
Primary School Development Brief

Supplementary Note

Prepared by David Smith (WBC Development Team)
July 2024

Outline Planning Permission was granted on 22nd July 2014 for up to 900 dwelling, a primary school and associated public open space – planning reference O/2013/0346.

Condition 4 of the outline planning permission read as follows:

Prior to the submission of reserved matters to comply with Condition 3 for the sub-phases containing the Primary School (as shown on the Land Use Parameter Plan Drawing No 16 Rev U), a Development Brief for each of this part of the site shall be submitted to and approved in writing by the Local Planning Authority and the details pursuant to reserved matters shall be in accordance with the approved Development Brief.

The Primary School Development Brief shall contain:

- i) boundaries, land use, parking and access, including road hierarchy type and standard, footpath and cycleway networks including links outside the site boundary; having regard to the need to facilitate dual use (education and community use) of the school facilities;
- ii) existing landscape features to be retained;
- iii) proposed landscape framework, including structural planting;
- iv) a parking and servicing strategy for the school and community use of the school facilities;
- v) general layout, arrangement of land uses, built form and design principles to inform the dual use of the school;
- vi) details of any ground re-contouring or remodelling required within the site;
- vii) foul and surface water drainage;
- viii) details of haul routes, routing and parking for construction traffic;
- ix) details and location of areas of open space, including the quantum of open space and it's intended provision;
- x) a strategy for achieving noise levels in accordance with Building Bulletin 93 – Acoustic Design of Schools – a Design Guide or any document that supersedes it including an external noise level not exceeding 55 dB LAeq,30min for unoccupied outdoor areas and an external teaching area where the noise level is below 50 dB LAeq,30min.

Development shall thereafter be carried out in accordance with the approved Development Area Brief

Reason: to secure comprehensive planning and design of the site in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP17 and CP19 and the South of the M4 Strategic Development Location Supplementary Planning Document (2011).

Commentary

The design of the primary school has progressed in advance of the submission/finalisation of the Development Brief required under condition 4. Notwithstanding, please note the following commentary with respect to the listed points. In the circumstances the Local Planning Authority may be satisfied that the primary school design will secure comprehensive planning and design of the site in accordance with the relevant policies of the Development Plan.

i) boundaries, land use, parking and access, including road hierarchy type and standard, footpath and cycleway networks including links outside the site boundary; having regard to the need to facilitate dual use (education and community use) of the school facilities;

The planning application proposes a one form entry primary school. The boundary of the site therefore is dictated by the land secured for such under the S106 agreement. The land to the north was safe guarded in the S106 should the Council have elected to deliver a two form or three form entry primary school. The Council has not however elected to deliver a larger school and therefore the land to the north will revert back to the residential developer as per the provisions within the S106.

Access to the school site will be taken from the existing access constructed on Fullbrook Avenue. Parking is proposed along the western boundary.

The road hierarchy, footpaths and cycle networks linking the site to the wider development have been secured and delivered under the planning permissions/construction of the wider developments.

ii) existing landscape features to be retained;

There are no significant or important landscape features within the primary school site to be retained

iii) proposed landscape framework, including structural planting;

See Landscape Approach Document

iv) a parking and servicing strategy for the school and community use of the school facilities;

One space per full time member of staff (29) to be provided, plus 16 visitor and 4 disabled car parking spaces. There will be 80 cycle parking spaces, equivalent to 1 space per 3 pupils and 1 space per 5 staff.

The parking is located such that it could be utilised in conjunction with community use of the school facilities outside of the school day.

v) general layout, arrangement of land uses, built form and design principles to inform the dual use of the school;

The school hall and external Muga have been located to the western end of the building, adjacent to the car parking, to facilitate community use of such if required/desired.

vi) details of any ground re-contouring or remodelling required within the site;

No significant ground re-contouring or remodelling within the site is proposed.

As required under condition 8 of the outline planning permission, final levels shall need to be submitted to and approved in writing by the Local Planning Authority before the development can commence.

vii) foul and surface water drainage;

See drainage report

viii) details of haul routes, routing and parking for construction traffic;

Details of construction management, including haul roads, routing and parking for construction traffic, will be the responsibility of the contractor awarded the contract to construct the school. The contractor will need to detail such in the CEMP to be submitted and approved under condition 24 once a contractor has been appointed.

ix) details and location of areas of open space, including the quantum of open space and it's intended provision;

See Landscape Approach Document detailing the intended layout of the site.

x) a strategy for achieving noise levels in accordance with Building Bulletin 93 – Acoustic Design of Schools – a Design Guide or any document that supersedes it including an external noise level not exceeding 55 dB LAeq,30min for unoccupied outdoor areas and an external teaching area where the noise level is below 50 dB LAeq,30min.

The recommendations in the Noise Assessment will ensure appropriate noise environments for the school and can be conditioned under the RM application.