



Planning Statement

St Crispin's School

London Rd

Wokingham

RG40 1SS

Planning application for new fencing

26 February 2025

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1.0 Introduction

This Planning Statement supports the application for provision of new fencing to the front of St Crispins School, outside the former leisure centre.

1.1 Site Location & Access

St Crispin's School is located on London Rd, Wokingham.

The building lies within a predominantly educational and residential area with good access from London Road.

Vehicular and pedestrian access is already well established and will remain unchanged.



Figure 1 – Satellite image of the site.

1.2 Background

The former leisure centre, which adjoins the school site, is now being formally integrated into the school's operations.

The site is owned by Wokingham Borough Council and leased to and managed by The Circle Trust.

The proposed fencing is required to enclose the school boundary to improve security, prevent unauthorised access and antisocial behaviour to the building frontage.

These works also align with the school's safeguarding requirements and inclusive access objectives.

2.0 Proposed Works

The proposed development include the installation of a new 2m high external fence with a gate to provide access into the area.

3.0 Planning Policy

3.1 WBC Local Plan – Core Strategy

CP1 – Sustainable Development

The proposed works support the continued use and improvement of an existing educational/community facility. Materials will be responsibly sourced, with steel and aluminium used for windows and doors being fully recyclable.

CP2 – Inclusive Communities

The development supports both educational and community access. The leisure facilities will be used by pupils during school hours and by the wider community outside of these times, promoting health and wellbeing in the local area.

CP3 – General Principles for Development

The proposals respect the character of the area and the existing building. They have been designed to avoid overlooking, overshadowing, or overbearing effects on nearby uses. No loss of amenity will result.

CP6 – Managing Travel Demand

The alterations do not increase the intensity of use or lead to an increase in traffic generation. Existing access and parking arrangements remain unaffected.