

Date: 8 January 2025
Application: 243228



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 243228

Applicant: C/O Agent

Site Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Parish: Arborfield and Newland

Grid Reference: Easting - 477702, Northing - 169052

Type of Development: Major All other developments

Proposal: Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.

Case Officer: Kieran Neumann

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 243228. 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:	AC		
Service	WBC Highways	App No:	243228
Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG.		
Proposal:	Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.		
Type of Development:	Major 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

The proposed development consists of a 100-bed boarding house, ancillary to the existing Reddam House school. Once constructed, this is intended to replace the existing 66-bed boarding house elsewhere on the site.

The applicant has confirmed that the proposal will not result in an increase in student numbers but will instead provide enhanced boarding options for the current pupils. On that basis, it is not considered that there will be a significant traffic impact associated with the development.

The existing accesses to the public highway will not be affected. The private roads within the school grounds are to be realigned to accommodate the development and provide access to the staff parking area. The existing servicing arrangements are considered acceptable to serve the proposed building. Pedestrian access will be modified and improved.

Parking

Although there appears to be sufficient space within the school grounds, it is not clear from the submission on the location and level of student parking. The school

caters for children up to the age of 18. Therefore, Highways request details of the percentage of 17-18yr old students, and associated car usage amongst those students. The applicant is asked to assess the student parking demand and indicate an appropriate level of parking within the site. Alternatively, the applicant may stipulate a 'no car policy' for students and details of this shall be provided.

The existing staff parking area is to be relocated as part of the realignment of the access roads around the proposed building. The building includes two resident members of staff, and the proposed staff parking area is considered acceptable to cater for these.

Cycle storage

Details of secure and covered cycle storage suitable for resident staff and boarding students shall be submitted. Alternatively, this could be secured by condition.

Construction method statement

A framework construction method statement does not appear to have been submitted. This will be required by condition should the application be approved.

Date:	17/1/25	Signed:	AC
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