

Date: 13 May 2026
Application: 261021



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 261021

Applicant: Mr Mustafa Vural

Site Address: Hawkedon Primary School, Hawkedon Way, Earley, Wokingham, RG6 3AP

Parish: Earley

Grid Reference: Easting - 476161, Northing - 170718

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey modular nursery building, following demolition of existing family centre modular building.

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261021. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **4 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TD / BA		
Service	WBC Highways	App No:	261021
Address:	Hawkedon Primary School, Hawkedon Way, Earley, Wokingham, RG6 3AP.		
Proposal:	Full application for the proposed erection of a single storey modular nursery building, following demolition of existing family centre modular building.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The proposals are for erection of a single storey modular nursery building, following the demolition of the existing family centre modular building. The proposed nursery building is situated within Hawkedon Primary School site. The Planning Statement asserts that the building use will remain the same and it will still be let to Earlybird Nursery. It is noted that the existing permitted use is as a family centre.

There are currently 29 full-time and 99 part-time employees (65.68 FTE). The Planning Statement discusses that there will be an additional member of staff (1) required for the proposed development who will be part time. However, the application form states the new member of staff will be full time. The applicant is required to clarify the staff numbers and type of employment.

There will be 24 pupil places within the nursey. This is an increase of 6 places from the 18 places within the existing building.

Access

No changes to the existing access arrangement are proposed. The existing access by the pedestrian gate from the tarmac playground to the north of the site will be retained. The vehicular access will also be retained.

Traffic Impact

The applicant has not provided any details on the traffic impact of the proposals. This should be provided either by using suitable TRICS data or by a first principles approach that considers the number of pupils, staff, travel modes and arrival / departure profiles in the peak hours.

Parking

There are currently 39 vehicle parking spaces, which are used by both the nursery and primary school. The applicant is not proposing any changes to parking as a result of this application.

WBC Parking Standards require 1 space per FTE employee for a nursery/primary school. Current parking provision is therefore not adequate; 66 parking spaces are needed to be policy compliant. The applicant is required to provide policy compliant car parking provision or undertake a parking occupancy survey to demonstrate that there is available capacity within the car park.

Travel Plan

The applicant should also provide an updated School Travel Plan that incorporates the nursery.

Cycle Parking

There are currently 40 cycle parking spaces, which are used by both the pre-school and primary school, and it is expected that the nursery will also use this provision. This proposal will only result in a minimal increase in demand for cycle parking, with only one additional member of staff. Therefore, cycle parking provision is considered adequate.

Refuse Collection

It is expected the existing refuse arrangements will be retained. If any changes are proposed the applicant is expected to provide details on this.

Date:	22/05/2026	Signed:	TD / BA
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