

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

The applicant has now submitted information to address the previous Highways comments. This is contained within the Planning Response 03-App.243228 document and Drg no. 0363-BDL-XX-XX-DR-L-0001-P02.

Student numbers

The proposal will enable an additional 83 students to board at the school, which is across the proposed building and reuse of Drake House. There will be no overall increase in the number of students at the school. On that basis there is no significant traffic impact associated with the proposal and could potentially be a reduction due to less drop off/pick up vehicle movements.

Parking

The applicant has confirmed that there is very little car ownership amongst current students and the majority of students are below driving age. This is unlikely to alter significantly as a result of the additional students boarding at the school. The blue line ownership provides sufficient area to accommodate any student parking and as this will be contained within the site, there will be no impact on the public highway. It is recommended that a School Travel Plan is produced (or current version

updated) as part of this development and this shall also contain details on parking management.

Staff parking is to be relocated as part of the proposal and the level of parking is considered acceptable. The internal road layout has now been amended to ensure sufficient turning area behind the proposed parking spaces.

Cycle storage

Details of secure and covered cycle storage have now been indicated on the drawing. This consists of two covered shelters in appropriate locations, which can each accommodate up to 10 cycles.

Short-term cycle parking has also been indicated for staff/visitors adjacent to the proposed building and this is acceptable.

Construction method statement

A framework construction method statement has not been submitted. This will be required by condition should the application be approved.

Travel Plan

The submission of a new School Travel Plan (or updated version of the current STP) shall be secured by condition.

Conditions

1. CF6 – PARKING & TURNING (AS APPROVED)
2. CG1 - CYCLE PARKING (APPROVED)
3. CH8 - CONSTRUCTION METHOD STATEMENT
4. CJ3 (AMENDED – School Travel Plan) – SCHOOL TRAVEL PLAN (TO BE APPROVED)

Date:	27/03/25	Signed:	AC
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