

Consultation Response Log

November 2024

Prepared by WBC Development Team

Date	Consultee	Comment	Response	Amendments
23/08/24	WBC Landscape	Area between the existing footpath outside the eastern boundary of the site and the red line of the site (as shown on the location plan) This area is currently fenced off and appears to be within the site boundary as seen in the site photos within the DAS but is outside the site red line. It is important that this strip of land is also included within the actual red line of the site and planted up as part of this development otherwise it will get overlooked.	This strip of land is outside of the red line site boundary for the primary school sub phase that was secured under the S106 agreement. It falls within the red line boundary of the adjacent residential phase of development – for which RMs were approved under 170010. The landscaping/tree planting for that area is approved under those RMs (see approved drawing 506.7/207C – Planting Proposals Sheet 3 of 10) but has not yet been implemented. The delivery of the landscaping therefore falls under RM application 170010. We have however updated the drawings to reflect what has been approved on the adjacent site.	RSS 1201 Site Plan drawing updated (D07 revision) with boundary trees on adjacent site indicated
		Arb Information A number of the trees are identified as veteran within the tree schedule... it would be helpful if the AIA contained further comment / information as to why these trees have been given veteran status.	These trees are identified as veteran on the Wokingham Veteran Tree Database; hence their inclusion as such in the AIA.	None
		Sprinkler Tank It is not clear from the DAS if the sprinkler tank is located within the building or, space will need to be found outside the building for the sprinkler tank. If outside the building, this will have an impact on the areas of play space and planting.	The sprinkler water tank is located within the plant room.	None
		Materials It would be helpful to have further information on the material choice and design of the school. The section on material experimentation indicated the option of textured cream bricks, dark grey render and gold elements is the one that was most successful, however there is no background information on why these elements in particular have been chosen (i.e. what is the design precedent / reference). The 3D visualisations don't seem	The choice to proceed with the proposed Option 4 material palette was based on: 1. A response to the local Spencers Wood and Shinfield context. The housing here is predominantly red brick with a dark grey detailing brick, cream/white render and a mixture of red and grey roof tiling. Whilst wanting to compliment	None

		to fully correspond to the information in the materials section as dark grey render cannot be seen and the use of the type of materials proposed for the slatted canopy and cladding at western end of the school is not identified.	this (through the use of brick and scale), we also wanted the appearance of the school to stand out. 2. A response to other school buildings within the area. The school design is intended to follow some of the aspects of Alder Grove Primary School (in terms of linear form and simplicity of elevational treatment), Shinfield Infant and Nursery School (in terms of the use of brick, attention to detail around windows) and Lambs Lane Primary School (use of grey brick and brownish/red clay roof tiling). 3. High quality, characterful design The school design has drawn influence from other high-quality school design precedents in the UK - such as Rotherhithe Primary School and Lister Community School expansion - in order to inform cumulative form making, brick selection, window linings, complementing materials and canopy design. Full and final details of the materials will be the subject of a planning condition.	
		Drainage Strategy The Proposed Drainage Plan information appears to assume the external play areas for all year groups have been assessed as free draining, green areas. However in the Landscape Proposals document these areas are indicated as having a tarmac surface, so is likely to be impermeable, unless otherwise specified. Therefore the surface water drainage scheme will need to account for additional runoff from these areas.	The Drainage information has been updated to properly reflect the areas of permeable and non-permeable surfaces. The updated report demonstrates that there will be no flow off site in all storms up to the 100 year +40% storm event.	Up-dated Drainage and Suds Strategy (Jomas v3)
		Drainage Strategy It is extremely disappointing that a more innovative SuDS solution has not been combined with the landscape scheme to use surface water in a fun and educational way as part of the play resource for the school and to inspire children to make connections between the weather,	The Drainage and SUDS Strategy for the site is set out in the updated Jomas report. The strategy has been designed to ensure there is no flow off site in all storms up to the 100 year +40% storm event. Additional SUDS measures are not therefore required to attenuate the surface water run off at the site. In the circumstances it	RSS 1201 Site Plan drawing updated (D07 revision), NEW Drainage Overview Note

		landscape and nature. The aim should be to take roof and surface water drainage and to slow the flow as much as possible before it enters a piped system. This can be done by including the following: • Water butts. • Rain gardens, either close to the building to take water from the roof or using the landscape features and tree pits within or on the edge of the play area. • Alternative to downpipes such as rain chains which can then feed into a rain garden. (This can be a feature of the building design). • Using shallow channels and rills to create a temporary water and play feature. • Planted swales. • Ponds. We will want to see an integrated SuDS and landscape scheme to provide a stimulating play space and an innovative solution to surface water and roof runoff and I strongly encourage the Drainage Engineers to work with the Landscape Architects to achieve this. There are a number of good examples of how schools have incorporated SuDS features with their grounds and as part of their play space on the Susdrain website, the Landscape Institute website and GreenBlue Urban website, as a suggestion.	is considered that a reasonable balance has been struck between the landscaping, play space and SUDS requirements of the site. Additional SUDS features could be considered during the detailed design stage, but they are not necessary to make the development acceptable in planning terms and will likely introduce additional cost to the project.	and Up-dated Drainage and Suds Strategy (Jomas v3)
21/08/24	WBC Highways	Transport Statement is required.	Highways Technical Statement has been produced.	NEW DOCUMENT Jomas Transport Technical Note
		Parking spaces would need to be 5m x 2.5m in dimensions. This will need to be confirmed as they appear to be 4.8m x 2.4m.	Drawings have been updated with larger car parking spaces.	RSS 1201 Site Plan drawing updated (D07 revision)
		Cycle Parking 10 spaces at front have a canopy. All other spaces would need to be sheltered. 42 spaces to north west of site - would have expected to see an additional gate into the play area so that this area of	The Hyde End Lane access has been removed from the scheme, and the cycle spaces previously accessed therefrom have been amalgamated with the cycle spaces to the north west of the site. These cycle spaces will be sheltered; full details of which shall be submitted	RSS 1201 Site Plan drawing updated (D07 revision)

		cycle parking can also be accessed from Fullbrook Avenue. There appears to be a gated access from the car park. However, this access would be blocked by a parked car. The remaining 28 spaces are accessed from Hyde End Lane which is unlit. Clarification is required. Details of the cycle parking require to be submitted to meet Condition 30 of the Outline approval.	in due course (prior to commencement) under condition 30 of the outline planning permission. The car parking arrangement has also been rearranged so that the gate is no longer impeded by a parking space.	
		Fullbrook Avenue Tactile paving and dropped kerbs are missing from this access and need to be provided. There is a missing tactile paving and dropped kerb on the north side which will need to be provided. There is currently a road sign in close proximity to the proposed pedestrian access which will require removing. Highways would recommend the installation of railings at the kerb side outside the pedestrian access to the school.	All requests / requirements are noted and agreed. It is suggested that a Scheme of Works to Fullbrook Avenue could be appropriately detailed and agreed via a pre-commencement planning condition.	Note commitment to works in Jomas Transport Technical Note
		Travel Plan Further info required re ongoing monitoring and operation.	The request is noted. Whilst the additional information could be provided, it is considered more advantageous to review the travel plan in its entirety with the operator (when they have been identified) such that it can be tailored to their specific needs and they can take ownership of the document and ongoing review thereafter. The LPA is therefore invited to withdraw the Travel Plan submission under condition 41 of the outline planning permission. The Travel Plan should rather be considered as indicative at this time. Further submissions shall be made in due course and at the relevant time under condition 41 of the outline planning permission.	Travel Plan withdrawn for consideration under condition 41, but retained with application documents for information only.
07/08/24	Berkshire Archaeology	Archaeology Recommends pre-commencement condition requiring WSI to be submitted/approved/implemented.	Condition 43 of the outline planning permission already requires such. No further condition required.	None
31/07/24	WBC Drainage	1. No infiltration test results have been provided to confirm that infiltration is not achievable and no groundwater data	The approved drainage strategy for the masterplan development has already established that infiltration will	Drainage Note and Up-dated

		has been provided. We need to see this and confirmation whether the tanked impermeable area will be lined. 2. Greenfield runoff rates for the 0.532ha impermeable area has been calculated at 2.35l/s but the development proposes discharge at 2l/s, with attenuation provided within the permeable paving area, as represented in the drainage strategy plan (Appendix B). 3. The drainage strategy drawing represents that discharge is controlled at 1l/s but the calculations use 2l/s. 4. We note the maintenance plan in Appendix C, but we need to understand who will be responsible for the maintenance. 5. Also, connection is proposed into a Thameswater system, but no confirmation has been submitted to demonstrate that Thameswater is happy with the proposed connection. We need to see the confirmation.	not be used on the primary school sub phase of development – see Drainage Note. In accordance with the approved drainage strategy for the site, the scheme has been designed to connect into the surface water sewer and foul sewer that has already been constructed within Fullbrook Avenue. It is the case that the site wide drainage infrastructure was designed, approved and constructed to accommodate the masterplan development - inclusive of the primary school sub-phase. Thames Water will have been consulted at the time of the original outline application and when the LPA were approving the site infrastructure under the planning conditions. The principle of connecting into the sewers is already accepted by all parties. As per the requirements of condition 61 of the outline consent, technical designs and a program of works, together with confirmation of formal agreement with the utility undertaker, will be submitted for the LPA's approval prior to works commencing on site. See appendix B of the Up-dated Drainage and SUDS Strategy (Jomas v3) for drainage drawings and up-dated calculations. At this time the operator of the school has not been identified. Management responsibility of the drainage infrastructure can not therefore be confirmed. Such matters however are not necessary at this RM stage and could reasonably be subject to a planning condition.	Drainage and Suds Strategy (Jomas v3)
8/8/24	RBFR	FIRE Escape/Safety Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors.	Noted. These matters will be considered and developed during the detailed design phase of the development. Compliance with Building Regulations is a statutory requirement.	None

30/09/24	Thames Valley Police	Access and Security Strategy No information with regards to proposed security features or access strategy for the school. The DAS references “<i>Four secure entry points</i>”, but there is no detail provided as to how they are made secure and how they would be managed. There is also no explanation provided as to why four access points are considered necessary. The more access points proposed, the harder it is to manage and monitor access into the site. In any case, an Access and Security Strategy should be provided which includes the following details: • Physical security measures proposed including details of boundary treatment (fencing), secure (lockable) gates, CCTV. • Management and monitoring of access points • Management of access points and security proposals for dual use of facilities No natural surveillance of the vehicular entrance/ car parking area/ drop-off point. Corner of the building facing the vehicular entrance should be protected from vehicles by bollards.	All comments noted. The Hyde End access has since been omitted from the scheme. An Access and Security Strategy having regard to all of the comments raised can be worked up as part of the detailed design of the building/site. It is therefore suggested that such matters be dealt with under a pre-commencement planning condition.	None
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