

**Date:** 29 July 2024  
**Application:** 241861



**WOKINGHAM  
BOROUGH COUNCIL**

SDL Highways

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear SDL Highways,

**Approval of Reserved Matters Consultation**

**Application Number:** 241861

**Applicant:** Wokingham Borough Council

**Site Address:** Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

**Parish:** Shinfield

**Grid Reference:** Easting - 472491, Northing - 167200

**Type of Development:** Major All other developments

**Proposal:** Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.

**Case Officer:** Christopher Howard

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 241861. 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

|                             |                                                                                                                                                                                                                                                                 |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Gordon Adam<br>Development Control                                                                                                                                                                                                                              |                |        |
| <b>Service</b>              | SDL Highways                                                                                                                                                                                                                                                    | <b>App No:</b> | 241861 |
| <b>Address:</b>             | Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.                                                                                                                                                                    |                |        |
| <b>Proposal:</b>            | Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined. |                |        |
| <b>Type of Development:</b> | Major All other developments                                                                                                                                                                                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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

1. Highways understands that this is a reserve matters application for a one form entry (210 pupils) primary capacity via a satellite school provision.
2. The school will be located on a site on Fullbrook Avenue.
3. The application is supported by a school travel plan. However, highways would have expected a transport statement to have been submitted in support of this application. This document is required.

### Parking

4. It is proposed that there would be a total of 49 parking spaces on site (29 staff spaces, 16 visitor/drop off spaces and 4 disabled spaces).
5. Highways cannot provide comments on the number of spaces until a transport statement containing evidence supporting this level of spaces has been submitted.
6. The parking spaces would need to be 5m x 2.5m in dimensions. This will need to be confirmed as they appear to be 4.8m x 2.4m.
7. There is ample space behind the spaces for safe manoeuvring.

### Cycle Parking

8. It is proposed that there would be 70 cycle spaces for pupils and 10 other spaces. Whilst the 10 spaces have a canopy, all other spaces would need to be sheltered.
9. 42 of the spaces are accessed from a gate from the footpath to the west of the site that connects Fullbrook Avenue with Ryeish Lane. Highways would have expected to see an additional gate into the play area so that this area of cycle parking can be accessed from Fullbrook Avenue. There appears to be a gated access from the car park. However, this access would be blocked by a parked car.
10. The remaining 28 spaces are accessed from Hyde End Lane which is unlit. Clarification is required on
11. Details of the cycle parking require to be submitted to meet Condition 30 of the Outline approval.

### Electric Vehicle Charging

12. Highways would have expected the transport statement to include details of electric vehicle charging.

### Access

13. It is proposed that the vehicular access to the school will be from the access that is already provided off Fullbrook Avenue. This access was agreed as part of the construction of Fullbrook Avenue.
14. Tactile paving and dropped kerbs are missing from this access and need to be provided.

### Pedestrians and Cyclists

15. A 3m pavement has already been provided in both sides of Fullbrook Avenue.
16. 3 dropped kerbs and tactile paving have already been provided. There is a missing tactile paving and dropped kerb on the north side which will need to be provided.
17. There is currently a road sign in close proximity to the proposed pedestrian access which will require removing. Please see below



18. Highways would recommend the installation of railings at the kerb side outside the pedestrian access to the school.

#### Swept Path Assessments

19. Swept path assessment of a refuse lorry has been submitted for entry and exit into the site. Highways would need to see an assessment of this vehicle safely manoeuvring in the site to ensure the vehicle can enter and leave in forward gear.
20. Highways would also need to see swept paths of a large car entering and leaving each of the end parking spaces.

#### Delivery and servicing

21. Highways would expect the transport statement to include the level of deliveries to the school.

#### School Travel Plan

22. A school Travel Plan has been submitted which is welcome.
23. Under condition 41 of the Outline Approval a final School Travel Plan would need to be submitted within 6 months of occupation.
24. The travel plan has been reviewed by our school travel plan officer who states that the principles contained in the document are good. However, highways would like to see what arrangements will be made for the school to continue with the travel plan once the initial five-year term is up.
25. If this can be done, then the travel plan would be acceptable.

#### Construction Method Statement

26. For a development of this size highways would have expected a framework construction method statement to have been submitted.
27. However, conditions 24 and 25 of the outline planning approval secures this document.

|                                                                                                                                                                            |                              |                |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|-------------|
| <b>Conditions &amp; Reasons (if required)</b>                                                                                                                              |                              |                |             |
| Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons. |                              |                |             |
| <b>Date:</b>                                                                                                                                                               | 21 <sup>st</sup> August 2024 | <b>Signed:</b> | Gordon Adam |