

PLANNING REF : 260822
PROPERTY ADDRESS : School Green Centre
: School, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Shinfield Parish Council Shinfield Parish Council
DATE SUBMITTED : 26/05/2026

COMMENTS:

Shinfield Parish Council objects to the change of use of a residential bungalow to a nursery with external alterations on application 260822 1. Existing Highway Conditions on Shinfield Road The Parish Council does not agree with the applicant's assertion that congestion is not an existing issue on Shinfield Road.

The A327 corridor is already subject to:

- Significant peak-time congestion, particularly during school drop-off and pick-up periods
- Queueing traffic associated with nearby commercial facilities and residential access
- Periods of reduced traffic flow and delay

The Transport Statement states that congestion "is not an existing issue even during school drop-off and pick-up times".

This conclusion is not consistent with observed local conditions and is therefore not accepted by the Parish Council.

2. Peak-Time Vehicle Movements

The application acknowledges that:

- Up to 8 two-way vehicle trips could occur within a peak hour While presented as modest, these movements will coincide with already constrained peak periods. The Parish Council considers that:
- Even small increases in vehicle movements at peak times can have a disproportionate impact
- Additional turning movements into and out of the site will disrupt traffic flow on a busy A-road
- The "up to 8 two way vehicle trips" is significantly under-estimated for a nursery school where each student is likely to be driven to site.

The assessment fails to adequately address the sensitivity of the network during these peak periods.

3. On-Site Queueing and Impact on the Highway

The submitted parking survey identifies that:

- A queue forms at the site entrance during the morning peak - The site reaches full capacity for a period during afternoon pick-up, with associated queueing

Whilst the applicant considers these effects temporary, the Parish Council notes that:

- There is no robust assessment of whether queueing impacts extend onto Shinfield Road
- There is a clear risk of queueing spilling back onto the public highway, particularly at peak times

This represents a material omission in the assessment, which focuses primarily on internal circulation rather than wider network effects. The Parish Council already observe local conditions where traffic is queueing to turn right into and out of the site at both peak times causing significant delay to traffic flowing on the Shinfield Road.

4. Reliance on Parking Redistribution

The proposal is dependent on:

- Redistribution of staff parking to other parts of the site
- Absorption of additional demand within existing parking provision

The Parish Council has concerns that:

- These arrangements are not secured through enforceable mechanisms
- The parking survey is based on a single survey day (12 January 2026) and may not reflect typical or worst-case conditions

- Future fluctuations in school roll and nursery demand could increase pressure on parking and access arrangements

Accordingly, the robustness of the parking strategy is not sufficiently demonstrated.

5. Failure to Properly Assess Cumulative Impact

The Parish Council considers that the application assesses the proposal in isolation and does not adequately consider cumulative impacts, including:

- Existing school-related traffic
- Other nearby developments and background growth
- The already high traffic volumes on Shinfield Road (AADF of approximately 10,600 vehicles)

National policy requires consideration of impacts on network capacity and congestion. The additional vehicle movements cannot be dismissed solely on the basis that they represent a small proportion of total flow.

6. Conflict with Planning Policy

The Parish Council considers the proposal to be contrary to:

- National Planning Policy Framework (NPPF) paragraphs 115-116, which require that:

- o Development ensures safe and suitable access

- o Impacts on the transport network are acceptable

- o Residual cumulative impacts are not severe

- Wokingham Core Strategy Policy CP6, which requires that development:

- o Does not cause highway problems

- o Mitigates adverse effects on the transport network

- o Enhances road safety

In the Parish Council's view, the submitted evidence does not demonstrate compliance with these requirements.

7. Conclusion

The Parish Council is not satisfied that the application has adequately demonstrated that:

- The local highway network can safely and efficiently accommodate the proposed development

- Existing congestion on Shinfield Road will not be exacerbated

- Queueing and peak-time impacts have been properly assessed - The cumulative transport impact has been fully considered For these reasons, Shinfield Parish Council objects to the application and requests that it be refused on highway and transport grounds.

Submitted by Deputy Clerk to Shinfield Parish Council