

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 30th March 2022

Ward: Norcot

App No.: 211127

Address: Ranikhet Academy Primary School, Tilehurst, Reading

Proposal: Complete redevelopment of Ranikhet Academy Primary School, comprising construction of a new two form entry, two storey school building, new Multi Use Games Area, Car Parking, playground areas and other landscaped features along with the demolitions of all existing school buildings

Applicant: Reading Borough Council

Deadline: Originally 06/10/2021, an extension of time agreed.

RECOMMENDATION:

Delegate to the Assistant Director, Planning, Transport & Public Protection to (i) GRANT full planning permission subject to completion of a S106 unilateral undertaking legal agreement or (ii) to REFUSE permission should the unilateral undertaking legal agreement not be completed by the 30th June 2022 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection agree to a later date for completion of the legal agreement). The unilateral undertaking legal agreement to secure the following:

1. To provide an Employment Skills and Training Plan (construction phase only) or a payment in lieu in accordance with the Council's adopted Employment, Skills and Training SPD.
2. Provision of MUGA, STP and School Hall no later than first occupation of the school (unless otherwise agreed) and to make these available for community use in accordance with the submitted Community Use Agreement (CUA). For the lifetime of the development.

And the following conditions to include:

1. Three years for implementation
2. Approved plans/documents
3. Pre-commencement (barring demolition) details of all external materials to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA
4. Pre-commencement (barring demolition) finished floor levels
5. Pre-commencement (including demolition) submission of demolition and construction method statement, including transport, environmental protection (dust, dirt and other airborne pollutants; noise; pest control) and phasing of all works.
6. Pre-commencement submission of construction details of emergency vehicle access route
7. Vehicle parking spaces to be provided in accordance with the approved details (prior to first occupation)
8. Cycle parking to be provided in accordance with the approved details (prior to first occupation)
9. Refuse and recycling to be provided in accordance with the approved details (prior to first occupation)
10. Travel Plan (prior to occupation)
11. Annual review of Travel Plan

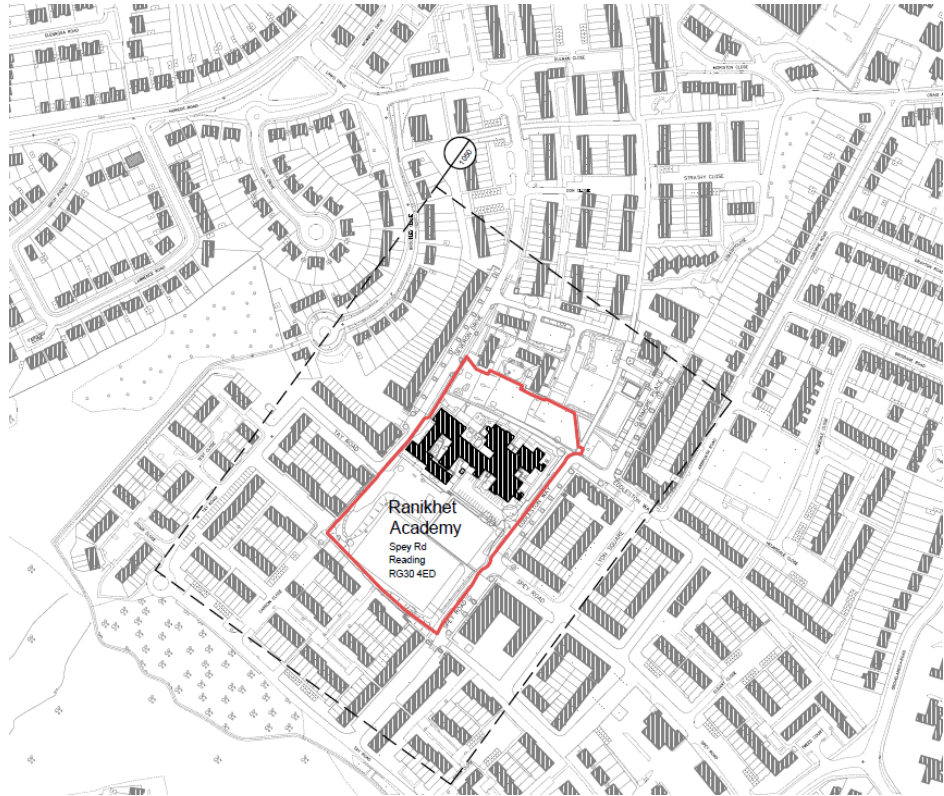
12. EV Charging points - details of the design and specification to be submitted to and approved by the LPA (provision in accordance prior to first occupation)
13. Pre-commencement (including demolition) contaminated land assessment
14. Pre-commencement (including demolition) contaminated land remediation scheme
15. Pre-construction contaminated land validation report (implementation and verification of remediation scheme)
16. Reporting of unexpected contamination at any time
17. Hours of demolition/construction works
18. No burning of materials or green waste on site
19. Details of all means of enclosure (prior to first occupation) - to include new access gates and adherence to Secure by Design principles and including mammal gaps - to be installed prior to first occupation.
20. Pre-commencement sustainable drainage -detail (prior to commencement barring demolition) - to include timetable for provision
21. Sustainable drainage provided as specified in accordance with timetable
22. Pre-commencement (barring demolition) hard and soft landscaping scheme to be submitted and approved. Implementation prior to occupation (or alternative timetable later agreed). Replacement of any planting which dies within 5 years.
23. Pre-commencement (barring demolition) submission of an Arboricultural Method Statement and Tree Protection Plan - construction in accordance.
24. Full details of all external lighting, including floodlighting, to be submitted for a approval prior to commencement (barring demolition). No lighting to be provided other than in accordance.
25. Pre-commencement (barring demolition) details of biodiversity enhancements to be submitted and approved.
26. Site clearance outside of bird nesting season (compliance)
27. Scheme for relocation of Bee orchids (to be relocated under supervision of qualified ecologist) to be submitted for approval (prior to commencement).
28. Pre-commencement BREEAM 'Excellent' to be achieved: Pre-assessment estimator
29. Pre-occupation BREEAM 'Excellent' to be achieved: Post-construction review
30. No plant or other equipment to be installed except in accordance with noise report submitted and approved in writing.
31. No ventilation/extraction to be installed except in accordance with odour measures/mitigation submitted and approved in writing.
32. Hours of use of the MUGA - no use outside hours of 08:00 to 20:00 at any time.
33. The hours of use of the floodlights for the MUGA 08:00 to 20:00 at any time.
34. No megaphones, loud speakers or other amplified sound shall be used on or used in connection with the use of the MUGA
35. Hours of use of the STP and School Hall - no use outside hours of 08:00 to 22:00 at any time.
36. Removal of PD rights for enlargement, extension or provision of school buildings
37. Security strategy to include boundaries, access controls including zoning, lighting, CCTV to be submitted for approval prior to commencement barring demolition.

Informatives:

1. Terms
2. Legal Agreement/Unilateral Undertaking
3. Positive and proactive working
3. Pre-commencement conditions explained and agreed by applicant
4. Highways works
6. Building Control
7. Complaints about construction
8. Encroachment
9. CIL

1. INTRODUCTION

- 1.1 The application site relates to the Ranikhet Academy Primary School, located to the north of Spey Road and Eddleston Way. The school forms part of the wider Dee Park estate.
- 1.2 The site is largely rectangular in shape with a site area of c1.73ha. There is a change in site levels across the site which is oriented south west to north east, with 3 distinct tiers dividing the site. The current school building sits within the lower tier. The site is divided by a number of walls, fences, ramps and steps between tiers.
- 1.3 The site is bound by housing to the north west, south west and south east of the site, with a parcel of undeveloped land to the north east to include the siting of a Community Centre approved under planning permission 172312/FUL.
- 1.4 In December 2009 outline planning permission (09/01454/OUT) was granted to regenerate the Dee Park estate. Provision of a new 2FE Primary School to replace the existing school formed part of the proposals (as then varied in 2013 (131058/VARIAT). The permission has now expired, and this current proposal is considered as a separate standalone application.
- 1.5 The site forms part of the WR1: Dee Park site allocation within the Reading Borough Council Local Plan 2019.
- 1.6 The application site is wholly within Flood Zone 1.
- 1.7 The application is referred to committee owing to it being a Council's own (regulation 3) development, as well as being a 'major' development and the site area being over 1 hectare.
- 1.8 The existing site in relation to the wider area is shown below.



Site Location Plan (not to scale)



Aerial View

2. PROPOSAL

- 2.1 The application is seeking full planning permission for a complete redevelopment of Ranikhet Academy Primary School comprising a two storey 2 form entry primary school building (including nursery provision) to replace the existing school. The proposals include a repositioned multi use games area and car park and soft landscaping.
- 2.2 The new school will accommodate 420 pupils, including a 26 place nursery. The school will employ 40 no. Full Time and 12 no. Part Time members of staff.
- 2.3 The existing school building lies on the lower tier of the site to the north east and would remain in occupation during the construction period of the new school. The new school is proposed to be sited within the middle tier of the site where the current multi use games area (MUGA) lies and a new MUGA and carpark is proposed to be sited on the lower tier, in the place of the current school.
- 2.4 The existing synthetic turf pitch (STP) will remain on the upper tier, to the south west of the site, and will remain open during construction.
- 2.5 Once the new school has been constructed, the old building will be demolished and works will commence on the repositioned MUGA car park and other landscaped areas.
- 2.6 The current access to the school from Eddlestone Way will be retained and a new access proposed onto Spey Road for emergency access only.
- 2.7 46 no. vehicle parking spaces are proposed, including 3 no. accessible parking spaces and 6 no. electric vehicle charging points (EVCP) will be provided.
- 2.8 40 no. cycle storage spaces are proposed, and bin stores are proposed within the new car park.
- 2.9 The proposals incorporate significant hard and soft landscaping to the north, east and south boundaries and 85 trees are proposed. It is proposed to fell 11 trees.

2.10 Submitted Plans and Documentation:

Location Plan Existing E04759-HCC-ZO-XX-DR-A-1001-P1
Location Plan Existing E04759-HCC-ZO-XX-DR-A-1001-P1
Location Plan Existing E04759-HCC-ZO-XX-DR-A-1002-P1
Existing Site Block Plan E04759-HCC-ZO-XX-DR-A-1050-P1
Existing Landscaping Plan E04759-HCC-XX-SK-L-1000-P1
Open Spaces Existing Areas E04759-HCC-ZO-XX-DR-A-1055-P1
Existing Site Sections E04759-HCC-ZO-XX-DR-A-3050-P1
Location Proposed Site Block Plan E04759-HCC-ZO-XX-DR-A-1501-P1
Site Plan E04759-A-1513
Site Plan Proposed E04759-A-1510
Site Plan Proposed Community Use E04759-A-1512
Open Spaces Proposed Areas E04759-HCC-ZO-DR-1056-P1
Future Housing Option E04759-A-1630
Proposed Elevations 1/2 E04759-HCC-ZO-XX-DR-A-3000-P1

Proposed Elevations 2/2 E04759-HCC-Z0-XX-DR-A-3001-P1
Proposed Site Elevations 1/2 E04759-HCC-Z0-XX-DR-A-3002-P1
Proposed Site Elevations 2/2 E04759-HCC-Z0-XX-DR-A-3003-P1
Proposed Site Sections E04759-HCC-Z0-XX-DR-A-3051-P1
Ground Floor Plan Proposed E04759-HCC-ZA-00-DR-A-2000-P1
First Floor Plan Proposed E04759-HCC-ZA-01-DR-A-2010-P1
Roof Plan Proposed E04759-HCC-ZA-RL-DR-A-2020-P1
Landscape Sections Proposed E04759-HCC-XX-Sk-L-1203-P1
Landscape Sections Proposed E04759-HCC-XX-Sk-L-1203-P1
Contractors Compound Phase 1/2 E04759-HCC-ZA-XX-DR-A-1601-P1
Contractors Compound Phase 2/2 E04759-HCC-ZA-XX-DR-A-1602-P1
Received 6th July 2021

Design and Access Statement Part 1 of 2
Design and Access Statement Part 2 of 2
Appendix A Archaeological Assessment
Appendix B - 1 Part 1 Land Survey
Appendix B - 1 Part 2 Land Survey
Appendix B - 2 Land Survey
Appendix B - 3 Land Survey
Appendix C Ecological Survey and Report
Appendix D Pt 1 of 2 Energy/Sustainability/BREEAM
Appendix D Pt 2 of 2 Energy/Sustainability/BREEAM
Appendix E External Lighting
Appendix F Flood Risk Assessment
Appendix G Levels Survey and Utilities Information
Appendix H Noise Impact Assessments
Appendix J Planning Statement
Appendix K - 1 Transport Statement
Appendix K - 2 Transport Statement Appendices
Appendix L Travel Plan
Appendix M Tree Survey
Appendix N Utilities Proposals
Appendix P Air Quality Assessment
Appendix R Crime Prevention Advice
Appendix S Heads of Terms: CUA
Appendix T Design and Access Strategy
Received 6th July 2021

Acoustics ref Environmental Protection Rev 0 24 Acoustics
Received 13th January 2022

Arboricultural Method Statement P-ReBC-RanikhetAc-AMS-SK-1.0
Arboricultural Impact Assessment SS RBC RhnktAc AIA SK1.4
Tree Protection Plan SS RBC RhnktAc TPP SK2.0
Site Tree Impact/Work Schedule SS RBC RnkhtAcTreeData 1.2
Landscape General Arrangement Plan Proposed E04759-HCC-XX-SK-L-1200-P3
Landscaping General Tree Planting Plan E04759-HCC-XX-Sk-L-1205-P1
Landscaping General Shrub Planting Plan E04759-HCC-XX-Sk-L-1206-P1

Landscape General Root Space Pavement Support System E04759-HCC-XX-SK-L-1207-P1
Proposed Utility Service Route E04759-HCC-E-8000
External Lighting E04759-HCC-E-8100
Proposed CCTV E04759-HCC-E-8200

Proposed Drainage General Arrangement E04759-ECH-XX-XX-DR-C-7501 P04
Proposed Drainage General Arrangement E04759-ECH-XX-XX-DR-C-7502 P03
Received 2nd February 2022

Appendix 4a Map of accidents
Pupil Postcodes
Ranikhet Academy Walking Routes Map
Received 9th February 2022

- 2.11 Additional information was received during the course of the application. To clarify, none of the further information was of a nature whereby it was considered necessary (within the context of the nature of the original proposals) to require formal public re-consultation.
- 2.12 The applicant undertook detailed pre-application advice with RBC officers, which has helped to inform this submission.
- 2.13 The submission also details that the scheme has also been subject to public consultation with the local community.
- 2.14 Community Infrastructure levy (CIL):
The proposal is CIL liable; however, education is not a chargeable use, as set out in the Council's CIL Charging Schedule.

3. PLANNING HISTORY

09/01454/OUT (Civica Ref: 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. Permitted 23/12/2009.

09/01514/FUL (Civica Ref: 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. Permitted 10/12/2009.

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. Permitted 13/01/2012.

12/00551/REM (Civica Ref: 121113) - 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 landscaping and civil engineering proposals. Permitted 09/10/2012.

131056/REM - Reserved matters application pursuant to outline consent 09/01454/OUT (as varied by 131058/VARIAT) for 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. Permitted 28/11/2013.

131058/VARIAT - Application for variation of conditions 6, 7 and 22 following grant of planning permission 09/01454/OUT. Permitted 06/11/2013.

140618/NMC - Non Material change to reserved matters permission 131056 pursuant to outline consent 09/01454/OUT (as varied by 131058/VARIAT) for the alteration of the commercial units at Site 6B. Agree 20/08/2014.

141662/FUL - Erection of a temporary facility consisting of six portakabin units (2 for temporary police facility relocation and 4 for temporary youth centre relocation accommodation) as part of previously approved development at Dee Park (Phase 2) in Reading (110612). Permitted 29/01/2015.

172313/FUL - Provision of the Dee Park Community Centre comprising of a Children's Centre, secure outdoor amenity space, community hall, offices and cafe with associated landscaping and disabled parking. Permitted 26/02/2018. Under construction.

201807/APC - Discharge of condition 3 (Materials) of planning permission 172312. Discharged 11/1/2021.

201808/APC - Discharge of condition 10 (Ground Investigation) of planning permission 172312. Discharged 04/02/2021.

201809/NMC - Non-material amendments to permission 172312 (Provision of the Dee Park Community Centre, as granted on 26/02/2018) to alter the trigger point for submission/approval of conditions 3 (Materials), 5a (Cycle Parking), 6a, 6c & 6d (Landscaping), 7 (BREEAM) and 8 (Ecological Enhancements) from pre-commencement of any development to pre-commencement of any development beyond the construction of the damp proof course of the building. Agree 11/01/2021.

201839/APC - Discharge of condition 6b (functional services in relation to landscaping) of planning permission 172312. Discharged. 11/02/2021.

211133/APC - Application for approval of details reserved by condition 3 (External Materials) of application 172312. Discharged 06/08/2021.

211720/APC - Application for approval of details reserved by conditions 5 (Cycle Parking), 6 (Hard and Soft Landscaping), 7 (BREEAM), 8 (Ecological Enhancements) of application 172312. Pending Consideration.

211992/APC - Application for approval of details reserved by condition 3 (Materials) of application 172312. Discharged 06/01/2022.

4. CONSULTATIONS

Internal

4.1 Transport Development Control

Original comments

“The school is presently operating as a one-form entry (1FE) school with the Published Admission Number (PAN) set at 236 pupils (maximum 210 pupils Reception-Y6 and 26 nursery places). The current full time equivalent (FTE) of staff is 28. The new build school facility would cater for a 2FE capacity. The current PAN would have to be adjusted to accommodate this, increasing the schools capacity to 420 pupils plus 26 nursery places.

The proposed 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) accessed from Eddleston 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;

Location and accessibility;

The School site is situated on Spey Road/Eddleston Way, within the Dee Park estate. The roads surrounding the School site are all street lit, single carriageway residential style roads. The Dee Park Estate is subject to a 20mph speed zone. Residential parking is present throughout, either in the form of laybys or unregulated on-street parking bays.

Bus stops are located along Spey Road and close to Lyon Square. The closest bus stops are within approx. 120m of the School site entrance. These stops cater for the number 15 and 15a services, which run regularly (every 15 mins at peak times) throughout the day (05:00 to 23:20). This service links Reading town centre and the main rail station with the areas west of Reading, including Churchend and Calcot, as well as the Tilehurst area.

Vehicular Access;

The main vehicular access points to the school are via Links Drive / Deveron Drive to the north and Tay Road and Spey Road to the south. These access points are not linked and there is therefore no through vehicular route linking the north and south of the estate.

The existing vehicular access of Eddleston Way is retained leading into the new school car park. This will generally be for car use only, plus visitor, refuse lorry and delivery lorry access. The carpark gates will be controlled via CCTV / intercom to Reception and access control as existing (fob / push button key etc). The carpark gates are set back 9m from the carriageway to enable vehicles to wait off the highway while gates are opening. Delivery and refuse access will continue to buzz reception and take direction, as per existing arrangements.

It appears that a new vehicular access is proposed onto Spey Road for fire/maintenance access, however, no plans illustrate the location of the dropped kerbs. A vehicle crossing should be a minimum distance of 10m away from a junction, however, it appears that the maintenance access will

be located on the bend of Spey Road where buses turn through the estate. I am concerned that this is likely to conflict with pedestrians accessing the school and impact on bus services given that gates will need to open to enable access into the school. Therefore, the applicant is requested to address the points above.

Pedestrian access to Site:

A good network of footways is present along all the roads surrounding the School site. The main pedestrian entrance into the school is from Eddleston Way. Two pedestrian footways are present to the north and south-west boundaries of the site. These footpaths provide access to the northern residential areas of Dee park and beyond towards Norcot Road.

There are currently four entrances to the school site, one vehicular and three for pedestrians only. The main pedestrian entrance is accessed from Eddleston Way. Another gated pedestrian entrance is present, leading directly to the School's sports pitches, off Spey Road (that leads to Eddleston Way) to the south of the site and a gated pedestrian only entrance on the northern boundary used by Nursery and Reception.

There is an existing dropped kerb and tactile paving providing pedestrian crossing facilities at the junction of Spey Road/Eddleston Way in close proximity to proposed pedestrian entrance, however, this is currently uncontrolled. There is also a pedestrian barrier.

Google image showing existing crossing arrangements.



A walking audit was completed to help identify any potential desire line crossing improvements, from the School site, to the local residential area. The assessment identified that there appeared to be a desire line to cross across the top end of the Spey Road / Eddleston Way junction.

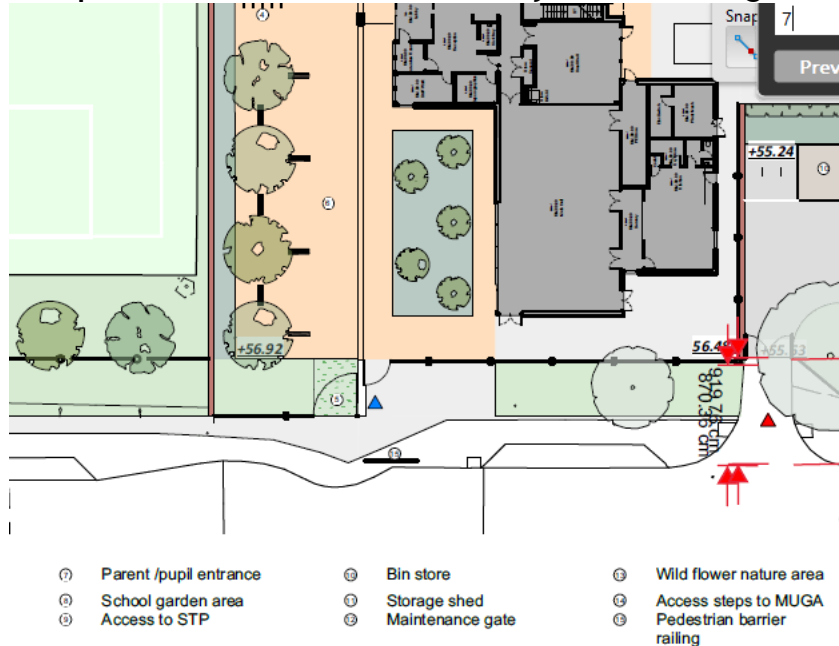
Figure 2 - Illustrated in the walking audit



Figure 2 – Spey Road / Eddleston Way Junction Desire Line Crossing.

However, a new pedestrian entrance (access gate) is to be relocated closer to the junction of Spey Road/Eddleston Way, along the eastern boundary to serve the new semi public entrance zones. Therefore, pedestrian desire lines are likely to change as a result of the new position of the entrance. Pedestrians approaching from the west of the estate along the southern footway on Spey Road are more likely to cross diagonally on the bend for a direct route into the school entrance. As the walking audit suggests, this junction is where buses turn though the estate and there is a restricted field of vision due to the 90 degree bend and on-street parking bays. Therefore, I am concerned that the proposed location of the new pedestrian entrance will encourage pedestrians to cross Spey Road in potentially dangerous location without any formal crossing facilities.

New pedestrian entrance illustrated by the blue triangle



Further, the applicant was requested at pre-application stage to identify a location for a formal crossing point within the audit and include drawings of potential options. However, it does not appear that any preliminary drawings have been submitted for review as referenced in paragraph 2.2.9 of Transport Statement.

Therefore, the applicant is requested to address the points above. It should be also be noted that any gates must open into the site away from the footway.

Parking

The site is located in Zone 3 of the Council's adopted Parking Standards and Design SPD. The car parking provision for the site is a maximum of 1 space per Full Time Equivalent.

There will be a full staffing level of 40 Full Time staff and 12 Part Time (equivalent to 6 FT) at the school equating to a total of 46 Full Time Staff.

46no. staff parking spaces (three of which would be accessible bays) are proposed as part of the new development, in accordance with the standard. This will provide an extra 19 spaces above the current provision of 26 standard bays and one accessible. 2no. powered two-wheeler spaces are also being provided.

As part of the development proposals all staff car parking requirements will be accommodated within a new car park area, to be constructed in the north-eastern corner of the site. The access to this car park will still utilise the existing entrance, off Eddleston Way.

In line with Policy TR5 of the Local Plan, 10% of any newly constructed staff parking spaces will provide electric charging points. In terms of layout, the staff car parking spaces comply to the standard dimensions of 2.5m x 5m and are provided with adequate manoeuvrability to the rear but all spaces.

The School currently has a dedicated area that has a covered cycle stand with space for 10 bicycles. To meet the Council's adopted cycle parking requirements, cycle storage provision will increase to accommodate a total of 40 cycle parking spaces - 30 spaces for pupils and 10 cycle spaces for staff. This cycle storage will move from its current location to the new MUGA area close to the School's gated entrance off the northern footpath, with an additional five spaces located at the School building's main entrance. However, the location of the cycle storage provision is fairly remote from the school building if entering from the main pedestrian entrance off Eddleston Way. Therefore, the applicant is requested to review whether the level of covered cycle storage spaces can be increased (provision evenly split) within the vicinity of the main entrance in a more direct and convenient location.

Trip Generation

Trip generation methodology was agreed through the scoping document. It is agreed that existing school travel mode share data would provide a more accurate and robust baseline data given that the school is operational. The baseline data was obtained from a 'hands-up' style survey carried out in December 2020, by the School Travel Planning Officer, as part of the Framework Travel Plan.

The baseline data has been 'scaled up' to reflect a 2FE capacity primary school proposed as part of this application. The travel survey of the school has shown that 76% of the pupils either walk, cycle or bus to school and 3% car share.

Table 2 within the Transport Statement illustrates the number of anticipated daily peak hour multi-modal pupil trips based on data from the

travel survey. The baseline data was then scaled up to reflect a 2FE capacity primary school.

Table 2: Current and anticipated pupil mode share for travel to school

Trip generation by mode for pupils (2020)	Walk	Cycle	Scoot	Public Bus	Car Share	Car Alone	Total
Current number on roll – 176 pupils & 27 nursery							
Pupil modal split (%)	63%	4%	5%	4%	3%	21%	100%
(number of pupils per mode)	117	7	9	8	5	39	185
2FE Capacity – 420 pupils & 26 nursery							
Pupil modal split (%)	63%	4%	5%	4%	3%	21%	100%
(number of pupils per mode)	282	17	24	17	13	93	446

The proposal will result in an increase in the number of trips to and from the site during the drop off and pick up periods. It is anticipated that the development would generate an increase of 62 vehicular trips (car alone and car share combined) above the current levels.

The combined staff and pupil vehicle trips from the proposed two-form entry school development will result in a net increase in trips when compared to the trips associated with the existing school. However, it is stated that the school opening and closing times for different Key Stages are staggered (by 15 mins) at the start and end of each day. In addition, the school offers before or after school clubs and activities. This will help spread out any peak time traffic movements away from peak periods. The School Travel Plan will also continue to aim in the reduction of the overall mode share by private car alone, post development.

Overall, it is considered that the highway road network within Dee Park would not experience a significant adverse impact on their operation as a result of the increased flows.

Travel Plan

A Travel Plan has been produced to sustain, and where possible, encourage a greater use of more sustainable modes of travel for journeys to and from school and reduce the impact of car trips as the school expands. School travel surveys have been undertaken to establish existing travel behaviour to the school. The Action Plan within Section 5 sets out the SMART targets of the Travel Plan. The school should commit to a review of the Travel Plan upon occupation of the new school building and should commit to annual pupil/parent surveys to establish whether the SMART targets are being met.

Deliveries and Waste Collection;

The new school will include a secure storage area for collection and sorting of waste. It is located adjacent to the building in the car park accessible to refuse vehicles from Eddleston Way. On site tracking to represent the anticipated largest vehicle to enter the site (large refuse truck) has been undertaken to demonstrate the swept path for a large refuse vehicle to enter, exit and manoeuvre within the site.

Construction

The applicant should be aware that there would be significant transport implications constructing the proposed development within the existing urban area of Reading. One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. Therefore, any full application would be conditioned to ensure a Construction Method Statement is submitted and approved before any works commence on-site to regulate the amenity effects of construction. As well as demonstrating a commitment to ensuring the number of HGV movements are managed and controlled, the CMS must demonstrate that appropriate measures will be implemented to ensure the safety of pedestrians and cyclists on the road network around the construction site. The agreed measures included in the CMS become a formal commitment and will be approved by the Local Highway and Planning Department separate to the determination of this outline application.

The applicant is requested to review the comments above and address them accordingly before determining this application.”

4.2 Officer note: Further to additional information being submitted by the applicant, revised advice was provided by Transport Development Control in respect of the pedestrian crossing:

Pedestrian access to Site:

A new pedestrian entrance (access gate) is to be relocated closer to the junction of Spey Road/Eddeston Way, along the eastern boundary to serve the new semi public entrance zones. Therefore, pedestrian desire lines are likely to change as a result of the new position of the entrance. The applicant has confirmed that a new pedestrian gate will limit access to fewer pedestrians entering here, as it will be for Visitors, Nursery and Reception years only at this point. The other years (1-6) will not be able to physically access their areas from this new entrance, they will use the new entrance on the north/east boundary.

Initially, the applicant was requested to identify a location for a formal crossing point to accommodate the increased capacity at the school. However, the applicant has stated that the school was previously run as a two-form entry school up to the academic year 2015/16, without any need for a formal crossing at that location. The applicant has reviewed the Personal Injury Collision (formally accident) data in proximity to the school, which identifies that there were no recorded accidents on the local roads surrounding the school site during the assessment period.

Furthermore, as part of the School Travel Plan, a school travel survey was circulated to parents at the school. No concerns were raised by parents that specifically mentioned crossing Spey Road within the survey. Postcode plots of where pupils are travelling from (home) to the school were obtained as part of the School Travel Plan which identified that the vast majority of pupils live to the east and north of the school site. Given that years (1-6) will not be able to physically access their areas from the Spey Road entrance, the main pedestrian entrances into the school for pupils in Y1 to Y6 are located on the north/east boundary. Therefore, the applicant determines that it is unlikely that a crossing in the proposed location would be widely used by pupils/parents given the postcode data and the new location of the pedestrian entrances.

In view of the additional information provided by the applicant regarding previous capacity of the school, Personal Injury Collision data, postcode plots to the school and the location of the new pedestrian entrances for pupils in Y1 to Y6, the redevelopment of the existing school would not increase pedestrian movements to a level sufficient to justify a full contribution towards the cost of a new crossing.

Conditions and informatives were recommended (as set out above).

4.3 Natural Environment

Original comments

“The site was subject to pre-application ref. 201264 exploring the suitability of a similar proposal, on which occasion natural environment pointed out the importance of landscaping, tree planting and tree retention with any future application. It also hinted that SUDs can and should be mutually inclusive with landscaping design, as should the tree planting be compatible with the security scheme (lighting, visibility, CCTV lines of sight).

The nature of (re)development warrants that tree cover is increased as a result of development, in line with the 2019 Local Plan’s EN14 Policy and the Tree Strategy objectives. Therefore, it is expected that valuable trees are retained, replacement planting for those that cannot be retained is provisioned and landscaping is improved overall.

Existing trees

With reference to the Arboricultural Impact Assessment Ref. SS WI PLAN RhnktAc AIA 1.3 dated 1.02.2021, the Landscape General Arrangement Plan Proposed Drg. No E04759-HCC-XX-SK-L-1200-P1 and the Landscaping Existing Plan Drg. No. E04759-HCC-XX-SK-L-1000-P1, the following are noted:

Of the 18 existing trees on site, 3.1 of the AIA states that 11 trees are to be removed, including one ‘B’ category tree, however the table in 3.2 and the TPP only include 10 trees, 9 of which are ‘C’ category and one a ‘U’. I assume the info in 3.1 is incorrect as all 3 ‘B’ category trees are shown as retained on the TPP. It is important that the retained trees are protected during demolition and development and that their future relationship with the development is sustainable.

Although a Tree Protection Plan is attached, the only protection measures it provisions are Construction Exclusion Zones for each individual tree retained, which are not realistic - demolition and/or landscaping works must take place within some of the tree’s CEZ for development to finalize/take place (i.e. T17 Crab apple - demolition within CEZ; T13 False acacia - resurfacing and works within CEZ to implement parking provisions & fencing installation; T18 Maple - resurfacing of hard to soft and fencing installation).

Given the advanced stage of the application and detailed documents so far submitted, I wonder why an Arboricultural Method Statement and a Demolition Method Statement were not submitted - or at least a more detailed AIA to deal with likely works within their RPAs and potential pruning, e.g. for fencing installation. These are necessary to demonstrate

lack of harm to retained trees, both below and above ground, during demolition and construction works - it is preferred these are submitted prior to a decision, and whilst an AMS could be secured via condition, a more detailed AIA is required prior to a decision. For future reference, some of the details we will be expecting are: protection against works within RPA of the retained trees, such as demolition, ground level changes, resurfacing works, pruning (amount and extent), ground protection against soil compaction, service lines routes in relation to trees. Given that the development is proposed in Phases, the tree protection measures and plans should also cover the phases (this could be included within the more detailed AIA being requested now).

Landscaping.

It is worth noting that the proposed layout allows for tree planting effectively all around the site boundary and also throughout the site, which is positive.

Section 3.4 of the AIA mentions that 'around 80' new trees are proposed for planting. The Landscape General Arrangement Plan shows 84 new trees to be planted. A planting schedule was not submitted to confirm either of these 2 numbers, but the scheme demonstrates landscaping principles to an acceptable degree. The planting schedule details can be secured via condition, although, as above, it is preferred that these are submitted prior to a decision.

With reference to the Landscape Diagrams, Planting and Fencing Strategy Drg. No. E04759-HCC-XX-SK-L-1201-P1, the following are noted:

This plan serves as a (insufficient) place holder for a planting schedule and it gives insight to the species proposed for the new trees, which are not ideal or clearly stated (i.e. numbers of each tree species, size).

Our Tree Strategy (paragraphs 3.37 and 3.4) identified the *Tilia* and *Prunus* genera as being over represented in the Borough, therefore the standing advice is to avoid planting of new trees from these genera. The plan provisions 18 *Prunus* spp. new trees and 2 *Tilia* spp. new trees. The Limes are located in the northern part of the site, intended as a parkland/woodland area and comprising other large crown species, and are, on balance, acceptable. However, the high number of *Prunus* spp., some of which are located together (1 group of 6 and 1 group of 9) are not acceptable and should be replaced by other native or biodiversity friendly species, in a mixed layout. I also note that 11 *Betula nigra* (non-native) are proposed, which should be substituted for one, or preferably a combination, of our two native Birches. Similarly, 8 *Acer capillipes* (non-native type of Snakebark maple) are proposed which are planted (as stated) for ornamental value - to meet with the biodiversity aims of our tree strategy, this should be substituted with a native maple or wildlife friendly species.

Secondly, without a planting schedule it is not possible (or too time consuming) to assess whether the proposed planting follows the Tree Strategy's guidelines of species diversity. 'The aim is to work towards a tree stock containing only 30% of any one Family, 20% of any one Genus and 10% of any one species.' (paragraph 3.38 of Tree Strategy). The applicant will be expected to provide this diversity information alongside final landscape proposals. This 30:20:10 ratio will be familiar to HCC.

In relation to tree pit details, those provided are generally acceptable, however further submissions should confirm the soil volume provision for trees within hard landscape areas and consider root barriers for those in soft beds adjacent to hard surfacing / structures and services.

The hedging throughout the site will consist exclusively of Hornbeam, but the plan/legend does not indicate clearly (or at all on the legend) where hedging is provisioned, which it should. If hedging is provisioned in more than one place, I wonder whether using different species for each location would be appropriate? It would definitely help with species diversity, thus enhancing biodiversity (both of hedge species and of the habitat, shelter or food for invertebrates, mammals and birds).

A planting schedule and a 5 year maintenance plan must be submitted before the proposal can be properly and entirely assessed with regards to trees and landscaping, however this could be secured via condition along with finer landscape details (L2 & L4).

Service lines

With reference to the Electrical & Mechanical Engineering Services Proposed Utility Service Routes Drg. No. E04759-HCC-00-DR-E-8000, the following are noted:

New service lines are provisioned near existing tree T13 and the proposed trees along the Eddleston Way, albeit the proposed locations could be adjusted to allow for this service route. The AIA does not address the installation of services within RPAs, as it should.

Details of other services will also be required and should ideally avoid RPAs and new tree locations.

'Secure by design' matters

With reference to the External Floodlighting plan Drg. No. UKS17841 (part of DAS appendix E External Lighting), I note that an analysis is done only on part of the site, excluding the entire south-west side - notably, the circular path running through the woodland/parkland-like part of the site. I understand that this analysis does not have safety and security as its focus, but Anne Chalmers' (of Thames Valley Police) comments at pre-app seem to require just that - that the relationship between trees (existing, size at planting and potential size) and site lighting sources is assessed. It appears that the position of lighting columns in the car park has not considered the proposed tree locations. Columns must be located to reduce future conflict, e.g. mid way between trees. Further electricity route drawings should include cable routes to lighting.

I also note that no relationship is shown between the trees and the CCTVs lines of sight, a matter which was brought up as well by Anne Chalmers.

Please let me know if you see fit that this information is necessary before a decision. I would like to lower as much as possible the risk of proposed tree planting being deemed unsuitable due to security concerns.

SUDs

If the planting schedule to be submitted confirms planting for 80 or 84 trees on site, I am confident that their canopies will successfully function as rainwater retention and will delay runoff throughout the site, to a lesser

extent during young age and increasingly high as they grow, therefore the scheme is positive.

In relation to Proposed GA plans E04759-ECH-XX-XX-DR-C-7501 P02 and E04759-ECH-XX-XX-DR-C-7502 P02 (within DAS Appendix F- Flood Risk assessment), I note the attenuation tank is in the car park, so no landscape led SUDs have been included as suggested at pre-app. There are multiple drainages routes across the site including very close to retained tree T13, which is of concern, and numerous potential conflicts with proposed trees. The landscape architect should work closely with all service providers to avoid conflicts as far as it possible.

Conclusion

In conclusion, the proposal will lead to an increased tree cover in the area which is positive, and whilst finer details can be secured by condition (as indicated), there is an insufficient level of detail at the moment to demonstrate acceptability in relation to retained trees; to demonstrate a feasible relationship between trees (existing and proposed) and services / CCTV, and landscape principles are unclear. Further information is therefore required prior to a decision as detailed above”.

- 4.4 **Officer Note:** Subsequent to this, discussions were held resulting in revised information being provided and the conclusion that the latest submitted documents demonstrate tree protection and landscaping in principle and the proposal could be supported in terms of natural environment. Any remaining matters can be suitably dealt with by condition. As such, the application is supported subject to conditions L2 (landscaping etc), L7 (submission of an AMS) and L3 (boundary treatment).

4.5 Ecology

“The Preliminary Ecological Appraisal (Hampshire County Council Ecology Team, February 2021) has been carried out to an appropriate standard (although it does not specify the methodology for the preliminary bat roost assessment of the buildings) and concludes that the proposals are unlikely to affect any protected species, priority habitats or sites of importance for nature conservation. It does however state that the trees and scrub could be used by nesting birds and that there are bee orchids (a rare plant) on the site. It is recommended that conditions are set to ensure that these features are protected, wording is given below.

In addition, in accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” a condition should be set to ensure that enhancements for wildlife are provided within the new development. Wording is given below.

Furthermore, the landscaping scheme details appear to be outline only and the standard landscaping condition L2 should be set to ensure that full details are agreed with the council.

Conditions

Condition: All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be

cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Condition: The population of bee orchids identified in the Preliminary Ecological Appraisal (Hampshire County Council Ecology Team, February 2021) is to be relocated to a nearby suitable site under the supervision of a suitably qualified ecologist.

Condition: Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved”.

4.6 Environmental Protection

Original comments

“Noise impact on development

This has been considered in the assessment and no mitigation deemed necessary to protect the classrooms from external noise (except for any specialist rooms that may be required).

Noise generating development

A noise assessment has been submitted regarding the MUGA. Further clarification is sought regarding the role of the proposed mesh fence and how it reduces noise levels from ball impacts. Is this because the fence does not vibrate much when the ball hits it? Were high noise levels from shouts and whistle blowing considered as well, as no mitigation are proposed for those noises. It would be helpful to have a more detailed, direct comparison between the current and proposed new situation regarding location, use and design of the MUGA so that we can consider how the noise experienced may change - or not - for the residents.

Has noise from the outdoor play areas been considered? How does the location and size of these differ from the current situation?

Has the noise from these external areas (MUGA and play grounds) been considered in terms of the design of the site?

Once further details have been submitted and if satisfactory, then a condition will be required restricting the hours of use of the MUGA. Suitable hours have been proposed in the acoustic assessment.

If any noise generating mechanical plant is to be installed as part of the redeveloped school then a noise assessment will be required (kitchen extraction, air conditioning etc.).

A noise assessment has not been submitted with the application (for any noise generating mechanical plant) and therefore I cannot determine the likely noise impact of the proposal and whether the proposals are acceptable. I therefore recommend refusal unless a noise assessment can be submitted and considered by us before the application is determined.

Kitchen Extraction - odour

In addition to concerns about noise (as discussed above), cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005).

The following condition could be attached to any consent, however it is possible that the criteria cannot be met with the plant specifications proposed in this application and a new application may need to be made at a later date for alternative plant / location.

Air Quality - Increased exposure

The proposed development is not located within a pollution 'hot spot' therefore assessment regarding exposure of school occupants to poor air quality is not required.

Air Quality - Increased emissions

The air quality assessment concludes that likely increase in pollutants due to extra journeys to and from the redeveloped school are below the significance threshold therefore no further assessment is required. This is acknowledged, although it would be advisable for an updated green travel plan to be put in place for the enlarged school in order to minimise any increase in traffic pollutants.

Contaminated land

The desk study/phase I assessment concludes that further investigation is necessary therefore the following conditions are recommended.

Light

I am content with the information submitted regarding the proposed flood-lighting for the MUGA.

Conditions will be required to formalise the proposals for reducing light overnight for the school in general, and switching off the MUGA floodlights, once times of use have been confirmed.

Bin storage - rats

There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers by not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste".

- 4.7 **Officer Note:** Subsequent to this, discussions were held resulting in revised information and with the conclusion that concerns raised could be suitably addressed by conditions as follows:

CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)
HOURS OF CONSTRUCTION/DEMOLITION
NO BONFIRES
DETAILS OF BIN STORES TO INCLUDE VERMIN CONTROL
HOURS OF OPERATION (EXTERNAL LIGHTING)
CONTAMINATED LAND ASSESSMENT (TO BE SUBMITTED)
REMIEDIATION SCHEME (TO BE SUBMITTED)
REMIEDIATION SCHEME (IMPLEMENT AND VERIFICATION)
UNIDENTIFIED CONTAMINATION
HOURS OF OPERATION (EXTERNAL LIGHTING)
MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED)
VENTILATION & EXTRACTION (TO BE SUBMITTED)

4.8 **Reading UK CIC**

Reading UK CIC, which acts as the Economic Development Company for Reading, advise that under the Council's Employment Skills and Training SPD the applicant is required to commit to a local Employment and Skills Plan (ESP), or financial contribution for employment and training projects in the borough. Whether this is a formal plan or a financial contribution, it shall be secured via unilateral undertaking/legal agreement. This is in respect of the construction phase only, owing to the nature of the proposed scheme (education provision).

4.9 **Berkshire Archaeology**

"Having reviewed the application documentation I am content that no mitigation is required. From the geotechnical report it would appear that topsoil and, likely, upper parts of bedrock deposits, have been truncated during earlier development and levelling of the site. As a result, there would be very little potential for intact deposits to be preserved. Previous Berkshire Archaeology comments given that there may be Palaeolithic potential from possible gravel deposits on the site would also appear to be ruled out by the geotechnical investigations which found no gravel deposits present.

As such, I would recommend that there are no grounds for archaeological mitigation and nothing further needed with respect to archaeology."

External

4.10 **The Environment Agency**

Advised that there was no requirement for them to be consulted on the application.

4.11 **Sport England**

"It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning

(Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England’s Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

The Proposal and Impact on Playing Field

The proposal is for the complete redevelopment of Ranikhet Academy Primary School, comprising construction of a new two form entry, two storey school building, new Multi Use Games Area, Car Parking, playground areas and other landscaped features along with the demolitions of all existing school buildings.

Assessment against Sport England Policy

This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception 4 of the above policy, which states:

‘The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.’

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception 4.

The artificial grass pitch (AGP) is to remain in-situ whereas the adjacent Multi Use Games Areas (MUGAs) are to be relocated. It is because of the proximity of the MUGAs we are assessing this application under our E4 planning policy exception.

I was invited to carry out a pre-application assessment by the Architect Nick Collet last October, 2020 as I was made aware this application several months ago. The application in principle has not changed, since I fed back to Nick. I did suggest sport lighting for the relocated MUGAs, which I am pleased to see has been taken on board.

Because the MUGAs are to be replaced, this meets our planning policy exception E4. To my mind because the relocated MUGAs will have 200 lux LED lighting, this is an enhancement which is to be welcomed as it will be more efficient than the existing lighting scheme serving the MUGA in its current location.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 4 of the above policy.”

4.12 RBC Education and Children’s Services

No comments received as a Reg 3 application made on their behalf

Public consultation responses

Neighbour letters were sent to nearby properties and site notices were displayed. No neighbour letters of representation have been received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

5.2 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

National Planning Policy Framework 2021
National Planning Policy Guidance 2014 onwards

The relevant sections of the NPPF are:

Section 2 - Achieving Sustainable Development
Section 8 - Promoting Healthy and Safe Communities
Section 9 - Promoting Sustainable Transport
Section 11 - Making Effective Use of Land
Section 12 - Achieving Well-Designed Places
Section 15 - Conserving and Enhancing the Natural Environment

Reading Borough Council Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction
 CC3: Adaptation to Climate Change
 CC4: Decentralised Energy
 CC5: Waste Minimisation and Storage
 CC6: Accessibility and the Intensity of Development
 CC7: Design and the Public Realm
 CC8: Safeguarding Amenity
 CC9: Securing Infrastructure
 EN2: Areas of Archaeological Significance
 EN7: Local Green Space and Public Open Space
 EN8: Undesignated Open Space
 EN9: Provision of Open Space
 EN10: Access to Open Space
 EN12: Biodiversity and the Green Network
 EN14: Trees, Hedges and Woodland
 EN15: Air Quality
 EN16: Pollution and Water Resources
 EN17: Noise Generating Equipment
 EN18: Flooding and Drainage
 H14: Suburban Renewal and Regeneration
 OU1: New and Existing Community Facilities
 TR1: Achieving the Transport Strategy
 TR2: Major Transport Projects
 TR3: Access, Traffic and Highway-Related Matters
 TR4: Cycle Routes and Facilities
 TR5: Car and Cycle Parking and Electric Vehicle Charging
 WR1: Dee Park

WR1: DEE PARK

The Dee Park area, as identified on the Proposals Map, will continue to be regenerated to provide a sustainable community including the following:

- *New and improved housing, which increases the overall density of the site, and provides a greater mix of size, type and tenure, including a higher proportion of family housing than at the outset of regeneration;*
- *A new Local Centre including a range of facilities, integrated with housing development;*
- *Improved community facilities, which would be multi-functional and serve a range of groups, and may include sports facilities; and*
- *Improved quality of open space provision, including greater usability of recreational space, and an area of public realm in the centre.*

Development will be integrated with surrounding areas, provide a safe and secure environment, and enhance transport links to and from the estate. Development will take account of potential surface water flooding.

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

5.3 Relevant Supplementary Planning Documents (SPD) are:

Dee Park Planning Brief 2008
 Employment, Skills and Training SPD (2013)
 Revised Parking Standards and Design SPD (2011)
 Revised SPD on Planning Obligations under Section 106 (2015)
 Sustainable Design and Construction SPD (2019)

5.4 Other relevant documentation:

6. APPRAISAL

6.1 The main matters to be considered are:

- Principle of development and wider regeneration
- Layout / scale / massing and design considerations
- Transport and parking
- Trees, landscaping and ecology
- Impact on existing nearby residential amenity
- Sustainability, energy and SuDS
- Other Matters - flooding, archaeology, pre-commencement conditions
- Unilateral Undertaking Legal Agreement
- Equalities impact

Principle of development and wider regeneration

6.2 Policy CC1 (Presumption in Favour of Sustainable Development) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy Framework (NPPF).

6.3 It goes on to state that *“Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.”*

6.4 The proposed site is a specific allocation under the Reading Borough Local Plan (RBLP) Policy WR1: Dee Park:

“The Dee Park area, as identified on the Proposals Map, will continue to be regenerated to provide a sustainable community including the following:

- *New and improved housing, which increases the overall density of the site, and provides a greater mix of size, type and tenure, including a higher proportion of family housing than at the outset of regeneration;*
- *A new Local Centre including a range of facilities, integrated with housing development;*

- *Improved community facilities, which would be multi-functional and serve a range of groups, and may include sports facilities; and*

- *Improved quality of open space provision, including greater usability of recreational space, and an area of public realm in the centre.*

Development will be integrated with surrounding areas, provide a safe and secure environment, and enhance transport links to and from the estate. Development will take account of potential surface water flooding.

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

- 6.5 Further to the above, the Dee Park Planning Brief notes that the vision for the estate 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.”

- 6.6 The application site is located at the centre of the Dee Park Estate, which has undergone regeneration over the past ten years and which is continuing. This follows the adoption of the Dee Park Planning Brief in 2008, outline planning consent granted in 2009 and s.73 permission granted in 2013. The outline permission approved the phased regeneration of the Dee Park Estate 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 in total), with new community centre, shops, school and environmental improvements to the regeneration area. In general terms, the Dee Park Estate is subject to a Masterplan secured under the 2009 permission which seeks to regenerate Dee Park Estate through provision of new housing, educational and community facilities. Under the 2009 outline approval, three principle phases of work were proposed, with each phase to deliver certain aspects of the Masterplan. The 2013 section 73 application subsequently approved changes to the Masterplan, to amend the phasing of the proposal to ensure viability. Phases 1 and 2 have been completed.
- 6.7 The Masterplan originally proposed the new school to the north east of the existing (off the existing school site) as per the extract below:



- 6.8 However, the current proposals relocate the school to the centre of the site, in place of the existing multi use games area (MUGA). In turn, the MUGA will be relocated to the current school position. There is no change proposed to the location of the existing synthetic turf pitch (STP), to the south west of the site. The change in layout from the original Masterplan is shown below:



- 6.9 The applicant has submitted a detailed explanation as to why the relocation of the school to the original masterplan location is no longer the most appropriate. These include the relationship to the newly permitted Community Centre, the degree of risk to the school in terms of taking on new land, the reduced impact on neighbours and an improved layout and design in general.
- 6.10 The developer's reasoning for the new approach to redevelopment of the school is noted. Nevertheless, wider planning considerations apply, including the permitted Phase 3 masterplan layout which also includes other surrounding development as part of that phase and which has not yet been constructed. It is important to be satisfied that the provision of the school and its proposed relocation will not prevent, disrupt, or otherwise prejudice the remaining elements of the permitted Phase 3 from being delivered.
- 6.11 The original Masterplan shows a new school building moving to land beyond the current school boundary immediately to the north east and provides housing on land freed up within the school site that is currently occupied by the synthetic turf pitch. It is apparent that the current proposal shows a different approach to this by limiting all changes to the school to within the existing school site and this would therefore prevent the housing on the masterplan being provided on the school land. Given the wider regeneration of the area and the need to ensure sufficient housing is provided, it is necessary to consider the extent to which this previously permitted housing could be provided elsewhere.
- 6.12 The applicant has submitted indicative layouts to show how alternative provision of housing could be accommodated within Phase 3 on the land to the north east which would otherwise have been occupied by the school.

Whilst it is not possible to give absolute certainty in terms of the acceptability of this alternative approach until planning permission is granted for such development, nevertheless this would appear to be a relatively simple swapping of sites and there is no evidence to suggest that this would be particularly problematic. On this basis it is considered that the proposal would fit with and not prejudice the planned regeneration of the area in accordance with Policy WR1 and the wider aims of the Dee Park Planning Brief 2008.

6.13 Finally, Policy OU1 (New and Existing Community Facilities) supports proposals for new, extended and improved community facilities and on-site intensification of schools. The policy also addresses loss of sports pitches and playing fields. Whilst the proposal would result in some small open areas within the site, the sports facilities are maintained in new locations and the proposal can reasonably be described as a re-arrangement of existing open space rather than its overall loss or degradation.

6.14 As the comparison plans below show, it is evident that the reconfiguration allows for a similar quantum of open space/play space as existing with no significant reduction.



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6.15 It is considered that the reconfiguration would not affect the overall way in which the school play space is used and appears to rationalise this with an improved layout. The proposal would result in an existing community facility being redeveloped to facilitate its Academy status.

Community Use

- 6.16 The site provides an existing community facility in the form of the multi use games area and synthetic turf pitch. These are available for community use out of school hours and are subject to an existing Community Use Agreement. The proposal is considered to provide a more appropriate provision of facilities in terms of quantity and quality. The community benefits of this will need to be secured through a new Community Use Agreement. A draft has been provided on similar terms to the existing and this is recommended to be secured by S106 agreement, as set out in the recommendation at the head of this report.
- 6.17 Further to the above, due regard should be had to any comments received from Sport England as a statutory consultee. Sport England. Based on information provided by the applicant Sport England are content that the proposal meets Planning Policy Exception E4. This exception criteria states:

'The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- *of equivalent or better quality, and*
- *of equivalent or greater quantity, and*
- *in a suitable location, and*
- *subject to equivalent or better accessibility and management arrangements.'*

Sport England also welcome the applicant's inclusion of sport lighting for the relocated MUGA.

- 6.18 On the basis of the above assessment, it is considered that the principle of the redevelopment is acceptable on the basis of the proposed layout which would fit with and not prejudice the wider regeneration of the area; would maintain and improve open space and enhance community facilities. The proposals are considered to comply with Policies OU1, WR1 and guidance contained within the Dee Park Planning Brief.

Layout / scale / massing and design considerations

- 6.19 Section 12 of the NPPF 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high-quality places. Paragraph 130 of the NPPF includes the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 6.20 Policy CC7 (Design and the Public Realm) sets out the local requirements with regard to design of new development and requires that all developments must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. The aspects of design include: layout; urban structure and urban grain; landscape; density and mix; scale: height and massing; and architectural detail and materials.
- 6.21 Further to the above, the Dee Park Planning Brief also provides a number of objectives which relate to the design and layout of the new school which

includes (but is not limited to) improvements to the fabric of the school, the playground area and play equipment.

- 6.22 The existing school buildings are in a poor state of repair and are not considered to be of any specific architectural value to warrant their retention in design terms and as such there is no objection to the demolition of the existing school.

Layout

- 6.23 It is noted that the current layout is disjointed with no real cohesion across the site as a whole and with little relationship to the main frontage - and no real frontage to Spey Road/Eddlestone Way as a result of the topography of the site, the layout of parking areas and the somewhat sporadic arrangement of buildings.

- 6.24 It is considered that the proposals successfully take the opportunities available for the school to read and feel like a more consolidated development as a whole and helping to ensure that a better sense of place is created. The design strikes an appropriate balance between achieving a high quality layout and built form whilst accommodating the phasing required during construction (the school needs to stay open during the works).

- 6.25 As above, the topography restricts the site to a series of tiers, with its lowest tier to the north, where the current school building sits. The phasing and continued use of the existing school restricts any meaningful development into the middle tier and with this in mind, the new school building will be positioned centrally within the site, within this middle tier, with the existing synthetic turf pitch (STP) remaining to the south west and the re-positioned MUGA proposed to the north east.

- 6.26 The proposed layout will align the main school building with the top of Spey Road. This will allow the proposed building to capture views along its length and act as a clear and legible destination, improve its presence to the street and provide a focal point for the site as a whole. The layout also seeks to improve pedestrian routes through the site, with links created to assist movement in a clear and legible manner including the new entrance which aligns with new layout. In overall terms, the proposed layout is considered to be an improvement on the current situation and will fit in successfully to the surrounding context.

- 6.27 The revised layout also allows for increased planting around the site, which provides a greater and better-designed landscaped setting for the school. The landscape improvements are considered to be a positive and overall significant benefit to the site and wider area.

New Building

- 6.28 The new school will be contained within one building, and in a more linear form than currently exists, and this would result in a more consolidated form of development. The form of the building has been designed to articulate the function of the building, placing emphasis on key areas such as the main entrance and legibility of the site. The building would be greater in height than the existing school buildings, at two storeys, and although a change from existing, it is considered that the massing, height and form responds appropriately to the prevailing character of buildings in the area as well as responding appropriately to the physical characteristics

and constraints of the site. Accordingly, the design of the building is considered to be acceptable.

- 6.29 Turning to consider the appearance and detailed design of the proposed building, the principle building material will be red brick which will be complemented by a patterned brick feature on sections of the building to add detail and visual interest. There is consistency in the material choices throughout the proposed building giving a coherence to the scheme. Brick is a prominent material in the wider surrounding area and reflects the heritage of the locality and as such the use of brickwork will help connect the site to the locality.
- 6.30 To ensure the design quality depicted in the submission is followed through when implementing the development, it is considered necessary for precise details of all external materials to be secured via condition, including the provision of sample panel details being erected on site prior to approval.
- 6.31 The design and layout of the school has been designed specifically for the school as occupier and the specific educational standards will be a matter for the school as developer. In overall terms, the design approach is considered to comply with Policy CC7 and WR1 as well as guidance contained within the Deep Park Planning Brief.

Highways and Parking

- 6.32 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking-related matters relating to development.
- 6.33 The site is in a sustainable location, easily accessible by foot, cycle paths and public transport. There are also a number of bus routes within the vicinity which provide access to Reading town centre and surrounding residential areas.
- 6.34 The application is supported by a Transport Assessment and a Travel Plan and the Council's Transport Officer has considered this proposal and amended information, received during the course of the application, in detail.
- 6.35 Highway Authority comments are set out in the consultation section above. Based on this advice it is considered that the proposals will provide an appropriate amount of vehicle and cycle parking for all users, including EV charging facilities and disabled parking bays. The proposal would retain the existing vehicular access from Eddleston Way which will lead to the new car park. Whilst a new vehicular access is proposed onto Spey Road, this is for emergency and maintenance access only and any disruption to traffic flow considered to be minimal and is acceptable in highway safety terms Bin storage and servicing arrangements are considered to be acceptable. Where details are required in terms of precise design and specifications of the above facilities these are recommended to be secured by condition.

Pedestrian Crossing

- 6.36 The applicant was originally asked to provide a contribution towards a new pedestrian crossing but has justified why they have declined to do so. As discussed in detail in the Transport Development Control observations at

section 4 above, this position has been supported by the Highway Authority on purely highway safety grounds.

6.37 However, taking a broader view, the proposals will increase capacity at the school and there are currently no formal crossing facilities on the Spey Road/Eddleston Way frontage although these streets appear well used by vehicles. There is the probability of additional family housing in the surrounding area (Dee Park Phase 3 and other infill development) which is likely to increase child pedestrian footfall further.

6.38 Whilst existing and previous highway data, and the fact that the school previously operated at a higher two-form entry capacity, could be used to argue that the proposal would not worsen the situation purely in highway safety terms, it is considered that good design and good planning would indicate that a crossing should be provided where key desire lines exist to cater for existing and planning future users of the site. This would be particularly the case given the increased capacity and the vulnerable nature of those users (children). There is a clear desire line in this location and urban design policy, such as CC7 (Design and the Public Realm), sets out requirements in this regard including seeking to:

ensure that development makes a positive contribution to:

- Ease of movement and permeability

- create safe and accessible environments

- Address the needs of all in society and are accessible, useable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily.

This is further supported by Policy WR1 which seeks to integrate development within a safe and secure environment.

6.39 For the reasons set out above, it is considered that failure to provide suitable accessible routes to the school would be harmful in terms of meeting the accessibility, and arguably safety, needs of existing and future users of the site and the aim of providing high quality and well laid out development. This matter therefore needs to be weighed against the benefits of the scheme in the overall planning balance.

6.40 In summary, the proposals are generally considered acceptable in highway terms in accordance with Policies TR1, TR3 and TR5, with the exception of the wider integration with the area in respect of suitable crossing facilities.

Trees, Landscaping and Ecology

6.41 Policy CC7 (Design and Public Realm) states that all new development should be of high design quality that maintains and enhances the character and appearance of the area including by way of landscaping. Policy EN14 (Trees, Hedges and Woodlands) seeks that individual trees, groups of trees and hedges will be protected from damage or removal where they are of importance, and that Reading's vegetation cover is extended. The policy seeks that new development should make provision for tree retention and planting to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Policy EN12 (Biodiversity and the Green Network) states that planning permission will not be granted for developments which would negatively impact on the 'green network' and that on all sites development should not result in a net loss of biodiversity and provide for a net gain in biodiversity where possible.

- 6.42 It has been shown that in total there will be 11 trees felled as part of the proposed development, as detailed in the table below extracted from the Arboricultural Impact Assessment. One of these is a Category B tree and the remaining eight are Category C and U trees:

Tree loss due to the proposal				
	Groups	Trees	Total tree count	Percentage of category lost
A	0	0	0	0
B	0	T17	1	33%
C	0	T1, T4, T5, T9, T11, T12, T14, T15, T16	9	82%
U	0	T3	1	50%

- 6.43 Whilst Category B trees should normally be retained, due to the position of the tree in relation to the new sports facilities, it is apparent, given all other constraints that its retention is not feasible, as it would compromise the proposed layout. As detailed at section 4 above, the Council's Natural Environment Officer is satisfied that the Category B tree is not suitable for retention in this instance. The loss of the lower quality trees (Category C) or unsuitable for retention (Category U) is not objected to. The tree removals overall directly facilitate the provision of new facilities, which is duly noted by officers.
- 6.44 Although some tree removal is necessary in this instance, it is expected that this should be balanced with significant and high quality replacement planting and that landscaping is improved overall. To achieve this and to provide a net gain in tree cover across the site, 85 new trees are proposed, covering 19 species, 12 genera and 8 families. This is welcomed, as is the incorporation of a wider variety of tree species and in greater numbers than currently on site.
- 6.45 The applicant has also provided sufficient detail to confirm that existing trees to be retained can be suitably protected during construction and afterwards. Full details are recommended to be secured by condition.
- 6.46 Ultimately, whilst the loss of the trees is regrettable, when this is considered within the context of the proposals as a whole, the wider planning benefits of the scheme (as discussed elsewhere in this submission) and particularly the significant tree planting proposed, are considered to outweigh any harm caused in this specific instance. In accordance with Policies CC7 and EN14.
- 6.47 Turning to ecology matters, the RBC Ecology consultant is satisfied with the submitted Preliminary Ecological Appraisal assessment, as detailed at section 4 above. Subject to requested protection measures being included within the pre-commencement demolition and construction method statement, the proposals are unlikely to affect protected or priority species, priority habitats or local wildlife sites. Ecological enhancements at the site, including features such as bird and bat boxes, tiles or bricks on and around the new buildings, will be secured via condition. The proposals are considered acceptable from an ecology perspective. In accordance with Policy EN12.

Impact on Residential Amenity

- 6.48 Policy CC8 (Safeguarding Amenity) seeks to ensure development does not cause harm to the living environment of existing properties, in terms of loss of privacy, overlooking, visual dominance and noise. Policy EN16 (Pollution and Water Resources) seeks to protect surrounding occupiers from the impact of pollution, including noise and light.
- 6.49 The school use is existing, including and existing MUGA and STP. This is a significant consideration although it remains important that the new development does not introduce new areas of concern due to the reconfiguration of the site.

Privacy and Overlooking

- 6.50 The relocated school would look across the existing synthetic turf pitch (STP) to the south west of the site and across the new car park and multi use games area (MUGA) to the north east of the site. Given the distance of c40m to the neighbouring properties to the north west and c25m to the neighbouring properties to the south east, combined with the nature and position of openings on the building, this would be a sufficient separation distance to ensure that no significant detrimental overlooking on the living environment of existing residential properties would occur.

Overbearing effects

- 6.51 Turning to consider whether the proposed development is visually dominant, overbearing or harms outlook to existing nearby properties, it is acknowledged that for some the context will change as a result of the proposed redevelopment. For occupiers of properties along Spey Road to the south east, and to some extent Tay Road to the north west, the context will alter with the replacement of the current MUGA with the new school building itself. It is acknowledged that for some this will be a more visually dominant change and will impact on outlook. However, given the position of the relocated school building within the site combined with its height and flat roof design, distance to site boundaries and proposed soft landscaping, the proposed building is not considered to be so visually dominant as to result in any significant harmful effects. For similar reasons, it is considered that nearby occupiers will not be significantly impacted by the proposed development in daylight, sunlight and overshadowing terms.
- 6.52 For neighbouring properties along Deveron Drive to the north west and Eddleston Way to the south east the new views of the car park and MUGA will be appropriately screened by new soft landscaping to soften the impact visually.
- 6.53 It is important that the design does not prejudice the future redevelopment of land to the north east due to amenity concerns. In this regard it is considered that the relationship between the school facilities and the potential new housing beyond the school boundary would be similar to existing arrangements in the vicinity and would be unlikely to prevent the appropriate regeneration under Phase 3.

Noise and disturbance

- 6.54 Given the proposed relocation of the multi-use games areas (MUGA) to the north east of the site, a noise assessment has been submitted with the application.

- 6.55 The consultation response from the Council's Environmental Protection team (detailed at Section 4) originally raised concern about the impact of noise on nearby residential properties. In particular, the impact on properties at Deveron Drive and also potential future development to the north east under Phase 3.
- 6.56 Additional information has been provided, which provides more detail on noise mitigation measures, focused on controls on hours of use, with the MUGA limited to no later than 8pm. The arrangement of the proposed MUGA will not be too dissimilar to the existing MUGA in terms of relationship to residential properties. The school has confirmed that in relation to the existing MUGA, no complaints have been received by the school about its use. The existing synthetic turf pitch (STP) has longer operational hours (closing at 22:00) and is closer to existing residential properties than the new MUGA will be.

Artificial Lighting

- 6.57 The existing lighting to the STP will be retained and new lighting is proposed for both the car park and the MUGA as well as building-mounted external lighting and pathway lighting. A Lighting Strategy report has been submitted with the application.
- 6.58 The applicant has sought to use the floodlights for the MUGA for hours up to 8pm weekdays and weekends, tied to the hours of use and they are considered to operate within sociable hours.
- 6.59 In respect of the STP, the proposed hours of use up to 10pm weekdays and weekends is the same as the current situation.
- 6.60 Importantly, no objection has been raised by Environmental Protection Officers (or indeed local residents) who considers that the lux (light intensity) levels would be within guidance levels, that any light spillage would be contained within the grounds of the site. Further mitigation of nuisance light would be achieved through the inclusion of a condition limiting the hours of use of the floodlights.
- 6.61 On the basis of the above assessment it is considered that the proposals would not be harmful in respect of noise and light. This is particularly the case given the similarities with the existing situation (a STP and MUGA are already in place on the site albeit in different locations to proposed) and with suitable controls on hours of use.
- 6.62 Conditions requiring the submission of a Construction Method Statement and restricting hours of construction work and prohibiting bonfires are also recommended to protect neighbouring amenity.
- 6.63 The Council's Environmental Protection officer also advises that no mechanical plant shall be installed until a noise assessment of the proposed mechanical plant (in relation to prevailing background noise levels) has been submitted and approved. This is recommended to be secured by condition.
- 6.64 In overall terms, the proposals are not considered to give rise to noise, light pollution and disturbance to such a degree that would warrant a refusal of planning permission. Furthermore, it is considered that the positioning of the proposed building, together with the separation

distances and provision of soft landscaping means that the relocation of the school building and relocated MUGA are not considered to cause any harmful detrimental impact on the living environment of the nearby residential properties. The proposals are therefore considered to comply with policies CC8 and EN17 in particular.

Impact on Air Quality

- 6.65 Policy EN15 (Air Quality) requires developments to have regard to the need to improve air quality and reduce the effects of poor air quality. The site is located outside of an Air Quality Management Area (c500m south of designated AQMA). However, the capacity of the school is doubling (210 1FE to 420 2FE) and with regard to the thresholds in the Environmental Protection UK (EPUK) guidance, the proposal technically takes this over the threshold of requiring an Air Quality Statement.
- 6.66 An Air Quality Statement has been submitted with the application. The consultation response from Environmental Protection (detailed at Section 4 above) concurs with the conclusions of the report that the impacts of the operational scheme would not be significant. Therefore, no mitigation measures are required in this instance, in accordance with Policy EN15.

Contaminated Land

- 6.67 Policy EN16 (Pollution and Water Resources) requires that development *“Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.”*
- 6.68 A phase 1 contaminated land assessment has been submitted with the application. The consultation response from Environmental Protection (detailed at Section 4 above) concurs with the conclusions of the report that further investigation is required. The standard four-stage conditions to ensure that the possible presence of contamination is thoroughly investigated and removed/mitigated if necessary (3 of the conditions are pre-commencement) are recommended and the proposal is considered to accord with Policy EN16 in this respect.

Sustainability and Energy

- 6.69 Policy CC2 ((Sustainable Design and Construction) seeks that new development should reduce the consumption of resources and materials. Policy CC3 (Adaption to Climate Change) seeks that proposals should incorporate measures which take account of climate change. Policy CC4 (Decentralised Energy) seeks that developments of over 1,000m² should consider the inclusion of combined heat and power plant (CHP) or other form of decentralised energy provision unless demonstrated that this is not suitable, feasible or viable for the type of development proposed. The Sustainable Design and Construction SPD provides further clarification on this point.
- 6.70 A sustainability and energy statement has been submitted with the application which highlights a number of sustainability measures which are

welcomed. This includes - but is not limited to - reuse of existing PV panels, centralised mechanical ventilation heat recovery (MVHR) for toilets and ancillary areas, natural ventilation heat recovery (NVHR) to classrooms, ventilation control, high efficiency gas condensing boilers, variable speed pumping, led lighting, daylight and occupancy link lighting controls, water management strategies, waste and recycling strategies and energy efficiency lower carbon and renewable energy strategies/technologies. The overall carbon emissions are forecast to improve on current Building Regulations by 25% which is particularly welcomed given that RBC has declared a climate emergency.

- 6.71 Further to the above, as a major application for non-residential development Policy CC2 seeks that the proposals meet a BREEAM 'Excellent' standard where possible, albeit the supporting text (Para 4.1.4) to this policy accepts that *"some types of development, such as industrial uses, warehouses and schools might find it more difficult to meet these standards. In these cases, developments must demonstrate that the standard to be achieved is the highest possible for the development, and at a minimum meets the BREEAM 'Very Good' standard"*.
- 6.72 A BREEAM Pre-Assessment has been undertaken and the proposals are projected to achieve an 'Excellent' rating and this is recommended to be secured by condition.
- 6.73 In overall terms, officers are satisfied that the proposals demonstrate a good standard of sustainability and carbon off-setting is considered to be a positive benefit of the scheme. To ensure that these sustainability credentials are achieved in practice, a BREEAM design stage assessment will be secured by condition, with a separate second condition securing written verification prior to first occupation. With these standard conditions secured, it is considered that the proposal will demonstrate suitable compliance with the Policies CC2 and CC3.

Archaeology

- 6.74 Policy EN2 (Areas of Archaeological Significance) seeks to protect areas of archaeological potential. Whilst the site is identified as an area of archaeological interest, the consultation response from Berkshire Archaeology (detailed at Section 4 above) concurs with the conclusions of the report submitted. Specifically, that there will be no significant archaeological implications as a result of the proposals with no further archaeological investigation required.

Flooding and SuDs

- 6.75 Policy EN18 (Flooding and Drainage) requires that planning permission will not be granted for development that would increase risks arising from flooding. The policy also requires all major developments to incorporate Sustainable Urban Drainage Systems (SuDS) with runoff rates aiming to reflect greenfield conditions or be no worse than existing.
- 6.76 The site is within Flood Zone 1, with a low risk of flooding. However, it is recognised that there is a noticeable change in land levels across the site from 8m in height south west to north east and 6m in height north to south.

The Environment Agency have confirmed that they do not wish to comment on this application. Notwithstanding, a Flood Risk and Drainage Strategy Report has been submitted with the application.

- 6.77 With the above context in mind, the Flood Risk and Drainage Strategy details the impact the proposed development will have on the site itself and the area surrounding to ensure there are no adverse effects. In particular, the applicant has demonstrated that the proposed development will discharge the surface water to the existing drainage systems at no greater than the existing run-off rates and the hard-paved area of the site will be reduced, thereby also resulting in a reduction in the volume of run-off. The proposed SuDS strategy will assist in this regard and as confirmed by the Local Flood Authority (detailed at Section 4 above). In conclusion, it is considered that the applicant has submitted sufficient information to demonstrate that the proposals will comply with Policy EN18 in terms of flooding. The final details of all elements of the SuDs strategy will be secured via condition.

Pre-commencement conditions

- 6.78 Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions are ongoing with the applicant regarding pre-commencement conditions and will be confirmed in an update report to committee.

Unilateral Undertaking Legal Agreement

- 6.79 A S106 unilateral undertaking legal agreement will be required to secure the Community Use Agreement and Employment Skills and Training Plan.
- 6.80 The applicant has indicated that they intend to produce an Employment and Skills Plan (ESP) in support of the development. As is standard practice and fallback financial contribution will also be secured. As per the SPD formula, £2500x Gross internal floor area 2,180 (m²) \ 1000m² = **£5,450**
- 6.81 It is considered that all obligations would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

Equalities Impact

- 6.82 In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

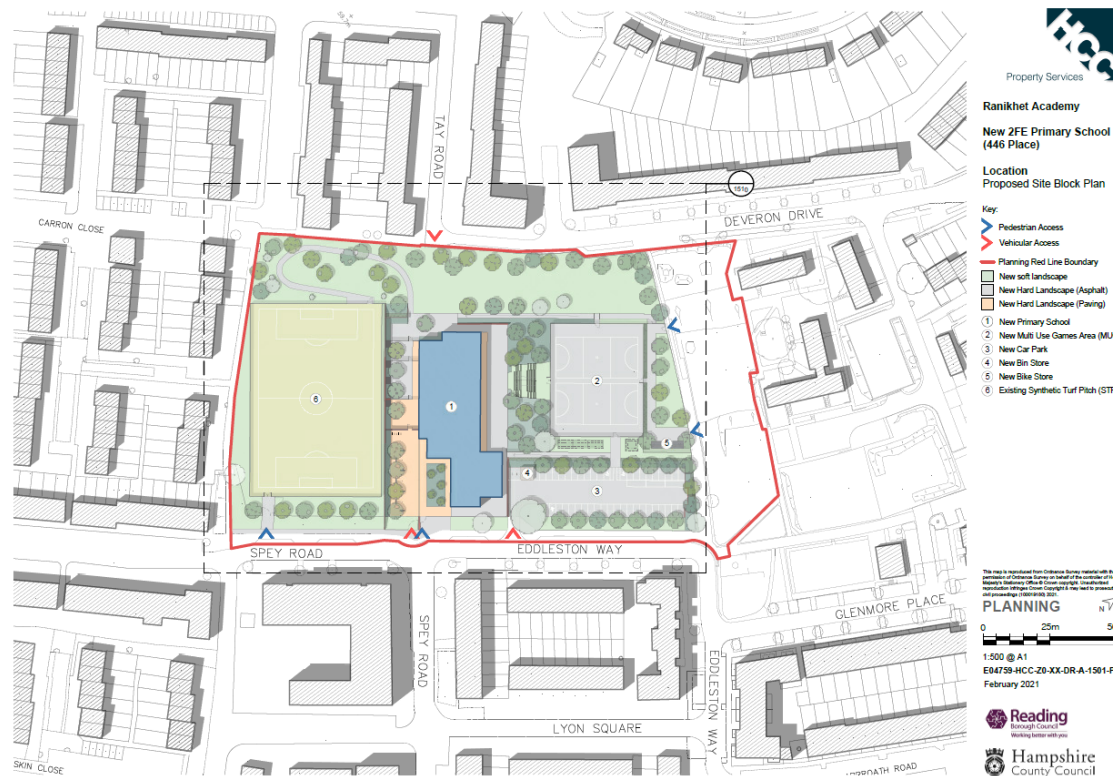
- 7.1 The application is required to be determined in accordance with the development plan unless material considerations indicate otherwise. On the

basis of the assessment above, a degree of harm has been identified due to the failure to secure suitable formal crossing facilities in the Spey Road area. This harm needs to be weighed against the benefits of the proposal and the confirmed commitment for pedestrian crossing facilities to be come forward as part of the Phase 3 proposals for Dee Park Estate.

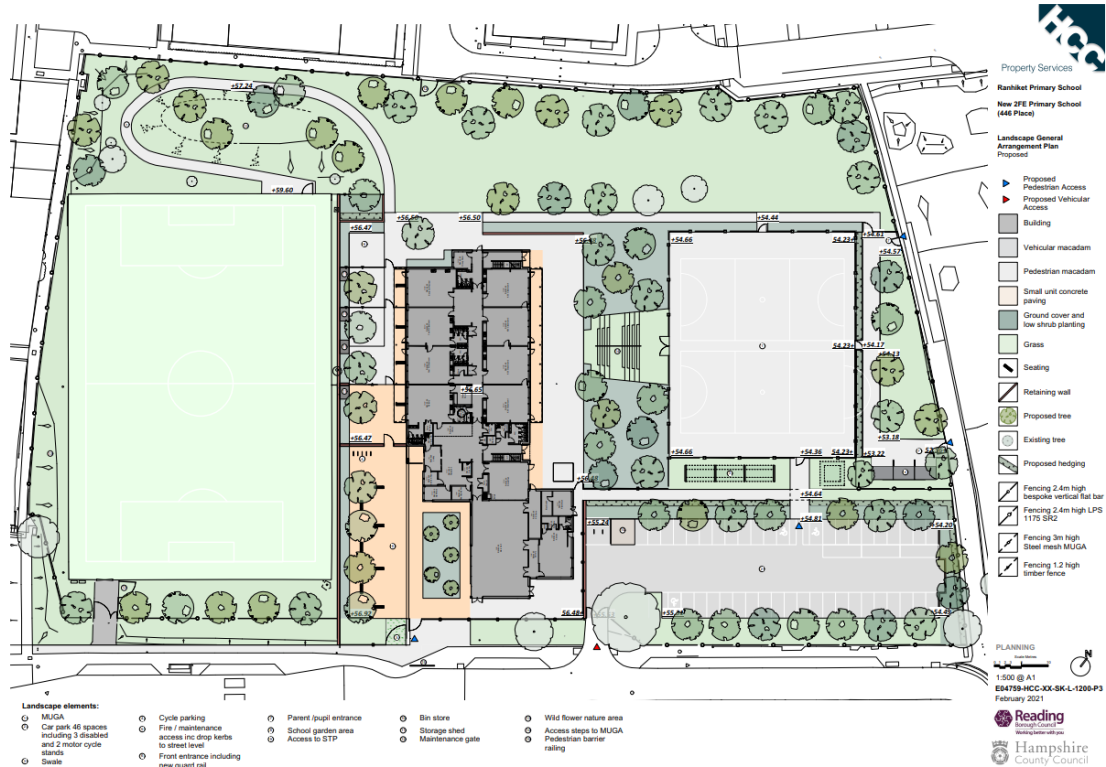
7.2 The scheme provides a wide range of public benefits in terms of additional educational facilities to meet existing and future needs, the improved layout and design of the facilities to serve the school and an overall improvement in the appearance of the site when viewed from the surrounding area. The substantial landscaping and tree planting and the wider community benefits arising from access to the improved sports facilities is another clear benefit. It is considered that in this particular instance the multiple benefits of this regeneration scheme, when applying an overall critical planning balance of all material considerations, are sufficient to outweigh the harm identified above.

7.3 The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, the granting of planning permission is therefore recommended subject to conditions and the completion of a unilateral undertaking legal agreement.

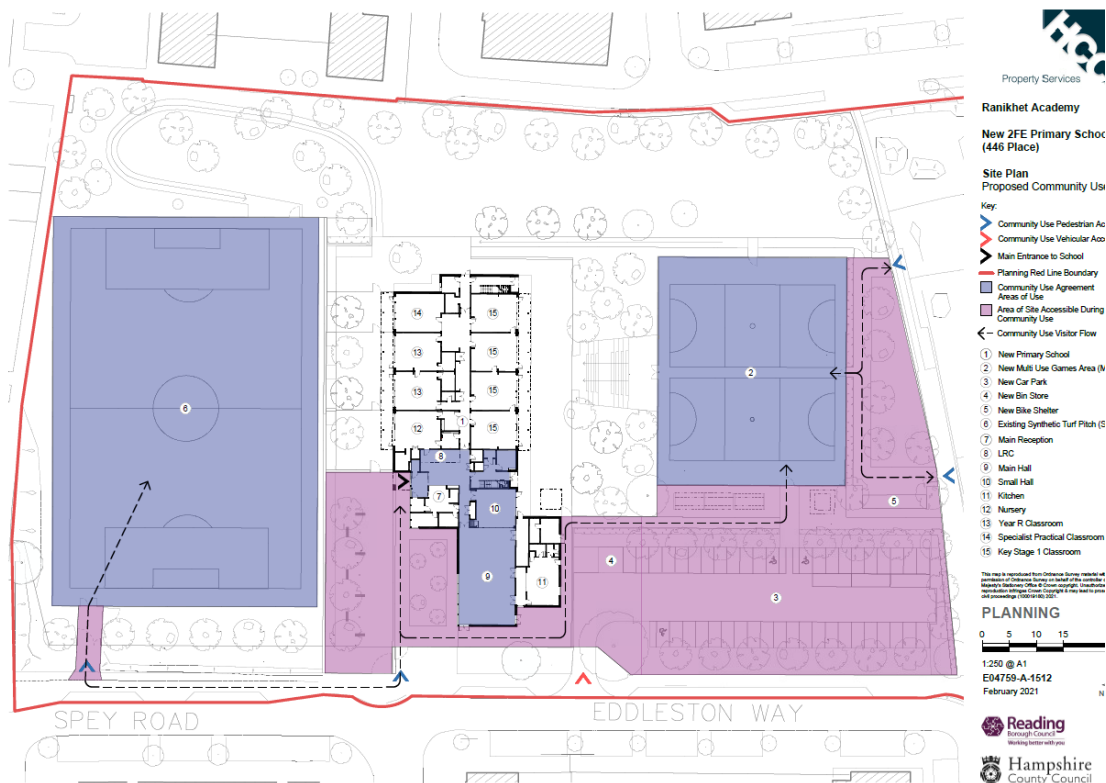
Case Officer: Miss Ethne Humphreys



Proposed Site Block Plan



Landscape General Arrangement Plan



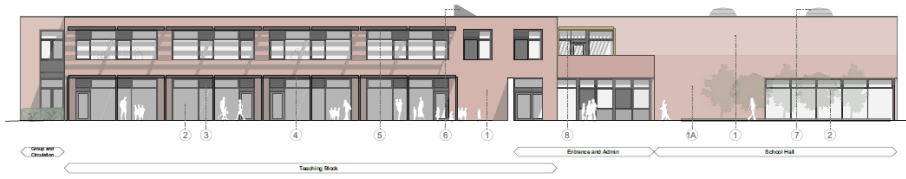
Proposed Community Use



Property Services

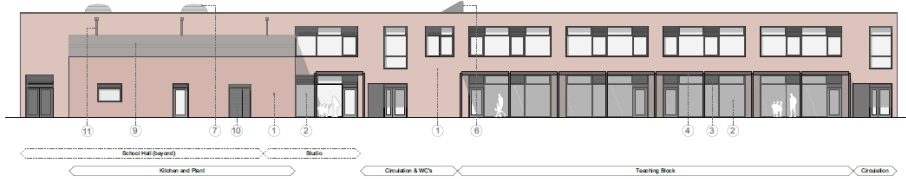
Ranikhet Academy New 2FE Primary School (446 places)

Proposed Elevations 1 of 2



1. Proposed South-West Elevation

- Key:
- 1 Brick Cladding
 - 1A Patterned Brick Feature Cladding
 - 2 Glazing System
 - 3 Metal Louvre
 - 4 Free-standing Canopy
 - 5 Brise Soleil
 - 6 Northlight
 - 7 Roof Ventilation Terminal
 - 8 Timber Brise Soleil
 - 9 Louvre Screening
 - 10 Louvre Plantroom Doors
 - 11 Hopper and Rain Water Pipe

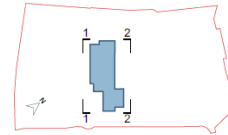


2. Proposed North-East Elevation

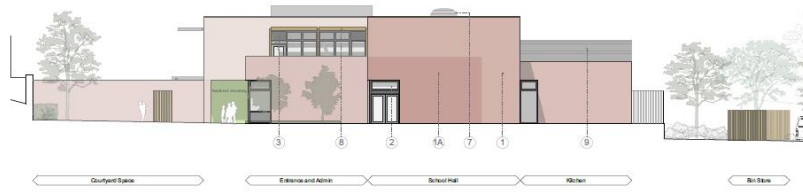
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Proposed Elevations



3. Proposed South-West Elevation

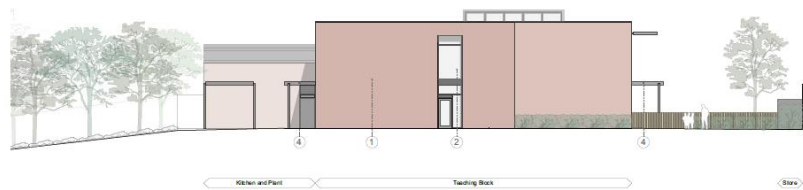


Property Services

Ranikhet Academy New 2FE Primary School (446 places)

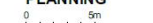
Proposed Elevations 2 of 2

- Key:
- 1 Brick Cladding
 - 1A Patterned Brick Feature Cladding
 - 2 Glazing System
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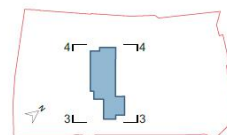


4. Proposed North-East Elevation

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March 2021



Proposed Elevations



Proposed Aerial View from Spey Road