ITEM NO: 08  
Application No. 10/00342/REM  
Ward: Great Hollands North  
Date Registered: 1 June 2010  
Target Decision Date: 31 August 2010  

Land At Peacock Farm Neighbourhood Centre  
Peacock Lane Bracknell Berkshire  

Proposal: Submission of details of scale, layout, appearance, access and landscaping for the erection of new primary school building (including nursery facility), with associated playing field, parking provision and landscaping works, and formation of new neighbourhood square, pursuant to outline permission 98/00288/OUT (623523).  

Applicant: Persimmon Homes  
Agent: Mr Adrian Fox  
Case Officer: Susan Stewart, 01344 352000  
environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)
1 **RELEVANT PLANNING HISTORY** (If Any)

623523    Validation Date: 09.03.1998
Outline application for new residential neighbourhood (approximately 64 ha) and country park (approximately 37 ha) incorporating dwellings, a primary school, neighbourhood centre, recreation facilities, retained woodland, nature conservation areas, wildlife corridors and play areas. Development of an area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings) a park and ride site and employment area. Provision of all necessary ancillary services and facilities including structural landscaping, incidental open space, balancing ponds and road, public transport, cycle and pedestrian works including a new junction on Berkshire Way and works to Peacock Lane.

**Approved With A Legal Agreement**

07/00587/REM    Validation Date: 15.06.2007
Submission of details of scale, layout, appearance and landscaping for roads, wildlife corridors and footpath/cycleways for phase 2 pursuant to outline planning permission 98/00288/OUT (623523).

**Approved**

09/00368/REM    Validation Date: 05.06.2009
Submission of details of scale, layout, appearance, landscaping and access for the erection of a community centre building pursuant to outline planning permission 98/00288/OUT (623523).

**Approved**

2 **RELEVANT PLANNING POLICIES**

**Key to abbreviations**

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<td>The South East Plan</td>
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<td>Supplementary Planning Document</td>
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<td>RSS</td>
<td>Regional Spatial Strategy (also known as the South East Plan)</td>
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*Note: The SEP and the BFBLP contain some policies with the same title, e.g. H3. In such cases, the policy will be suffixed with an “SEP” for the SEP and an “L” for the BFBLP, e.g. H3SEP, H3L.*

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Bracknell Town Council

Observations

Bracknell Town Council have no objection to the planning application but would like to make the observation that a metal roof for a school is felt inappropriate due to the noise that is generated during heavy rain fall.

Adoptions (Street Care Division)

(No comments received at time of producing this report).

Biodiversity Officer

Comments incorporated in the report.

Director Of Children, Young People and Learning

The following comments are made on behalf of the Children Young People and Learning. In doing so it is noted that the principle of this development has already been established through an outline planning permission being granted in 2004 (ref. 98/00288/OUT).

The proposed development relates to a 2 form entry primary school and would therefore be suitable for the purpose of meeting demand for primary school places that will result from the overall development of Jennetts Park.

It is noted that page 20 of the Design and Access statement sets out how the proposals are considered to meet the Government’s recommended guidelines for the construction of new Primary Schools as set out in Building Bulletin 99 (second edition). These guidelines relate to accommodation proposed as part of the school in conjunction with the associated sports pitches, habitat area and games pitches. The conclusion of the applicant that the development is in general accordance with these guidelines is supported.
As such it is considered that the development would meet the requirements of policy PH1.2 of the BFBLP and policy CS6 Limiting the Impact of Development of the Councils adopted Core Strategy. Therefore, the planning application is supported.

Transportation Officer

No objection. Comments incorporated in the report.

4 REPRESENTATIONS

No representations have been received.

5 OFFICER REPORT

This application is reported to Committee at the discretion of the Head of Development Management given the importance of the proposal to the Jennett's Park development.

i) PROPOSAL

The application is for the approval of details of scale, layout, appearance, access and landscaping for the erection of a new primary school building, with associated playing field, parking provision and landscaping works and the formation of a new neighbourhood square, pursuant to outline permission 98/00288/OUT.

New Primary School

The proposal is for a 420 place (two-form entry) primary school including a 26 place nursery to be built in two phases. The first phase is to be completed by September 2011 with Phase 2 being constructed in 2013. The school building will be transferred to the Oxford Diocese on completion.

The new school is a single-storey building with a Y-shaped plan form. Fourteen classrooms, a nursery facility with two ‘reception’ classrooms and a staff room are proposed in the two main wings with a school hall, kitchen facilities, plant room and head teacher and bursar’s offices in the shorter element which projects towards the square.

The main pedestrian entrance to the school is linked to the western edge of the neighbourhood square by a covered walkway. Gated pedestrian accesses, which would be open at the start and finish of the school day, are proposed on the school site’s western and northern boundaries.

The vehicular access to the school site is taken from the south-west corner of the Square. It serves a car park (47 car parking spaces in total including 3 disabled spaces) which is located to the south of the school building.

Four cycle shelters are proposed within the school site providing a total of 42 spaces, 36 for children with provision for scooters and 10 spaces for staff and visitors located near the school’s main entrance.

A recycling centre is located close to the school kitchen with direct access from the Neighbourhood Square. It is enclosed by a 1.8m high timber fence with hedge planting to screen it from the adjacent soft play area.
Hard play and soft play areas are situated around the school building with the nursery having its own area for play. In addition there are two grass sports pitches and a games court on the western and northern parts of the site. A planted habitat area is proposed on the site’s eastern boundary.

The Neighbourhood Square

The Neighbourhood Square will form the heart of the Neighbourhood Centre for Jennett’s Park. The intention is to create a ‘market’ square surrounded by residential, retail and community uses including the primary school and community centre building.

Vehicular access to the square would be via a one-way road which would provide vehicular access to the school and to 62 car parking spaces, including 5 disabled spaces. There are pedestrian and cycle routes across the square providing access to the school and the other community uses. Cycling parking will be provided within the square.

ii) SITE

The application site, which lies close to the centre of the Jennett’s Park development, has an area of 2.4 hectares. The northern boundary of the school site adjoins a Wildlife Corridor running north-east/south-west across the development linking from Tarman's Copse to the Country Park. The southern boundary of the site adjoins another Wildlife Corridor linking Jennett’s Hill to the Country Park. These wildlife corridors also contain footpath cycleway links across the site. The western boundary of the site adjoins Merlin Way one of the main infrastructure roads running north-south. The eastern boundary of the school site adjoins Land Parcel H9 which is currently being developed for flats and houses.

The neighbourhood square, which lies to the east of the school site, is bounded by land parcel H9 to the north and a site allocated for a doctor’s surgery and land with planning permission for a community centre building to the south. Its eastern boundary is formed by a north-south infrastructure road beyond which lies a site allocated for a shop and public house and by land parcels being developed for housing.

The land, which was previously a turf farm, is relatively flat and contains no significant vegetation.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The outline permission for the Jennett’s Park development which was granted in May 2004 provides for a new residential neighbourhood (approximately 64 ha), and Country Park (approximately 37 ha) with ancillary development including a primary school and neighbourhood centre.

The planning permission was granted following the completion of s106 agreement securing the provision of infrastructure, services and other facilities on the site including primary school provision. The Jennett’s Park Consortium has submitted a request to modify the agreement in respect of the provision of the school building on the site. This is dealt with in a Miscellaneous Report elsewhere in this agenda.
A Masterplan submitted pursuant to a condition imposed on the outline planning permission was approved in 2005. This identified the location and extent of the school site and neighbourhood square. The details submitted are in accordance with the Masterplan.

(2) Transport considerations

Access

The site will be accessed via the neighbourhood square car park which was envisaged in the master plan. The access road and circulation in this area is acceptable and will allow the safe movement of traffic. The visibility at either junction into the parking area is also acceptable as the open plan nature of the frontage allows maximum sight lines in both directions to be achieved. These are in accordance with the expected speed of the road.

The site also provides dedicated routes for pedestrians and cyclists at both the southern and northern ends of the neighbourhood square and these routes are segregated from the access road in order to make access safer. The routes are at least 3m wide and this will safely accommodate pedestrian and cyclist traffic at the busy times of the day such as school drop-off and pick-up times. There are also pedestrian links from these routes to the central square area which allow for safe access for pedestrians if the central area is used for other purposes, such as market stalls, in the future.

The access road and the pedestrian/cyclist routes into the site will be sought for adoption. This means that the routes will be adequately drained and lit.

Pedestrian access points to the school site have also been provided from the north and from the west. These will assist in promoting walking to the school for residents living in these parts of the development.

Parking

The applicant has provided parking to standard within the school grounds for the staff. Provision for visitors has not been made as this will be available in the neighbourhood square in front of the school. The masterplan indicates that the square should accommodate 50 parking spaces, together with parking for staff at any doctor’s surgery. Under the proposal some 62 spaces in total are proposed in the square which is considered appropriate for the uses it will serve.

Cycle parking has been included and this has been distributed across the school site for the various users i.e. staff and children/parents. In addition cycle hoops have been included in the square for any person visiting the surrounding uses. The cycle parking provision is acceptable.

Some motor cycle parking within the school car park has also been provided.

Disabled parking is provided in line with standards for the school. Disabled parking provision has also been made in the neighbourhood centre which is acceptable.
Traffic Impact

The traffic impact of the complete development was assessed at the outline planning application stage and thus the impact has already been established. The infrastructure roads have been designed to cater for the amount of traffic and Peacock Lane was previously improved to cater for the additional traffic generated by this development.

Travel Plan

A condition (no. 39) imposed on the outline planning permission for the Jennett’s Park development requires a School Travel Plan to be approved before any classroom in the new primary school is occupied. The applicant has submitted an outline travel plan for the development at this stage which is considered acceptable.

Overall the proposal is considered acceptable in transportation terms. Conditions imposed on the outline permission secure implementation of approved means of vehicular, pedestrian and cycle access to the development. It is recommended that a further condition is imposed at this stage to ensure that all vehicle and cycle parking serving the school is available before the school opens.

(3) Impact on character and appearance of the area

The Primary School

Scale and layout

As stated above the layout of the school building is based on a ‘Y’ shape. The shorter front element, comprising an asymmetric gable with an oriel window serving the school hall, bounds the western edge of the square. This is considered to be in general accordance with the Masterplan which envisages the school building providing significant frontage to the square with high level windows providing visual interest. This elevation is considered to be in sympathy with the scale and character of the other buildings facing onto the square.

The remainder of the building will be less prominent visually when viewed from the square. The two wings facing the sports field are approximately 20m wide by 46m long. The building would be sited approximately 15m from the site boundary of Land Parcel H9 and approximately 27m from the boundary of the future GP surgery. This siting relationship is considered to be satisfactory.

The building's roof is asymmetric in form with clerestory windows providing natural light to circulation areas and the school hall. The maximum height of the roof is 10m.

Overall the details of the design and layout for the school are considered to be satisfactory having regard to the design principles and guidance set out in the Masterplan.

Appearance

The palette of materials for the school building comprises a combination of render and red brick with curtain glazing to classrooms providing maximum natural daylighting and ventilation. The materials proposed for the east elevation of the building facing onto the Neighbourhood Square are coloured render and red brick linked with glass ‘oriel’ glazing projecting from 2m height. A feature cross formed in glass blocks is set into the
red brickwork element of this elevation with space for the school logo (which will require separate consent under the Advertisement Regulations) to the side.

Fenestration and doors would comprise medium grey powder coated aluminium double glazed windows with matching doors.

The building would have a metal standing seam roof with aluminium powder coated rainwater goods. Bracknell Town Council has observed that this form of roofing may be noisy during heavy rainfall. It is understood, however, that the thermal insulation in the roof required under the Building Regulations would reduce such noise. External play areas serving foundation classrooms and Nursery will be covered by retractable canvas awnings.

The materials palette for the school building result in the creation of variety and visual interest to the external appearance of the building which are considered to be in sympathy with the materials for the community centre and the residential development on Land Parcel H9.

Landscaping

Boundary planting to the shared boundary with Land Parcel H9 comprises wildflower long grass area with tree planting. Boundary planting to the western and southern boundary comprises native shrub mix and tree planting.

The details of the hard and soft landscaping are considered to be satisfactory and in accordance with the Masterplan.

The site is proposed to be largely enclosed by 1.8m high weld-mesh fencing, with matching gates, with a length of 2.8m high fencing on the site's western boundary where a playing field adjoins the infrastructure road. On the site's eastern boundary with residential development on land parcel H9, 1.8m high chain link fencing is proposed to supplement fencing and walling approved as part of the housing development.

Within the site a 1.2m high timber fence divides the main play area from the southern access path and car park, and the nursery and foundation stage external areas are divided from the adjacent circulation area with a 900mm high timber picket fence and single access lockable gate. These details are considered to be acceptable.

Neighbourhood Square

Scale and layout

The design concept for the Neighbourhood Square within the approved Masterplan is as a 'Market Square' providing a strong sense of arrival to the area. Access and circulation around the square is from the infrastructure road onto a one-way vehicular road around the perimeter of the square with a parallel pedestrian footpath/cycleway network. Car parking spaces are provided on either side of the access road.

Three footpaths provide access to the centre of the space from the school, the community centre building and the flats on land parcel H9 respectively. Two avenues of trees are proposed along the edge and centre of the square. The line of one of these is continued in the school site. Bench seating is proposed around the edge of the centre of the square.
Vehicular access to the school site is via gates leading to the car park in the south west corner of the square with the main pedestrian access into the school located more centrally on the western edge of the square.

Appearance and Landscaping

The Neighbourhood Square is predominantly hard surfaced using different sizes, colours and textures of paving blocks to differentiate between pedestrian and vehicular routes. The proposed tree planting seeks to provide visual structure to the square and also visual links into the site from adjacent areas.

Pedestrian/cycle routes in the square are surfaced with light silver-grey concrete textured paving. The surfacing to the central square comprises contrasting concrete block with red/brown natural stone aggregate finish. The main vehicular and parking zones comprise grey concrete block paving. The central ring of parking is defined by a red/brown concrete block with stone aggregate surface to match the pedestrian paving in the Square.

Concrete bench seating is proposed around the edge of the centre of the square with stainless steel litter bins and 10 cycle racks. The use of timber bollards is proposed to deter cars from parking outside the designated spaces.

These submitted details are considered to be acceptable and in accordance with the guidance contained in the Masterplan. Details of lighting have not been finalised. It is proposed to control this by the imposition of a condition.

(4) Effect on the amenity of neighbouring residential property

The proposed development is likely to impact on the living conditions of future residents through factors such as the movement of people and vehicles to and from the school and square, the use of the square as a public space and the noise from outdoor play in the school grounds. The details are in accordance with the Masterplan approved in 2005, however, and careful consideration has been given to providing safe and convenient means of accessing the school and square from the surrounding area by foot, bicycle and vehicle. It is not considered that the school building itself, the square or associated car parking, will be unneighbourly in terms of siting, design and layout. Accordingly it is not felt that the impact of the proposed development on the living conditions of existing or future residents or occupiers is an over-riding concern in this instance.

(5) Access implications

The site is relatively flat and therefore ramping is not required to provide level access around it and the school building. Disabled parking spaces are provided both within the school space and in the square. The provision made for disabled people in this development is considered to be acceptable.
iv) CONCLUSIONS

The details of the scale, layout, appearance, access and landscaping for the erection of the new primary school building with associated playing field, parking provision and landscaping works and formation of a neighbourhood square pursuant to outline permission 98/00288/OUT (623523) are considered to be satisfactory and in accordance with the approved Masterplan. It is therefore recommended that the application be approved.

6 RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans:
   - Location plan: 31352_(P)001
   - Proposed site plan: 31352_(P)100
   - Proposed ground floor plan: 31352_(P)102
   - Proposed roof plan: 31352_(P)103
   - Proposed elevations: 31352_(P)104
   - Proposed elevations: 31352_(P)105
   - Proposed typical sections: 31352_(P)107
   - Landscape Plan – Primary School: 40083_LP(90)001
   - Landscape Plan – Neighbourhood Square: 40083_LP(90)002
   - Planting and Materials Plan – Primary School: 40083_LP(90)003 and 004
   - Planting and Materials Plan – Neighbourhood Square: 40083_LP(90)005
   - Tree Pits: 40083_LP(90)006
   - Tree Pit on kerb: 40083_LP(90)007
   - Materials sheet – Neighbourhood Square: 40083_LP(90)008
   - Soft Landscape Specification Notes: 40083_LS(90)01
   (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
   REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

02. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.
   REASON: In the interests of the amenity of neighbouring property and the character of the area.
   [Relevant Policies: BFBLP EN2O and EN25]

03. The primary school hereby approved shall not be occupied or brought into use until car and cycle parking has been provided within the school site and in the Neighbourhood Square in accordance with the approved drawings. This parking shall thereafter be kept available at all times when the school is in operation.
   REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
   [Relevant Policies: BFBLP M7 and M9, Core Strategy DPD CS23]
Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:
Policy EN2: Supplementary Tree and Hedgerow cover
Policy EN20: Design considerations in new development
Policy EN22: Designing for accessibility
Policy EN25: Noise and other pollution
Policy M6: Cycling and walking
Policy M7: Access for people with disabilities
Policy M9: Vehicle and cycle parking
Policy R3: Dual use of educational facilities
Proposal PH1.2 New housing development at Peacock Farm west of Bracknell town

Bracknell Forest Core Strategy DPD:
Policy CS7 - Design
Policy CS8 - Recreation and culture
Policy CS23 - Transport

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account.

The proposal is considered to comply with the policies listed above. The proposal will not adversely affect the character of the area or road safety and will contribute towards providing appropriate primary school facilities for the Jennett’s Park development.

The details are considered to comply with the Peacock Farm Masterplan (comprising a written statement, schedule and plan as amended by letter from the applicant dated 11 May 2005) approved on 9 June 2005 and to be pursuant to outline planning permission 98/00288/OUT granted on 17 May 2004.

The application is therefore approved.

Doc. Ref: Uniform 7/DC/Agornda

The application file to which this report relates can be viewed at the Council’s Time Square office during office hours or online at www.bracknell-forest.gov.uk