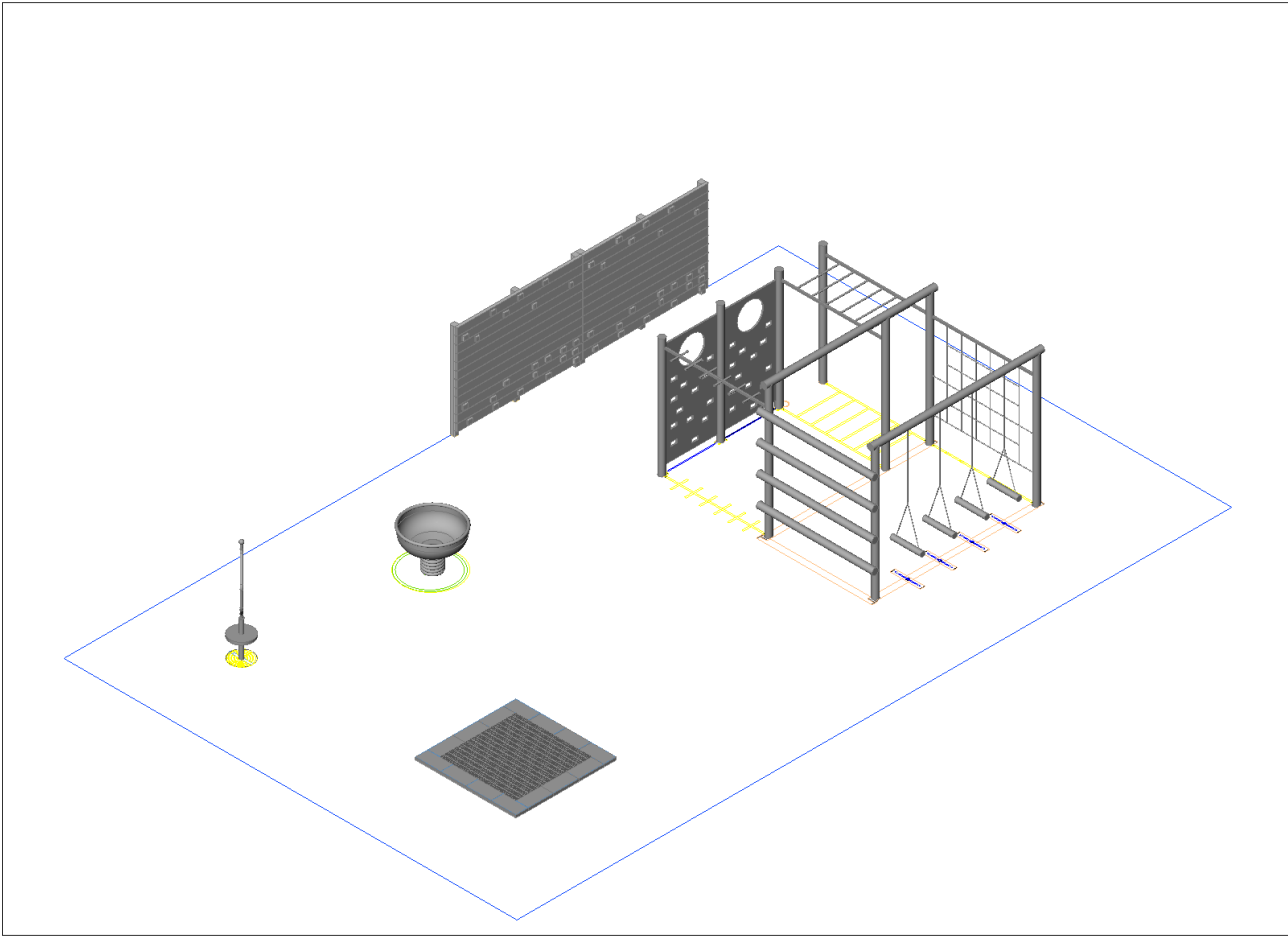


 Reading Borough Council		PLANNING STATEMENT
	Job No.	2063-2024
	Issued Date:	24 February 2025
PROPERTY SERVICES, CIVIC OFFICES, BRIDGE STREET, READING RG1 2LU	Revision:	

Project Title:	Whitley Park Primary & Nursery School - 2024 SEND Space
Client:	Reading Borough Council / Whitley Park Primary & Nursery School
Issued by:	Property Services, Property & Asset Management, Reading Borough Council, Civic Offices, Bridge Street, Reading RG1 2LU



PLANNING

STATEMENT

For

Upgrade external play equipment to SEND appropriate play equipment

at

Whitley Park Primary & Nursery School, Reading

Site Description

Whitley Park Primary & Nursery School

Located at Brixham Road, Whitley. The school was built circa 1950's, with nursery added from 2011. The school is built around a square in a U shape, a single storey building spread out over a large area. The school sits on a large plot of land with large areas of open space and green space as well as areas of hard standing. The school currently has an area of land referred to as the quad, an area set aside with some seating but largely under used by the children.

Proposal

The proposal is to upgrade the playground equipment, by swapping out the existing equipment, for new play equipment, suitable for children with Special Educational Needs.

Part of the play area will be redesigned. The existing equipment will be removed, and new SEND appropriate equipment will be installed.

Drawings:

2063/2024/P-01 - Location Plan

2063/2024/P-02 - Block Plan

2063/2024/P-03 - Ground Plan

2063/2024/P-04 - Elevations

2063/2024/P-05 - Existing View

2063/2024/P-06 - 3D_View

Planning Policy

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

Policy CC7 – Design and the Public Realm

Policy CC8 – Safeguarding Amenity

Policy EN1 – Protection & Enhancement of the Historic Environment

Policy EN3 – Enhancement of Conservation Areas

Policy EN14 – Trees, Hedges and Woodland

The main issues to be considered are as stated in the Pre-Planning Application Enquiry Response, Enquiry Reference: 240463.

THE NUMBERING BELOW IS AS THE Enquiry Response

a) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The new SEND play equipment is to be located within the quad area, an area of land situated on the inside of the U-shaped buildings.

The proposal includes replacing the equipment within the quad area, with purpose designed and built SEND equipment, for the students at the school. The new play area equipment will be completely within the courtyard. The tallest play equipment, Adventure Trail, is 2.7m high, and will not be visible from outside the courtyard.

The proposal would not be harmful to the school building or the neighbouring streetscape in terms of design and character

b) Impact on neighbouring residential amenity

Policy CC8 states that development will not cause a detrimental impact to the living environment of existing residential properties, in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development and harm to outlook.

The proposal includes replacing existing equipment, with purpose built SEND equipment, for the students at the school. The new play area equipment will be completely within the courtyard. The tallest play equipment, Adventure Trail, is 2.7m high, and will not be visible from outside the courtyard.

The considered height of the proposed equipment will not be harmful to daylight or have any visual impact.

c) Trees, Hedges and Woodland

Policy EN14 states individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

No trees will be removed for this proposal.

The areas affected by the proposal are areas of hardstanding, and are currently used as a playground

The site restrictions that have informed the decision to keep the proposal within the existing footprint, coupled with the proximity of the school building, offers no additional landscaping opportunities.

The proposal is essentially like-for-like, current use is for play equipment, and the proposed use is for play equipment.

This proposal will not reduce the provision of individual trees, groups of trees, hedges and woodlands