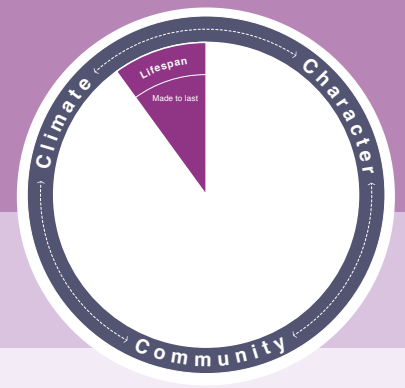




LIFESPAN

Made to last



NPPF
CHAPTERS
8,12,14,15,16

"Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan."

(Para. 151, NDG 2021)

A SENSE OF OWNERSHIP

6.108 The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.

ADOPTION AREAS

6.109 When completed, responsibility for long term management and maintenance will typically be separated into areas including:

- Highway adoption areas;
- Public open space areas (put forward for local authority or management company maintenance, subject to relevant S106 agreement);
- Private property ownership; and
- Shared maintenance areas such as shared parking areas.



ADAPTING TO CHANGING CIRCUMSTANCES

- 6.110 The development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live.



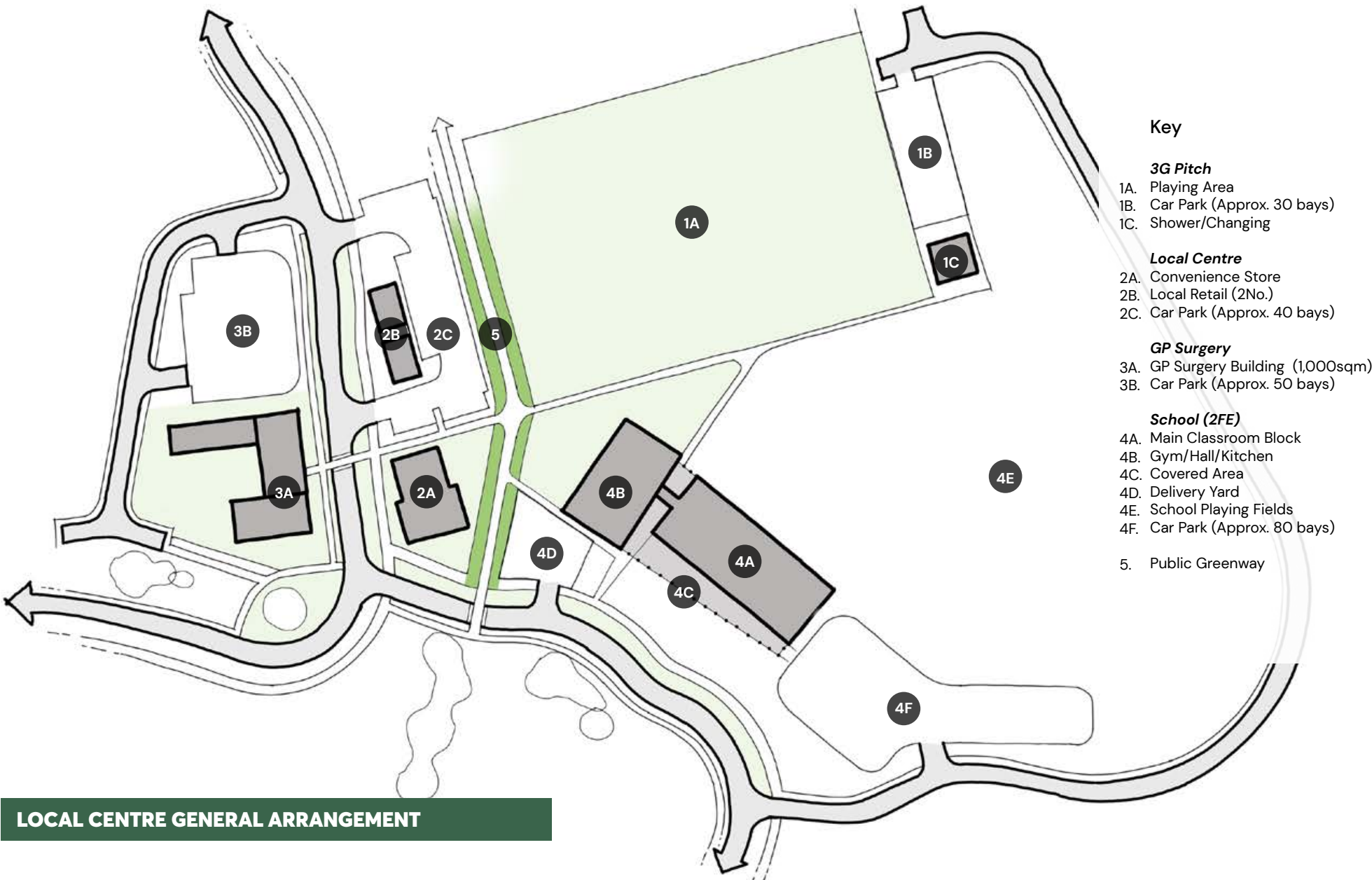
EMERGENCY PLAN

6.111 The proposal sits within the Detailed Emergency Planning Zone for AWE Burghfield. The proposal incorporates elements which can be designed to provide assistance to the local population, the local authority and emergency services in the event of an emergency.

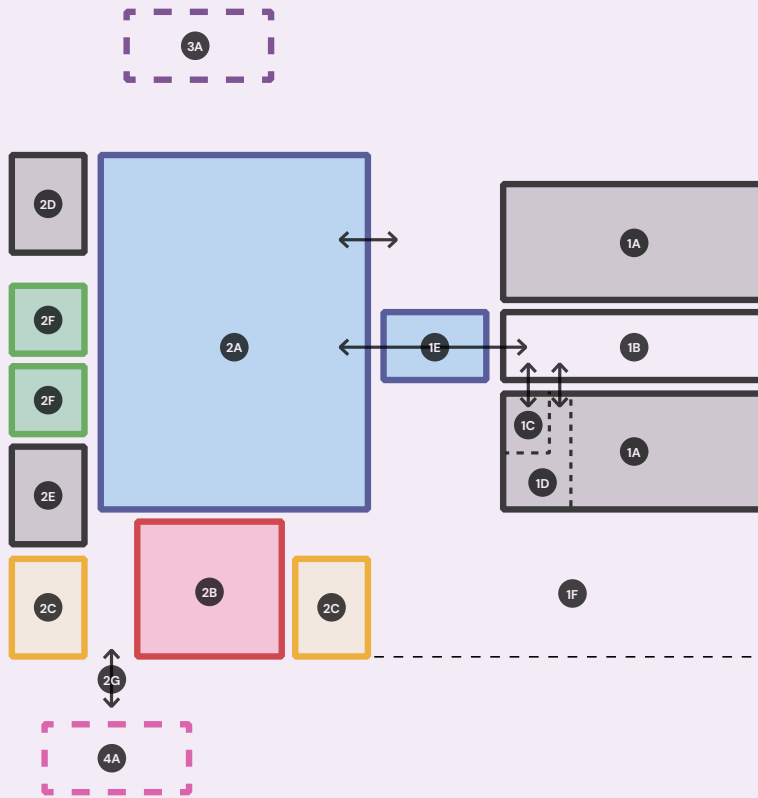
Concept Plan Summary: School and Emergency Shelter Adaptation

- 6.112 The proposed school and its surrounding site have been designed to serve both as an educational facility and an emergency reception centre and radiation monitoring unit. Key provisions ensure flexibility in emergency response scenarios while maintaining the school's primary function.
- 6.113 **Semi-Detached Gym with Ancillary Facilities** – The gym is positioned separately from the main school building and includes showers, toilets, and flexible private rooms. This layout allows the space to support multiple uses, including temporary accommodation, medical triage, or decontamination. Additionally, the gym could be used for community activities outside of school and term time.
- 6.114 **Strategic Delivery Yard** – A well-placed delivery yard ensures efficient movement of emergency supplies, with level access and wide doors facilitating the transport of equipment.
- 6.115 **Flat Open Space for Temporary Structures** – The site includes designated flat areas suitable for setting up temporary structures such as tents, providing additional capacity for emergency responders or displaced individuals.
- 6.116 **Covered Multi-Use Area** – A covered section within the site provides shelter for both school-related activities and emergency operations, offering additional flexibility.

- 6.117 **Clear Separation and Single Way Traffic** – The layout ensures a defined separation between zones, reducing the risk of cross-contamination between those using the facility during an emergency response.
- 6.118 **Medical Centre as Briefing Hub** – The proximity of the medical centre allows it to be repurposed as a command or briefing centre for emergency responders.
- 6.119 **Additional Shower Facilities** – Extra showers by the sports pitch support emergency response efforts or hygiene needs during shelter operations.
- 6.120 **Secure Access and Perimeter Controls** – Clear 'secure lines' have been established to ensure safety, separating those using the school from emergency operations when the site is in use as a shelter or decontamination centre.
- 6.121 **Integration with the Wider Context** – The site is designed to work with its surroundings, including the numerous parking areas, primary care facilities, local centre and the sports pitches, ensuring seamless access and usability in both everyday and emergency situations.
- 6.122 **Green Corridor Network** – The site benefits from its connection to a wider green corridor network, which links key functions together while providing significant outdoor space. This helps minimise the risk of cross-contamination by offering separate areas for different user groups.
- 6.123 This design prioritises adaptability and resilience, ensuring the school can efficiently transition into an emergency response hub when required.



NORMAL SCHOOL/COMMUNITY USE



Key

Main School Building
 1A. Classrooms
 1B. Central Corridor
 1C. School Admin Facilities
 1D. WC's
 1E. Corridor Connection
 1F. Covered/Shaded Area

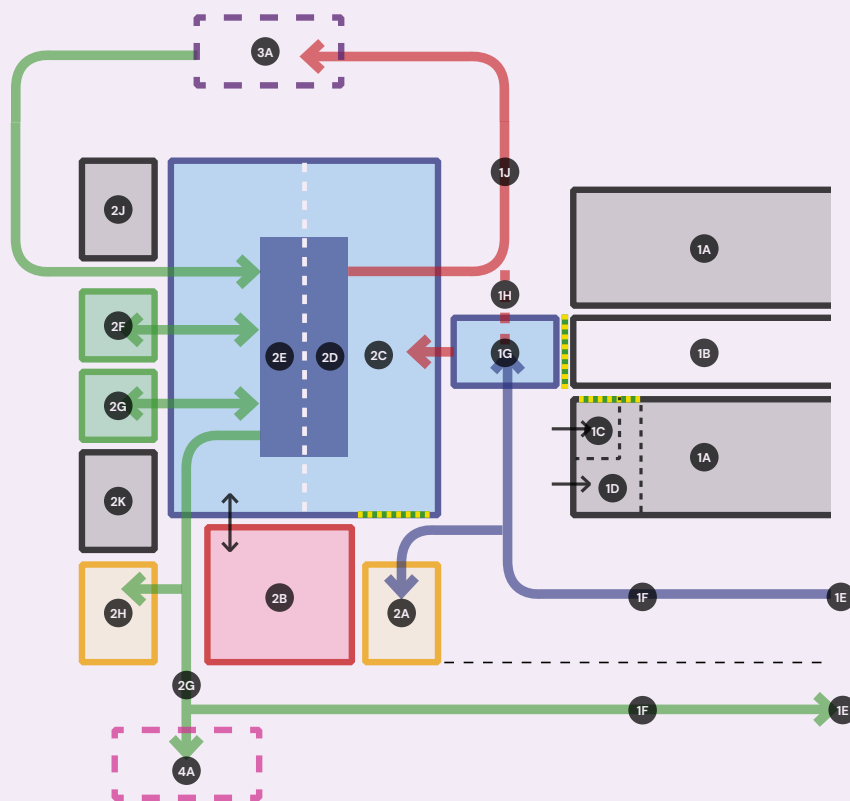
School Gym/Hall
 2A. Main Gym/Hall Space (300sqm)
 2B. Kitchens
 2C. WC's
 2D. Plant
 2E. Storage
 2F. Interview Rooms
 2G. Delivery Access

3G Pitch
 3A. Showers (600m)

GP Surgery
 4A. GP Surgery (900m)

→ Access

MONITORING/ASSESSMENT USE



Key

Main School Building (secured)
 1A. Classrooms
 1B. Central Corridor
 1C. Comms Room (secured)
 1D. WC's - RMU Staff Only (secured)
 1E. Main School Car Park
 1F. Covered CM - Stage 1 Queuing
 1G. CM - Stage 1
 1H. CM - Stage 1 Decontamination (Fast Track Route)
 1J. CM - Stage 1/2 Decontamination
 1K. Car Park Access - Clean

RMU Centre
 2A. WC's - Pre-Monitoring
 2B. Kitchen (closed/RMU staff use)
 2C. Waiting Area - CM Stage 2
 2D. CM Stage 2 - Dirty
 2E. CM Stage 2 - Clean
 2F. IM Stage 3/4
 2G. Counselling Stage 4
 2H. WC's - Post-Monitoring
 2J. Plant
 2K. Storage

3G Pitch
 3A. Showers - Decontamination for Stage 1/2

GP Surgery
 4A. GP Surgery - Primary Care

Secure Line

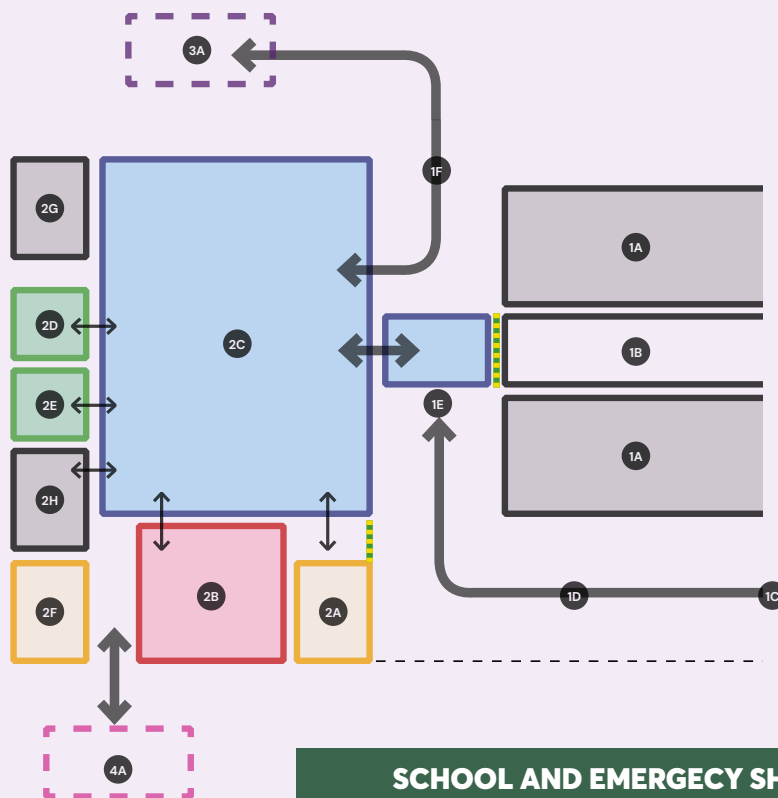
Contaminated Route

Decontaminated Route

Pre-Monitored Route

→ Access

REST CENTRE USE



Key

Main School Building (secured)
 1A. Classrooms
 1B. Central Corridor
 1C. Main School Car Park
 1D. Covered Route
 1E. Rest Centre Entrance
 1F. Route to Showers

Rest Centre
 2A. WC's
 2B. Kitchen (Rest Centre Use)
 2C. Rest Centre
 2D. Counselling/Welfare
 2E. Counselling/Welfare/Nurse
 2F. WC's
 2G. Plant
 2H. Storage

3G Pitch
 3A. Showers

GP Surgery
 4A. GP Surgery - Primary Care

Secure Line

General Movement

→ Access

SCHOOL AND EMERGENCY SHELTER ADAPTATION

CONCLUSION

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)

- 7.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.
- 7.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Land East of Basingstoke Road, Spencers Wood can be delivered to meet the three key NPPF objectives of sustainable design:
- A **social** objective;
 - An **economic** objective
 - An **environmental** objective.
- 7.3 The development of the site provides a unique opportunity to create a new community, building on the legacy and distinctive character of the site and its wider context.

- 7.4 The illustrative masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.
- 7.5 The development site will be a highly desirable place to live for the 21st Century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future.
- 7.6 Development on the site will accord with the principles of high-quality design and best practice to create a residential development that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.
- 7.7 The development proposals will offer the following main benefits:
- Up to 420 new homes in a range of types, sizes and tenures;
 - A new local centre, community hub and GP surgery;
 - A new primary school with land for future expansion;
 - A new 80 bed care home;
 - New employment land;
 - Retention of existing mature vegetation, including established field boundary hedgerows and trees, and the creation of a strong new green infrastructure framework;
 - Public open space, including SANG provision, a new country park for the benefit of new and existing residents of Spencers Wood;
 - A range of play areas and playing fields;
 - Sports pitches and changing facilities for local sports teams;
 - Community orchards;
 - New green links, including cycle and pedestrian routes, connecting the new residential development with the local centre, school, open spaces and the existing settlement of Spencers Wood;
 - Areas for wildlife, providing an improvement on the value of the land for wildlife today, and including space for planting, ponds and wildflower areas; and
 - Active and passive recreation, including trim trails and walking routes through the new country park.



ILLUSTRATIVE MASTERPLAN | Not to scale

LEGEND

	SITE BOUNDARY		PLAY SPACE		LOCAL CENTRE
	EXISTING TREES		PEDESTRIAN / CYCLE ROUTE		PUBLIC RIGHT OF V
	PROPOSED TREES		SANG EXTENTS		
	SUSTAINABLE DRAINAGE SOLUTION		PROPOSED GREEN SPACE		
	LANDSCAPE BUFFER AND ECOLOGY CORRIDOR		PROPOSED EMPLOYMENT USE		



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