



Design & Access Statement

E04759

APPENDIX J

Planning Statement

Planning Statement

Ranikhet Academy Primary School

Spey Road, Tilehurst, Reading RG30 4ED

On behalf of Reading Borough Council



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Contents

1.0	Introduction	4
2.0	Dee Park Estate Regeneration and Planning History and Phasing	6
	Dee Park Estate Regeneration	6
	Planning History	6
	The Masterplan: changes to siting and phasing	8
3.0	The School Site	11
	Site Location	11
	Site layout and building character	13
4.0	The Development	15
	Key design requirements	15
	Site Layout and Design	16
	Consultation	18
	Phasing of school development	18
5.0	Planning Policy Considerations	20
	National Planning Policy	20
	Local Planning Policy	22
6.0	Planning Assessment	23
	Key Planning Considerations	23
	Principle of development of a community facility	23
	Community Use Agreement	25
7.0	Design and Layout Considerations	27
	Design & Layout	27
	Safeguarding amenity	30
8.0	Site Assessment	35
9.0	Sustainability and Energy Statement	46
10.0	Summary and Conclusions	49



1.0 Introduction

- 1.1 This Planning Statement provides supporting analysis and commentary for the planning application submitted by Hampshire County Council Property Services on behalf of Reading Borough Council for the development of a two from entry primary school on land at Spey Road, Tilehurst, Reading, RG30 4ED.
- 1.2 The description of the planning application is:
- New build replacement Two Form Entry Academy Primary School, including 26 place nursery to replace the existing Ranikhet school buildings, including associated external works, fencing and landscape, new car park and MUGA and demolition of the old existing school buildings. All within the existing school site boundary.*
- 1.3 The site is located at the centre of Dee Park Estate, which is subject to a Masterplan adopted in 2009, and a VARIAT approved in 2013. The Masterplan seeks to regenerate Dee Park Estate through the development of new housing, and new community facilities located at the heart of the Estate.
- 1.4 The scheme for the new school has been designed by Hampshire County Council Property Services and it has been subject to positive scoping meetings and Pre-Application discussions with Reading Borough Council Officers which has informed the development of the design. These took place in October 2020. Further details of the Pre-Application discussions are provided in the Design and Access Statement.
- 1.5 The scheme has also been presented to the community through a consultation approach which has been developed to respond to the statutory Covid-19 restrictions which were in place at the time of consultation.
- 1.6 The Masterplan, approved through an outline planning application in 2009 and subject to a VARIAT in 2013, provides for a new school to the north east of the existing school. This application relocates the new school onto the site currently occupied by the MUGA; this facility will be replaced on the site of the existing school. The existing Synthetic Turf Pitch will remain. The area currently occupied by these three community facilities is contained within the redline boundary for the application. A standalone application is submitted for the Ranikhet Academy, and this is considered appropriate in principle, given an identical approach was taken for the relocation of the Community Centre which is expected to commence construction in February



2021 (application ref.172312/FUL). The design submitted here for the new school, new MUGA and associated landscaping and new access points into the site does not impact on the wider Masterplan commitment to provide further housing through three phases.

1.7 The key planning considerations relevant to the redevelopment of this site include:

- (i) the acceptability of community use development on the site;
- (ii) the design and layout of the school site;
- (iii) the accessibility to the site;
- (iv) the landscaping and site assessment;
- (v) the sustainability of the design.

1.8 The planning statement which is divided into the following sections:

- Section 2.0 - Dee Park Estate Regeneration and Planning History;
- Section 3.0 - The School Site;
- Section 4.0 - The Development;
- Section 5.0 - Planning Policy Considerations;
- Section 6.0 - Planning Assessment;
- Section 7.0 - Design and Layout Considerations;
- Section 8.0 - Site Assessment;
- Section 9.0 - Sustainability and Energy Statement;
- Section 10.0 - Summary and Conclusions



2.0 **Dee Park Estate Regeneration and Planning History and Phasing**

- 2.1 This section provides details on the Dee Park Estate regeneration Masterplan permitted in 2009 through an outline planning application, and the planning history which has resulted in changes to both the Masterplan layout, and the phasing.

Dee Park Estate Regeneration

- 2.2 The Dee Park Estate covers approximately 36.5 hectares on the western side of Reading. It was mainly built in the late 1960s and developed further in the following three decades. The later developments largely comprised infilling with Council housing and more recently by housing associations.
- 2.3 Much of the design of the Estate is based upon the Radburn principles, which segregates pedestrian routes from vehicular routes. This results in a layout which lacks legibility. Some pedestrian routes are not well overlooked which raise safety issues and allows for antisocial behaviour. The design of the Estate did not provide vehicular through-routes, and it is not well integrated into the wider urban area.
- 2.4 The Dee Park Estate has an active local community, and the Masterplan for the Estate seeks to support the community through a number of interventions which include a wider mix of housing provision, educational and other community focused facilities. These interventions seek to address the national and regional socio-economic indicators, for which Dee Park falls below national and regional averages, as well as seeking to meet community aspirations.
- 2.5 The vision for the Regeneration Development Brief. Developed with the local community is:
- “To create a safe, inclusive and sustainable community, economically, environmentally and socially, as part of the wider Reading, where people want to live and work, and which will inspire a sense of pride.”*

Planning History

- 2.6 Dee Park planning history is summarised in the table below:

Table 2.1 Dee Park Planning History

December 2008	Dee Park Planning Brief adopted
09/01454/OUT (091606).	Outline application for the phased regeneration of Dee Park Estate with access comprising demolition of 376 dwellings and replacement with 281 houses and flats for affordable rent and sale and 482 houses and flats for private sale (763 total), with new community centre, shops, school, and environmental improvements to the regeneration area. Granted. 23.12.2009
09/01514/FUL (092084).	Demolition of 40 dwellings (including one Public House), erection of 261 houses and flats including 60 Extra Care flats, alterations to Tay Road, Deveron Drive, formation of new streets off Tay Road, Deveron Drive and Osborne Road, new car parking, improvements to Brockley Close and Tay Road, landscaping, including phase 1 school sports pitches and associated lighting and enclosure. Granted. 10.12.2009. This application related to Phase 1.
10/00002/FUL (091899).	Demolition of existing garages and erection of three 3-bedroom houses including alterations to driveway and provision of car parking and landscaping (Resubmission of 09/01510/FUL). Granted. 23.04.2010
11/01625/REM (110612).	Reserved Matters application pursuant to Outline Consent 09/01454/OUT for Phase 2A of the regeneration masterplan. Phase 2A comprises the development of 106 residential units with associated infrastructure and landscaping. Approval sought for details of access, appearance, layout and scale. Granted. 13.01.2012. This application related to Phase 2A.
131056/REM.	Reserved matters application pursuant to outline consent. This application related to Phase 2B.
131058/VARIAT	Section 73 application to vary Conditions 6, 7 and 22 following the granting of planning permission of 09/01454/OUT: amend the phasing of the proposals

	and allow for alterations to the proposed provision of retail and community facilities.
09/01454/OUT	Phase 2B of the regeneration master plan comprising the development of 145 residential units and 4 commercial units (comprised of a mix of A1, A5 and B1 uses). With associated infrastructure, landscaping and environmental improvements to the remainder of the phase.
172312/FUL	Provision of the Dee Park Community Centre comprising of a Children's Centre, secure outdoor amenity space, community hall, offices and café with associated landscaping and disabled parking.

The Masterplan: changes to siting and phasing

The provision of a new community centre

- 2.7 The provision of a community centre is part of the 2009 Masterplan Unilateral Undertaking. The delivery of the community centre forms part of a wider community offer permitted in the 2009 Masterplan, which include the MUGA, STP and other enhanced facilities across Dee Park.
- 2.8 The 2013 VARIAT relocates the Community Centre from south-west of the school site (currently occupied by the Synthetic Turf Pitch) to a vacant site at the junction of Thurso Close with Glenmore Close. This location was considered to have advantages over the site identified in the 2009 Masterplan: it is close to external space which could be used for community facilities, and it would not jeopardise further housing and community facilities such as the school coming forward in the future.
- 2.9 The provision of the Community Centre forms part of the Phase 2C of the Masterplan. A standalone application for the Community Centre (ref 172312/FUL) was permitted February 2018 and implemented in February 2021. The Community Centre benefits from planning permission and pre-commencement conditions have been discharged; a contractor has been appointed and works are expected to commence in February 2021. Therefore the Community Centre cannot come forward on the site which is subject to this application, and the delivery of the school does not fetter the overall masterplan.



The provision of a new school

- 2.10 The Dee Park Planning Brief (adopted as an SPD) recognises the importance of the school as an important local facility, and the aspirations to provide a new school that can accommodate two forms of entry. It is noted in the brief that the Ranikhet is an extended school and regeneration should demonstrate how the scheme will provide for the continued development of the school along these lines (paragraph 10.2)
- 2.11 Under the 2009 outline application and the 2013 VARIAT, the provision of the school is included in Phase 3. The provision of the school does not prevent the remaining elements of Phase 3 to be delivered. With the relocation of the Community Centre through the 2013 VARIAT, the provision of STP, MUGA and a new school is enabled within their existing site boundary.
- 2.12 The submission of a standalone application for the school, MUGA and retained STP takes the same approach as that for the community centre. A Unilateral Undertaking associated with this application for the school, and the existing Unilateral Undertaking associated with the Masterplan will be varied to remove the obligation to deliver a school.

Delivery of new housing

- 2.13 The table below, replicated from the DAS, sets out the adjustments made to the phasing through the 2013 VARIAT.
- 2.14 The provision of the school will not impact on the remaining housing requirement of the Masterplan to be delivered in Phase 3. The exact number of units will be determined by a further master planning exercise concerning capacity.

Table 2.2 Masterplan Outline application (2009) and VARIAT (2013)

Outline Application 09/01454/OUT (ref. 091606)	Application 131058/VARIAT
Phase 1 64 affordable homes for rent 60 sheltered flats 140 private sale homes (264 total new homes)	Phase 1 - Completed 64 affordable homes for rent 60 sheltered flats 140 private sale homes



26 existing homes demolished Pub site demolished	(264 total new homes) 26 existing homes demolished Pub site demolished
Phase 2 85 Affordable Homes for Rent 138 private sale homes (223 total new homes) Community Hub / Youth Centre 188 existing homes demolished	Phase 2 - Completed 113 Affordable homes for rent 156 private sale homes (269 total new homes) 4 new retail units Community Centre 188 existing homes demolished
Phase 3 72 Affordable homes for rent 204 Private sale homes (276 total new homes) 3 new retail units New school constructed 149 existing homes demolished	Phase 3 42 Affordable homes for rent 130 Private sale homes (172 total new homes) New school constructed 149 existing homes demolished

3.0 The School Site

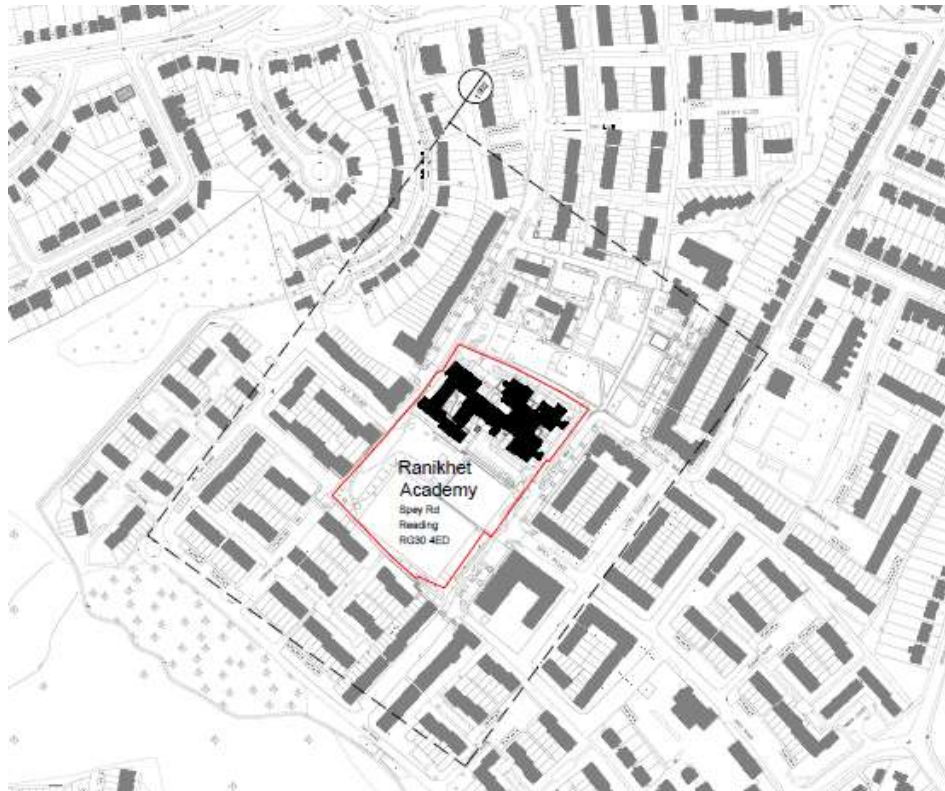
Site Location

- 3.1 The school is located on Spey Road / Eddleston Way, in the centre of the Dee Park Estate.
- 3.2 Deveron Drive which bounds the site to the north-west is lined by housing, and the boundary on the north-east is marked by an area of undeveloped land. To the south-west of the site is housing located on a continuation of Spey Road which is accessed by pedestrian footpath. The site is bounded to the south-east by housing on Spey Road and Eddleston Way.
- 3.3 The school is located on the north-eastern side of the site. The MUGA and synthetic turf pitch (STP) lie to the south-west of the school.

Figure 3.1 Site Location (source Google)



Figure 3.2 Site location plan (source: Hampshire County Council Property Services)



- 3.4 Access to the school building is from Eddleston Way; access for pedestrians, cycles and vehicles is shared. There are also minor pedestrian access points to the STP and Early years provision.
- 3.5 This application shows the school rebuilt within the existing curtilage that includes the MUGA and STP, rather than relocated to the east (outside the existing school site curtilage) which was proposed in the original Masterplan.
- 3.6 The reasons for this are set out in the DAS and provided in summary below:
- Level changes and accessibility: land to the east, where the 2009 Masterplan proposed the school, has level changes which present access and construction issues;
 - Relocation of the Community Centre, as included in the VARIAT to the Masterplan, allows for the provision of the school, MUGA and STP on the same site which have a functional synergy;

- Increased requirement for school places due to a revision of the Masterplan which provides a greater number of family houses: the new compact footprint meets the increase demand in the same accessible location, on a smaller site;
- Viability: the new site layout allows the STP to be retained, which contributes to the viability of the scheme;
- Urban design: the new school is located at the end of Spey Road, creating a focal point in the urban landscape, which allows for better passive surveillance, reinforcing safety and security on the site.

Site layout and building character

- 3.7 The school site area is 1.73 hectares, and broadly rectangular in shape, orientated south west to north east.
- 3.8 The site is characterised by three plateaus each with a sizeable level difference. Due to the level changes, access around the site is characterised by steps and ramps.
- 3.9 The existing school building lies on the lower plateau at the north-eastern side of the site; adjacent to the school to the west is the MUGA, and further to the south-west of this adjacent to the pedestrianised part of Spey Road, is the STP.

Figure 3.3 Site layout (extract Hampshire County Council Property Services)





- 3.10 The school building does not have frontage onto the main street. The built footprint and layout of the existing school is disjointed inefficient, and the built form does not have coherence. The buildings are in poor repair and the facilities need improvement and upgrading.
- 3.11 The perimeter of the site is characterised by high security boundary fences which have been installed in response to the antisocial behaviour which has been targeted at the school and the wider community facilities.



4.0 The Development

- 4.1 The key design requirements are set out in this section, followed by a summary of the site layout and key elements of the design, and phasing of the development.
- 4.2 A detailed description of the school design and the relationship with the existing surrounding properties is set out in the Design & Access Statement prepared by Hampshire County Architects which accompanies this application.

Key design requirements

- 4.3 The key elements that are included in the design are summarised below and provided in more detail in the DAS:
1. Core elements: general teaching spaces; arrival / management spaces; community related spaces;
 2. Internal / external links: level access to the appropriate external spaces for the Nursery, Reception Year, Food Tech teaching and Key Stage 1 Classrooms;
 3. Site position and external access: creation of a clear presence on the main road frontage; clear, level and direct pedestrian access; independent secure access to the kitchen and plantroom; separate pick up / drop off arrangements for Nursery and Reception Year, and general KS1 and KS2 access; independently managed secure direct access for Nursery and Reception years;
 4. Community facilities for use by the local community:
 - i. Synthetic Turf Pitch: rented out in evenings, weekends and holidays to local sports clubs;
 - ii. Multi Use Games Area: managed free access for general play and recreation with potential links to the new Community Centre;
 - iii. School Hall for various indoor activities.
- 4.4 The new school building is based on BB 103 and follows the DFE and HCC two storey Generic Primary layout for a 2FE school. However, site context

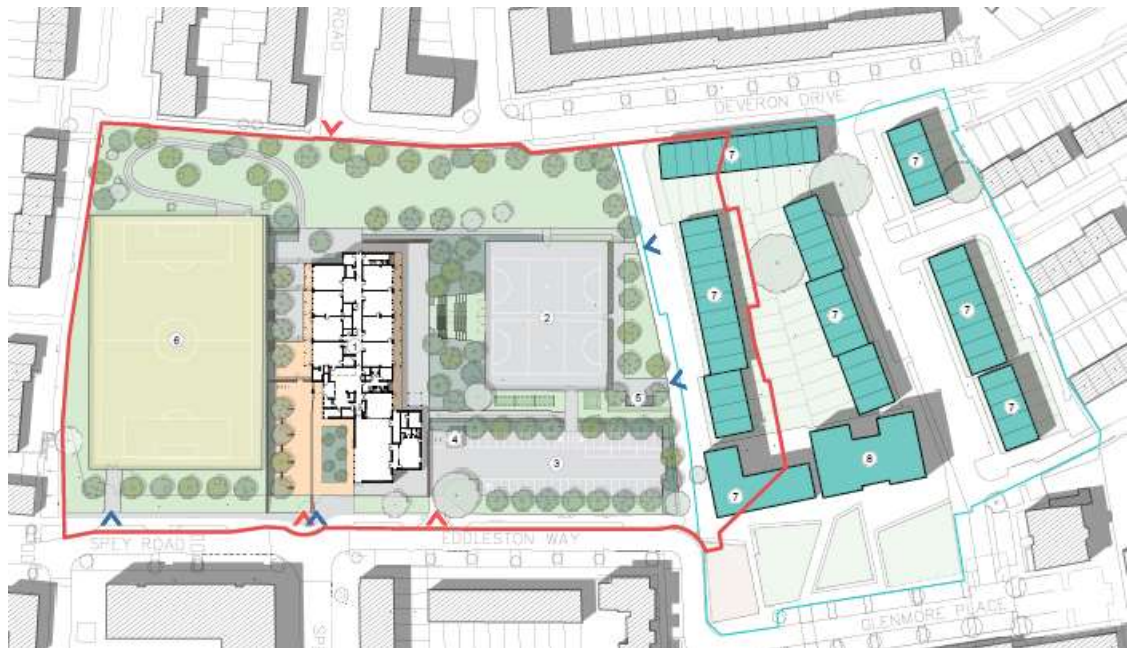
and abnormal elements have required some adaptation to these standard proposals to suit

Site Layout and Design

4.5 Five options were considered. It was considered that Option 2 provided the optimal response to the brief and the site: a two-storey school with double banked classroom which is located in an optimum position in relation to the STP.

4.6 An extract from the DAS below shows the new site layout:

Figure 4.1 Site Layout (source: DAS)



Key:

-  Pedestrian Access
-  Vehicular Access
-  Planning Red Line Boundary
-  Future Development Boundary (Post Completion of School)
-  New soft landscape
-  New Hard Landscape (Asphalt)
-  New Hard Landscape (Paving)
- ① New Primary School
- ② New Multi Use Games Area (MUGA)
- ③ New Car Park
- ④ New Bin Store
- ⑤ New Bike Store
- ⑥ Existing Synthetic Turf Pitch (STP)
- ⑦ Future Development Housing
- ⑧ Future Development Community Centre

4.7

The site layout includes:

- Existing Synthetic Turf Pitch on the western side of the site retained, with existing access retained;
- New school building at the centre of the site, with new pedestrian access from Spey Road and the eastern boundary;
- Car park (46 car parking spaces, including 3No wheelchair accessible spaces and 6 electric charging points) and separate entrance for vehicles from Edleston Way;
- Replacement two court MUGA on the eastern side of the school site near to the Community Centre and its related external public space, and pedestrian access to the MUGA access from the eastern perimeter of the site;
- Provision of bin store (northwest corner of car park) and locker storage (east of STP);



- bike stores: a total of 40 spaces (20 cycle hoops) are to be provided: 30 spaces (15 hoops) adjacent to the KS1 & KS2 entrance, and with 10 spaces (5 hoops) adjacent to the main entrance;
- New tree planting, and nature area, and soft landscaping on north, east and south perimeters;
- New walls and fencing.

4.8 Internal layout:

- Ground floor: secure entrance lobby, centrally located 'Heart' with double height volume above providing daylight and ventilation, leading to classrooms, group rooms, stairs and halls.
- First floor: Key Stage 2 classrooms and centralised staffroom.

4.9 The design and siting of the school building is flexible and easily adaptable to change through various measures, including the potential for the building to extend in the future.

4.10 Appearance and materials: these have been chosen to create an appropriate and aspirational aesthetic. It meets objectives relating to: economy and value; sustainability and environmental performance; fire and security; and maintenance and operational requirements.

Consultation

4.11 The DAS provides details on the consultation that has been undertaken on the design which encompasses:

- Community Consultation
- Pre-Application Planning Advice
- Reading Design Review Panel.

Phasing of school development

4.12 The new school is to be constructed within the existing school curtilage in two phases.

- **Phase 1:** the school remains in occupation in its existing accommodation; the new school will be constructed in the centre of the site, and the existing STP will be retained and accessible during the construction.



- **Phase 2:** the school will be decanted into the new school building; the old building will be demolished and construction commenced on external areas including the MUGA, car park and external landscape areas.

4.13 The DAS provides further details on the phasing.



5.0 Planning Policy Considerations

- 5.1 This section provides a list of the planning policies and guidance documents of relevance to the consideration of the planning applications.

National Planning Policy

- 5.2 The revised National Planning Policy Framework (NPPF) was published by the Government on 25 July 2018 and sets out the overarching national policy framework for planning. The NPPF identifies the economic, environmental and social dimensions of sustainable development (paragraph 8). It has subsequently been revised in February 2019 and is currently under consultation for further changes to accommodate the provisions set out in the National Model Design Code and the White Paper.
- 5.3 The NPPF also applies a ‘presumption in favour of sustainable development’ (Para 11) whereby Local Planning Authorities should plan positively to meet the development needs of an area and planning decisions must take account of the proposals accordance with the development plan. Or where the plan is out of date or silent then proposals should be granted where benefits outweigh adverse impacts and the proposals have been assessed against the policies of the NPPF as a whole.
- 5.4 The following NPPF principles are considered particularly relevant to the Application Scheme:
- Decision making;
 - Making effective use of land;
 - Promoting sustainable transport;
 - Achieving well-designed places;
 - Meeting the challenge of climate change and flooding;
 - Conserving and enhancing the natural environment;
 - Widen the choice in education.
- 5.5 Paragraph 39 highlights the importance of early engagement to support ‘better coordination between public and private resources and improved outcomes for the community’. Paragraph 128 goes onto emphasise the importance of “early engagement with the local planning authority and local community about the design and style of emerging schemes” to ensure that proposals reconcile differing interests and meet local expectations.



- 5.6 The government's commitment to achieving a well-designed place is set out in section 12. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve (paragraph 124). This requires the evolution of development proposals to consider quality (paragraph 128). New development should protect against a range of impacts arising from climate change, through suitable adaptation measures, such as increasing green infrastructure, can help to reduce greenhouse gas emissions (paragraph 150), and avoid development on the most vulnerable locations with the lowest flood risk (paragraph 163).
- 5.7 Well-designed places also require the active management of growth in a local area. Local authorities are encouraged to support proposals, which prioritise the creation of places which are safe, secure and attractive and minimise the scope for conflicts between pedestrians, cyclists and vehicles, while also responding to local character and design standards (Paragraph 110). Proposals should only be prevented on highways grounds if unacceptable impacts on highway safety, or the residual cumulative impacts on the road network are considered to be severe.
- 5.8 The provision of a sufficient choice of school places to meet the needs of existing and new communities is set out in paragraph 94. Local planning authorities are required to take a positive, proactive and collaborative approach to meeting this requirement, and to development that will widen the choice in education. Therefore local planning authorities are required to give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 5.9 The National Planning Practice Guidance (NPPG) documents were published from March 2014 and used in July 2018 to reflect the revised NPPF (2018), providing contextual support for the Framework. The following NPPG documents are considered relevant to the Application Scheme:
- Air Quality (2014);
 - Climate Change (2014);
 - Community Infrastructure Levy (2018);
 - Consultation and pre-decision matters (2014);
 - Design (2014);
 - Making an application (2014);
 - Open space, sports and recreation facilities (2014);



- Planning Obligations (2016);
- Viability (2014).

Local Planning Policy

Reading Borough Council

- 5.10 The Development Plan for Reading Borough Council comprises adopted Local Plan and Proposals Map (November 2019) which covers the period up to 2036.
- 5.11 Other policy documents include: Community Infrastructure Levy Charging Schedule (January 2015); Annual Monitoring Report 2019/20.

Supplementary Planning Documents

- 5.12 Supplementary planning documents include:
- Dee Park Planning Brief (2008);
 - Revised Parking Standards and Design SPD (October 2011);
 - Planning Obligations under S106 (April 2015);
 - Sustainable Design and Construction SPD (July 2011).

Community Infrastructure Levy (CIL)

- 5.13 The Community Infrastructure Levy (CIL) is a source of funding from developments, whose aim is to assist in supporting local infrastructure delivery in order to ensure future housing and employment growth envisaged in its Local Plan can be accommodated sustainably.
- 5.14 The Reading Borough Council charging schedule was adopted in 2015. The charge for 'other' development (ie. those that are not residential, offices or retail) is **£0 / sqm** across the Borough.
- 5.15 All relevant CIL forms have been completed and accompany this planning application.



6.0 Planning Assessment

Key Planning Considerations

6.1 This section and the following section of the Planning Statement assesses the key planning considerations for the development, which are as follows:

- (i) the acceptability of community use development on the site;
- (ii) the design and layout of the development;
- (iii) the accessibility to the site;
- (iv) the landscaping and site assessment;
- (v) the sustainability of the design.

Principle of development of a community facility

6.2 The school, MUGA and Synthetic Turf Pitch (STP) are the community facilities on the site. The STP is currently in place and it will be retained in the new scheme. The existing school building and MUGA will be demolished and replaced with new facilities on the site, effectively swapping places, within the existing site boundary which encompasses the three community facilities.

6.3 Policy WR1 'Dee Park' supports the continued regeneration of the area, in respect of new and improved housing, a new Local Centre, and improved open space provision. The policy also notes:

'Development will maintain and enhance the role of Ranikhet Primary School in serving the local and wider community'.

6.4 Policy OU1 'New and existing community facilities' states:

Proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve co-location of facilities on a single site. Proposals for on-site intensification of important facilities, such as schools and healthcare uses, will be supported, subject to other policies in the plan. Proposals for additional development for further and higher education will only be acceptable where it can be demonstrated that it would not lead to a material increase in the need for student accommodation, or that it will be supported by an appropriate increase in existing or planned student accommodation.



On-site intensification of some facilities, particularly schools, may result in some loss of open areas. This may be acceptable where the impact on open areas is minimised, and the areas has no specific use, or where that use can satisfactorily be accommodated elsewhere on the site, subject to other policies in the plan. The above does not include loss of sports pitches and playing fields, which should only be developed where:

- (a) An assessment clearly shows the area to be surplus to requirements; or*
- (b) The loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- (c) The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.*

New community facilities should be located where there is a choice of means of travel (including walking and cycling) and in existing centres where possible.

Where a proposal for a new school meets a clear need, and it would otherwise accord with national and local policy, it will be acceptable on sites identified for residential or other development.

Proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility.

- 6.5 The Dee Park Planning Brief notes that the school is an important local facility, and there are aspirations to increase its intake to two form entry, which will be supported by the regeneration and new housing proposed (paragraph 10.1).

Consideration of the design against policy

- 6.6 Adopted policy, in conjunction with the objectives of the Dee Park Brief, seeks to support the role of Ranikhet Academy in the community, and to extend and improve community facilities.
- 6.7 The new school, which will serve the existing community at Dee Park and the residents of the new homes provided in the Masterplan, in a new, sustainable building at the centre of the Dee Park Estate, easily accessible to all residents by a choice of means of transport.
- 6.8 The relocation of the Community Centre through the Masterplan 2013 VARIAT, and the recognition that the site allocated for the school in the Masterplan has level changes that would pose issues for construction and



accessibility has resulted in the new layout: the new school located in the centre of the site, flanked by the existing STP and a reprovided MUGA.

6.9 The co-location of these facilities, reinforces the community focus of the site. The design does not result in the loss of open space or sports pitches. Retaining the existing STP supports the viability of the solution, which is also of wider community benefit. The central position of the school on the site, designed to have a street presence and a clear hierarchy of entrances further strengthens the accessibility of the site. The efficient layout of the site allows for the provision of soft landscaping and planting creates a greening of the site which is of benefit to the school and wider Dee Park community.

6.10 Therefore it can be concluded that Policy WR1 and Policy OU1 are supported by the scheme provided in this submission.

Community Use Agreement

6.11 The permission for the Masterplan secures the wider use of the STP and MUGA for use by the community, through condition and within the legal agreements. Therefore a Community Use Agreement is included as part of the application to ensure that the scheme meets the policy requirement for the new facilities to be used by the Dee Park Estate community. The Community Use Agreement, which will be secured through a legal agreement, will replace any agreements relating to the use of these community facilities in the Masterplan permitted in 2009 and subsequently changed by the 2013 VARIAT, In terms of access to the MUGA facility during construction, as it has been noted in Section 4, a temporary MUCA has been constructed to the south of the new Community Centre which can be used by the public while the new MUGA on the school site is developed, and the school will use the STP.

6.12 An agreement is made between REAch2 Academy Trust and Reading Borough Council to allow the MUGA and STP to be used by the community.

6.13 The Community Use Agreement sets out the aims of the development:

- to increase and improve the quality of sporting and physical activity opportunities for the pupils of the school in curricular and extra-curricular sports activities;
- to provide opportunities for local people and sports organisations to participate in sport and physical activity and to develop their skills particularly among low participant groups;



- where appropriate to establish the school as a community sports hub in Reading to support voluntary sector groups to help raise standards of coaching education and training administration volunteering and performance pathways in Reading.

6.14 The objectives of the development

- To maximise the use of the facility during term time and school holidays;
- To use the facility to offer an enriched and exciting curriculum to pupils;
- To offer the facility to the wider community to take part in a variety of sport, social and educational activities giving priority to Priority Groups to increase their participation;
- To give priority to Priority Groups to increase their participation
- To develop the Sports Development Programme
- To achieve a balanced programme of use of the facility which satisfies school curriculum and extra-curricular sports needs and community sports needs and further provides for a wide range of community sports.

6.15 The Community Use Agreement states that:

- MUGA: to be used for casual use or pre-booked use;
- STP and School Hall: to only be used for pre-booked use.

6.16 The improvements to the facilities at the school are of benefit to the community of Dee Park, and are provided in conjunction with the delivery of the Community Centre which fulfils the requirements of the Dee Park SPD and local plan policy.

6.17 The Community Use Agreement will form part of the Unilateral Undertaking which will be finalised following the submission of the application.



7.0 Design and Layout Considerations

Design & Layout

- 7.1 The NPPF (2018) is clear in its recognition of the importance of good design, which is considered to be a key aspect of sustainable development (paragraph 124). The NPPF goes on to state at paragraph 127 that planning policies should ensure that developments will function well and add to the overall quality of the area for the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, and which promote health and wellbeing.
- 7.2 Adopted Local Plan Policy CC7 Design and the Public Realm sets out the criteria against which the borough will assess the quality of design. The policy states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. These include:
- layout,
 - landscape,
 - scale and architectural details and
 - architectural detail and materials.
- 7.3 The policy states that the scheme will be assessed to ensure that the development makes a positive contribution to urban design objectives including character, quality of the public realm, ease of movement and permeability and legibility.
- 7.4 The policy goes on to state that the developments will also be assessed to ensure that they: respond positively to their local context, create safe and accessible environments, address the needs of all in society, and are visually attractive as a result of high-quality built forms and spaces.



- 7.5 The policy requires that application for major development, or other relevant developments, should be accompanied for a design and access statement that deals with all the matters set out in the policy.
- 7.6 Detailing for an educational facility / primary school is set out in Area guidelines for mainstream schools, Building Bulletin 103, June 2014.
- 7.7 The Dee Park Planning Brief provides a number of objectives which relate to the design and layout of the new school and associated community facilities: to foster a positive sense of space; to improve local environmental quality; to improve community facilities on the estate; to create a more secure layout and environment; to ensure the new development is constructed sustainably.

Layout

- 7.8 The central position of the school building in the site as the key focal point, flanked by the ground level MUGA and STP, reinforces the identity of the school within the wider Estate, and its importance as a destination community hub.
- 7.9 Legibility of access around and to the site is improved through the layout which creates new access points into the site, with clear zones: the school building, with sports facilities located either side. Most importantly, the layout allows for a clear presence on Spey Road through the creation of a generous semi-public entrance landscaped courtyard at the main frontage and pedestrian access point on the main road. The landscaped courtyard is a positive contribution to the community, creating a meeting place for the school and users of the sports facilities. Its passive surveillance is supported by its close proximity to the entrance into the school building. The pedestrian entrance at Spey Road / Eddleston Way into the site is clear, level and direct which allows for inclusive access for all the community.
- 7.10 The positioning of the school in the centre of the site allows for a space efficient built footprint, with cost efficient double banked classrooms that face east and west. It also allows for an improved functional arrangement: early years and KS1 classrooms are able to have access to external areas at ground level; and separate entrances for the Nursery and Reception Years, from KS1 and KS2 years, are provided which eases the congestion at drop off / pick up.
- 7.11 The location of the community facilities, the MUGA and the STP, at the eastern and western ends of the site allows for easy accessibility by the community and visual integration into the neighbouring residential area.



- 7.12 A more compact and efficient built footprint allows for the site to accommodate landscaping: the soft landscaping around the perimeter of the site, and the extensive tree planting throughout the site, create a green oasis in the centre of the urban landscape of the Estate.

Scale, Bulk & Massing

- 7.13 The low-rise school building, approximately 8m in height, is an appropriate height for the site and within the context of the character of the neighbouring area. The school located in the central section of the site at two storeys has visual prominence on the site, surrounded by the ground level STP and MUGA. Although the new building will replace a single storey building, it does not visually dominate the local area which is largely two and three storey dwellings.

Building appearance and architectural style

- 7.14 The architectural style and the design of the elevations and materials reflect the function of the building, and respond to the developments on neighbouring sites in the following ways:
- The low-rise two-storey building is appropriate to the function of the community facility.
 - The hall and main entrance have full height windows which clearly mark the arrival point into the school building and provide a light and well-ventilated space at the entrance into the building.
 - Canopies at ground level and external solar shading on the elevations at upper level are provided, creating visual interest and ensuring the teaching spaces are comfortable to use.
 - The external walls are comprised of brickwork which have been chosen to reference the local vernacular and local history.

- 7.15 Further details on materials and elevational details are provided in the DAS.

School building internal layout

- 7.16 The specific design requirements of the internal layout of the school, and the approach that has been taken in the design reflect key objectives of the development and respond to the requirements of school design guidelines set out in Building Bulletins. The design is considered in more detail within the DAS.



Safeguarding amenity

- 7.17 It is a requirement in the adopted plan that new development does not reduce the quality of environment for others and ensure that development creates a quality living environment for future residents.
- 7.18 Adopted Policy CC8 Safeguarding Amenity addresses these issues. It states that development will not cause a detrimental impact on the living environment of existing residential properties in terms of:
- Privacy and overlooking;
 - Access to sunlight and daylight;
 - Visual dominance and overbearing effects of development;
 - Harm to outlook;
 - Noise and disturbance;
 - Artificial lighting;
 - Vibration;
 - Dust and fumes;
 - Smell;
 - Crime and safety;
 - Wind, where the proposals involve new development of more than 8 storeys.

Impact on neighbouring amenity

- 7.19 The design and siting of the school building has been developed to ensure there are no negative impacts on neighbouring residential properties. The building is low-rise, and set back from the boundary, and therefore overlooking of residential properties is not enabled. The soft landscaping on the north-western side of the site provides further screening. Double height windows and the entrance door on the southern elevation allow for passive surveillance of the entrance into the site and the adjacent roadway.

Crime and Safety

- 7.20 Details regarding measures that relate to crime and safety are provided in the DAS, and consultation has been undertaken with the Crime Prevention



Design Advisor for Berkshire at Thames Valley Police. They include open visibility of boundary fencing and tree canopies maintained at 2.5m height; CCTV coverage of the main entrance; glazed main entrance façade with reception area which allows for good supervision of the entrance.

Daylight / sunlight

- 7.21 The new building is not expected to exceed four storeys and does not overshadow other buildings, and it is not subject to shading from other buildings or trees. In discussions with planning officers it has been agreed that an assessment of daylight / sunlight has not been deemed necessary.

Ambient Noise Assessment

- 7.22 An ambient noise assessment has been undertaken by 24 Acoustics to assess the prevailing noise levels at the site. The findings of the noise assessment are submitted as part of the application: the report addresses the control of noise break-in from external sources with reference to Building Bulletin 93 which sets out acoustics performance standards for school buildings; and it also considers the potential noise impact of the new scheme on nearby sensitive properties, and it provides upper limits for internal noise levels within primary school teaching rooms, and details of these are provided in the DAS.
- 7.23 Measurements were taken in April 2020 in two locations: western boundary (Location 1), and eastern facades of the building (Location 2). Given the average ambient noise levels in both locations, which were adjusted (increased) to reflect a reduction in traffic and therefore traffic-generated noise levels due to travel and movement restrictions in a response to the Covid 19 pandemic, and the prevailing background noise levels, it is concluded that a natural or hybrid ventilation strategy relying on open windows is acceptable.
- 7.24 Guidance on appropriate noise limits for neighbouring properties in relation to plant is established for properties to north and east of Deveron Drive, and for properties to south and east on Spey Road / Eddleston Way and set out in the submitted noise assessment.

MUGA Noise Impact Assessment

- 7.25 A Noise Impact Assessment for the MUGA has been undertaken by 24 Acoustics. The new MUGA will be floodlit, and the opening hours for the public are assumed by 24 Acoustics to be:



- Weekdays: 0900 - 1630hrs for school use during term time; 1630 - 2200 hrs for public use during term time; 0900 - 2200hrs for public use during school holidays;
- Saturdays: 0900 - 2200hrs for public use;
- Sundays: 0900 - 2200hrs for public use.

7.26 Nearest properties to the site, as measured from the centre of the new MUGA, are at Deveron Drive, 65 metres to the west and at Thurso Close, 44 metres to the north,

7.27 As there are no directly applicable standards for the assessment of noise from sports pitches, several different standards and assessments have been used which include: Guidance for Impulsive Sources, Clay Target Shooting; British Standard 8233: 2014: for internal noise levels; British Standard 4142: 2014: for external levels relative to the background noise level.

7.28 Results:

- The new MUGA will comprise an all-weather surface, enclosed by a 3m high wire fence;
- Noise from the use of the MUGA during school hours is unlikely to have an impact on residential properties during school hours;
- The survey was undertaken in April 2020, when the school was closed and there was a reduction in transport movements due to the Covid-19 virus outbreak;
- Impulsive noise level: Shooting Noise Level outside the nearest properties is calculated to exceed the level at which annoyance is likely to occur (65 dBA)s and therefore mitigation is required;
- Internal noise levels: (BS 8233: 2014) the resultant noise level at Thurso Close and at Deveron Drive are considered to be borderline acceptable for internal noise levels in habitable rooms during daytime. Noise levels would be lower with a closed window.
- External noise levels: (BS 4142: 2014) there is an indication of adverse impact but given the existing use of the school site the outcome cannot be assessed as if the noise source is completely new. Mitigation would be required to reduce the level of noise impact at the nearest residential properties.

7.29 Mitigation measures:



- Reducing noise from impulsive ball events: a heavy gauge mesh fence around the MUGA is recommended in order to reduce impulsive noise levels at the properties closest on Deveron Drive to and on Thurso Close, to levels that are below the threshold of acceptability (65 dBA) for impulsive events and are therefore acceptable.
- Reducing noise disturbance during evenings and weekends: it is expected that the recommended hours of use of the new MUGA are restricted to no later than 2000hrs on any day. A booking system is also recommended to ensure the use is well managed.
- Using these measures, it is concluded that noise levels associated with the MUGA are unlikely to cause unreasonable disturbances to occupiers of the nearest residential properties and are therefore acceptable.

Air Quality Assessment

- 7.30 An Air Quality Statement by RPS is submitted here as part of the application in response to Policy EN15 which seeks to improve air quality and reduce the effects of poor air quality.
- 7.31 Part (ii) of the policy states:
- Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.*
- 7.32 The school site is located 500m from the designated Air Quality Management Area.
- 7.33 During construction, the dust created will have to be appropriately mitigated through the measures which include a dust management plan, site management and monitoring to ensure that appropriate measures are taken to reduce emissions in a timely manner.
- 7.34 These measures should reduce the risk of adverse impacts so that they can be categorised as ‘not significant’.
- 7.35 Once the site is in operation, there may be some changes in the vehicular traffic to and from the site. However, the development is not expected to



generate significant vehicle movements once operational and the air quality effects on the surrounding area are assessed as 'not significant'.

- 7.36 The report concludes that the design does not conflict with national or local policy.

Conclusion

- 7.37 Overall it can be concluded that the development will not cause a detrimental impact on the living environment of existing residential properties and the staff and pupils at the school. Therefore, it complies with Policy CC8 in relation to those criteria discussed in this section and Policy EN15.



8.0 **Site Assessment**

Landscape Strategy

- 8.1 Adopted Local Plan Policy CC7 Design and the Public Realm sets out the criteria against which the borough will assess the quality of the landscape design. It must have a character and identity of its own; be of high quality, with green infrastructure and landscaping; and respond to key urban design objectives including ease of movement and permeability, legibility, adaptability and diversity.
- 8.2 With regard to landscaping and external works, details are set out in the DAS. The overall strategy seeks to:
- Form and integrate the new building into a new landscape context;
 - Form spatial and visual connections between the building and its landscape and integral external work areas;
 - Create external play spaces;
 - Provide an external environment which is welcoming and legible to staff, pupils, parents and visitors;
 - Provide for delivery, refuse, service and fire / emergency access;
 - Respect neighbouring property.
- 8.3 The requirements of Policy CC7 are clearly achieved in a number of ways:
- The siting of the school in the centre of the site, with the low-level MUGA and STP located either side, aligned with the T-junction of Spey Road with Eddleston Way enhancing the visual connection between the school with the wider neighbourhood and improving legibility;
 - clear entrances and legible routes through the site, which are accessible for all, and connect to the surrounding vehicle and pedestrian routes, integrating the school site into the wider urban context;
 - landscaped areas, including trees and new planting and soft landscaping create a high quality design that is an enhancement to the Dee Park Estate.



- External lighting which ensures the site is well lit and improves safety and security, addressing the anti-social behaviour which is currently experienced. A separate External Lighting Strategy report setting out details is submitted as part of the application.

Accessibility

- 8.4 Policy CC6 is concerned with accessibility and the intensity of development. The policy states:

The scale and intensity of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations. Unless it can be demonstrated that the accessibility of a site is to be significantly upgraded, for example, by providing high quality pedestrian routes or providing access to good public transport, services, and new development must be at a scale, density and intensity appropriate to that level of accessibility.

- 8.5 The scale and intensity of the development is appropriate for the following reasons:

- The school is located centrally in the Dee Park Estate, on the existing site; the site is currently accessible to all residents of the Estate and this is maintained ;
- New and improved pedestrian access points into the site are provided: the main entrance to the school from Spey Road is improved, there is a separate entrance for KS1 and KS2 along the eastern boundary from which the MUGA is accessed; there is a separate pedestrian entrance for the STP;
- The Travel Plan, discussed in the next section, seeks to encourage and enable sustainable travel to school by the children through walking, use of bicycles and scooters, and ensuring safer journeys to and from school;
- Cycle storage is provided: a total of 40 spaces (20 hoops); 30 spaces (15 hoops) adjacent to KS1 and KS2 entrance; 10 spaces (5 hoops) adjacent to the main entrance;
- Car parking is limited to staff and visitors, accessed from the existing entry point off Eddleston Way;



- The school is also accessible by bus: Bus stops are located along Spey Road and close to Lyon Square. There are also services and bus stops along Norcot Road to the north of the site. All the bus routes provide access to Reading Town centre and other local destinations.

8.6 Consideration has also been given to inclusive access in the layout of the site and accessibility into the school building and on-site facilities.

Transport

8.7 Policy TR1 Achieving the Transport Strategy states:

Proposed development should contribute appropriately to meeting the objectives of the most up-to-date Local Transport Plan or any successor document, including sub-strategies, specific projects identified and the local plan actions.

Planning permission will not be granted for major development proposals unless there is a commitment to implement measure to promote and improve sustainable transport facilities, such as through provision to encourage walking, cycling and the use of public transport; and through agreed travel plans, safe routes to local facilities and services, including schools and parks, and similar measures.

All development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development, particularly by public transport, walking and cycling, in accordance with any agreed transport assessment submitted as part of the application.

8.8 In accordance with Policy TR1, a Travel Plan has been provided and is submitted as part of this application. It aims to sustain and encourage a greater use of sustainable modes of transport for journeys to and from school, particularly alternatives to the car. The objectives of the Travel Plan are to encourage and enable more children and parents to walk, use bicycles and scooters, and to ensure safer journeys to and from school.

8.9 The Travel Plan has been developed in reference to national and local policy including Reading Borough Council Local Transport Plan 3: Strategy 2011 - 2026.

Arboricultural Impact Assessment and Method Statement and New Tree Planting

- 8.10 Adopted Policy EN14 require trees, hedges and woodlands to be protected from damage or removal where they are of importance. The policy requires new development to make provision for tree retention and planting, particularly on the street frontage, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. There is also a requirement that the trees are adequately maintained.
- 8.11 The Reading 2020 Tree Strategy includes objectives which have relevance to this scheme:
- protection of Reading Borough Council tree stock;
 - increase the diversity of the tree stock;
 - increase the number of trees planted on Council land;
 - increase canopy cover by 25% by 2050.
- 8.12 An Arboricultural Impact Assessment, Tree Survey Plan (existing and new) and Tree Protection Plan have been undertaken by Hampshire County Council Highways Arboriculture, and these are submitted as part of the application. A site visit was conducted on 4th January 2021 which informs the submission.
- 8.13 The table below shows the existing (estimated) trees on site:

Figure 8.1 Estimated trees on site

Tree category	Hedges	Groups	Trees	Total count
A	0	0	0	0
B	0	0	3	3
C	0	0	13	13
U	0	0	2	2

8.14 In terms of tree loss, there will be 11 trees removed, although only one of these is Category B. The remaining trees to be removed are Category C and U, and are low value.

8.15 The table below shows the tree loss:

Figure 8.2 Tree loss due to the new works

Tree category	Groups	Trees	Total tree count	Percentage of category lost
A		0	0	0
B		T17	1	33
C		T1 / T4 / T5 / T9 / T11 / T12 / T14 / T15 / T16	9	82
U		T3	1	50

8.16 The total canopy area lost is approximately 825 sqm. This is calculated on the assumption that there is an average crown radius of 5m for the 11 trees to be removed.

8.17 80 new trees will be planted: this will mitigate the loss, and result in a net gain in tree cover and biodiversity. The AIA includes a plan which shows the locations of the new trees.

8.18 It is estimated that: a small tree provides a canopy cover of 5m radius in 20 years, and a medium sized tree provides a canopy cover of 8m radius in 20 years. Therefore, the canopy cover provided ranges between 79sqm to 177sqm depending on the size of species that is selected.

8.19 It is calculated that 5 medium species would be needed to replace the 825 sqn canopy cover lost in 20 years.

8.20 It is considered that although trees will be lost in the development, the new planting will provide better tree cover and diversity of species which will be of benefit to the site. Therefore the design accords with Policy EN14.



Preliminary Ecological Assessment

8.21 Adopted Policy EN12 states at part (b):

On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

- *Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
- *Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

8.22 The Dee Park Planning Brief notes that a key objective is:

‘to improve local environmental quality and ensure that regeneration proposals minimise any adverse impacts on biodiversity, create new habitats and protect and enhance existing habitats.’

8.23 A Preliminary Ecological Appraisal (Interim Report for Pre-Planning Consultation) October 2020 by Hampshire County Council Ecology Team forms a part of the application submission.

8.24 In summary:

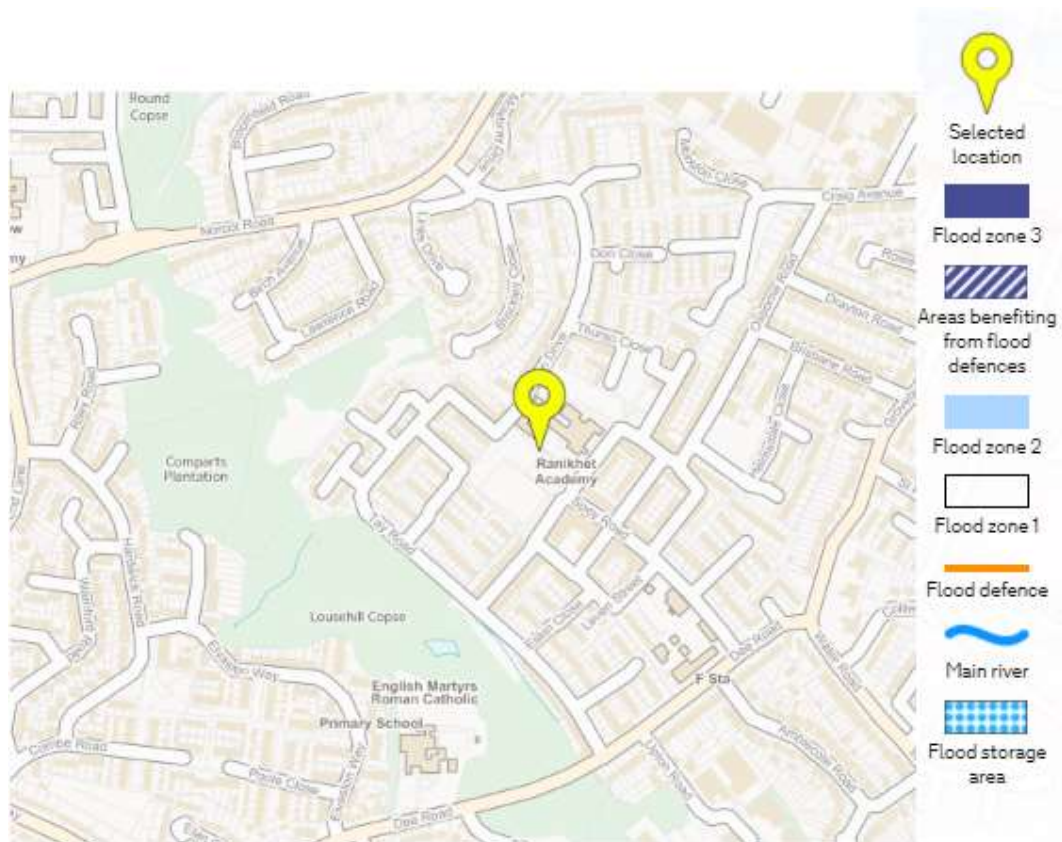
- Habitats at the site are dominated by amenity grassland with areas of more species-rich semi-improved grassland and small areas of amenity landscaping introduced shrub;
- The site has a low ecological value;
- Development will result in the loss of most habitats; the area of more diverse grassland will be retained, and the design will include more planting than is currently present;
- There is no evidence from the surveys that the site supports bat roosts, hazel dormice, great crested newts or other notable amphibians, or reptiles;
- The small areas of woody shrub vegetation and small individual trees may support nesting birds.

- 8.25 Therefore, recommendations are set out in the report which will reduce negative impacts on the birds' nests and the bee orchid population. An on-site translocation method for the orchids is recommended. These recommendations will enable the design to meet the requirements of Policy EN12.

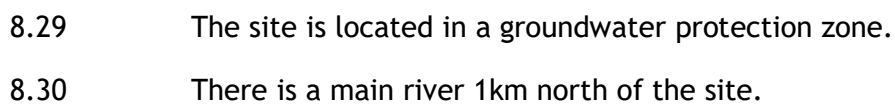
Flood risk and sustainable urban drainage assessment

- 8.26 The NPPF requires a Flood Risk Assessment for developments of 1 hectare or greater in Flood Zone 1; this criteria applies to the design. Therefore, a Flood Risk and Drainage Strategy Report has been undertaken by Hampshire County Council's Engineering Consultancy, and it is submitted as part of the application. The findings are summarised below.
- 8.27 An extract from the Environment Agency map shows the site location in Zone 1, where the annual probability of flooding from rivers or the sea is less than 0.1%.

Figure 8.3 Flood Risk Map



- ### Figure 8.4 Surface Water Flood Risk map



8.31 The report provided by Hampshire County Council's Engineering Consultancy has reviewed the Environment Agency's SUDS Hierarchy for SUDS systems and notes that the following approaches are not feasible: living and green roofs; open basins and ponds; filter strips and swales; shallow ground infiltration devices.

8.32 It is concluded that permeable surfaces as non-filtration (tanked) systems are feasible, and tanked systems with restricted connection to the surface water sewer are also feasible.

8.33 The SUDs strategy has also taken into consideration:

- Urban creep: this is identified as the conversion of permeable to impermeable surfaces which has an impact on drainages systems.



Over the lifetime of a development, urban creep can result in the increase in impermeable areas by as much as 10%.

- Storm design exceedance: risk of flooding is minimised by design of the layout. The FFL is set above the surrounding car park and road levels and therefore any exceedance water is directed away from the building to the new car park.
- Water quality criteria: manhole filters will ensure water quality criteria is met.

Surface water system

- 8.34 Requirements of the surface water drainage system: the design should follow the Building Regulations and SUDS manual.
- The system should be capable of draining the site, without flooding, during a 1 in 30 year storm whilst retaining the 1 in 100 year storm flows plus 40% allowance for climate change within the site boundary without putting existing buildings, the development and any third party land at risk from flooding.
 - For more extreme storms, flood routing is to be identified and the risk of flooding to buildings minimised as far as reasonably practicable.
- 8.35 Future maintenance of the system: the school will maintain the system, using the maintenance document provided which will set out the relevant requirements.
- 8.36 Site surface water drainage strategy: surface water will be discharged to the existing drainage system at no greater than existing run-off rates; an attenuation system will be designed to cater for the 1:100 year +40 storm return period.

Waste Management

- 8.37 Policy CC5 'Waste Minimisation and storage' which covers waste storage and recycling requires layouts and designs to provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting.
- 8.38 This policy requirement is met in the following way:
- the existing Waste Management Strategy will be reviewed and enhanced.



- A storage area for collection of waste is provided in the new site plan adjacent to the building and the car park. Vehicular access to the bin store is from Eddleston Way.
- Provision will be made for:
 - 3 x 1100 ltr General Waste
 - 3x 1100 ltr Recycling
 - 2x 240 ltr Foodwaste

Archaeology

- 8.39 Policy EN1 'Protection and enhancement of the historic environment' states that historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced; this includes archaeological sites and features.
- 8.40 In response to this An Archaeology Feasibility Report with Historic Environmental Record is submitted, including data supplied by Berkshire Archaeology (dated 27th April 2020), and interpretation by David Hopkins BA MIFA from HCC ETE ETE.
- 8.41 In summary it is concluded that:
- 'In view of the extensive earthmoving and developments at the site it is very unlikely that undisturbed archaeological deposit survives at the site. Any archaeological deposits surviving at the site are at best likely to be fragmentary and severely compromised'*
- 8.42 It is therefore concluded that the archaeological potential of the site does not merit further archaeological mitigation.

Ground conditions

- 8.43 Policy EN16 'Pollution and water resources' seeks to ensure that: development is not damaging to the environment and sensitive receptors; development that is sensitive to pollution is not permitted unless adequate mitigation measures are provided to minimise the impact of pollution; and development on contaminated land is not permitted unless it can be demonstrated that the contamination can be satisfactorily managed.
- 8.44 A ground conditions survey has been undertaken in October 2020 by TerraFirma(south). Field investigations undertaken have shown that the



ground conditions comprised Made Ground underlain by the geologies of chalk and clay with some sand and gravels.

- 8.45 Potential contaminants identified are asbestos lagging and elevated concentrations of dibenzoah) anthracene which are locally present rather than widespread. A number of limited locations are considered to be contamination hotspots which will require remediation via containment and recommendations are provided in the report. Further mitigation measures are set out in relation to human health risks and risks to the aquatic environment. The report also notes that prior to the main site works, any buildings to be demolished should be subject to a full asbestos survey.
- 8.46 It is recommended further investigation comprising boreholes, a geophysical survey, CPT Boreholes or a combination of all three is undertaken across the site to confirm the absence/presence of further solution features and to confirm their depth and geotechnical properties of any infill.



9.0 Sustainability and Energy Statement

9.1 Reading Borough Council declared a Climate Emergency in 2019, and are committed to working towards achieving carbon neutral Reading by 2030. Policies in the newly adopted Local Plan reflect this support for sustainable development:

- Policy CC1 Presumption in favour of Sustainable Development states that a positive approach will be taken to considering development which reflects this presumption.
- Policy CC2 Sustainable Construction and Design states that proposals will be acceptable where the design of buildings and site layouts use energy, water, minerals and materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

In relation to major non-residential developments, there is a requirement to meet the most up-to-date BREEAM 'Excellent' standards, where possible.

- Policy CC3 Adaption to Climate Change states that all developments must demonstrate how they have been designed to incorporate measures to adapt to climate change, which include: orientation of new buildings to maximise opportunities for natural heating and ventilation and reducing exposure to wind and other elements; demonstrate how buildings are maximised resistance and resilience to climate change; use of trees and other planting where appropriate as part of a landscape scheme; minimise impact of surface water runoff from the development in the design of the drainage system.

Energy and Sustainability Statements

9.2 Energy and Sustainability Statements have been prepared Hampshire County Council Property Services and they are submitted as part of this application.

Energy Statement

Renewable Energy

9.3 Existing PV panels on the school building will be reused; the estimated annual energy produced will exceed the requirement to provide 10% of the



annual energy consumption figure from renewable sources. The overall improvement on the Notional Building Target Emission Rate (TER) indicates an approximately 25% improvement on the Part L BRUKL.

Measures to reduce energy consumption and carbon dioxide emissions

9.4 Energy efficiency measures for the building will comprise the following mechanical and electrical services features:

- Centralised Mechanical Ventilation Heat Recovery (MVHR) for toilets and ancillary areas.
- Natural Ventilation Heat Recovery (NVHR) to classrooms.
- Occupancy demand ventilation control.
- High efficiency gas condensing boilers.
- Variable speed pumping.
- LED Lighting throughout.
- Daylight linked lighting controls.
- Occupancy demand lighting control.

Sustainability Statement

9.5 Sustainability underpins Hampshire County Council Design: a strategic approach is taken to sustainable techniques and technologies, and sustainable options during the construction phase.

9.6 There are a number of key areas that are targeted on sustainability at Ranikhet, these include but are not limited to the following:

- Energy efficiency, low carbon and renewable energy strategies / technologies: the buildings' carbon emissions are forecast to improve on current Building Regulations by 25%, the new building will re-use the existing PV panels to generate renewable energy. A BREEAM Excellent rating is targeted.
- Water management strategies: water use will be minimised through considered specification sanitaryware and water-using appliances will be utilised throughout including dual flush WC cisterns and tap flow restrictors with the following performance limits: 4 litre flush WC; 6 litres per minute flow rates for taps (basins);



- Health and wellbeing in use including day-lighting analysis and thermal comfort: thermal modelling has been carried out to investigate and optimise internal conditions; the building will comply with BB101 for summertime overheating criteria, without the need for cooling; façade design incorporating shading and occupant controlled shading also used.
- Waste and recycling strategies; minimise waste generation where possible, and existing materials shall be recycled or reused;
- Pollution issues - low NOx, low GWP, use of refrigerants, reducing need for mechanical cooling;
- Best practice management of the site

BREAM Pre-Assessment

- 9.7 In accordance with Policy CC2, RPS has undertaken a BREEAM 2018 Pre-Assessment and it is submitted as part of the application.
- 9.8 It is acknowledged that a minimum of BREEAM 'Excellent' is required, and it is considered that this can be achieved if the strategy set out in the report is followed along with the suggested recommendations.



10.0 **Summary and Conclusions**

10.1 Section 1 sets out the key planning considerations relevant to the redevelopment of this site include:

- i. the acceptability of community use development on the site;
- ii. the design and layout of the school site;
- iii. the accessibility to the site;
- iv. the landscaping and site assessment;
- v. the sustainability of the design.

10.2 This application is for a new, enlarged school and associated community facilities on the site at Spey Road / Eddleston Way on the Dee Park Estate. The Dee Park Estate, which is subject to a Masterplan permitted in 2009 and altered by VARIAT in 2013, seeks to bring about regeneration and renewal through the provision of new housing, community facilities and improved open space and landscaping. The solution submitted here is an essential element of the regeneration of the Dee Park Estate and it will achieve the wider aims of the Masterplan and Planning Brief.

10.3 More specifically, the design meets the requirements of adopted policy and the Dee Park Planning Brief which seek to ensure that the school is maintained and enhanced. The Planning Brief also recognises that an enlarged school will be required to meet the needs of the growing community. The 2013 VARIAT of the Masterplan supports an enlargement of the school as the proposed housing mix now includes an increase in family sized dwellings.

10.4 The Dee Park Planning Brief, and adopted Policy, require that regeneration designs should demonstrate how the scheme will provide a wide range of additional services to pupils and the wider community. The scheme clearly meets this requirement through the provision and enhancement of the community focused facilities in the form of an enlarged school, including a school hall which is available for community events, a new MUGA, the retained STP, and associated landscaping and public realm improvements. A Community Use Agreement forms part of the submission, thus ensuring that the community can access the facilities and therefore continue to benefit from the improved facilities, in conjunction with the facilities at the Community Centre.



- 10.5 Prior to the submission of this application the Heads of Terms have been discussed and agreed with Planning Officers. It has been agreed that a Unilateral Undertaking will be entered into to cover the STP, the MUGA, the Community Use Agreement and the employment training. The details of the Unilateral Undertaking will be finalised during consultation process following submission of the application. It is expected that the Unilateral Undertaking will include an Employment and Skills Plan (construction phase only) in accordance with the adopted Skills and Training SPD which will be prepared by the main contractor who will undertake implementing it, and the Community Use Agreement which will allow for access to the MUGA and STP which are key elements of the design.
- 10.6 Through the relocation of the Community Centre through the VARIAT of the Masterplan, the site, which is currently occupied by the school, MUGA and STP, is available for redevelopment. The school will be located in the centre of the existing site flanked by the retained STP, to the southwest, which helps with the viability of the scheme, and the new MUGA to the northeast. The positioning of the two-storey school in the centre of the site, surrounded by the ground level sports facilities, allows the new building to have visual dominance and become a key focal point in the neighbourhood. The position of the school also takes advantage of and responds to the topography of the site.
- 10.7 The delivery of the Masterplan is phased, and the reprovision of the school is part of Phase 3. It has been agreed that the scheme is submitted as a standalone application, an approach which was taken with the Community Centre application. The delivery of the school through this application will be facilitated by an amendment of the Unilateral Undertaking associated with the adopted Masterplan, and subject to the VARIAT. The development of the remaining dwellings to be provided in the Masterplan will not be impacted by this solution.
- 10.8 Consideration has been given to the policy requirements which are focused on design and layout, and the scheme meets the requirements of high design quality in terms of its layout, landscape, scale, building appearance and architectural details and materials.
- 10.9 Policy requires that consideration has been given to the amenity of residents in the adjacent streets and it is concluded that the design complies with the requirements set out in Policy CC8 in terms of visual dominance, noise and disturbance, air quality, and crime and safety.
- 10.10 The site is considered to be accessible both by a means of transport and the site layout itself is also legible and accessible. The school building itself



complies with standards to ensure that it is accessible to staff and pupils. The comprehensive landscaping strategy introduces new planting, trees and soft landscaped areas, which bring ecological benefits. The site is considered to be at low risk of flooding, and the SUDs strategy has been designed to respond to the constraints of the site.

- 10.11 Reading Borough Council has declared a Climate Emergency in 2019, and are committed to working towards carbon neutral Reading by 2030. Sustainability underpins Hampshire County Council's Design: a strategic approach is taken to sustainable technologies in the design, and options during the construction phase. Renewable energy in the form of PVs are included, reusing the existing panels on the site, and a BREAM Pre-Assessment provides evidence that the scheme achieves an 'Excellent' rating.
- 10.12 In terms of both the broader objectives of the scheme, and more specific elements of the design, this planning submission for the new school, and associated community facilities, meets policy requirements and brings benefits to the resident of Dee Park Estate. Therefore, we request that this planning application is granted permission.