

Date: 20 February 2025
Application: 250368



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Full Planning Approval Consultation

Application Number: 250368

Applicant: C/O Agent

Site Address: British Museum Archaeological Research Collection (Arc) Facility,
Land Off Cutbush Lane, Shinfield, RG2 9AA

Parish: Shinfield

Grid Reference: Easting - 474297, Northing - 169267

Type of Development: Minor All other developments

Proposal: Full application for the proposed creation of a secondary vehicular access with associated landscaping, gates and fencing, plus removal of existing hardstanding and relocation of a shelter.

Case Officer: Christopher Howard

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 250368. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control		
Service	SDL Highways	App No:	250368
Address:	British Museum Archaeological Research Collection (Arc) Facility, Land Off Cutbush Lane, Shinfield, RG2 9AA.		
Proposal:	Full application for the proposed creation of a secondary vehicular access with associated landscaping, gates and fencing, plus removal of existing hardstanding and relocation of a shelter.		
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

1. Highway understands that this is a replacement access for the British Museum.
2. The previous second access was approved under 223152, therefore the principle of a second access is acceptable.
3. This second access would join the link road to the Natural History Museum which was approved under 232995.

Access

4. It is proposed that this access will be moved eastwards from where the previous approved access was proposed.
5. This access would be a priority junction with the link road to the Natural History Museum.
6. The access road would be around 8.4m wide and connect with the internal road network where the previous approved coach parking was proposed.
7. The gates are set back an acceptable distance from the link road.

Swept Paths

8. Swept paths have been submitted for a variety of vehicle types including a large articulated lorry which is welcome.
9. These have been reviewed and are acceptable.

Visibility Splays

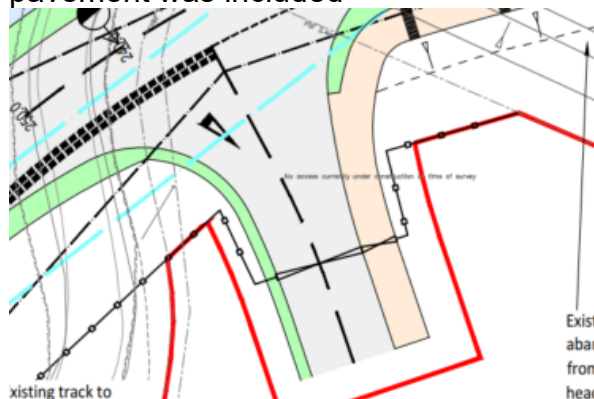
10. Visibility splays of 2.4m x 74m have been submitted this is acceptable.

Coach Parking

11. As the proposed access road removes the coach parking, no information has been provided if these have been relocated within the site.

Pedestrian

12. Included in the approved plan for the Natural History Link the following pavement was included



13. This has been included in the swept path drawings. From ALP.
14. However, this stretch of pavement is missing in the Alan Baxter drawings. This needs clarification.
15. If the stretch of pavement is being removed, then this will need an amendment to the link road drawings.

Drainage

16. As there is a concern with delivering the drainage for the studio site there may need to be a culvert under the access road.

Conditions & Reasons (if required)

Date:	27 th Feb 2025	Signed:	Gordon Adam
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