case officer response:** *The hard and soft landscaping scheme is being amended to ensure that significant sight lines will remain around the site and to facilitate natural surveillance of the site.*

Additional Condition

2.1 Access/footpath

An additional pre-commencement condition is required due to the requirement for additional information. The additional condition proposed is that no development shall commence on site until full details have been provided for all access points for pedestrian access and egress into Dee Park open space area and the MUGA including full details of land levels (topography), in association with site drainage, hard and soft landscaping and any resurfacing or regrading required to ensure that pedestrian access and egress to the site remains accessible and safe for all users. To comply with policies CC7, TR3 and EN18 and protect the safety and accessibility for all users of the site.

- 2.2 The additional condition is recommended to ensure that access into the Dee Park open space will remain accessible following the refurbishment of the site
- 2.3 It is considered that all of the consultee feedback raised has been integrated into the final phase of the scheme.

Conclusion

- 3.1 The additional information above does not change the overall conclusion and recommendation.

Officer: Nathalie Weekes