

PLANNING REF : 242665
PROPERTY ADDRESS : School Green Centre
: Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Sally Herring
DATE SUBMITTED : 27/11/2024

COMMENTS:

Shinfield Parish Council make the following comments:-

Highways

SPC would stress that the current proposed signalisation of the Church Lane/Basingstoke Road junction does not currently include ANY improvement to the 'T-junction' of Grazeley Road/Basingstoke Road which remains as an uncontrolled Keep Clear Box. This junction must be supported by a yellow hatching box with CCTV monitoring of breaches of stopping within such a yellow hatched box. This would ensure that traffic entering/leaving Grazeley Road, be it northbound (left turn) or southbound (right turn) is unimpeded. Otherwise, the Grazeley Road/Basingstoke Road junction must be brought into the signalised operation of the whole Basingstoke Road/Church Lane/Grazeley Road arrangement, (which has consistently been refused by the developers and WBC).

S106 Agreement

The Planning Inspector referred to the Woodcock Lane BOAT as in need of upgrading to allow full use by vehicles from the development. SPC would stress that Woodcock Lane was designated a BOAT in error, and that any improvement of the surface (very desirable) must be tied to its redesignation as a Byeway for horses, pedestrians and cyclists but NOT motorised vehicles other than permitted maintenance ones. This must include access restrictions through appropriate gates etc. The drawing in the application 200102 Appeal Transport Appendix is ITB15490-GA-016 and the developer cost contribution proposed in 65k.

Conditions

SPC would stress that conditions 6, 7, 8, 11, 12 and 18 must be met in their entirety. Note that condition 18 is based on Drawing ITB15490-GA-017 in the application 200102 Appeal Transport Appendix and refers to Tactile paving to designate pedestrian crossing points at Moorhen Court and Loxwood Close, given the increased pedestrian footfall arising from the development.

Submitted by Deputy Clerk to Shinfield Parish Council