



Spencers Wood Primary School Planning Statement

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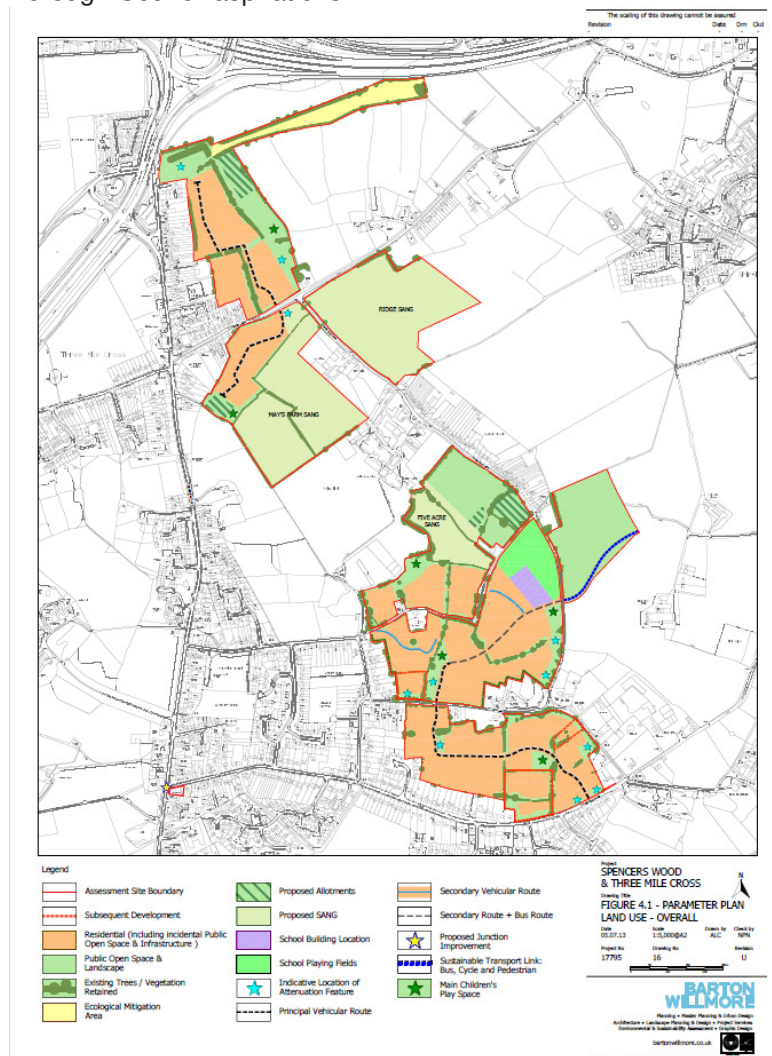
Executive Summary

In 2014, approval was granted for an Outline Planning application for the Land at Church Lane, Hyde End Lane, Hyde End Road and Three Mile Cross, for up to 900 dwellings, with a primary school, public open space and landscape under planning application O/2013/0346.

The Land-use Masterplan approved at the time of outline planning, is shown below.

Within the wider development, the residential elements have all been consented and the majority have been or are nearing completion. The provision of a new primary school included within the outline planning permission requires that a Reserved Matters planning application be submitted.

The Council's intention is to deliver a one form entry (210 pupils) primary capacity via a satellite school provision. This will serve as a satellite to a nearby primary school and will therefore share some facilities in this respect. The design demonstrates that the site can suitably accommodate the primary school and all associated infrastructure/provisions in line with relevant standards, guidance and Wokingham Borough Council aspirations.



Land use masterplan as part of O/2013/0346.

Policies

The following policies have been consulted as part of the development of the proposed design:

National Planning Policy Framework (NPPF)

The National Planning Policy Framework is a key part of planning reform to make the planning system less complex and more accessible. These actions have been taken for the purpose of protecting the environment and promoting a sustainable growth of the built environment.

Wokingham Adopted Development Plan

The development plan is made up of a collection of local plan and neighbourhood development plan documents. Together these set out a strategy for how growth and development will be managed which forms the starting point for determining planning applications.

Wokingham Core Strategy

The Core Strategy is a high-level document setting out the strategy for managing development until 2026. This includes policies and strategies to provide new housing, schools, roads, places to work and other services.

Wokingham Managing Development Delivery (MDD)

The Managing Development Delivery local plan builds on the strategy set out in the Core Strategy and sets out more detailed policies for managing development.

Shinfield Neighbourhood Development Plan

The Neighbourhood Development Plan covers the period from 2016 through to 2026, which is the period of growth outlined in the South of M4 Strategic Development Location (SDL) Supplementary Planning Document (May 2011) produced by Wokingham Borough Council.



Proposed Spencers Wood Primary School site plan

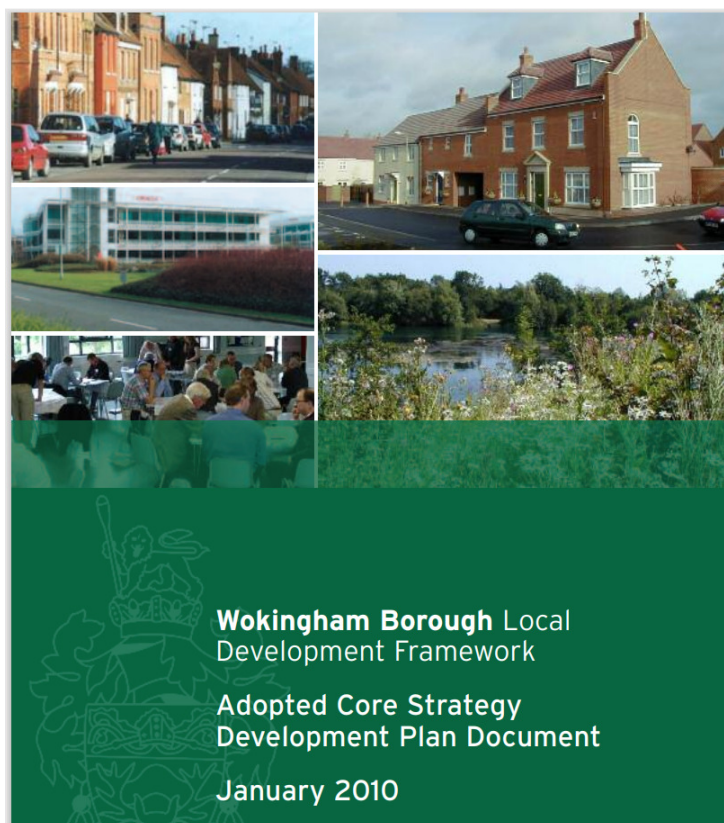
National Planning Policy Framework (NPPF)

NPPF through Chapter 8 paragraph 94 states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should;

1. Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and,
2. Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Core Strategy



The Core Strategy includes a number of high-level policies in order to achieve the objectives and vision set out in the earlier sections. It also includes a number of policies relating to specific strategic proposals e.g. SDL in policies CP18-21. Proposals comply with relevant policies, together with other parts of the Development Plan.

The policies are arranged into broad themes applying to the whole borough before more specific issues are considered.

Sustainable Development

Planning permission will be granted for development proposals that:

1. Maintain or enhance the high quality of the environment;
2. Minimise the emission of pollutants into the wider environment;
3. Limit any adverse effects on water quality (including ground water);
4. Ensure the provision of adequate drainage;
5. Minimise the consumption and use of resources and provide for recycling;
6. Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;
7. Avoid areas of best and most versatile agricultural land;
8. Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
9. Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
10. Provide attractive, functional, accessible, safe, secure and adaptable schemes;
11. Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and

12. **Contribute towards the goal of reaching zero-carbon developments as soon as possible by:**
13. **Including appropriate on-site renewable energy features; and**
14. **Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.**

Development within the borough should enhance the overall sustainability of the area through minimising impact on the environment, including access to facilities as detailed under CP9. As is recognised in both the Community Strategy and the Spatial Objectives, the community values the high quality of the environment within the borough. It is therefore important that any proposals for development do not harm this or adversely affect the quality of life of residents, workers and visitors.

Landscape Character

The Council's Landscape Character Assessment highlights the areas of the borough with landscapes which should be protected or enhanced by development. The Council's Borough Design Guide SPD (July 2007) provides guidance on how schemes can reflect the quality of the borough's character. Village Design Statements provide similar guidance for smaller areas.

Proposals that enhance the quality of the environment of the borough could include those that improve the openness of the areas outside of development limits defined under Policy CP9.

Flooding

Landowners and developers have the primary responsibility for protecting their land against the risk of flooding. They are also responsible for managing the drainage of their land such that they do not adversely affect adjoining properties. It is essential that future development is planned carefully, in accordance with PP25 (and the accompanying Good Practice Guide), the Flood Direction 2007 and the Wokingham Borough Strategic Flood Risk Assessment, steering it away from areas that are most at risk from flooding and ensuring that it does not exacerbate existing flooding problems.

A planning solution to flood risk management should be sought wherever possible. At the planning application stage, the developer/ applicant is responsible for preparing a detailed site based Flood Risk Assessment or Drainage Impact Assessment depending upon the location and scale of development.

It is essential that the developer/ applicant consider the possible change in flood risk over the lifetime of the development because of climate change. Sustainable Urban Drainage Systems can be used to minimise the risk and impact of flooding. Developers will be expected to provide and fund effective SUDS maintenance regimes. New development should be designed to be resilient to flooding as appropriate.

The completed Wokingham Borough SFRA highlights where the impacts of flooding (including from groundwater) and surface water runoff (both on and off site) will need to be addressed. The SFRA is a strategic document which identifies zones of risk to help in the allocation of land for development, for Development Management decision making purposes, to develop emergency plans and highlight possible requirements that may be needed in a more detailed FRA. Proposals need to include measures to reduce water consumption so that the impacts of water abstraction upon Natura 2000 sites as explained in the Appropriate Assessment are avoided. The minimisation of impacts on air quality will also help address the impacts of development on Natura 2000 sites as highlighted in the Appropriate Assessment.

Natural Resources

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and effectively and take account of the effects of climate change. Delivering on sustainable energy can bring significant social, environmental and economic benefits to Wokingham Borough.

Renewable Energy/ Zero Carbon Development

As a result of the rapidly changing situation the Council is taking a flexible approach to the provision of on-site renewables and other sustainable forms of development dealt with in CP1.

The Council will expect developers to use the Buildings Regulations and other national guidance (at the time of application) to demonstrate that in order to achieve reductions in carbon emissions, a percentage of energy used in developments be provided by on site renewable energy installations. The Council will seek over and above the minimum national and regional targets through the Managing Development Delivery DPD.

Development for the generation of energy from renewable resources will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social and economic or other benefits. Overall, the Council wants to achieve zero carbon development as soon as possible.

It is recognised that small-scale projects make a valuable contribution to the overall outputs of renewable energy and therefore help meet renewable energy targets both locally and nationally. Only where a developer can satisfy the Council why the higher target cannot be achieved will a lower target be provided.

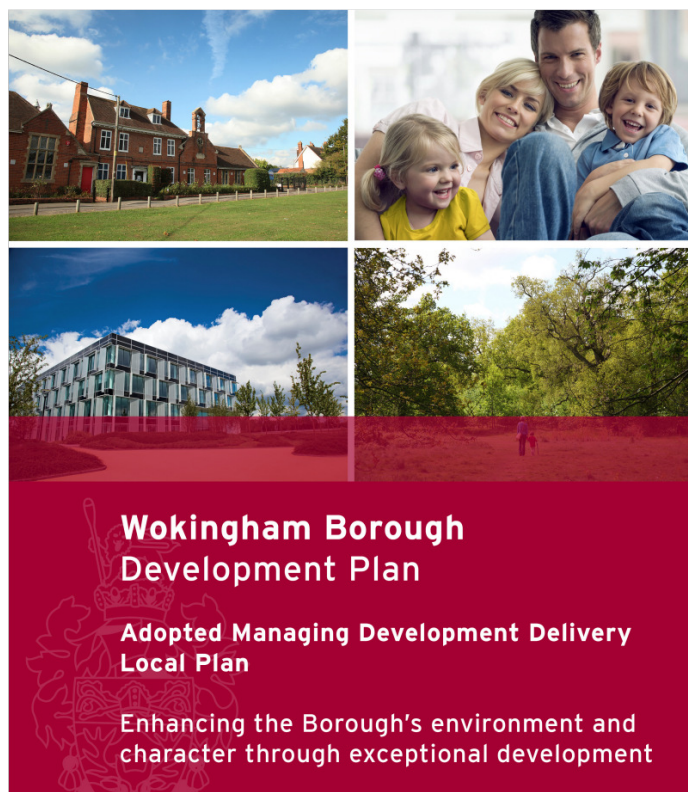
The Council will need to make provision for implementing the renewable energy generation targets and strategy set out in the SEP (Policies NRM11- NRM16).

The speed of progress towards these aims will be kept under review in future local development documents, having regard to Government and regional policy, developments in technology and science, and the impact of viability of development.

Noise

The community, Government and regional policy (PPG24 & SEP Policy NRM10 respectively) recognise the need for proposals to avoid areas of noise. Within the borough, noise issues arise in a variety of locations including alongside the major roads and the railway lines within the Strategic Transport Network. Proposals should have regard to the advice in PPG24 concerning the suitability of different locations (based on noise exposure levels) for a variety of activities and the Air Quality Management Areas of the borough. The LAA includes targets for dealing with local concerns about anti-social behaviours and crime. Initiatives such as 'Secured by Design' can make a contribution to this.

Managing Development Delivery



Policy CC01: Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay.

Policy CC02: Development Limits

Development limits for each settlement are defined on the Policies Map.

Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built-up area and the open countryside by taking account of the character of the adjacent countryside and landscape.

Policy CC03: Green Infrastructure, Trees and Landscaping

Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

Protect and retain existing trees, hedges and other landscape features

Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

Policy CC04: Sustainable Design and Construction

Planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments

Policy CC05: Renewable energy and decentralised energy networks

Planning permission will only be granted for proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology where the development is for Non-residential proposals of more than 1,000 sq m gross floorspace.

Refer to Energy Strategy Report and Sustainability Strategy Report as submitted as part of the reserved matters planning application.

Policy CC06: Noise

Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts.

Refer to Noise Assessment as submitted as part of the reserved matters planning application.

Policy CC07: Parking

Planning permission will only be granted where the proposal demonstrates the following: a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD b) That the new scheme retains an appropriate overall level of off-street parking.

Refer to School Travel Plan as submitted as part of the reserved matters planning application.

Policy CC09: Development and Flood Risk

Refer to the Drainage Strategy as submitted as part of the reserved matters planning application.

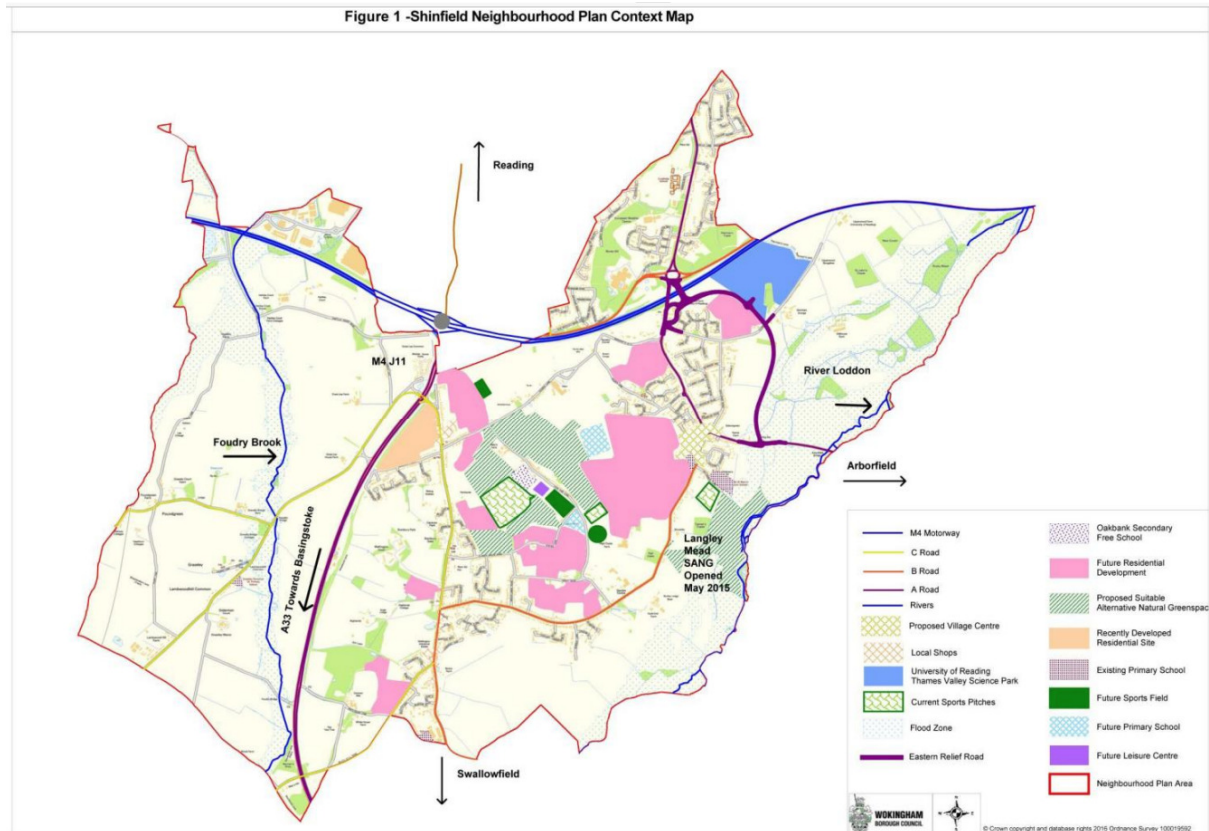
Policy CC10: Sustainable Drainage

All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through a) A Flood Risk Assessment, or b) Through a Surface Water Drainage Strategy.

Refer to the Drainage Strategy as submitted as part of the reserved matters planning application.

Shinfield Parish Neighbourhood Development Plan 2017

The Neighbourhood Development Plan covers the period from 2016 through to 2026, which is the period of growth outlined in the South of M4 Strategic Development Location (SDL) Supplementary Planning Document (May 2011) produced by Wokingham Borough Council (WBC).



Shinfield Neighbourhood Plan Map with the Spencers Wood Primary School site highlighted in blue hatch area

The above map of Shinfield Parish shows the Strategic Development Location (SDL) area, existing settlements and infrastructure. The map shows the approved development for the parish, expected to be delivered during the lifetime of the plan (to 2026).

Spencers Wood Primary School is on an allocated site with the Neighbourhood Plan.