

Planning Statement

**The Westmead Centre, Rances
Lane, RG40 2LH**

Prepared For
**Inspire Children's Day
Nurseries Ltd.**

**6554
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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Bell Cornwell on behalf of Inspire Children Day Nurseries Ltd. (“the Applicant”). This application is being submitted to Wokingham Borough Council (“the Council”) in respect of the following:

Single storey extension to building and installation of air conditioning units (“the Proposed Development”)

At The Westmead Centre, Rances Lane, Wokingham, RG40 2LH (“the site”).

- 1.2 Accompanying this Planning Statement, we submit the following documents:

- Planning Application Forms and Ownership Certificates
- CIL Additional Information Form
- Site location plan and proposed floorplan
- Existing elevations
- Existing floor plan

THE SITE AND ITS SURROUNDINGS

- 1.3 The site is 0.4 hectares in area and comprises one single storey building, located to the west of Rances Lane, set back from the highway. The site is bordered by residential dwellings on the northern, eastern and southern boundaries and St Crispin’s School is located to the west. The site is approximately 100 metres to the south of London Road, the main through road from Wokingham Town Centre to the A329 and Bracknell.

SITE CONSTRAINTS

- 1.4 The site is located within the 5km special protection area linear mitigation zone; the AWE Special Case Zone; SSSI Impact Risk Zone; and Bat Survey Suitability Model. The site is in flood zone 1 and has a small area of surface water flooding in the 1 in 30-year event:

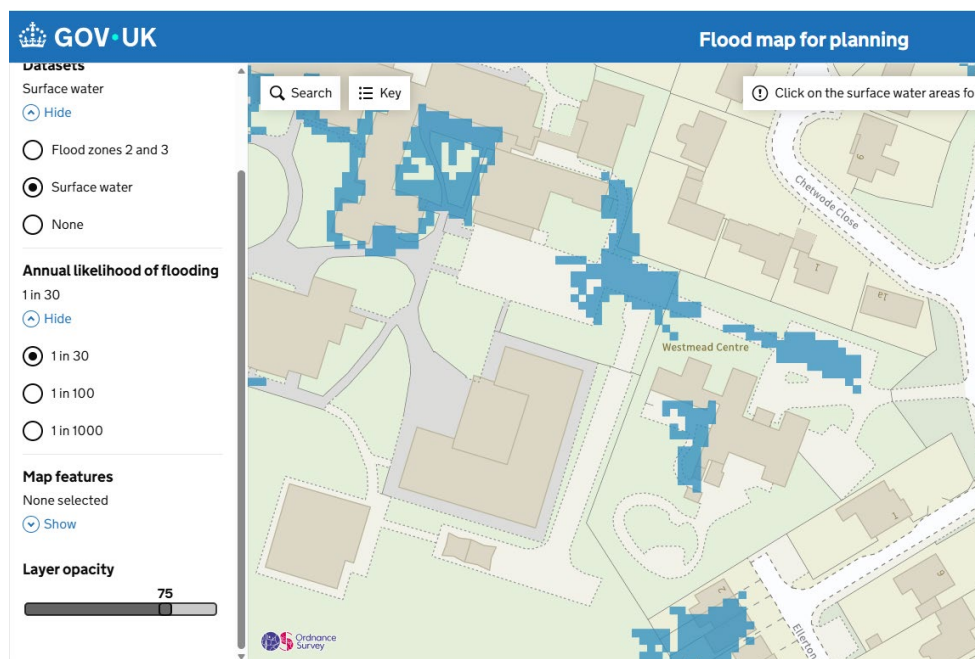


Figure 1 Flood Map for Planning

- 1.5 The proposed development is located within the areas at very low risk of surface water flooding.

PLANNING HISTORY

- 1.6 The site has the following planning history:
- 10665 – proposed covered play area at Westmead School. Approved May 1979.
 - 21873 – garage for minibus. Approved June 1984.
 - 29155 – extension to proposed day centre for physically handicapped and additional parking provision. Approved September 1987.
 - 260244 – application for a certificate of lawfulness for the proposed use of the site within Use Class E. Certificate issued 12th March 2026.

THE PROPOSED DEVELOPMENT

- 1.7 The application seeks permission to extend the building by 37sqm and provide eight external air conditioning units:

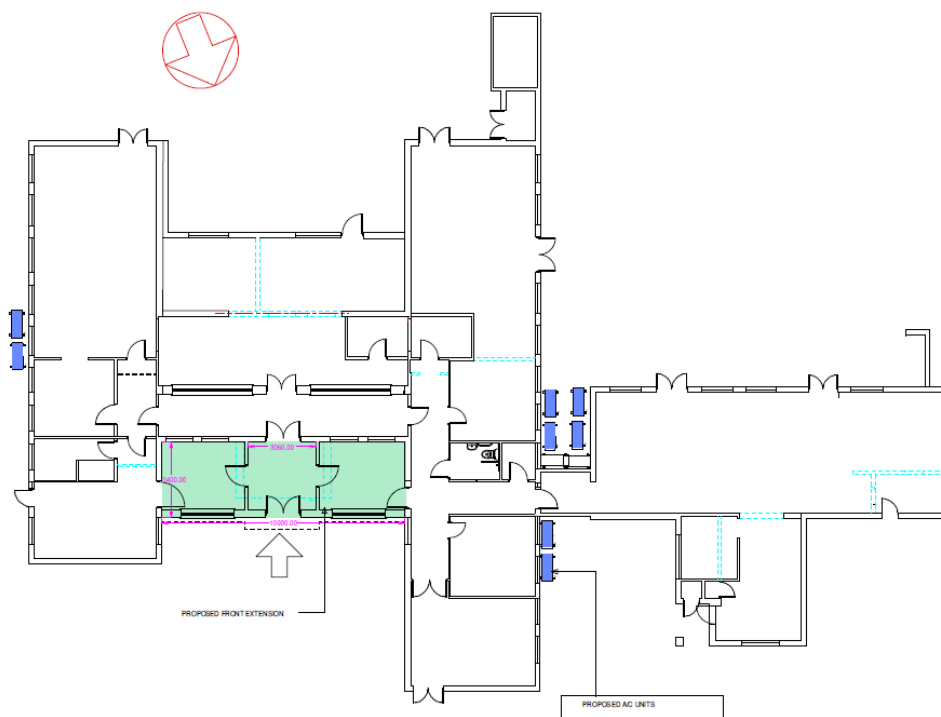


Figure 2 Extract of proposed floor plan

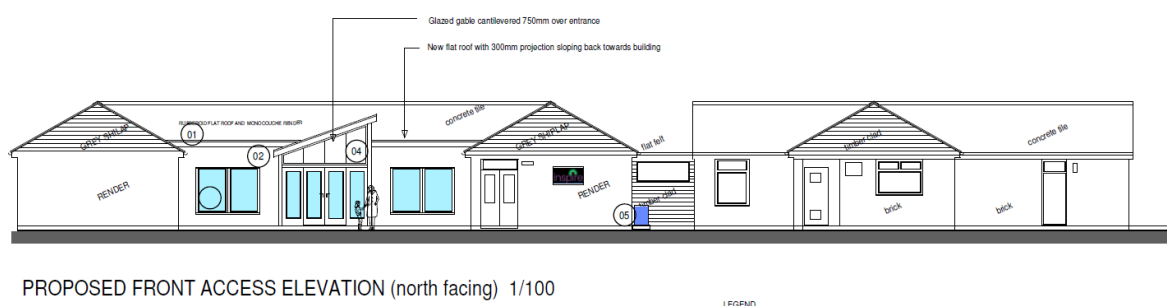


Figure 3 Extract of proposed elevations (northern – main entrance)

- 1.8 The proposed extension will have a monocouche render finish, a flat rubberoid (grey) roof and powder coated aluminium windows. There will be a featured entrance way with aluminium (grey powder coated) gable which will be cantilevered 750mm over the entrance.



2 PLANNING POLICY CONTEXT AND MATERIAL CONSIDERATIONS

- 2.1 Section 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

PLANNING POLICY CONTEXT

- 2.2 The relevant parts of the Development Plan, against which the application is to be assessed are:

- Core Strategy (2010) (“CS”)
- Managing Development Delivery (2014) (“MDD”)

MATERIAL CONSIDERATIONS

Supplementary Planning Documents (“SPDs”)

- 2.3 The following documents are material considerations to the proposed development:

- Sustainable Design and Construction SPD (2010)
- Borough Design Guide SPD (2012)

Emerging Local Plan

- 2.4 The Council is currently updating its Local Plan. The proposed submission plan was submitted to the Secretary of State for independent examination on the 28th February 2025 and the first stage of hearings took place in November 2026 and the second stage took place in March 2026. The emerging local plan is not considered any further in this statement.

National Planning Policy Framework

- 2.5 The National Planning Policy Framework (“NPPF”) (2024) is a material consideration. Paragraph 85 places significant weight on the need to support economic growth and



productivity, considering both local business needs and wider opportunities for development.



3 KEY ISSUES FOR DETERMINATION

- 3.1 The NPPF sets out the underlying principle of the presumption in favour of sustainable development. This is carried forward into the development plan in policy CP1 of the CS which sets out a list of sustainability measures that proposals are required to comply with, including maintaining or enhancing the high quality of the environment; and providing attractive, functional, accessible, safe, secure and adaptable schemes. Policy CP2 seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, and the extension of this building can contribute to providing this. Further, policy CP3 of the CS goes on to provide general principles for development, ensuring that an appropriate scale is provided; and using the full potential of the site and contribute to the support for suitable complementary facilities and uses. Policy CC01 of the MDD states that planning applications that accord with policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise.
- 3.2 Policy CP15 of the CS supports the redevelopment, refurbishment or minor extension of buildings in employment use will be acceptable in principle. Policy CP9 of the CS states that the scale of development proposals must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. The proposal is for an extension to an existing building and will utilise the site. The site is adjacent to St Crispins School and the proposal would remain subordinate to this site. The provision of eight air conditioning units will ensure that the building can be adequately heated and cooled.
- 3.3 The site is located within a settlement boundary, and the extension and provision of air conditioning units are required to continue to support operations at the site, and using the full potential of the site, in accordance with policies from CP1, CP3 and CP15 of the CS and CC01 of the MDD.

DESIGN

- 3.4 Policy CC04 of the MDD states that proposals that seek to deliver high quality sustainably designed and constructed developments. The extension has been



designed to match the materials of the building and will provide an improved (in terms of functionality and visual appearance) entrance to the building.

FLOODING

- 3.5 As set out in Section 1, the site is in flood zone 1 and has a small area of surface water flooding in the 1 in 30-year event. Policy CP1 of the CS requires development proposals to avoid increasing (and where possible reduce) risks of or from all forms of flooding. Policy CC09 of the MDD requires all sources of flood risk, including historic flooding, to be considered to avoid inappropriate development in areas at risk of flooding. Further, policy CC10 of the MDD requires development proposals to ensure that surface water arising from the proposed development, including climate change, is managed in a sustainable manner.
- 3.6 The proposed location for the extension does not fall within an area of surface water flooding and as such no further assessment is required, in accordance with CP1 of the CS, and policies CC09 and CC10 of the MDD.

ECOLOGY AND TREES

- 3.7 Criterion 2d) of policy CC03 of the MDD requires existing trees, hedges and other landscape features to be protected and retained. The proposed extension is not situated on or near any existing trees and will continue to ensure that nearby trees are protected and retained. The proposal accords with policy CC03 of the MDD. The area is currently on hardstanding and there will be no loss of habitats.

AMENITY

- 3.8 The extension aligns with the current extent of the building and as such suitable distances will remain between neighbouring properties. There will be no impact on neighbouring properties.



4 CONCLUSION

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. As set out in section 3, the proposed development is in accordance with the Development Plan, specifically with policy CP15 which supports minor extensions to buildings in employment use. Further the proposal accords with policy CP3, maximising development for community provision and policy CP3 in maximising the site's potential in general.
- 4.2 The proposed development will bring about an improvement to the site with an extension, providing greater floorspace for operation as an improved entranceway to the property. The installation of air conditioning units will allow the building to be heated and cooled more efficiently throughout the year.