

Date: 15 January 2026
Application: 260047



**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,

Discharge of condition Consultation

Application Number: 260047

Applicant: Mr Tim Searle

Site Address: The Piggott C Of E School, Twyford Road, Wargrave, Reading, RG108DS

Parish: Wargrave

Grid Reference: Easting - 478405, Northing - 177351

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent (223613) dated 01/12/2022. Condition 10 relating to Cycle Storage.

Case Officer: Marcus Watts

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 260047. 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 requested from the case officer.

Your observations are required in respect of this application by **5 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	260047
Address:	The Piggott C Of E School, Twyford Road, Wargrave, Reading, RG108DS.		
Proposal:	Application for submission of details to comply with the following condition of planning consent (223613) dated 01/12/2022. Condition 10 relating to Cycle Storage.		
Type of Development:			
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

This application seeks to discharge condition 10 of the consented application '223613' which was for the extension and redevelopment of several aspects of The Piggott C of E School.

Condition 10 relates to cycle storage: *'Prior to the first use of any part of the development permitted, details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority...'*

The previously submitted Transport Assessment for application 223613 indicated the provision for 74 additional cycle parking spaces. The current proposal includes a total of 80 covered cycle parking spaces, to be accommodated within two cycle shelters providing 40 spaces each which is acceptable. The shelters are proposed to be positioned in an acceptable location.

However, the cycle parking requirements for Sheffield stands in Table 11-2 of LTN1/20 shall be applied. It is noted that the proposed width of cycle store (with central access aisle arrangement), proposed spacing between stands and proposed gap between the stands and wall are not fully complied with the requirements. Revision is required.

Table 11-2: Recommended and minimum dimensions for banks of Sheffield stands

	Recommended	Minimum
Bay length (length of cycle parked on a stand)	2m	2m
Bay length (tandems, trailers and accessible cycles)	3.0m	2.5m
Access aisle width (if larger cycles use the end bay only)	3m	1.8m
Access aisle width (if large cycles use internal bays)	4m	3m
Edge access aisle + one bay to the side	5m-6m	3.8m-5m
Central access aisle + one bay to each side	7m-8m	5.8m-7m
Spacing between stands	1.2m	1.0m
Gap between stand and wall (part of bay width)	700mm (typical wheel diameter)	500mm

Conditions & Reasons (if required)

Date:	29.01.2026	Signed:	JP [SW]
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