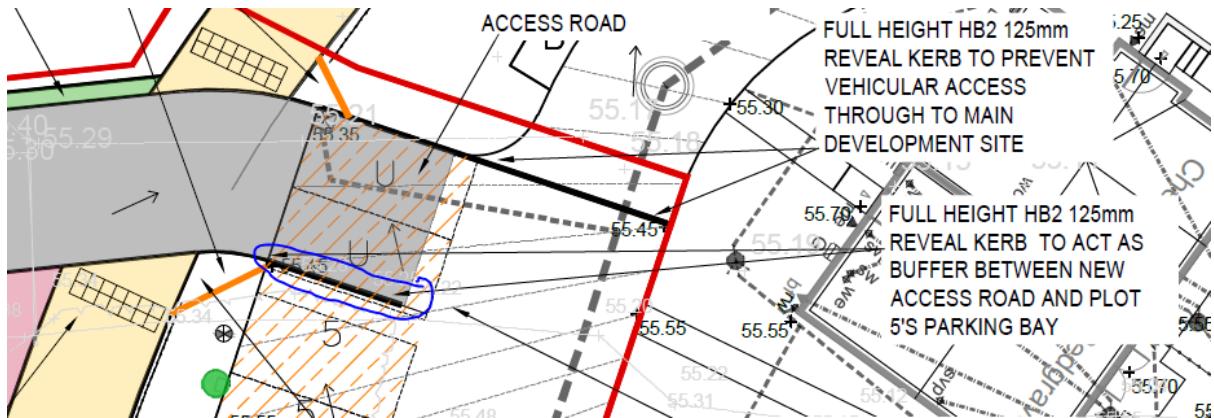
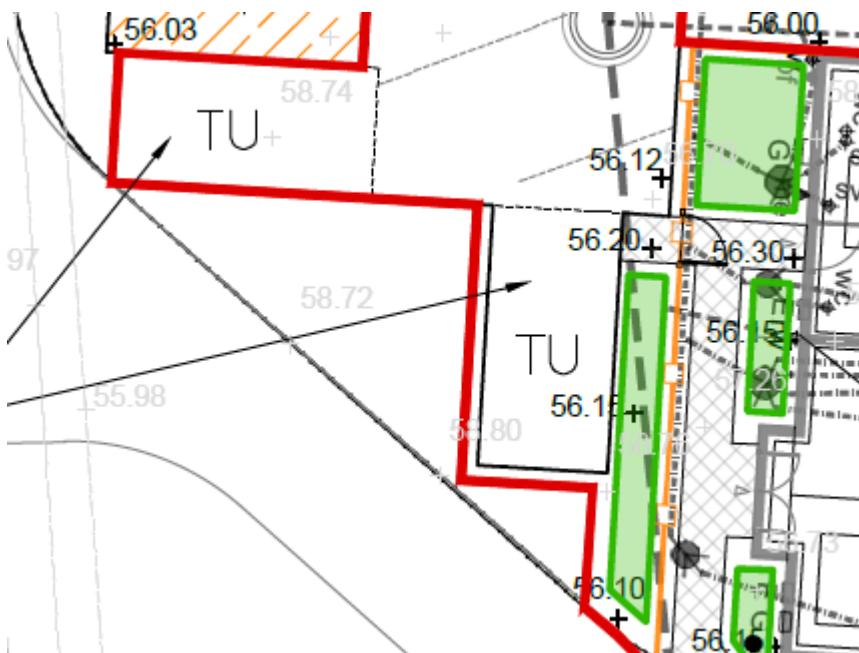


Case officer note – drawing revision P5 addresses highways comments raised in email below.

- Kerb introduced in area circled.



- Two temporary unallocated parking spaces



From: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Sent: 27 November 2025 10:27
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: RE: 252215 - Sheerlands Rd temp access / highways comments

Morning Nick,

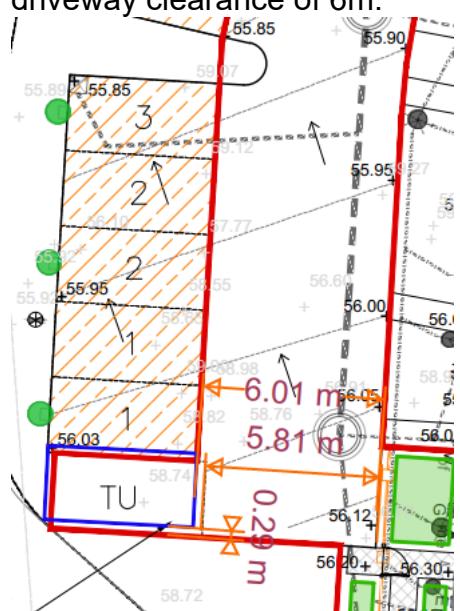
Thanks for the revised plan provided.

The applicant proposes to provide a 0.8m buffer between the temporary access and the allocated spaces for Plot 5, which is welcomed. The Highways would recommend increasing the width of the buffer zone to 1m (as marked in my previous annotated plan) to accommodate safe passenger access from/to the car.

While the swept path analysis for a large saloon car leaving the proposed parking is also expected to be demonstrated, the cars will likely have sufficient spaces to manoeuvre when leaving the site.

Only one TU parking is retained in the revised plan. The Highways would concern if this can meet the parking demand for both the staff and visitors. The Highways have no objection for providing the TU space opposite Plots 1 and 2.

The driveway clearance of another TU spaces has been increased to 5.8m, which can be marginally acceptable for this instance. Alternative, the applicant may wish to shift the following six parking spaces towards north by 0.3m to achieve a full driveway clearance of 6m:



Kind regards,
Jennifer Pang
Highways Development Control

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 26 November 2025 19:38

To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>

Subject: RE: 252215 - Sheerlands Rd temp access / highways comments

Good afternoon Jennifer

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Further to your previous comments, the applicant has come back with an updated general arrangement drawing (attached) and comments as follows:

- *The additional buffer between the proposed temporary access and allocated parking spaces for Plot 5 has been increased*
- *Vehicle tracking for Parking Bays 5 is provided*
- *The TU parking space opposite Plots 1 & 2 (show home and marketing suite) has been removed*
- *A 6m clearance has been provided for the remaining TU space to ensure safe manoeuvring.*

Please can you review and advise if this is now acceptable - if so, whether you consider any conditions are required.

Kind regards

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286

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From: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>

Sent: 05 November 2025 16:19

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Subject: RE: 252215 - Sheerlands Rd temp access / highways comments

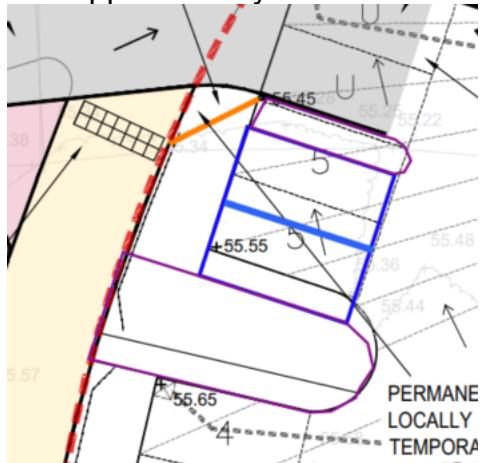
Hi Nick,

Thanks for the updates. The applicant provides the operations details of the suite and show home with a total of 6 no. parking spaces, estimating the numbers of visitors and confirming that full height kerb will be installed to prevent vehicles from the wider site to be displaced to the temporary access, which is welcomed.

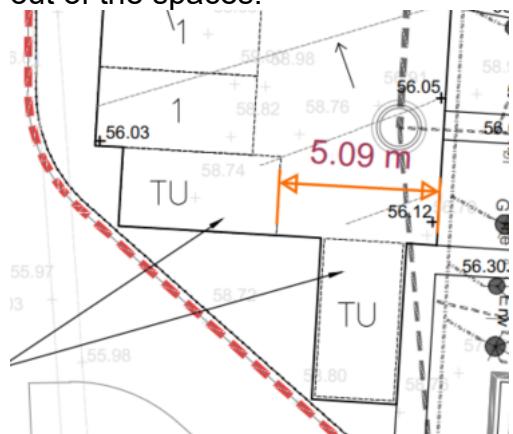
The previous Highways comments regarding the additional buffer between the proposed temporary access and allocated parking spaces for Plot 5 is still required.

The applicant is expected to submit the swept path analysis with large saloon car for the allocated parking spaces for Plot 5 to demonstrate vehicle can enter and leave the proposed space.

The applicant may wish to relocate the proposed parking for Plot 5 as below:



Meanwhile, the proposed clearance for the temporary unallocated spaces is 5.1m. A minimum of 6m driveway clearance will be required for safe manoeuvring into and out of the spaces.



Kind regards,
Jennifer Pang
Highways Development Control

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 30 October 2025 11:00

To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>

Subject: FW: 252215 - Sheerlands Rd temp access / highways comments

Morning Jennifer

Further to your comments on application 252215, please see attached response from the applicant (their commentary made directly into your consultation memo), together with an revised general arrangement plan.

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Please can you review and update your memo? If now acceptable, kindly advise if any conditions are considered necessary.

Look forward to hearing from you.

Nick Chancellor

Development Delivery Manager
Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286

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From: Tom Lewis <TomLewis@boyerplanning.co.uk>

Sent: 24 October 2025 13:03

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Cc: Joseph Hickling <JosephHickling@boyerplanning.co.uk>

Subject: RE: 252215 - Sheerlands Rd temp access / highways comments

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For the attention of
**WBC, Optalis, WHL,
BCSolutions and Councillors**

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Hi Nick,

Please find attached our responses to the comments (marked in red), along with an updated general arrangement plan.

Kind regards,

Tom

Tom Lewis
Graduate Planner

T [01344 753 054](tel:01344753054)

M [07704 687 541](tel:07704687541)

L linkedin.com/boyer

W boyerplanning.co.uk

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 14 October 2025 10:50
To: Tom Lewis <TomLewis@boyerplanning.co.uk>
Cc: Joseph Hickling <josephhickling@boyerplanning.co.uk>; Kevin Paldano <kevin.paldano@taylorwimpey.com>
Subject: 252215 - Sheerlands Rd temp access / highways comments

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Morning Tom

Please see attached comments from our highways consultee – please review and arrange to respond/clarify as requested.

Kind regards

Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Email: nick.chancellor@wokingham.gov.uk
Telephone: 07718 251286

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