



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 11 JUNE 2025 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Susan Parsonage', written in a cursive style.

Susan Parsonage
Chief Executive
Published on 3 June 2025

Note: Members of the public are welcome to attend the meeting or participate in the meeting virtually, in accordance with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services: Democratic.services@wokingham.gov.uk

The meeting can also be watched live using the following link:
<https://youtube.com/live/I32itrzacJU?feature=share>

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Our Vision
<i>A great place to live, learn, work and grow and a great place to do business</i>
Enriching Lives
• Champion excellent education and enable our children and young people to achieve their full potential, regardless of their background. • Support our residents to lead happy, healthy lives and provide access to good leisure facilities to enable healthy choices for everyone. • Engage and empower our communities through arts and culture and create a sense of identity for the Borough which people feel part of. • Support growth in our local economy and help to build business.
Providing Safe and Strong Communities
• Protect and safeguard our children, young and vulnerable people. • Offer quality care and support, at the right time, to reduce the need for long term care. • Nurture our communities: enabling them to thrive and families to flourish. • Ensure our Borough and communities remain safe for all.
Enjoying a Clean and Green Borough
• Play as full a role as possible to achieve a carbon neutral Borough, sustainable for the future. • Protect our Borough, keep it clean and enhance our green areas for people to enjoy. • Reduce our waste, promote re-use, increase recycling and improve biodiversity. • Connect our parks and open spaces with green cycleways.
Delivering the Right Homes in the Right Places
• Offer quality, affordable, sustainable homes fit for the future. • Ensure the right infrastructure is in place, early, to support and enable our Borough to grow. • Protect our unique places and preserve our natural environment. • Help with your housing needs and support people, where it is needed most, to live independently in their own homes.
Keeping the Borough Moving
• Maintain and improve our roads, footpaths and cycleways. • Tackle traffic congestion and minimise delays and disruptions. • Enable safe and sustainable travel around the Borough with good transport infrastructure. • Promote healthy alternative travel options and support our partners in offering affordable, accessible public transport with good transport links.
Changing the Way We Work for You
• Be relentlessly customer focussed. • Work with our partners to provide efficient, effective, joined up services which are focussed around our customers. • Communicate better with customers, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough. • Drive innovative, digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.
Be the Best We Can Be
• Be an organisation that values and invests in all our colleagues and is seen as an employer of choice. • Embed a culture that supports ambition, promotes empowerment and develops new ways of working. • Use our governance and scrutiny structures to support a learning and continuous improvement approach to the way we do business. • Be a commercial council that is innovative, whilst being inclusive, in its approach with a clear focus on being financially resilient. • Maximise opportunities to secure funding and investment for the Borough. • Establish a renewed vision for the Borough with clear aspirations.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Carol Jewell
Greg Bello
Stuart Munro

Martijn Andrea
Catherine Glover
Caroline Smith

Sam Akhtar
Moses Iyengunmwena
Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
1.	Non-specific	ELECTION OF CHAIR 2025-26 To elect a Chair for the 2025-26 municipal year.	
2.	Non-specific	APPOINTMENT VICE CHAIR 2025-26 To appoint a Vice Chair for the 2025-25 municipal year.	
3.		APOLOGIES To receive any apologies for absence.	
4.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 14 May 2025.	5 - 10
5.		DECLARATION OF INTEREST To receive any declaration of interest	
6.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
7.	Spencers Wood & Swallowfield	APPLICATION NO 241861 LAND AT CHURCH LANE AND HYDE END ROAD, SPENCERS WOOD AND THREE MILE CROSS, READING, RG7 1HB RECOMMENDATION: Conditional Approval. Case Officer: Abi Peacock	11 - 60

Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

C/A Conditional Approval (grant planning permission)
CIL Community Infrastructure Levy

R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval
PS	Performance Statistic Code for the Planning Application
Category	

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 14 MAY 2025 FROM 7.00 PM TO 8.15 PM**

Committee Members Present

Councillors: Carol Jewell (Chair), Martijn Andrea (Vice-Chair), Rachelle Shepherd-DuBey, Sam Akhtar, Greg Bello, Moses Iyengunmwena, Stuart Munro, Andy NG Siu-hong and Wayne Smith

Councillors Present and Speaking

Councillors: Katrin Harding

Officers Present

Rachel Lucas, Legal
Madeleine Shopland, Democratic and Electoral Services Specialist
Brian Conlon, Operational Lead - Development Management

Case Officers Present

Mark Croucher
James Fuller

51. APOLOGIES

There were no apologies for absence received.

52. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 12 March 2025 and the Minutes of the Extraordinary meeting of the Committee held on 30 April 2025 were confirmed as a correct record and signed by the Chair.

53. DECLARATION OF INTEREST

Councillor Wayne Smith declared a Personal and Prejudicial Interest in item 55 Application No 250452 GTO House Floral Mile Bath Road Hare Hatch Wokingham RG10 9ES, on the grounds that he would be speaking in support of the application as a Ward Member. He did not participate in the debate or vote on the item.

54. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no items to be withdrawn or deferred.

55. APPLICATION NO 250452 GTO HOUSE FLORAL MILE BATH ROAD HARE HATCH WOKINGHAM RG10 9ES

Councillor Smith did not participate in the debate of or vote on this application.

Proposal: Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.

Applicant: GTO Engineering

The Committee considered a report on this application, set out in agenda pages 13 to 44.

The Committee was advised of the following updates:

- Clarification that the proposed number of parking spaces would be 59 and not 56.

- Councillors' attention was drawn to the greenbelt threshold. The application was considered to fall significantly short of the threshold of causing substantial harm to the openness of the green belt.

James Crossland, applicant, spoke in support of the application. He spoke about the business' ties with the Holt School who had sent a student for work experience recently, and the local community. GTO Engineering were committed to providing a pleasant space for their employees, and to growing a sustainable, long-term business, supporting the local economy.

Wayne Smith, Ward Member, spoke in support of the application. He highlighted that no objections had been received, excepting a request from Highways for further information on parking, which had now been provided. Councillor Smith emphasised that there would not be a negative impact to the street scene or green gap. He highlighted that the application would benefit the local economy.

In response to a question from Councillor Shepherd-Dubey regarding pollution, Mark Croucher, Case Officer, stated that the nearest neighbouring residential property was 120m away and that activity would be confined within the buildings.

Councillor Akhtar commented that he was impressed with the design. His initial concerns regarding street scene had been allayed as the proposed workshop would sit behind the main building.

It was proposed by Councillor Akhtar and seconded by Councillor Munro that the application be approved.

RESOLVED: That

- 1) planning permission for application 250452 be granted subject to the following:
 - a) Completion of a legal agreement relating to the following head of terms: 1. Employment Skills Plan. (subject to such additional, updated obligations or conditions (if any) as agreed by officers on behalf of the Assistant Director – Place and Growth) and conditions and informatives set out in pages 24 to 28 of the report.
 - b) Alternative recommendation: That the Planning Committee authorise the Head of Development Management to refusal planning permission in the event that: 1. A S106 legal agreement satisfactory to officers (on behalf of the Assistant Director – Place and Growth) is not completed.

56. APPLICATION NO 250407 LAND SOUTH OF OAK TREE WAINGELS ROAD CHARVIL

Proposal: Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings.

Applicant: Edward Mather

The Committee considered a report on this application, set out in agenda pages 45 to 76.

The Committee were advised that updates contained within the supplementary agenda included:

- Summary of four consultation responses from neighbouring residents;
- Clarification regarding the extent of land ownership and accuracy of the red line plan.

James Fuller, Case Officer, explained that a permission in principle application was an alternative means of obtaining planning permission for housing lead development and separated the consideration of matters of principle for the proposed development from the technical details. He went on to highlight that the process had two stages, the first establishing whether a site was suitable in principle, and the second, the assessment of the detailed development proposals. The Committee was informed that the scope of a permission in principle was limited to location, land use and amount of development.

Lee Cripps, Charvil Parish Council, spoke in objection to the application. He commented that attempts to install main sewerage in the vicinity of Charvil and Waingels Road over many years, had so far been unsuccessful. He questioned if another 9 houses would be expected to have septic tanks. Any overflow from these would drain towards Ashenbury Lake. He went on to refer to density of housing. Many of the existing houses on Waingels Road were on 1 to 1.5 acre plots, whereas the application proposed 9 houses on 2.3 acres. He indicated that the density was less favourable than the recently approved application for 75 homes elsewhere in Charvil, and was of the view that the applicant was looking to shoehorn houses into an inappropriate space. Lee Cripps spoke about transport and sustainability and argued that it was not a sustainable transport location. Residents did not use public transport for reasons including poor service, distance to the bus stops and inadequate pavements on Waingels Road. Additional homes would also lead to more cars on the roads. The need for a single lane access road with traffic controls was highlighted. Finally, Lee Cripps indicated that Ashenbury Park in which the site would sit had previously been a landfill site, so contaminated land was a possibility. The Parish Council accepted that there was a need for more housing in the Borough but felt that this application was not appropriate.

Jim Gillett, resident, spoke in objection to the application. He spoke regarding context and emphasised that the 9 houses would not be infilling and were not in context. A new building line would be created, and the houses would not be similar to existing properties. He noted that a house built recently had been built on a 1.5 acre plot. Jim Gillett expressed concerns regarding pollution and explained that the site would be built on reclaimed land. There had been no information to suggest that testing had been carried out and there were existing issues around leaching in the area. The 9 properties were unlikely to have mains drainage and therefore the use of septic tanks and soakaways would be required. He was of the view that allowing the application would not be good planning practice.

Adam Constantinou, agent, spoke in support of the application. He reminded the Committee that they could only consider land use, location, and quantum at this stage. He emphasised that Waingels Road had been judged to be a sustainable location by the Planning Inspectorate in recent decisions, and also by officers. Waingels Road was within walking and cycling distance of facilities in Woodley and Charvil. With regards to land use, the application site would be a logical, well enclosed addition rather than an isolated development, being naturally contained by existing residential development and landscaping. Adam Constantinou stated that 9 properties could comfortably be accommodated. In addition, the site would provide much needed housing in the Borough.

Katrin Harding, Ward Member, spoke in objection of the application. She explained that the site was within designated countryside and as such policy CP11 would be contravened. A new line of development would be introduced between Woodley and Charvil. She commented that the proposed density was much greater than surrounding properties, creating an inappropriate contrast with the character of the area. This raised concerns regarding the quantum of the application. Katrin Harding went on to state that the location was intrinsically linked to environmental concerns. She highlighted that the site was immediately adjacent to Ashenbury lake and near a bird sanctuary. In addition, adding more houses without mains sewerage risked environmental harm. She also commented that the site had previously been used for landfill, raising concerns around health and safety and land stability. It was noted that 9 houses was just below the threshold for a more detailed application. There were concerns about the lack of transparency and the possibility of a piecemeal creep of development.

Councillor Jewell again reminded the Committee of the limited factors which could be taken into account when considering the application.

The Committee noted that the Council currently had a 1.7 year land supply of deliverable sites. Councillor Shepherd Dubey queried what percentage this site would increase supply by. James Fuller responded that the application would make a modest, positive contribution to the Borough's housing needs, but it was not as simple as pure percentages. The land supply was reviewed yearly. Councillor Smith added that it would represent 0.010%. Brian Conlon responded that what an individual site contributed in percentages was not necessarily of value, it was what cumulative developments contributed. Small developments also had an important role to play.

Councillor Smith was of the view that the site was not logical, being immediately located by a lake. He stated that it felt like an example of back yard development, and questioned the assertion that it was within walking distance to facilities in Charvil and Woodley. James Fuller responded that it was not back garden development. The site had part agricultural usage and scrubland. He emphasised that it had been deemed sustainable by a Planning Inspector and an adjacent site had also been considered sustainable by the Local Planning Authority. Departing from those conclusions would be inconsistent. He confirmed that the site was below the 1 hectare threshold.

Councillor Smith asked for officer comment as to whether it was a logical site. It had not been included in the Local Plan, when the HELAA in 2021 had not recommended this site because the land was considered to be unsuitable and not relating to the existing settlement pattern due to the impact on landscape and character. James Fuller indicated that the situation had changed and referred to the current 1.7 year land supply of deliverable sites.

Councillor Andrea commented that the tilted balance was engaged and as such there was a presumption in favour of development unless there was significant harm which outweighed the benefits of the application. He had some concerns regarding the site relating to sewage and landfill; however, these would be appropriate for the next stage of the process. He commented that the application site was not unsustainable and would not be isolated.

Councillor Jewell noted that the drainage officers had reviewed the application and had, had no objections.

Councillor Munro questioned should the application be approved, if the Committee would consider the next stage of the process. He was informed that as it was not a major application, the Committee would only review the application should it be listed. James Fuller explained that approval of permission in principle did not mean that any issues would be any less scrutinised by officers, at the next stage.

Councillor Akhtar asked about the conflict with CP11. James Fuller responded that the site was located in designated countryside. When looking at the purpose of CP11 which sought to maintain settlement limits and maintain the quality of the environment, it was considered that the application would not inflict on these objectives. There was a presumption in favour for sustainable development. The negative impacts of the development did not outweigh its benefits.

In response to questions from Councillor Iyengunmwena and Councillor Bello regarding density, officers explained that whilst density was a consideration, the site layout submitted was indicative and could be subject to change. A permission in principle looked at the amount of development and not how it was distributed.

Councillor Smith was of the opinion that it was not a good site, did not provide a natural extension to the current street scene or provide infill. He referred to the views across the lake which he believed would be impacted. He also commented that there had been some confusion around the boundary. Councillor Akhtar added that additional urbanisation would be created. He noted that the Countryside and Trees teams had objected to the proposal. James Fuller stated that it was not considered that there would be wider detrimental harm. Brian Conlon spoke about the value of the land. The magnitude of harm on the landscape had been concluded to be limited.

It was proposed by Councillor Andrea and seconded by Councillor Bello that the application be approved.

RESOLVED: That application 250407 be approved.

57. MAJORS PLANNING APPEALS PERFORMANCE UPDATE

The Committee considered the Majors Planning Appeals Performance Update.

RESOLVED: That the Majors Planning Appeals Performance Update be noted.

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Agenda Item 7.

Application Number	Expiry Date	Parish	Ward
241861	Thursday 31 st July 2025	Shinfield Parish Council	Spencers Wood & Swallowfield

Applicant	Wokingham Borough Council, Civic Offices Shute End, Wokingham, RG40 1BN
Site Address	Land At Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB
Proposal	Application for the approval of Reserved Matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.
Type	Reserved Matters Application
Officer	Abi Peacock
Reason for determination by committee	Applicant is Wokingham Borough Council

FOR CONSIDERATION BY	Planning Committee on Wednesday 11 th June 2025
REPORT PREPARED BY	Assistant Director - Place
RECOMMENDATION	APPROVAL subject to conditions and informatives outlined in Appendix 1 of this report.

SUMMARY

The application site comprises a circa 1.2 ha parcel of greenfield land located to the west of Hyde End Lane, south of Ryeish Lane, and north of Fullbrook Avenue. The site lies within the South of M4 Strategic Development Location (SDL) and is bound to the west by an existing footpath that borders residential development comprising both apartments and the side elevations of existing dwellings located on the western side of Shipridge Drive.

The current application is a Reserved Matters submission, pursuant to the original outline consent O/2013/0346 which granted approval for a new, up to three-form entry (3FE) primary school building sub-phase of the development on the site. Access for the wider site was also approved which included the key vehicular and pedestrian cycle links to the wider network, transport modelling and off-site highway improvements. These matters cannot be revisited at this stage and the purpose of this application is to provide further detail regarding the appearance, landscaping, layout (including internal access) and scale.

The school site was identified, and the principle of development, including the new school, was established (including access), under Outline Planning Permission O/2013/0346. This permission, granted in July 2014, was for a hybrid application—part outline—in respect of up to 900 dwellings, up to a three-form entry primary school, public open space, access, and landscaping (with means of access into the site to be considered); and part full—in respect of Suitable Alternative Natural Greenspace (SANG), following the demolition of the existing dwelling and ancillary buildings, including greenhouses, sheds, stables, and garage at 214a Hyde End Road.

The Outline Planning Permission allowed for a primary school of up to three-form entry, however the Council has identified that the need in this location can be accommodated

through a single-form entry primary school. Should there be a further need for school places in the future, this would be subject to a separate, full planning application.

To date, the housing and the majority of infrastructure proposed as part of the outline permission surrounding the application site has been constructed and completed.

The overarching vision of the SDL is to provide a coordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and sustainable. This includes the provision of schools, community facilities, high-quality open space and appropriate local transport and links.

The principle of development in this location has been established through its allocation by policy CP19 of the Core Strategy and through the Spatial Framework Plan within the South of the M4 Supplementary Planning Document, together with the outline planning permission. Additionally, the site is located within the development limits as identified in Policy 1 of the Shinfield Parish Neighbourhood Plan. Further planning history for the SDL provided below.

The application is before the planning committee as it is being submitted by Wokingham Borough Council, as required by the scheme of delegation. It is considered that the development would provide the facilities required by housing growth. Good access links to the school have already been identified through the approval of the primary infrastructure, and the early delivery of this infrastructure means that there would be safe routes to school.

Since the adoption of the Local Plan and the allocation of this site, the Detailed Emergency Planning Zone (DEPZ) has been expanded and the site now sits within this zone, albeit on its outer edges. Policy TB04 of the Wokingham Borough Managing Development Delivery Document (MDDD) states that development within the DEPZ will only be permitted where it can be demonstrated that the increase in the number of people living, working, shopping and/or visiting the development can be safely accommodated. The outline application was approved prior to the site falling within the DEPZ, and the school would serve the existing residents, most of whom are already located within the DEPZ; therefore, the principle of development is acceptable.

The development is well designed having regard to the constraints and requirements of the site. It would not have a detrimental impact on the character of the area or the amenity of existing residents beyond what was considered acceptable at the outline stage. The proposal also provides a good layout for the future users of the school without detrimental impact on ecology, flood risk, traffic or highway safety.

The school has been designed in accordance with best practice wherever possible and national standards for schools, this includes consideration of noise and air quality. A design brief has informed the Reserved Matters submission.

The proposal is well located to meet the needs of the existing population, is served by public transport, and comprises sustainable development that offers substantial public benefit in meeting the needs of the community and delivering Wokingham's development aspirations for the Shinfield Strategic Development Location. The application will deliver high-quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would justify refusal. Officers are therefore recommending the application for approval, subject to the conditions listed.

RELEVANT PLANNING HISTORY

Detailed planning history relating to the South of the M4 Strategic Development Location can be found on the council's website via this link: [Wokingham Borough Council Online Planning - Search](#). The most relevant planning applications for the wider site are outlined below.

O/2013/0346 - Hybrid application with part in outline in respect of up to 900 dwellings up to a three form entry primary school public open space access and landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG) following demolition of existing dwelling and ancillary buildings including greenhouses sheds stables and garage (214a Hyde End Road). - Approved 24/12/2013.

F/2013/0347 - Full planning permission for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road). - Note part of the 900 dwellings as referred to under O/2013/0346 (above) - Approved 24/12/2013

162829 - Application for Reserved Matters application for 175 dwellings including internal access roads, garages, parking places, open spaces, allotments, Multi-Use Games Area (MUGA) and Locally Equipped Area of Play. - Approved 10/03/17

163457 - Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for the primary infrastructure phase including Spine Road, Suds Ponds, Foul and Surface Water Drainage and Associated Landscaping - Approved 23/05/17

170010 - Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, Play Areas and associated landscaping enhancements. – Approved 26/07/17

170239 - Application for approval of Reserved Matters following outline approval (O/2013/0346) for a sustainable transport link to serve public transport (buses), emergency vehicles and pedestrian and cycle links. – Approved 07/12/18

181366 - Reserved Matters application Pursuant to Outline planning consent O/2013/0346 for the erection of 86 dwellings including internal access roads, garages, parking spaces, SuDs attenuation, open space, Play Area, Allotment and associated landscaping enhancements. – Approved 14/05/2018

DEVELOPMENT INFORMATION	
Site Area	Approximately 1.06Ha
Proposed Floor Area (School)	GIA – 1,760m ²
Proposed Parking Spaces (School)	49
Proposed Parking Spaces (Visitor)	16
Proposed Staff Parking Spaces	29
Previous Land Use	Greenfield
CONSTRAINTS	Strategic Development Location (SDL) as identified on the Core Strategy Flood Zone 1 SSSI Impact Risk Zone SPA Linear Mitigation Zone TPO (1622/2018 T1 and T2) Veteran Trees Forestry Commission Low Risk Area Potentially Contaminated Land Consultation Zone Partially Archaeological Sites Consultation Zone – Reading Central Library Landscape Character Assessment Area – Spencers Wood Settled and Farmed Clay Agricultural Land Classification Post 1988 – Grade 3a Mineral Safeguarding Area Detailed Emergency Planning Zone (DEPZ)

CONSULTATION RESPONSES	
WBC Environmental Health	No objection subject to conditions
WBC Economic Prosperity & Place	No response received
WBC Flood Risk Officer	No response received
WBC Drainage	No objection
WBC Highways	No objection subject to conditions
WBC Trees & Landscape	No objection
WBC Ecology	No response received
WBC Cleaner and Greener	No response received
WBC Archaeologist	No response received
Natural England	No objection
WBC Sustainability	No objection subject to conditions
WBC Education (School Places)	No response received
WBC Digital Solutions Scanning	No response received
Southern Gas Networks	No objection subject to informative
SSE Power Distribution	No response received
SSN Electricity Networks	No objection
Berkshire Archaeology	No objection subject to conditions
Royal Berkshire Fire & Rescue	No objection
Thames Valley Policy	No objection subject to conditions
Crime Prevention Design Advisor	No response received

REPRESENTATIONS

During the course of the application, the proposed site layout was amended and revisions to technical documentation made.

The original consultation ran between 29/07/2024 to 26/08/2024.

The second consultation ran between 9/12/2024 to 30/12/2025.

COMMENTS RECEIVED ON THE ORIGINAL SCHEME

Town/Parish Council: Shinfield Parish Council raised an objection on the following grounds (summarised). These are included in full at Appendix 2.

- Failure to mitigate the impact of the development under consent O/2013/0346 (130162)
- Failure to mitigate impact of other developments in Spencers Wood, Three Mile Cross and Swallowfield approved since 2013 (and including the 272 dwellings, in Three Mile Cross, approved in 2011 under 102544)
- Failure to provide safe sustainable travel routes to the school
- Failure to design a safe on-site road and parking arrangements
- The building location and massing is incompatible with planning for future increases in capacity.

A note was uploaded to the Council website dated November 2024 which responds to the concerns received by Shinfield Parish Council. This is in addition to several plans and reports being updated and amended to respond to these comments and consultee comments to date. The other points are addressed in the report below.

Neighbours:

21 letters of representation were originally received; these are summarised below:

6 letters were received in support of the application summarised as follows:

- Existing schools are oversubscribed, causing stress for families and increasing car use.
- School was promised as part of the Croft Gardens development; delays have caused frustration.
- Walkable for most residents, reducing traffic impact; bus route could also result in more use.
- Initial parking (16 spaces) may be enough, but future expansion or use of leftover land is suggested.
- A footpath inside the site is recommended.
- Better use of land than more housing or shops; strong support for a school benefiting the community.

6 letters of objections from neighbours were received (some of which include duplicate comments) on the following grounds, summarised:

- Traffic and Access:
 - Site access via congested residential estate.

- Unclear proposed routes (Fullbrook Ave or Ryeish Lane) — both problematic.
 - Narrow one-way roads with no walkways or cycle paths.
 - Existing bus service (Route 600) is inadequate.
 - School drop-off/pick-up will worsen unsafe parking.
 - Only 16 visitor spaces for 210 pupils — insufficient.
 - Concern over effectiveness of proposed “car-free zone.”
- Infrastructure and Environment:
 - Area already suffers from poor drainage and flooding.
 - Construction and school traffic will increase air, noise pollution.
 - Risk to wildlife and lack of green space preservation.
 - Insufficient street lighting, walkways, and safety features.
- Suitability and Community Needs:
 - Three primary schools already nearby — no clear need for another.
 - A local shop or GP would better serve the community.
 - Site location within housing estate is unsuitable.
 - Better alternative sites

7 letters of representation from neighbours were received (some of which include duplicate comments) on the following grounds, summarised:

- Supportive:
 - School was promised as part of the Croft Gardens development; residents expected a primary school on this site.
 - Urgent need for local school places due to oversubscription in existing schools.
 - Many parents will walk rather than drive, limiting the parking burden.
 - Educational use preferred over more housing; supports local jobs and long-term community needs.
- Concerns:
 - Traffic Issues - Local roads (Fullbrook Avenue, Hyde End Lane, Ryeish Lane) are already congested and unsafe, with inadequate infrastructure for school traffic.
 - Parking - Only 16 visitor spaces for 210 pupils, raising concerns about congestion during drop-offs and pick-ups.
 - Pedestrian Safety - Lack of proper footpaths and street lighting, especially on Ryeish Lane, making it unsafe for pedestrians.
 - Public Transport - The bus service (Route 600) is infrequent and inadequate.
 - Site Use - Uncertainty about the use of the adjacent land and whether it could provide more parking or infrastructure.
 - Environmental Concerns - Requests for tree planting, green space, and solar panels for sustainability.

(Officer's comments: the above issues will be addressed in the report.)

COMMENTS RECEIVED DURING SECOND CONSULTATION PERIOD

Town/Parish Council: Shinfield Parish Council upheld their objection in response to the amendments, and changes to the initial scheme. They confirmed the following (Summarised):

- Shinfield Parish Council (SPC) stands by its previous objections to the planning application for a one-form entry school.
- SPC argues that the proposed school is inadequate to meet current and future demand for school places in the parish, despite Wokingham Borough Council's (WBC) claims of falling child numbers in the area.
- SPC welcomes the idea of an additional school but believes the proposed size is insufficient.
- Concerns raised include:
 - Long travel distances for children, impacting their education and daily routines.
 - Additional costs for parents related to transport.
 - Increased pollution from additional travel.
 - Limited opportunities for children to network with peers.
 - Extended school days for young children.
- SPC formally requests the opportunity to speak at the planning meeting where the application will be considered.

Officer's comments: The above issues will be addressed in the report.

Local Members: No comments received.

Neighbours:

9 further letters of representation were received; these are summarised below:

1 letter of support from neighbours was received in the second consultation period on the following grounds summarised:

- A new local school is needed to provide walkable access, fulfil original development plans, ease traffic, build community, and offer non-religious options.

7 letters of objections from neighbours were received (some of which include duplicate comments) on the following grounds, summarised:

- Inadequate Infrastructure:
 - The road system (Hyde End Lane, Fullbrook Avenue) is already congested and poorly maintained, causing safety risks and flooding.
 - Limited parking and on-street parking issues make it difficult for residents and emergency vehicles to navigate.
- Safety Concerns:
 - The proposed school would increase traffic, creating dangerous conditions for children and residents, especially during school drop-off times.
- Impact on the Community:
 - The addition of another school is unnecessary due to nearby schools like Oak Bank.
 - There are concerns about noise, air pollution, and loss of green space.
- Unmet Infrastructure Promises:
 - The area's infrastructure hasn't been upgraded as promised in previous plans, worsening the strain on local resources.

1 letter of representation from neighbours was received on the following grounds, summarised:

- Supporting Comments:
 - Acknowledgement of the need for a school: The need for additional school places in Shinfield, Spencers Wood, Three Miles Cross, and Swallowfield is recognized and supported, particularly due to the population growth in these areas.
 - Support for local education: The suggestion of building a two-form entry school is seen as a solution to the current shortage and future demand.
 - Financial contribution: The £3.25 million already paid by Taylor Wimpey for the new school provides a potential funding source for the school project.
 - School accessibility: Emphasis is placed on providing local schools for children, especially in areas like Swallowfield, where there is no school provision at all.
 - Community involvement: The local community, represented by the Shinfield Parish Council, is actively engaged in the planning process and raising concerns to ensure the right outcomes.
 - Insufficient school provision: There is a shortage of school places in Shinfield and surrounding areas, leading to overcrowding in local schools.
- Concerns:
 - The application for a one-form entry school seen as too minimal for the area's needs.
 - WBC has not adhered to the terms of the S106 agreement, which would have secured a school site and funding for a new school in the area, leading to delays and lack of action.
 - The decision to only apply for a one-form entry school is seen as a hasty and was made without proper consultation with the local community or councillors.
 - WBC did not acquire the required land for the school in a timely manner, and the larger parts of the land were sold off, limiting future options for school development.
 - Concern that WBC is not genuinely committed to building the school, which could lead to long-term delays.
 - Alder Grove is considered poorly located for the surrounding areas, and further expansion or annexing it would not address the local need for a new school.

(Officer's comments: The above issues will be addressed in the report.)

PLANNING POLICY

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Core Strategy (CS)

CP1 – Sustainable Development
CP2 – Inclusive Communities
CP3 – General Principles for Development
CP4 – Infrastructure Requirements
CP5 – Housing Mix, Density and Affordability
CP6 – Managing Travel Demand
CP7 – Biodiversity
CP8 – Thames Basin Heaths Special Protection Area
CP9 – Scale and Location of Development Proposals
CP10 – Improvements to the Strategic Transport Network.
CP11 – Proposals Outside Development Limits (Inc Countryside)
CP17 – Housing Delivery
CP19 – South of the M4 Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Local Plan (MDD LP) Policies

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC05 – Renewable Energy and Decentralised Energy Networks
CC06 – Noise
CC07 – Parking
CC08 – Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield
TB21 – Landscape Character
TB23 – Biodiversity and Development
TB25 – Archaeology
SAL05 – Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Shinfield Parish Neighbourhood Development Plan:

Policy 1 – Location of Development
Policy 2 – General Design Principles
Policy 3 – Sustainable Development
Policy 4 – Accessibility and Highway Safety
Policy 5 – Parking
Policy 6 – Trees, Hedgerows and Woodlands

Policy 7 – Biodiversity
 Policy 8 – Flooding
 Policy 9 – Community Assets
 Policy 10 – Community and Sports Facilities
 Policy 12 – Broadband Provision

Supplementary Planning Documents

Borough Design Guide Supplementary Planning Document
 Sustainable Design and Construction Supplementary Planning Document
 South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)
 Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
 A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

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Description of Development:

1. Reserved Matters planning permission is sought for a single-form entry (1FE) primary school that would accommodate up to 210 pupils. Although it could function independently, it is proposed that this would serve as a satellite school to a nearby primary school and would therefore share some facilities. The outline allows for up to three forms of entry, but any expansion would be subject to further assessment under a full planning application at that time.
2. The provision of a new primary school included in the outline planning consent required submission of a Reserved Matters application (RMA) for the primary school by 22nd July 2024 in accordance with Condition 3b of the original outline planning permission reference O/2013/0346.
3. This RMA seeks approval of appearance, landscape, layout and scale only, in accordance with Condition 3a of the original outline planning permission reference O/2013/0346. Wokingham Borough Council (WBC) Children's Services have elected to build the school (as opposed to the developer), and this application has therefore been submitted on their behalf.

Site and its Surroundings

4. The application site is approximately 1.2ha and consists of grassland and recently cleared bare ground. The site is generally flat with a slight slope down to Fullbrook Avenue. There are no buildings or mature trees within the application site boundary however there are two TPO veteran trees along the western boundary, whose root protection areas (RPAs) encroach on the site itself.
5. To the south, the site is bordered by Fullbrook Avenue, with Bays Crescent Playground located on the opposite side of Fullbrook Avenue. The site is bound to the east by Hyde End Lane, beyond which is a green field that gained Reserved Matters consent in November 2022 for 2 sports pitches (located to the north of the sustainable bus link) and landscaping under planning reference 223287. Construction has not yet begun.
6. To the north of the site is further greenfield land, which has not been included within the red line area of this application. Beyond this lies Ryeish Lane.

7. The site forms part of the Spencers Wood/Three Mile Cross Development, which gained outline permission in 2014 for up to 900 dwellings and associated infrastructure and green space provision (O/2013/0346). The wider site covered by the outline consent forms part of the South of the M4 Strategic Development Location (SDL).
8. The works falling under outline application ref. O/2013/0346 have largely been completed and the dwellings are occupied. The development is also served by a SANG (located to the northwest of the application site), now open to the public.



Fig. 1: Aerial view of the site, outlined in red (Google Maps 2025)

Principle of Development

9. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the South of the M4 SDL.
10. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. Most of this new residential development will be in four SDLs, including the South of the M4 SDL.
11. Core Strategy policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well-designed, mixed-use development and make clear that a coordinated approach to the development of the SDL is required to deliver the necessary infrastructure, facilities, and services to meet the needs of the expanded community. The development site sits within the development limits as outlined in Policy 1 of Shinfield Parish Neighbourhood Plan.

12. The principle of the development, wider access to the development site, and the location of the school has already been established by outline planning permission ref. O/2013/0346. The outline planning permission was subject to an infrastructure delivery plan and s106 legal agreement, which secured the coordinated delivery of infrastructure to support the site-wide development. The associated S106 requirement in respect of the on-site provision of the primary school required the developer to transfer a serviced site within the development for the delivery of a primary school. WBC is, in turn, responsible for the design, securing Reserved Matters and construction of the school.
13. It is noted that questions have been raised about the need for a new school, alongside concerns about insufficient capacity in the local area. Therefore, some have suggested the council should be constructing a 2 or 3 FE school instead of the proposed 1FE. The education service has confirmed that additional primary capacity is required in the local area. This proposal would supplement the existing schools in Shinfield, particularly Alder Grove, which is located nearby. The Council's school place planning manager has confirmed a 1FE primary school is deemed sufficient at present. However, should additional capacity be required in the future, it is noted that the design and site can accommodate a larger school. Moreover, it is not for the Local Planning Authority to question whether additional capacity is required, but to determine the proposal for a 1FE against adopted national and local policies. If there is a need for further expansion, this would need to be considered under a new full planning application.
14. It is also noted that the school phase of the development has not been completed within the timescales set out in the S106. This is again due to the education department confirming that, until now, there has been no requirement for a school in this location. As a 1FE is now required, WBC has submitted the required applications to make this possible.

Layout

15. Core Strategy Policies CP1 (Sustainable Development) and CP3 (General Principles for Development) require high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character), and the South of the M4 SDL SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure, retain existing trees, hedges and other landscape features and incorporate high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.
16. Core Strategy policy CP19 sets out the conceptual rationale for the design parameters for the South of the M4 SDL, and these are outlined in further detail in Appendix 7 of the Core Strategy. It states:
 - a. *Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.*

17. Policy 1 of Shinfield Parish Neighbourhood Plan sets out the development limits. These follow those identified in the South of the M4 SPD. The development site lies within these limits.
18. Policy 2 sets out general design principles and requires that development be complementary to the built environment surrounding the development site, and that layouts acknowledge existing landscape constraints. Policy 6 is concerned with trees, hedgerows and woodland in new development, and sets out a landscape-led design approach, with retention and appropriate buffers for existing important vegetation.
19. Further design guidance is provided by the South of the M4 SPD under Section 4. Design Principle 3 is concerned with character and states that there should be diversity and distinction in the SDL, which should be enhanced through the application of character typologies.
20. The submitted site layout masterplan reflects the principles set out in the outline planning permission. The proposed school is located in the area identified by the outline planning permission/South of the M4 SPD framework plan. The site plan is shown in figure 2 below. The school would be located on the eastern edge of the development and the open space surrounding it would provide a degree of transition between the built form and the edge of settlement.



Fig. 2: Proposed Site Plan

21. The application was submitted alongside a Design and Access Statement in addition to a standalone supplementary design rationale note.
22. A design brief has been submitted in accordance with Condition 4 of the wider outline approval (ref. O/2013/0346), identifying the general principles of the site. This has

informed the layout of the school and facilities such as parking. This application accords with the details submitted to comply with design brief under planning application reference 241862.

23. The proposal carefully considers the delivery of facilities for the school. The main entrance to the site is via the south, off Fullbrook Avenue. This leads to a dedicated parking area which provides on-site car parking for one space per full-time member of staff (29) plus 16 visitor spaces and 4 disabled car parking spaces. The highways officer has assessed the parking provision and drop off area and is satisfied with the proposed layout.
24. Staff and visitor parking is segregated, with staff parking located in the northwestern corner of the site, and visitor parking located closer to the access point to the southwest. The disabled parking bays are located along the southern boundary, with a drop-off turning circle.
25. The main pedestrian access is located to the east of the vehicle entrance, ensuring safety for pedestrians entering and exiting the site. The layout evolved during the application process, following feedback from WBC Highways and Thames Valley Police (TVP). This has resulted in the omission of the Hyde End access and relocating several cycle parking spaces.
26. A secondary pedestrian access is located at the very northwest corner of the application site adjacent to the existing residential dwellings of Shipridge Drive. This leads to a large cycle parking area, which provides 72 spaces.
27. The ground floor plan of the building comprises the larger spaces such as the main school hall, which is proposed to include a double height space, library and kitchen, together with the nursery playroom, and Key Stage 1 classrooms. To the east of the ground floor are dedicated primary SEN classrooms with direct access to a SEND play area to the east.
28. The proposed ground floor layout of the building also enables the outdoor play provisions to be segregated into nursery, reception, years 1-2, and years 3-6 play spaces, with associated play facilities. All play spaces have been well designed and are enclosed by landscaping.
29. At first floor level an extensive green roof is proposed over the main entrance area, with the eastern wing comprising the Key Stage 2 classrooms, staff room, and SEN resource bases and Medical Inspection (MI) rooms.
30. The Design and Access Statement submitted alongside the Reserved Matters application confirms that the primary school has been designed to meet the requirements of Building Bulletin (BB) 103, and the Department for Education (DfE) standard design layouts, general design guidance and specific design specifications have been used as baseline designs to develop the school-specific brief.
31. The applicant has included a sprinkler tank on the plans and has demonstrated that a sprinkler system can be accommodated within the school building.
32. To the rear of the site, along the northern boundary, a MUGA is proposed, and a forest school has been incorporated into the proposal in the northeastern corner of

the site. The proposed school is considered to have adequate safeguarding built into the layout.

Scale and Appearance

33. In terms of the detailed design of the school, in addition to the Design and Access Statement, a supplementary design rationale was submitted. The school is located on the proposed edge of the village settlement and has been designed carefully to provide a degree of transition between the built form and the edge of the settlement.
34. The application site is located immediately adjacent to existing residential development which comprises 3-storey apartment buildings along Fullbrook Avenue. Consequently, the proposed school comprises three blocks, consisting of a part single storey, but predominantly two-storey building. This reduction in height from the three-storey apartment block to the west gradually lessens the mass and bulk towards the village settlement boundary, creating a visual transition from the built-up form to the open countryside.
35. To break up the bulk and massing of the proposed buildings, a mixed materials palette is proposed, which provides a degree of interest. The material palette is primarily cream multi brick with satin finish gold/bronze window frames, cills, architectural metalwork, copings and canopy steelwork. There will be small sections of grey render, specifically around the plant enclosure and building recesses.
36. Given the intended use of the school, and its edge-of-village settlement location, it is considered that the modern design is acceptable, and this approach is encouraged by the SPD. This differentiates it from the housing and apartments that have been delivered in the Shinfield West planning unit making it easier to identify. A more traditional design approach, such as incorporating a pitched roof, would have added bulk and increased the building's height and visual impact on the wider area. This would make the building more visually prominent within the landscape.
37. Plant equipment is proposed to be installed on the roof of the building, with screening to ensure it is not visible from ground level.
38. The overall proposed design, scale, and appearance of the building is considered acceptable. As such, it is considered to respect the context of the site location and guidance provided by the NPPF, Policies CP1 and CP3, Policy 2 of the Shinfield Parish Neighbourhood Plan, together with the South of the M4 SPD and Supplementary Planning Guidance.

Landscaping

39. The existing site is located on the edge of the village settlement boundary and has very limited existing landscaping within the site boundary. Veteran trees are located outside the application red line along Hyde End Lane to the east, these are considered in the layout and would not be impacted. Consequently, the soft landscaping strategy focusses on reinforcing the existing boundary planting along Hyde End Lane, incorporating existing trees, veteran trees, and hedgerow.
40. Extensive planting is proposed along the northern boundary to visually enclose the site and create a softer boundary between the built form and the open fields to the

north and east of the application site. The western and southern boundaries are proposed to incorporate structured planting to integrate with the wider development, comprising residential development to the west and dwellings and a play area to the south. This approach is considered acceptable as it would enhance the existing settlement separation from Shinfield to the east, whilst creating a transition between the edge of the village settlement boundary and the wider open fields. It would also provide a level of screening from wider views of the site.

41. Within the application site, the northeastern corner of the site includes a forest school. Boundary planting, and sensory planting and seating areas are proposed to form separation between playgrounds as an alternative to fencing, creating other landscaping treatment across the site, whilst introducing additional planting.
42. Across the site, both native and ornamental planting is proposed to provide interest throughout the year. Within the forest school, a willow arch is proposed, in addition to planters which can be used for growing herbs.
43. The approach to landscape across the site is supported as it centres on soft landscaping to divide the site as opposed to the use of hard landscaping features. This results in greener finish to the site, breaking down the hard landscaping appearance often associated with playground and parking areas, and enables the creation of a pleasant environment for future users of the site.
44. Overall, the landscaping proposals incorporate the existing hedgerow and trees located adjacent to the site boundaries and result in a significant increase in soft landscaping across the site. The proposal would not have a significant detrimental impact on the character of the area and is in accordance with the principles of the relevant planning policies and supplementary planning advice. No concerns were raised by the Landscape Officer in relation to the proposed planting and landscape treatment across the site.

Residential Amenity

45. Core Strategy Policy CP3 stipulates that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Neighbourhood Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in Section 4.7 of the Borough Design Guide.
46. The proposal locates the car park associated with the school on the western part of the site, which adjoins the nearest residential neighbours. This provides a minimum separation distance, between the proposed school building and existing residential development, in excess of 20m. The school building complies with the separation standards outlined in the Borough Design Guide. Where there is no prescribed standard, a comparable relationship has been applied. Given these factors and the onsite conditions, it is considered that there would be no significant issues arising in terms of loss of light, overbearing or overlooking.
47. The proposed school building does not exceed the height of the residential dwellings located immediately west of the application site; therefore, this is considered sufficient to overcome any significant overbearing, loss of light or overlooking issues with

regard to the relationships between the residential development and the proposed delivery and use of the school building.

48. In respect to noise, whilst it is acknowledged that there would be a greater level of activity in the area arising from the delivery and future occupation of the school, the principle of development and land use has been established. The noise arising from the use of the school would not be to an extent that is unusual for such a facility in a residential area. Construction activities would be temporary and to reduce the impact for the surrounding residents these are controlled by the Construction Environmental Management Plan (CEMP) as agreed by Condition 24 of the outline consent. It is considered that the proposal would not result in any significant harm to the amenity of the existing residents/or future residents, and is in accordance with Policies CP1, CP3 and supplementary planning guidance.
49. Given these relationships and the onsite conditions, it is considered that there would be no significant amenity impacts to existing residents in terms of overlooking, loss of light and overbearing.

Environmental Health

Noise

50. Core Strategy Policy CP1 and MDD LP Policy CC06 direct development away from areas where noise would impact upon amenity and require mitigation, where noise cannot be completely avoided.
51. The school has been sited well away from any main sources of noise on the edge of the residential development. The activities surrounding the school site would be akin to those in a normal residential area.
52. The school building would be well insulated to limit noise within the building itself, and construction activities would be temporary. The relationship is therefore considered acceptable.
53. Noise, disturbance, and inconvenience during the construction period can be managed and minimised as far as is reasonable through good practice and planning Condition 24 of the CEMP as referred to above.
54. On this basis, there should be no significant noise issues that would be to the detriment of the future use of the school, subject to the inclusion of a condition regarding maximum background noise levels of future plant.

Lighting

55. A lighting strategy was submitted to accompany the planning application. It is consistent with the outline hedgerow strategy and has been designed to meet legal and safety requirements, whilst preventing light pollution wherever possible.
56. The proposed lighting strategy introduces additional lighting along the site boundaries and will improve the visibility and safety both within the site and along the access roads adjacent to the application site.

Sustainable Design and Construction

57. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD LP Policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this. Policy 3 of the Shinfield Parish Neighbourhood Plan also echoes these principles.
58. Condition 49 of the outline consent (ref. O/2013/0346) requires the design of the school to achieve BREEAM “Very Good” certification or such equivalent scheme and standard that shall operate at the time of construction of the building. The application is submitted alongside a sustainability strategy report which confirms that it is the intention for the new Spencers Wood Primary School to be built to achieve Net Zero Carbon (NZC) standards in operation and that it will achieve RIBA 2030 Climate Challenge Targets for embodied carbon. The completed building will also achieve an EPC A rating. This is a superior standard to BREEAM ‘Very Good’ certification. This measure is secured by condition 49 of the outline planning consent such that the proposal is considered in accordance with the policy requirements which is supported by the Sustainability Officer.

Highways and Parking

Access and Movement

59. Condition 4 of the outline consent (O/2013/0346) requires a Primary School Development Design Brief which contains parking and access, including road hierarchy type and standard, footpath and cycle networks including links outside the site boundary. A 3m pavement has already been provided on both sides of Fullbrook Avenue.
60. Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot and ensure highway safety. Encouraging the use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards.
61. As part of the outline consent, access to the site from the wider transport network was considered and approved for the residential development parcels and up to 3FE primary school. As such, the traffic and travel demands were assessed alongside the wider development and with mitigation, were acceptable; the principle of the wider access strategy can therefore not be revisited under this Reserved Matters application. In addition, it should be noted that the roads can accommodate the level of traffic which would be generated by a 3FE primary school; additionally, the current school would only be 1FE.

Site Access

62. Access to the site is proposed via an existing access point off the northern side of Fullbrook Avenue. Two dedicated cycle/pedestrian-only access points are proposed, one to the east of the vehicular access point along Fullbrook Avenue and the other

at the northwest corner of the site connecting to a combined footway/cycleway which connects Fullbrook Avenue with Ryeish Lane to the north.

63. The proposal has been assessed by the Council's Highways Officer who raises no concerns in relation to the proposed access into the site and confirms that the access was agreed as part of the construction of Fullbrook Avenue.

64. The internal roads of the Shinfield West Planning unit have been designed to link in well with this site and provide good access to the school site by foot/cycle.

Site Layout/Parking Provision

65. The proposed layout of the school incorporates a dedicated parking area which provides on-site car parking provision for one space per full-time member of staff (29) plus 16 visitor spaces and 4 disabled car parking spaces.

66. Staff and visitor parking is segregated, with staff parking located on the northwestern corner of the site, and visitor parking located closer to the access point to the southwest. The disabled parking bays are located along the southern boundary.

67. The drop off area has been designed to allow for refuse lorries and coaches to manoeuvre safely within the school grounds. This has been tested by tracking the proposed layout. The drop off zone at the front of the school can also be used for coaches to park, as these are most likely to be within the school grounds, outside of times when parents are dropping off or collecting pupils.

68. The total level of parking provision is in accordance with the Borough car parking standards, which require one car parking space per full-time staff member. For the drop off area, there would be 16 visitor spaces provided, which includes 4 disabled bays. Providing adequate drop-off/short stay car parking is a difficult balance. Should too many spaces be provided, then it encourages more car trips for children being dropped off and collected. On the other hand, if inadequate, then difficulties can be transferred to neighbouring streets. The proposed provision is based on experience from other schools within the borough and is considered to represent the right balance. A further submission shall be made under condition 41 of the outline planning permission with regard to a Travel Plan relating to the use of the site as and when required.

Pedestrian and Cycle Access

69. The permitted outline application, which has predominantly been built out, including associated infrastructure, provides good pedestrian and cycle access to the school from the outset. The layout of the residential dwellings and infrastructure provide good pedestrian/cycle permeability to the site for both users of the site and neighbouring occupants and is designed to encourage parents and children to walk or cycle to school.

70. The main pedestrian access is located east of the vehicle entrance, ensuring safety for pedestrians entering and exiting the site. A secondary pedestrian and cycle access is proposed to the northwestern corner of the site, connecting to a combined footway/cycleway which connects Fullbrook Avenue with Ryeish Lane to the north.

71. The site is served by the Mere oak park and ride 600, with two bus stops along Fullbrook Avenue extending along the southern boundary of the site. Spencers Wood Fullbrook Avenue bus stop is 75m east along Fullbrook Avenue, and Bays Crescent bus stop is 100m to the west along the same stretch of road.
72. The 600 bus currently stops at both stops approximately once an hour, specifically; in the morning at 08:33 and 08:34 and in the afternoon at both 14:52/53 and 16:12/13. We are continuously working with relevant bus operators to improve infrastructure and frequency of public transport as required.
73. The segregation of pedestrian/cycle access and vehicular access ensures the safety of future school users. The proposal ensures good pedestrian and cycle access in and around the site.

Cycle Parking

74. The development proposes a total of 82 secure cycle spaces. Ten of these spaces are located immediately adjacent to the main pedestrian entrance at Fullbrook Avenue. The remaining 72 spaces are to be located to the north of the site adjacent to the MUGA and accessed via the cycle and pedestrian access to the playground.
75. The proposed 72 spaces to the northwest of the site will be covered, in line with comments provided by WBC Highways Officer comments. The quantity of cycle parking proposed is in excess of the requirements outlined in the WBC Parking Standards Study Report (2011).

Swept Path Assessment

76. Swept paths of a refuse lorry, with acceptable dimensions, have been provided as part of the Refuse Collection Plan. These have been assessed and are acceptable. The plan also identifies other vehicles including a fire tender, however, due to the manoeuvring requirements of the refuse vehicle being more onerous than the fire tender, it is deemed that the school can be accessed by a fire tender.

Travel Plan

77. Condition 41 of the outline application states the following in relation to a Travel Plan for the Primary School:

“Within 6 months of the occupation of the Primary School, a School Travel Plan shall be submitted to and approved in writing by the local planning authority.”

Given this, the previously submitted travel plan has been withdrawn, and this will be dealt with as part of Condition 41 of the Outline Consent within 6 months of the Primary School being occupied.

78. Comments received in the initial consultation period had questions regarding the proposal of a car free zone within the travel plan. As the travel plan was formally withdrawn, this no longer forms part of the decision-making process in determining this application.

79. The application submission was reviewed by the Council's Highways Officer who raised no objections subject to conditions which are listed in Appendix 1 of this report.

Flooding and Drainage

Flooding

80. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing, and where possible reduce, flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by the South of the M4 SPD Design Principle 1c(ii) which requires provision of a comprehensive system for water management, taking account of existing features and including proposals for effective sustainable urban drainage systems (SUDS), measures to avoid flood risk, and new ponds. Policy 8 of the Shinfield Parish Neighbourhood Plan echoes these principles and seeks to retain existing watercourses in new development.
81. The site is entirely within Flood Zone 1 where the risk of flooding is low and all uses, including more vulnerable residential uses and less vulnerable uses (the proposed school, shops, and community uses), are appropriate. Furthermore, the site was allocated in the Core Strategy, which was subject to a Strategic Flood Risk Assessment.
82. A Drainage and SUDs strategy was submitted to accompany the Reserved Matters application. As part of this strategy flooding on the site was assessed to be within Flood Zone 1, with low risk in relation to groundwater, surface water, sewers and reservoirs after mitigation. The site was found to have negligible risk, after mitigation, regarding coastal and tidal flooding.

Drainage

83. A number of matters were raised by the WBC Drainage Officer in relation to drainage on the site. These were addressed through an additional drainage note and updated Drainage and SUDs strategy during the determination process. The updated and additional information confirms that the drainage strategy for the masterplan development has already established that infiltration will not be used on the primary school sub-phase of development.
84. As per the requirements of condition 61 of the outline consent, technical designs and a program of works, together with confirmation of a formal agreement with the utility undertaker, will be submitted for the LPA's approval prior to works commencing on site.
85. At this stage, an operator of the school has not been identified. Management responsibility of the drainage infrastructure cannot, therefore, be confirmed. Such matters, however, are not necessary at this Reserved Matters stage and could reasonably be subject to a planning condition. On this basis, the proposals are considered acceptable.
86. The application submission was assessed by the Council's Drainage Officer who raised no objection.

Ecology

Species and Habitats

87. The Preliminary Ecological Appraisal submitted to accompany the planning application confirms that the habitats on site are of moderate ecological value and the presence of protected species is likely, particularly in the form of reptiles. The site has potential for use by foraging and traversing bats due to connectivity to suitable habitats on site and in the wider landscape. The grassland provides suitability for use by local invertebrates and nesting birds. Any grassland areas should be cleared outside of nesting bird season or checked ahead of clearance by a suitably trained ecologist.
88. The nature of the proposed development, with additional surveys where required, mitigation, and precautionary measures in place, will ensure that the proposals will have no adverse impacts upon surrounding habitats, protected species, and wildlife in general.

Biodiversity Net Gain

89. Core Strategy Policy CP7 (Biodiversity) and MDD LP Policy TB23 (Biodiversity and Development) require appropriate protection of species and habitats of conservation value. Design Principle 1b of the South of the M4 SPD (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. This demonstrates that the site layout has considered impacts on ecological permeability.
90. The Environment Act (2021) introduced a requirement for new development (from November 2023) to provide a 10% net gain of biodiversity. The original outline application was approved at a time when this was not a requirement. However, the Council's ecology specialist made an overall assessment and identified that there would be significant net benefits; the outline planning permission secured Suitable Alternative Natural Greenspace (SANG) as part of the outline approval. This has since been provided. Thus, whilst it is not possible to retrospectively seek a biodiversity impact assessment calculation for individual Reserved Matters parcels, the principle of biodiversity enhancement is nevertheless integral to the development.
91. The PEA submitted to accompany the application suggests a number of recommended biodiversity enhancements. Whilst these are not a policy requirement, and net benefits were provided as part of the wider development, these will be beneficial in relation to the biodiversity of the site and can be secured, as required, by condition.

Heritage

92. Policy TB24 of MDD LP seeks to ensure that development conserves and, where possible, enhances the important character and special architectural or historic interest of listed buildings. The site is located well away from any listed buildings and as such would not have an impact on the character or setting of any listed buildings in the locality.

Archaeology

93. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. Condition 43 relating to archaeology was attached to the outline permission requiring a programme of archaeological work in accordance with a written scheme of investigation to be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site. No further condition is therefore required in relation to archaeology on this Reserved Matters decision.

Detailed Emergency Planning Zone (DEPZ)

94. The application site is located within the DEPZ. Within the DEPZ development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.
95. The DEPZ and Off-Site Emergency Plan is in place to protect individuals living, working and visiting within this boundary, as legislated by REPPiR 2019. Any increase in this population would have a detrimental impact on the Council’s ability to implement the Off-Site Emergency Plan – and as such, could be contrary to the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF.
96. This application is a Reserved Matters application which relates to an outline planning consent approved in July 2014 under planning permission O/2013/0346. The 2014 planning permission included outline consent for up to 900 dwellings and (up to 3FE) primary school. The primary school is the last sub phase of the outline planning permission; the majority of which has now been constructed and is occupied.
97. The outline planning permission for the Spencers Wood Primary School was approved in July 2014 under planning permission O/2013/0346. At this time, this site was not within the DEPZ, so no concerns were raised by relevant consultees in relation to AWE. The site has been in the DEPZ since 2020, when the zone was re-determined by the responsible authority, West Berkshire Council. This was due to the introduction of the Radiation (Emergency Preparedness and Public Information) Regulation 2019 (REPPiR 2019), which legislated changes to how the zone should be appropriately determined.
98. Subsequent to the approval of the outline planning permission, the DEPZ has been extended to include the wider Three Mile Cross/Spencers Wood site that comprised the outline planning application site. The extension of the DEPZ does not, however, invalidate or supersede the outline planning permission and, as the school is designed to serve the local population, it is not considered that the proposal would result in any significant harm to the DEPZ or the emergency plan.
99. The building has been designed to have suitable space for sheltering should this be required, which is in line with relevant advice.

100. This Reserved Matters application, currently submitted, only seeks approval for details of the layout, appearance, landscaping and scale of the proposal. The principle of the primary school on the site has already been accepted under the outline planning permission, so the Emergency Planning team is not objecting in relation to Policy TB04 of the MDD Local Plan and section 8 of the NPPF. Instead, two planning conditions are requested to minimise the impact the development would have on the operation of the Off-Site Emergency Plan. The Emergency Planning team will provide guidance and support to both applicant and end user to ensure the plans are effective and robust.
101. Given the above, as this application is not seeking permission for new development within the DEPZ, but rather seeks approval for details relating to layout, appearance, landscaping and scale, it is acceptable in relation to policy TB04 of the MDD LP.
102. The Emergency Planning team have confirmed they are not objecting to the proposal in relation to relevant local and national planning policy and have provided proposed conditions which are included at Appendix 1 of this report.

Waste Provision

103. MDD LP Policy CC04 requires all development to incorporate suitable waste management facilities, including on-site recycling, and in accordance with this, the proposals include a suitably sized and located refuse storage area.

Conclusion

This Reserved Matters application for a new Spencers Wood Primary School is considered acceptable and in accordance with national, regional, and local planning policies. The scheme demonstrates high standards of design, sustainability, accessibility, and infrastructure provision, including compliance with Core Strategy and Shinfield Parish Neighbourhood Plan objectives. Matters relating to layout, appearance, scale, landscaping, transport, flood risk, ecology, and waste have been carefully addressed through supporting technical reports and revised submissions where necessary.

With all relevant considerations having been satisfied or conditioned, the proposal represents a sustainable and policy-compliant form of development that will deliver the required educational infrastructure for the local area. The application is therefore recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)

<i>In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i>

APPENDIX 1 - Conditions / Informatives

APPROVAL subject to the following conditions and informatives:

Conditions:

Informatives:

APPENDIX 2 – Shinfield Parish Council Comments

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List of Proposed Conditions

- 1) Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2013/0346, dated 22 July 2014, which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.

Approved details

- 2) This permission is in respect of the submitted application plans and drawings listed below received by the local planning authority on the date below. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Plan/Report Ref and Revision	Date Received
SWP_RSS_00_GF_DR_A_1201 Rev D08	03/12/2024
SWP_RSS_00_ZZ_DR_A_1301 Rev D02	19/07/2024
SWP_RSS_00_ZZ_DR_A_1401 Rev D02	19/07/2024
SWP_RSS_00_RF_DR_A_1202 Rev D06	03/12/2024
SWP_RSS_00_RF_DR_A_1212 Rev D01	19/07/2024
SWP_RSS_00_01_DR_A_1211 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1210 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1220 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1203 Rev D02	03/12/2024
SWP_RSS_00_GF_DR_A_1205 Rev D01	25/02/2024
Primary Ecological Appraisal	19/07/2024
Operational Waste Management Plan	19/07/2024
Noise Impact Assessment	19/07/2024
Sustainability Strategy Report	19/07/2024
Hedgerow Mitigation Strategy	19/07/2024
Landscape Approach	19/07/2024
External Lighting Strategy	19/07/2024
AIA, AMS, Tree Constraints Plan and Tree Protection Plan	19/07/2024
Energy Strategy Report	19/07/2024
Transportation Technical Note	03/12/2024
Drainage and SUDs Strategy 3 rd Revision	03/12/2024

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Materials

- 3) Before above ground construction of the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

Environmental Health

- 4) All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Highways

- 5) Notwithstanding the details shown on the approved plans, no development shall commence until details of the parking spaces (including electric vehicle charging spaces) have been submitted to and approved in writing by the Local Planning Authority. The school shall not be occupied until the parking spaces so approved have been provided in full accordance with the approved details. The parking spaces shall thereafter be retained in accordance with the approved details and shall remain available for the parking and charging of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07

- 6) Prior to commencement of development, details of pedestrian improvements on Fullbrook Avenue to include dropped kerbs, tactile paving and removal of traffic sign shall be submitted to and approved in writing by the local planning authority. The pedestrian improvements shall be implemented in accordance with such details as approved before occupation of the development hereby permitted.

Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6.

- 7) Prior to occupation, a Delivery and Servicing Plan shall be submitted to and approved in writing by LPA.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

- 8) Prior to occupation, an Access and Security Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The Access and Security Strategy shall include details of proposed security measures and access control for the development. The development shall be carried out in accordance with the approved details prior to occupation and shall be retained and maintained as such thereafter.

Reason: In the interests of site security in relation to the proposed site use. Relevant policy: Core Strategy Policies CP1 & CP3

Sustainability

- 9) Prior to the commencement of development, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of reserved matters application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core

Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

10) BREEAM Very Good:

- a. Prior to works proceeding beyond the slab level, appropriate documentation prepared by a qualified assessor for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.
- b. Within three months of first occupation of the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by an accredited assessor and shall demonstrate compliance with BREEAM rating of 'Very Good' as a minimum. If alternative certification is sought, confirmation that it has been secured at the level agreed with the Local Planning Authority must be provided within a timeframe as agreed in writing by the Authority.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04 and CC05.

Emergency Planning

11) Construction Phase Emergency Plan

No works shall commence on site until a Construction Phase Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan(s) shall include at a minimum:

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan shall be implemented and maintained

in accordance with the approved details for the duration of the construction. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan.

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

- 12) No works shall commence on site until an End User Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The End User Emergency Plan shall include as a minimum:

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for construction workers, customers, visitors and staff whilst in sheltering conditions
- Means of evacuation and recovery;

Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan.

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will

be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
2. The applicant is advised that the reserved matters planning approval should be read in conjunction with the S106 for the outline planning application for planning permission O/2013/0346.
3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.

Work on Highway

4. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Mud on Road

5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

Highway Adoption

6. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been

approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

Highway Management

7. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

Utilities

8. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

Noise

9. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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Planning applications:

Spencers Wood Primary School

241861 Detailed Application for Outline Consent O/2013/0346 (130162)

241862 Discharge of Condition 4 of Outline Consent O/2013/0346 (130162)

Application 241861

Shinfield Parish Council **Objects** to Planning Application 241861 for the following reasons:

- Failure to mitigate the impact of the development under consent O/2013/0346 (130162)
- Failure to mitigate impact of other developments in Spencers Wood, Three Mile Cross and Swallowfield approved since 2013 (and including the 272 dwellings, in Three Mile Cross, approved in 2011 under 102544)
- Failure to provide safe sustainable travel routes to the school
- Failure to design a safe on-site road and parking arrangements
- The building location and massing is incompatible with planning for future increases in capacity

Failure to mitigate the impact of the development under consent O/2013/0346 (130162) and Failure to mitigate impact of other development in Spencers Wood, Three Mile Cross and Swallowfield approved since 2013.

Outline Consent O/2013/0346 (130162) approves 900 new dwellings and a new Primary School at the application site with a 1 to 3 form entry. The size of the school to meet the needs of the community of Spencers Wood to mitigate the impact of the development approved in consent O/2013/0346 (130162). The site was defined in 2 areas totalling 1.27 Hectares.

Since 2013 further consents for new housing have granted in Spencers Wood, Three Mile Cross and Swallowfield totalling a further 918 new dwellings (see Appendix 2) **above** the 900 permitted in these developments.

The detailed application 241861 proposes a Single form entry school which fails to meet the needs of the community. Furthermore, the application proposes to develop Land parcel 1 (Primary School Land B) only and dispose of Land parcel 2 (Primary School Land C) for alternative uses.

SPC objects to this application as it fails to ensure Wokingham Borough Council will comply with its statutory duty under **Section 14 of the Education Act 1996**, to ensure that there are sufficient primary (and secondary) school places for all children living in the area. Appendix 1 to this objection provides a detailed analysis demonstrating the proposed school is too small for Wokingham Borough Council to meet its statutory duty.

The change of use and disposal of the additional land parcel will prevent further development of the school if expansion from 1 form entry to up to 3 form entry is required.

Failure to provide safe sustainable travel routes to the school.

The drawings and Travel Plan do not provide any safe sustainable travel routes to the school from the southside of Fulbrook Avenue or from the West of Shinfield.

The plans do not include a controlled pedestrian crossing from the school to the southside of Fulbrook Avenue to reach the west bound 600 bus stop, Hyde End Lane South, the playground on Fulbrook Avenue or the pedestrian and cycle path to the West of Shinfield.

The plans do not include any traffic calming measures or a controlled crossing across the entrance to the one-way northbound Hyde End Lane South which prevents safe access to the east bound 600 bus stop and access to the Ridge Sang

The plans do not include any traffic calming measures or controlled crossing across the exit from the one-way northbound Hyde End Lane South at the junction with Ryeish Lane which prevents safe access from the pathway along the eastern edge of the school site to the pavement on the east side of Hyde End Lane; to the houses in Ryeish Green; and to the Ridge SANG along Footpath 13.

The plans make no reference to the issues already apparent on Hyde End Lane getting past the residential properties on the east side, nor the congestion issues around Oakbank School at drop-off/pick-up times.

The plans do not include any proposals to increase the frequency of bus route 600 which connects Three Mile Cross, Spencers Wood and Shinfield to the school from hourly in each direction or to alter the timetable to provide better times for parents, children and staff to access the school.

The plans do not identify outline Construction Traffic Management for the site, including parking, access and wheel washing, which have been raised on other development sites.

Failure to design a safe on-site road and parking arrangements.

The layout of the on-site roadways and parking arrangements will cause safety issues due to school vehicular access onto Fullbrook Avenue. and is detailed in Appendix 3 along with other design comments.

The building location and massing is incompatible with planning for future increases in capacity.

The position and layout of the buildings is arranged for one-form entry which does not allow for further development. The proposal to dispose of the other parcel of land is incompatible with further expansion.

Details relevant to the response to Application 241862

SPC's objection to Application 241862 is part of this objection and is attached to this objection.

Summary

This application is unacceptable unless the Shinfield Parish Council objections are resolved by ensuring a 3-form entry school may be built in the future, safe routes to school provided and a safe on-site layout suitable for expansion is provided with conditions 50 and 59 being properly discharged.

Application 241862

Shinfield Parish Council **Objects** to Planning Application 241862: Discharge of Condition 4 of Outline Consent O/2013/0346 (130162) and other matters for the following reasons:

Condition 4 Primary School Development Brief

Failure to mitigate the impact of the development under consent O/2013/0346 (130162) and Failure to mitigate impact of other development in Spencers Wood, Three Mile Cross and Swallowfield approved since 2013.

Outline Consent O/2013/0346 (130162) approves 900 new dwellings and a new Primary School at the application site with a 1 to 3 form entry. The size of the school to meet the needs of the community of Spencers Wood to mitigate the impact of the development approved in consent O/2013/0346 (130162). The site was defined in 2 areas totalling 1.27 Hectares.

Since 2013 further consents for new housing have granted in Spencers Wood, Three Mile Cross and Swallowfield totalling a further 918 new dwellings (see Appendix 2) above the 900 permitted in these developments.

The detailed application 241861 proposes a Single form entry school which fails to meet the needs of the community. Furthermore, the application proposes to develop Land parcel 2 (Primary School Land B) only and dispose of Land parcel 3 (Primary School Land C) for alternative uses.

SPC objects to this application as it fails to ensure Wokingham Borough Council will comply with its statutory duty under **Section 14 of the Education Act 1996**, to ensure that there are sufficient primary (and secondary) school places for all children living in the area. Appendix 1 to this objection provides a detailed analysis demonstrating the school is too small for Wokingham Borough Council to meet its statutory duty.

The change of use and disposal of the additional land parcels will prevent further development of the school if expansion from 1 form entry to up to 3 form entry when it is required.

Condition 50: Energy Strategy

The Energy Strategy is not complete and does not confirm how the school will comply with the requirements of government policy to reach Net Carbon Zero, BREEAM Very Good rating for new school buildings, Wokingham Sustainable Design and Construction SPD and Wokingham Climate Emergency Action Plan.

SPC expects all buildings to achieve the latest DFES sustainability targets.

Condition 59: Drainage Strategy

The area Flood Risk rating is nominally “**LOW**” but due to poor local drainage Ryeish Lane and Hyde End Rd south suffer regular flooding. The Drainage Strategy does not confirm how the increased surface run-off from the new school will be mitigated.

SPC expects all new development to fully mitigate the risk of additional flooding.

Details relevant the response to Application 241861

SPC's objection to Application 241861 is part of this objection and is attached to this objection.

Summary

This application is unacceptable unless the Shinfield Parish Council objections are resolved by ensuring a 3-form entry school may be built in the future, safe routes to school provided and a safe on-site layout suitable for expansion is provided with conditions 50 and 59 being properly discharged.

Appendix 1 – Primary School Capacity serving Spencers Wood, Three Mile Cross and Swallowfield

Contents:

- 1 Primary Schools serving the Spencers Wood, Three Mile Cross and Swallowfield area
- 2 Applications and allocations in the Spencers Wood, Three Mile Cross and Swallowfield area
- 3 Practical consequences of the above situation:

1. Primary Schools serving the Spencers Wood, Three Mile Cross and Swallowfield area

- A) There are only two primary schools within the Spencers Wood, Three Mile Cross and Swallowfield area, namely:

Grazeley Parochial Primary School has a catchment that embraces the entire South of M4 SDL and was expanded in 2013 (using s106 monies) from 15 to 30 intake with consequent total capacity of 210 across years 1 to 7 (one form entry). There is no Nursery provision and no specific additional SEN provision.

Lambs Lane Primary School has a total capacity of 210 across years 1 to 7 (one form entry). There is no Nursery provision, and it has a resource to cater for 10 SEN provision within its capacity.

This makes a total capacity of 420, with an annual intake of 60.

- B) There are three primary schools within the Shinfield area that are within walking distance for some of the Spencers Wood and Three Mile Cross area, but notably not Swallowfield.

Shinfield Infants and Nursery School has a capacity of 330 across Nursery, Reception and years 1 to 2 (three form entry). There is Nursery provision and no specific additional SEN provision. It was expanded via s106 arising from the “Mitford Fields” development.

St Mary’s CE Junior School has a capacity of 360 across years 3 to 6 (three form entry). There is no nursery provision and no specific additional SEN provision

Alder Grove Primary School has a capacity of 420 across Nursery, Reception and years 1 to 6 (two form entry). There is no nursery provision and no specific additional SEN provision. This school was directly created by s106 commitments.

This makes a total capacity of 1110, with an annual intake of 150.

The requirement for a Spencers Wood Primary School was specifically identified for the South of M4 SDL with an entry of one form, with option to expand to two or three forms.

The original additional dwellings were limited to 900 (specifically including the 272 dwellings, in Three Mile Cross, approved in 2011 under 102544). Under government guidelines, given in “**New Homes fact sheet 5: New homes and school places**” (0.25 places per dwelling), this requires the creation of 225 primary school places i.e. a minimum one form entry school.

It was specified in multiple sources that the completion of the Spencers Wood Primary School should be complete “before the occupation of the 200th house”.

There have been a total of 1818 additional dwellings approved in Spencers Wood, Three Mile Cross and Swallowfield. This is an additional 918 dwellings to the original maximum, and this requires a total of 454 primary school places (225 + a further 229) i.e. at minimum a second entry form.

In conclusion, the direct implication of the approved developments is that the Spencers Wood Primary School should already exist as a one form entry school and be expanding to a two-form entry school. This requires both Primary School Land B and C sites to be used.

2. Applications and allocations in the Spencers Wood, Three Mile Cross and Swallowfield area

The NPPF (December 2023) paragraph 99: states: “It is important 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”.

The total number of applications for the September 2024 intake was 242 for the Spencers Wood, Three Mile Cross and Swallowfield area, against the total available annual intake of 210 in the primary schools listed previously.

The result is that all the schools are full (as defined by >95% of maximum roll):

- Alder Grove received 115 applications for 60 places in 2023 and 96 for 60 places in 2024.
- As allocations are made on proximity, the area from which the schools draw their intake is very small indeed. In 2024 Alder Grove recruited from within 0.430 miles of the school. (For information: the site of the projected school is 0.650 miles from the Alder Grove and School Green Centre 0.546 miles).
- Lambs Lane and Shinfield recruited from less than a mile of the school premises and Grazeley within 1.5 miles of the school.
- There are therefore a large number of children who live too far from any school to get their first preference choice.
- The consequence is that children have therefore been allocated to relatively distant schools with spare capacity, including The Coombes in Arborfield and schools north of the M4: Hawkedon, Hillside and Radstock in Earley, and Mortimer St Johns in West Berkshire. This has been the pattern for several years.
- It should also be noted that the 2023 closure and relocation of Farley Hill School to Arborfield Green practically removed a relatively near primary school resource once available to Swallowfield residents.

The situation is acknowledged by WBC in its ‘Wokingham Borough School Places Strategy, 2024/5 to 2029/30’ (April 2024), and its predecessor, which recommends the creation of 210 places to serve Shinfield (i.e. 30 a year) with the possibility of another 210 places in the future (p. 13). The document does not comment on the problems faced by Swallowfield.

3. Practical consequences of the above situation:

- In May 2024 a quarter of Shinfield children were being educated out of Shinfield parish (1069/1441). Given Shinfield's relative isolation from the remainder of the borough, this implies that the children have to travel some distance to school.
- 85 children were at The Coombes, 26 at Radstock, 27 at Hawkedon and 57 at Hillside. In Swallowfield ward, only half were being educated in either Shinfield South or at Swallowfield wards. 26 were at The Coombes and 47 at Farley Hill. An unknown number attended Mortimer St John. This demonstrates that a substantial minority of parents have awkward journeys to get their children to school because of a lack of local provision. There is no prospect of walking them to school. There may also be an obligation on the Borough Council to provide transport in some cases, placing increasing demand on statutory transport costs that are reportedly £750,000 over budget for 2024/25.
- Large parts of the parish cannot get into their nearest school because of the numbers who live nearer. For this reason, no Swallowfield children are admitted to Lamb's Lane school but are allocated to schools which are significantly further from Swallowfield, such as Farley Hill or Mortimer St John. The result is there is a significant outflow to schools in other wards (or out of borough) and at some distance from the child's home.
- Given the pace of development in adjacent wards, there are increasing concerns that the schools to which Shinfield children are currently allocated will not continue to be able take them. In fact, we would predict that The Coombes will come to serve Arborfield exclusively.
- The Planning Inspector recognised that there is no current school provision available to serve the Trowes Lane development in Swallowfield and stated that it was the Local Authority's responsibility to resolve this.
- The prospective North of Arborfield Road development in Shinfield would pose demands on the primary schools in the Shinfield area further disadvantaging children in the Spencers Wood, Three Mile Cross and Swallowfield.
- Another key issue is that a notably low proportion of children are getting their first-choice schools in the borough.
 - In 2024 had over 90 per cent of children in the Borough secured their first-choice school.
 - In Shinfield South ward the proportion was 75.6 per cent:
 - in Swallowfield 73.2 per cent.
 - Shinfield South had the largest number of third preference allocations of any ward (12 children out of 24 over the borough). It had an unsatisfactory number of children allocated to schools to which they did not apply.
- There may be an assumption that the current numbers represent an age bulge and as this moves through the school system the local demand will fall. Given the scale of building potential in both Shinfield and Swallowfield, in addition to the recently increased building target numbers for Wokingham, this seems unlikely.

Appendix 2 – Dwellings approved in Spencers Wood, Three Mile Cross and Swallowfield

The South of M4 SDL was approved with a total of 900 new dwellings in Spencers Wood, Three Mile Cross and Swallowfield, note that this total explicitly included the 272 dwellings already approved under 102544 as “Mitford Fields”.

As of 26th August 2024, the total number of approved dwellings for Spencers Wood, Three Mile Cross and Swallowfield, since 2013, is 1818 (including the Mitford Fields development previously approved).

- 1) For completeness, it should be noted that a total of 154 dwellings had already been approved (all but 4 of these were in Three Mile Cross) in the period 1998 to 2013 which are NOT included in the South of M4 SDL, but which will have had an impact on numbers of children requiring Primary School education and the s106 expansion of Grazeley Parochial Primary School in 2013 may be assumed to be partly due to these dwellings, using s106 arising from the “Mitford Fields” development. A similar sum of s106 was allocated for Shinfield Nursery and Infants school for expansion there.
- 2) Similarly, it should be noted that the number of additional dwellings in Shinfield, since 2013, is 1539, with another 191 in the process of application for North of Arborfield Road and two further unquantified development sites reported to be being brought forward by the University of Reading.

Appendix 3 – Application specific comments

Contents:

- 1 Failure to design safe on-site road and parking arrangements
- 2 Blue light access
- 3 Biodiversity Net Gain
- 4 Shading
- 5 ASHP practical experience
- 6 The Energy Strategy Report
- 7 Satellite provision
- 8 SEN provision
- 9 Dining Provision
- 10 EV charging
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- 13 Education Nature Park project

1. Failure to design safe on-site road and parking arrangements.

The layout of the on-site roadways and parking arrangements will potentially cause safety issues due to:

- the single vehicular entrance/exit onto Fullbrook Avenue and the 'kidney shaped' turning area, combined with the entry/exit to the car park
- the lack of a one-way system (e.g. that might be encompassed in a horseshoe entrance and exit), and the risk of logjams/conflict between vehicular movements
- there being no highlighted prioritisation of taxi/minibus access for less mobile children

2. Blue Light access

The plans do not identify blue light access to the north side of the building, especially if the car park is fully occupied.

3. Biodiversity Net Gain

- a. The plans do not include how a baseline assessment of the site is to be achieved, and it is recommended that the baseline should be based on the site before it was used as a developer establishment location.

4. Shading

- a. The plans do not identify how immediate shading for young children is to be achieved, particularly the infants whose classrooms and playground are on the southern side of the site.
- b. The plans do not identify provision of suitable outside shading areas, natural and built to mitigate heat stress caused by climate change.

5. ASHP practical experience

- a. The plans do not specify the ability of ASHP's to properly service the building in periods of extended winter conditions. This has been an issue identified in other new community buildings in the parish. There is no apparent consideration here, especially over distal parts of the building.

6. The Energy Strategy Report

- a. The Energy Strategy Report indicates that there will be solar panels on the roof for sustainability (quotes 49% carbon reduction) but does not contain the following:
 - i. No mention is made of batteries to store any excess generation for utilisation when conditions require it.
 - ii. It also appears to ignore variations in solar conditions (overcast, snow etc.) which should influence peak power demand of the site. Consider dark winter days and peak heating demand.
 - iii. It is confusing that the solar panels are SE facing when all recently published information states that south facing is optimal.
 - iv. It is not clear whether the solar panels be supplying excess generated electricity to the National Grid when not required by the school e.g. weekends and school holidays.

7. Satellite provision

- a. There is a specific statement in the Design documents that the school will be a satellite to a nearby primary school (presumably Alder Grove) and will therefore share some facilities in this respect. These facilities are undefined and the consequences on catchment unclarified. [Note: Oliver Gill (Head of Education Access & Sufficiency for WBC) has responded in writing to SPC that no decision has been made on satellite/self-contained status which conflicts with the Development Brief within the applications].

8. SEN provision

- a. The plans show two SEN classrooms, clarified as 14 ambulant SEND children (ASD/SEMH). Clarity is required on whether these spaces will be for local children or for a wider catchment involving traffic from outside of the South of M4 SDL.
- b. The plans do not include any explanation of the separation of SEN classrooms and the two SEN resource rooms and the two SEN Therapy/MI rooms on the first floor, requiring their access using stairs/lift and corridors past classrooms.

9. Dining facilities

- a. The plans do not explain how preparation, service and dining will be facilitated to cover 30 nursery, 210 pupils, 14 SEN pupils, and 29 staff. The space provided does not appear adequate for a one form entry and certainly not for any potential future expansion of the school.

10. EV charging

- a. The plans do not include any detail of EV charging points.

11. Security by Design

- a. The plans state that external lighting will be time controlled (and include the assurance that it will meet legal and safety requirements), however it will not operate when the building is not in use with no mention of site security and ASB considerations.

12. DEPZ sheltering

- a. The plans do not identify if the school construction will be suitable for DEPZ sheltering under the Emergency Response protocols.

13. Education Nature Park project

- a. There is a 'forest school' shown but no school garden for planting etc – a serious omission given the NHM supported Education Nature Park project - involving schools & nurseries (nearly 3000 at last count) – this is a huge missed opportunity given the NHM establishment on the Thames Valley Science Park and its commitment to Community Engagement.

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PLANNING REF : 241861
PROPERTY ADDRESS : School Green Centre
: School Green Centre, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Sally Herring
DATE SUBMITTED : 16/01/2025

COMMENTS:

Further to Shinfield Parish Council's previous comments on this planning application and the subsequent response from WBC, SPC stand by their underlying reasons that the proposal for a one form entry school are inadequate and do not meet current demand for school places in the parish now or in the future, despite WBC's claim of falling numbers of children in the overall area of the borough. SPC welcomes an additional school, however, the proposed application is insufficient in size and it is unacceptable that SPC children are required to travel long distances to school as this impacts on many things, for example, additional costs for parents in transporting them to school, adds to pollution, restrictions in networking with peer groups, extending the day for young children.

Shinfield Parish Council would like to formally request the opportunity to speak at the relevant planning meeting where this application is considered.

Submitted by Deputy Clerk to Shinfield Parish Council

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