



Wokingham Borough Council
Civic Offices, Shute End,
Wokingham
RG40 1BN
United Kingdom

Planning Portal Ref: PP-14543125

23 December 2025

Dear Sir/Madam,

Development of a new footpath along Hyde End Road/School Green (B3349), at Shinfield, Infant and Nursery School, School Green, Shinfield, Reading, RG2 9EH.

Please find enclosed an application for a Lawful Development Certificate (LDC) under Section 191 & 192 of the Town and Country Planning Act 1990, for works proposed to construct a new footpath along Hyde End Road/School Green (B3349) connecting to Shinfield Infant and Nursery School (the 'Proposed Development').

The purpose of this application is to confirm that the construction of the new footpath along Hyde End Road/School Green (B3349) is lawful and does not require planning permission.

Supporting evidence of lawfulness

The Proposed Development is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 9, Class A which states that:

"The carrying out by a highway authority—

(a) on land within the boundaries of a road, of any works required for the maintenance or improvement of the road, where such works involve development by virtue of section 55(2)(b) M1 of the Act; or

(b) on land outside but adjoining the boundary of an existing highway of works required for or incidental to the maintenance or improvement of the highway."

Accordingly, planning permission is not required, as the works fall within permitted development rights for highway authorities.

Potential Hedgerow Impact

The Proposed Development might affect the hedgerow along western edge of Hyde End Road/School Green (B3349). The extent of any potential impact will be determined during detailed design. If the Council confirms the hedgerow as 'Important' under the Hedgerows Regulations 1997, a Hedgerow Removal Notice will be required prior to any removal.



As per Wokingham Borough Council's Planning Validation checklist a Community Infrastructure Levy (CIL) form has been submitted with this application. In addition, please find enclosed the following drawings in support of this application:

Drawing Title	Drawing Reference Number	Rev No
Site Plan for LDC Application	8093402-WSP-IP-PLN-001	P02
Proposed General Arrangement for LDC Application	8093402-WSP-IP-PLN-003	P02
Existing Photo Elevations and Viewpoints for LDC Application	8093402-WSP-IP-PLN-004	P02
Existing and Proposed Cross Sections for LDC Application	8093402-WSP-IP-PLN-005	P02

The Lawful Development Certificate was submitted via the Planning Portal on 23rd December 2025 under Planning Portal reference: PP-14543125. The application fee is £234.00, and Wokingham Borough Council's planning validation team can obtain this fee using the capital code C3347-100.

I trust that the enclosed information is sufficient for your assessment. Should you require any additional details or clarification, please do not hesitate to contact me via email.

Thank you for your attention to this matter.

Yours faithfully,

R. Patel

Raakhee Patel (Planning Agent)
Associate Town Planner