

Appendices

Education Proof of Evidence

Town and Country Planning Act 1990 **Section 78 appeal against the refusal of planning permission**

Witness: Vincent Haines BA(Hons), Dip. DBE, DMS, MRTPI

Subject of Evidence: Education

Appeal: APP/W0340/W/20/3265460

Site: Sandleford Park, Newtown Road, Newbury

Proposal: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

Date: 07 April 2021

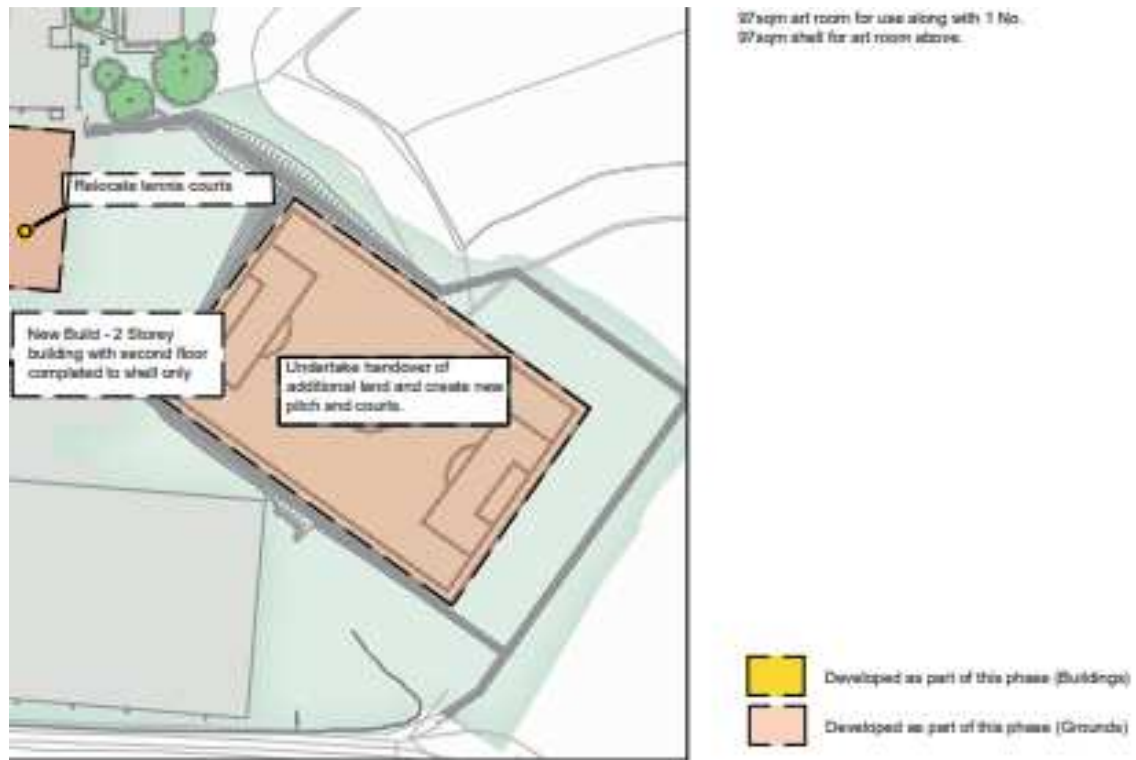
Council Reference: 20/01238/OUTMAJ

Content

1. SUBMITTED ILLUSTRATIVE LAYOUT OF EXPANSION LAND BASED ON PARAMETER PLAN (EXTRACT FROM LRM PLANNING STATEMENT DATED MAY 2020)	3
2. 'WHEATCROFT' SUBMISSION	4
3. SITE AND SURVEY REQUIREMENTS FOR NEW SCHOOLS v1.1	5
4. WEST BERKSHIRE COUNCIL 1, 2 AND 3 FE BASELINE PRIMARY SCHOOLS EMPLOYERS REQUIREMENT DOCUMENT	7

APPENDIX 1

SUBMITTED ILLUSTRATIVE LAYOUT OF EXPANSION LAND BASED ON PARAMETER PLAN (EXTRACT FROM PLAN CONTAINED IN LRM PLANNING STATEMENT DATED MAY 2020)



APPENDIX 2

'Wheatcroft' Submission



APPENDIX 3



Site and Survey Requirements for New Schools v1.1

Criteria for a suitable and successful school location

Set out below are established criteria which should be adhered to for any new school being built or provision of land for education purposes.

a) The site is required to be in the heart of the community, encouraging walking or other environmentally friendly means of pupils going to and from school (e.g. providing access to public transport, cycle routes and safe routes to school – i.e. pupils do not have to cross a major road). Proximity to other local community facilities (which pupils can visit as part of their learning and development) and associated parking areas (separate from staff car parking) are vital.

b) School security is important. For example, a school in a remote area is more vulnerable because it is not overlooked by neighbours.

c) Ensure the size of the overall site is dependent on number/age range of pupils given for each individual school (in line with the latest size guidance from the DfE) and any additional specially resourced or community facilities required. The site is required to also be capable of temporary expansion to accommodate any peaks in pupil numbers.

d) Boundaries are required to be regular shape to ensure all space is useable for the school, otherwise a larger site will need to be provided.

e) Satisfactory road frontage will be provided compatible with the requirement for good “sight lines” to road access. Careful consideration should be given when designing the main entrances to the school and the likely congestion at peak times – in particular the safe pick up and drop off of pupils. Any set down-pick up parking area, which may be required as part of the brief, is not included in the school site area.

f) Contours and undulations on the site will vary according to the topography of the area. A level site is required in order to minimise any requirement for earth shaping in order to accommodate buildings and playing fields (earth shaping would be the responsibility of the developer and would be required before handover of site).

g) Prior to transference to WBC the developer is required to ensure the site is fully serviced (i.e. gas, water, electric, waste, etc) to the boundary and an unobstructed access road for construction purposes is to be made available by the developer to the site boundary.

h) It is required that sub-soil will be suitable for normal building loads i.e. for a primary school this would be a building of one to two storeys and for a secondary school this would be a building of one to three storeys.

- i) The developer will be responsible for removing any encumbrances such as buildings, soil stockpiles, overhead lines and invasive flora and fauna species prior to the site transference to WBC. Sites should be free from building constraints such as contamination, pipelines, brooks, pylons, sewers, mines, trees with preservation orders, landfill sites, rights of way, unexploded ordnance, asbestos, areas of archaeological interest, restrictive covenants or easements.
- j) The site will not be liable to flooding.
- k) Sites will not be adversely affected by noise (e.g. traffic from major roads).
- l) The site size as dictated by DfE guidelines and will not be impacted upon by features to service the rest of the development e.g. the road network, residential or community parking, utility services such as sub-stations.

Survey Requirement

The following surveys are required to be undertaken by the developer to ascertain the suitability of any proposed site for the building of new school buildings or laying out of external areas:

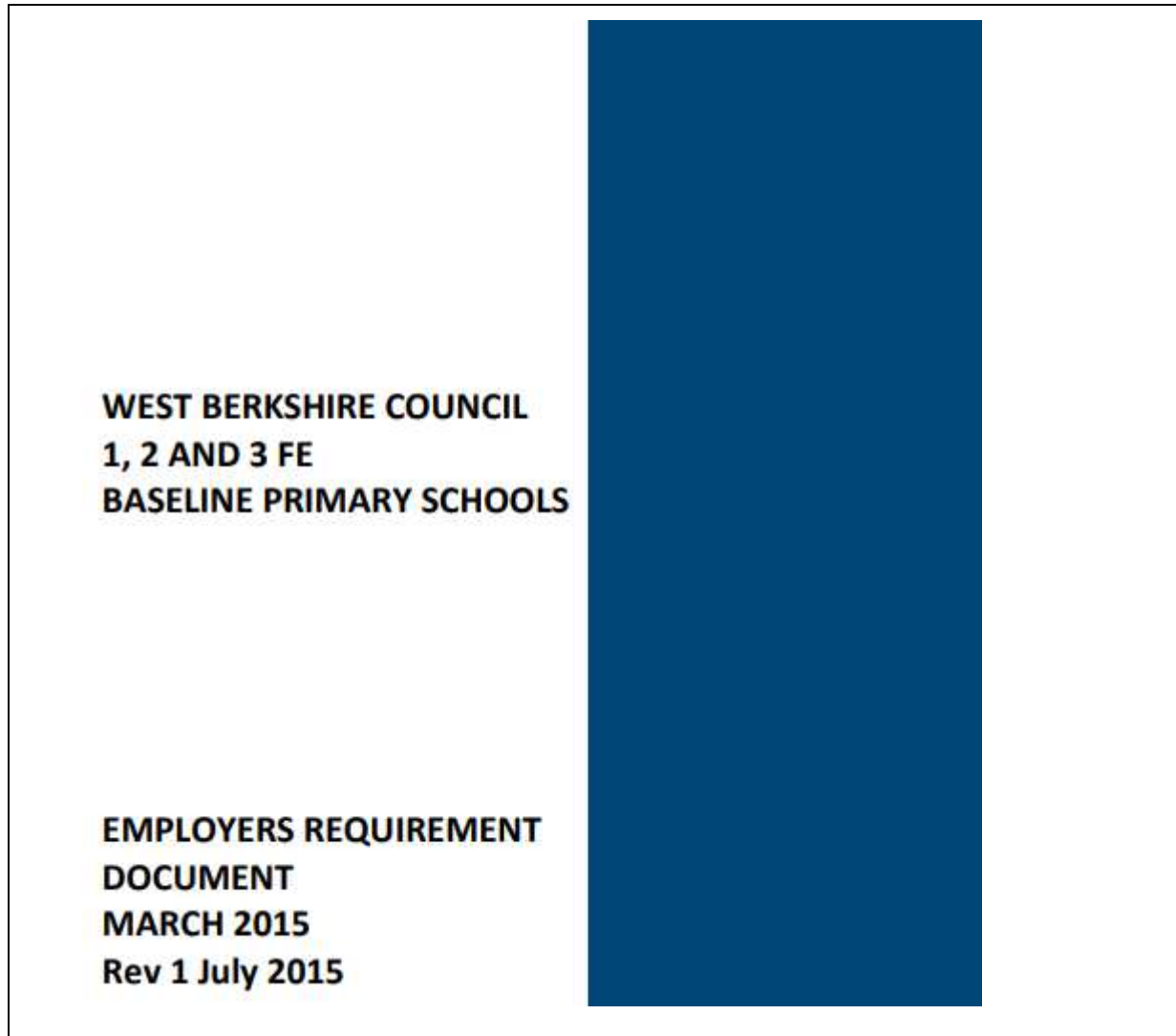
- Topographical Survey, including below surface scanning of existing services
- Ground Condition Survey
- Measured survey of boundaries, land sqm and acreage
- Ecological Survey
- Arboricultural Survey
- Flood Risk Assessment
- Archaeological
- Site contamination
- Acoustic
- Others such as can be reasonably said to apply

All surveys should meet the British Standard or a reasonable substitute as agreed with WBC.

The developer would be responsible for fully mitigating any issues resulting from the surveys. Subject to agreement at the time the mitigation of any issues could be by either a financial contribution to WBC or by the applicant undertaking the mitigation works. Mitigation would be required prior to the transference of the land to WBC.

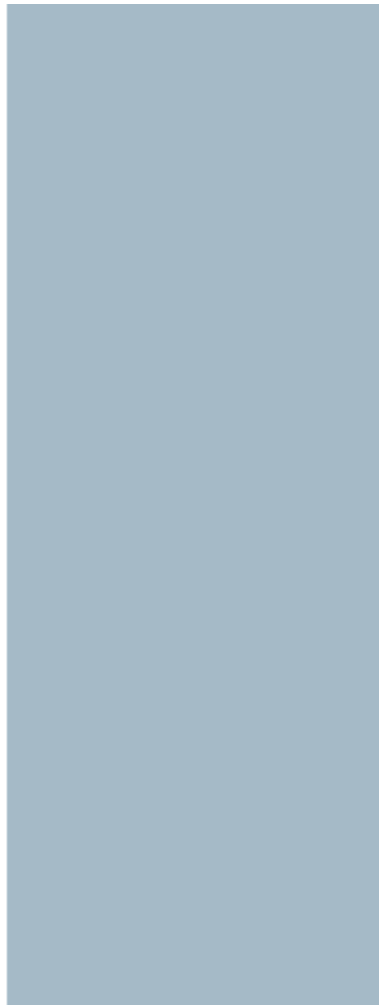
APPENDIX 4

**WEST BERKSHIRE COUNCIL 1, 2 AND 3 FE BASELINE PRIMARY SCHOOLS
EMPLOYERS REQUIREMENT DOCUMENT**



CONTENTS

1.0	Introduction.....	1
2.0	Current Context.....	3
3.0	New School Building Requirements.....	5
4.0	School Design.....	7
	Plan Layouts	
	Site Diagrams	
5.0	Appendices.....	18
Appendix 1	Architectural Outline Specification	
Appendix 2	M & E Outline Specification	
Appendix 3	BREEAM Requirements	
Appendix 4	Room Data Sheets	



C

Introduction

This report has been prepared by Bush Consultancy (Lead Consultants) in conjunction with Hydrock Consulting (Services/BREEAM) Consulting and Ridge and Partners (Cost Consultancy), on behalf of West Berkshire Council. The aim of the report is to provide an Employers Requirement Document (ERD) which will guide the design of school buildings in undertaken for and on behalf of West Berkshire Council.

Typically ERD's relate to design and build projects in which the level of detail in the employer's requirements will vary. The final ERD should be robust and accessible document that can be issued directly to developers or contractors.

CURRENT CONTEXT

Baseline Design for Schools

The Department for Education (DfE) manages £54 billion of funding a year to support all state provided education for 8 million children aged 3 -16 and 1.6 million children 16-19.

Following the termination of the Building Schools for the Future (BSF) programme the government commissioned the James Review of Education Capital (April 2011). The review called for a suite of standardised drawings and specifications which could be applied across a wide range of educational facilities. The development of the 'baseline school designs' was carried out in response to the review.

The Education Funding Agency (EFA) was formed on 1 April 2012 by bringing together the functions of two non-departmental public bodies, the Young People's Learning Agency and Partnerships for Schools.

The EFA's Baseline Designs were published in early October 2012, with the intention of ensuring that new primary and secondary schools would be built more efficiently, sustainably and cheaply. The new designs and guidance give solutions and advice that address problems such as inefficient use of space, dark corridors, poor ventilation and inadequate classrooms.

S

West Berkshire requirement

The Baseline school plan designs issued by the EFA have been adapted in line with West Berkshire Council schools requirements. All designs must meet Secured BY Design principles.

West Berkshire Council (**Policy CS 15**) requires that all new schools be built to BREEAM 'excellent' environmental assessment method and rating (See app 4). The ERD's that this document forms are based on meeting this policy and that any design must comply with the council's sustainability policy current at the time.

Any school design will need to comply with all relevant WBC planning policy current at the time of any planning application. WBC also requires that all designs follow its Automatic Fire Suppression policy (appendix 6).

EFA requirements

The EFA has produced a series of Baseline Designs and additional guidance on the designs for the construction of new schools and school extensions. As a recognised government standard WBC expects developers and contractors to meet these standards and requirements.

In funding terms the EFA requires that any new school or school addition complies with the model baseline design in terms of area and layout. This means that from a cost point of view the building cost is kept to a minimum in terms of layout and area. Besides the example layouts provided by the EFA, the primary area tool used for defining appropriate area and space standards is Building Bulletin 103 (BB103) published by the DfE and EFA.

Other areas which effect cost of the model design are the internal environment provided by the building form. The current EFA published guidelines are to be used in the design of the school buildings and at the time of this publication they are:

- EFA Facilities Output Specification Part B– Generic Design Brief
- BB100 Design for fire safety in schools 2014.
- BB 93 Acoustic Design for schools: performance standards 2015
- Day lighting Design Guide 2014
- Lighting Guide 5: Lighting for Education 2011

SCHOOL DESIGN

This report defines the 'Employers Requirements' (ERD's) on behalf of the employer West Berkshire Council. The intention of the report is to provide a set of Employers Requirements, as commonly used for commissioning building works under a 'Design and Build' building contract, such as those set out by JCT (Joint Contracts Tribunal) (see App A). The requirements will for the base level requirement for a school which a future developer will either build for West Berkshire Council or form the basis for a 'commuted' sum of money given to the Council by the developer in order for the Council to build the school itself.

Three sets of requirements are contained within the report to reflect the three sizes of primary schools that may be proposed for a future number of sites. Together the requirements will consist of:

- Baseline School Plans
- Room Data Sheets
- Outline Architectural Specification
- Outline Mechanical & Electrical Specification
- BREAAAM Requirements

Base Line School Design

The details of the EFA baseline designs are set out, together with associated drawings. All three schools provide primary school accommodation and a 26 place nursery. The 1FE school is single storey and the 2FE and 3FE being two storey high.

Materials

The choice of external materials is a reflection of the need to produce an external envelope that uses traditional building techniques, and keeps future maintenance costs to a minimum. In terms of meeting the performance specification 'long life' 'sustainable' materials have been specified. This, it is believed, is best met by the use of tiled roofs and brickwork walls, with aluminium Powder coated windows. In terms of planning approval these sympathetic materials can be used within any context and lessens any planning risk.

The General construction (see appendix 1/2) is to consist of a double pitched roof to the classroom blocks with a flat or mono pitched roof to the hall block and 'lean to' kitchen and PE stores block. The materials generally will be a good quality tiled roof and good quality brickwork external walls.

Double glazed windows and roof lights in aluminium powder coated frames.

The Key features are:

- The classroom teaching areas are separated from the administration area and hall
- All ground floor classrooms have access to the outdoors
- All classrooms are orthogonal 7.2m deep (62m²)
- Rooflights bring daylight in the rear of classrooms and circulation areas

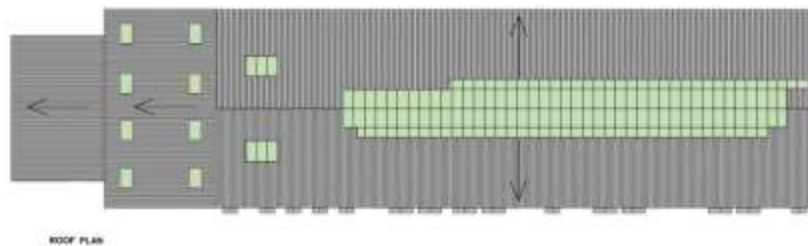
- Draft free air is drawn to the rear of the classroom and out through highlevel rooflights or vent ducts to roof 'wind catchers'
- Services and security are zoned to allow for different uses of the school

Planning

The developed proposal will be subject to a pre-planning application advice procedure. It should be anticipated that the following design related issues to be taken into consideration when developing the scheme towards a full planning application.

- Massing and height, roofscape design
- Visibility from key viewpoints
- Materiality of external elevations and overall visual quality
- Building Orientation

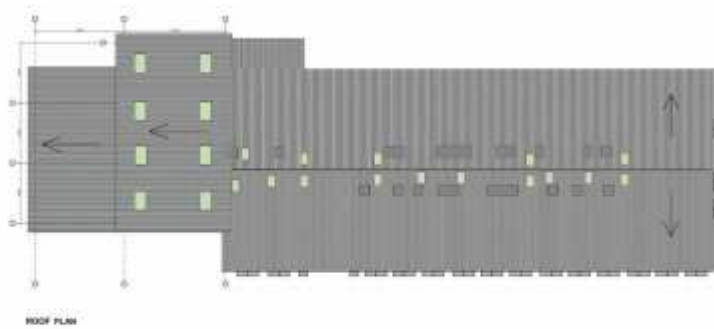
1FE School (Single Storey)



ROOF PLAN



2FE School (Two Storey)





Site Areas

School Type	Net Site Area (m ²)						Non-net Area (m ²)	Nett Net Area (m ²)	Max Gross Site Area (m ²)	Non Nett Area (m ²)	
	1	2	3	4	5	6				max	Building Gross Area
1FE 210	4200	715	1020	430	105	1600	1216	9503	11241.2	1315	931.2
2FE 420	8400	1430	1440	820	210	2605	2382	15986	19862.5	2190	1806.5
3FE 630	12600	2145	1860	1230	315	3700	3248	22797	28723.7	3035	2705.7

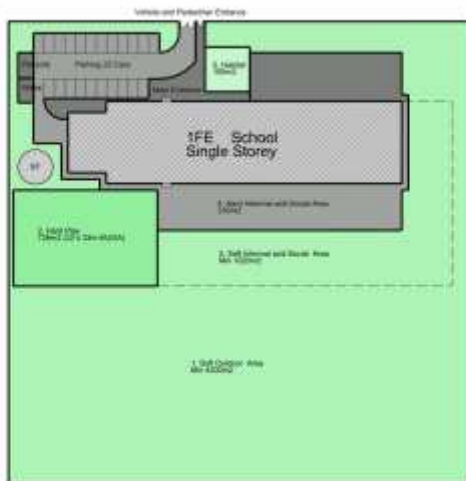
BB103 Area Schedule for 1, 2 & 3 FE EFA Baseline schools

- 1. Soft outdoor PE
- 2. Soft internal and social area
- 3. Hard outdoor PE
- 4. Habitat
- 5. Hard internal and social area
- 6. Flat

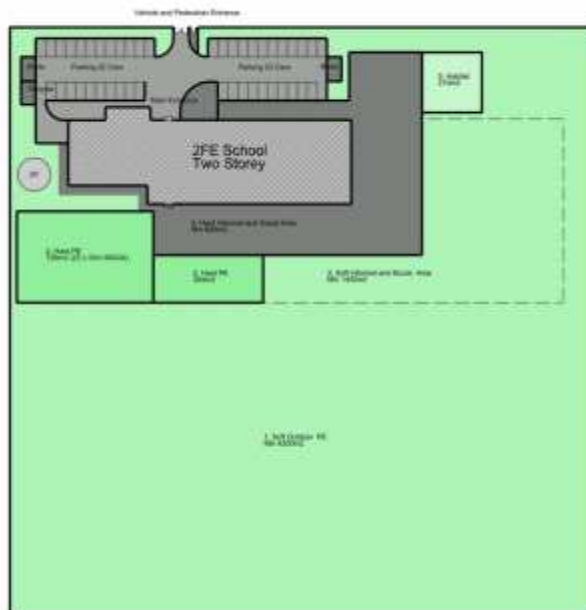
Outdoor porous macadam area MUGA 22 x 32m plus margins (20m netball courts overlaid) to be included in Net Area

The above table shows the minimum areas for hard and soft play within the site (Net Site Area) and the maximum net and gross site areas for each school type. Below are three site diagrams which illustrate the proportion of site to hard/soft play, the building footprint and the total site area available.

1FE School Site Diagram



GROSS SITE AREA 11,241.25m²



GROSS SITE AREA 19,982.50m²

BREEAM Planning Policy West Berkshire Council

Adopted July 2012

1.1 Policies from the core strategy

Policy CS 15

Sustainable Construction and Energy Efficiency

Residential Development

New residential development will meet the following minimum standards of construction:

- Minor development - Code for Sustainable Homes Level 3
- Major development- Code for Sustainable Homes Level 4
- From 2013: All development - Code for Sustainable Homes Level 4
- From 2016: All development - Code for Sustainable Homes Level 6

Non-Residential Development

New non-residential development will meet the following minimum standards of construction:

- Minor development - BREEAM Very Good
- Major development - BREEAM Excellent

From 2013: All development - BREEAM Excellent

BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance. It encourages designers, clients and others to think about low carbon and low impact design, minimising the energy demands created by a building before considering energy efficiency and low carbon technologies.