

PLANNING REF : 262120
PROPERTY ADDRESS : The Piggott School: Charvil Primary
: Park Lane, Wokingham
: RG10 9TR
SUBMITTED BY : Mrs Claire Waite
DATE SUBMITTED : 07/10/2026

COMMENTS:

am writing to submit comments on the proposed planning application, specifically regarding the draft Communications Plan, Construction Method Statement (CMS), and Walking Strategy.

As an immediate neighbor directly impacted by the proposed development, it is essential that the local school its pupils, staff, and families be explicitly integrated into all site management, communication, and safety protocols. Below are our detailed comments and requested amendments:

Communication Strategy

A: The whole document but, this section in particular, should explicitly include the School as a close neighbour of, and who is directly impacted by the works:

2.2 With this in mind, the primary aim of this Communications Plan is as follows:

"To open a line of two-way communication between the Developer and local residents.

This will be achieved by being transparent, managing expectations, minimising

disruption, and listening to feedback."

B: Similiarly paragraph 2.3 needs to explicitly reference the school:

2.3The aim of the Communications Plan will be achieved through delivering a series of

Objectives:

Objective 1: Prior to the commencement of construction, contact must be established with local residents to explain what works will occur.

An indicative timeline will then be provided to manage their expectations regarding disruptions.

Objective 2: Create a virtual liaison group which will meet quarterly, if necessary, with the Developer, and regularly update a public

forum which answers Frequently Asked Questions (FAQs)

Objective 3: Keep local residents informed, provide notices on development activities, on-site mitigation measures, key milestones, short term disruptions, abnormalities, an updated timeline, and any

out-of-hours works

C: Para 3.5 I think 48 hours notice needs to be given so you can notify families and plan for any changes to outside play/lunchtimes.

3.5 Residents will be notified in advance of potential off-site works, including works to the highway, which may cause disruption.

D: I think the delivery times need to be altered so they are not delivering around school drop off or pick up for the safety of the pupils and their families.

Hours of Work

3.6 Construction operational hours will be between 08:00 to 18:00 from Monday to Friday and 08:00 to 13:00 on Saturday. No construction work will be undertaken on Sundays or bank holidays. Deliveries shall not take place outside of 08:00 to 18:00 hours from Mondays to Fridays, and there shall be no deliveries at any time on Saturdays, Sundays, bank holidays, or public holidays. This will ensure that neighbouring amenities are protected.

E: The whole of Section 4 needs to apply to the school as it does to the local neighbours.

F: I would ask for the developer to give 48 hours notice or as soon as practicably possible of any noise (over and above what is reasonably encountered), dust (over and above what is reasonably expected), health and safety concerns that may affect the school, any pollution incidents and any mitigations the developers are putting in. Any of these need to be discussed with the school orally asap.

Construction method statement

G: Para 2.19 - The school should be notified of any road closures giving at least 48 hours. The developers must provide a safe way for pupils, families and staff to walk to the school site and the road closure must be for the shortest time possible and the road only closed where necessary to minimise disruption to families and staff.

H: 2.30 - refers to pavements being closed. The paragraph needs to include an alternative safe way for pupils and families to walk to school and access the school site will be provided.

I: Para 2.34 refers to the delivery of vehicles. This needs to include no deliveries during school pick up and drop off (add the timings in you feel is necessary)

J: Para 2.41 inspecting the highway daily for mud/silt - I would suggest the daily inspection takes place no longer than 1.45pm so that any cleaning can be done before pickup.

K: Para 258 - dust and air pollutant control measures. These need to be advised to the school and, when the works are being carried out which will create dust/air pollutants, so the school can check on the wellbeing of vulnerable pupils with asthma or allergies.

Walking strategy

L: Are there double yellow lines on Park Lane? if there isn't I would suggest these as inhabitants and visitors to the new houses may park on the road making it dangerous for pupils and families to safely walk to school.

M: The document referred to pedestrian crossing points, but it was not clear where these are proposed to be. It would be beneficial for there to be a zebra crossing near the school to improve safety for all the pupils and families walking to school, particularly with the additional traffic caused by the development.