

Date: 9 May 2025
Application: 251086



WBC Public Rights Of Way

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Public Rights Of Way,

Outline Planning Approval Consultation

Application Number: 251086

Applicant: Cooper Estates Strategic Land Ltd

Site Address: Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ

Parish: Shinfield

Grid Reference: Easting - 471273, Northing - 166781

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.)

Case Officer: Connie Davis

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 251086. 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:	Andrew Fletcher Public Rights of Way Consultant		
Service	WBC Public Rights Of Way	App No:	251086
Address:	Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ.		
Proposal:	Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.)		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	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

There are no public rights of way directly impacted by this scheme. The increase of residential properties at the proposed development is likely to lead to increased use of the SANG to the west of the development, which in turn could potentially increase the use of Shinfield Byway 25, however it is not considered that this use will be significant compared to closer residential development in the area at Kingfisher Grove.

There are some general design observations to be made about the proposed development however:

1. There is an apparent missing link in the design plans to the SANG to the south west of the development, leading to a dead end to the SANG and a potential desire line for pedestrians that has not been catered for within the proposed development. Please see sketch below for a suggested solution



2. There are also two areas to the north of the development which additional links into the SANG paths may meet demand by the residents of the development. Please see sketch below:



3. Pedestrian access to the SANG has been included in the development plans to the west of the development, however it appears that any path surfacing stops at the development boundary. This would not provide a good facility for the public, and it is recommended that the surfacing of paths continue into the SANG to link into any surfaced paths created within

the SANG. It is recommended that surfacing of these linking paths should match that used in the SANG.

4. No details of barrier treatments between the proposed development and the SANG is mentioned; it is recommended that the hierarchy of 'least restrictive option' and the design requirements of any gates laid out in the British Standard for Gaps, Gates and Stiles (BS5709:2018) is adhered to.
5. The maintenance and protection of the footpath link at the southern part of the site should be considered. It is recommended that this is dedicated as a public right of way, with a commuted sum for maintenance included as part of any subsequent planning agreement.

Conditions & Reasons (if required)

No specific conditions have been added here as no public right of way is significantly affected by the proposal, however please see above general comments and recommendations.

Date:	21.9.25	Signed:	Andrew Fletcher
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