

170010

Land north of Croft Road, west of Hyde End Lane,
north and south of Ryeish Lane, East of Clares Green Road, Spencers Wood
Proposal Reserved Matters application pursuant to Outline
Planning Consent (O/2013/0346) for 363 dwellings including internal access roads, garages, parking
spaces, SuDS attenuation, open space, Play Areas and associated landscaping enhancements.
Planning Officer Chris Howard Comments by 10 February 2017

Comments

Shinfield Parish Council requests that the developer confirms that the proposals within this Reserved Matters application meet the requirements of the Shinfield Neighbourhood Development Plan. It will be deemed acceptable if:

- The proposal for the secondary street, currently showing as 4.8m wide and designated as a two-way bus route, and principal access route to the school, and to which Shinfield Parish Council strongly objects, should be redesigned as a primary street. The current design is in abject denial of the current situation experienced at virtually every single primary school within the borough, where school drop-off and pick up parking creates significant additional on-street parking pressure on local roads [SPC NHDP Policy 4].
 - Measures to restrict on-pavement and on-verge parking within the designated bus-route be incorporated. The Parish Council is particularly concerned about the siting of apartments along the secondary road, many of which will only be provided with 1 allocated parking space, and which are likely to lead to significant on-street parking along the narrowest section of road, which is proposed to be a two-way bus route [SPC NHDP Policies 4 and 5].
 - This development currently shows a significant prevalence of tandem parking, which will lead to unwanted on-street parking, traffic congestion, and an increase in the incidents of vehicles reversing off driveways, which could be extremely dangerous if there is a tendency for cars to park on the street.
 - There is a provision of a safe crossing point between the school site and the play area [SPC NHDP Policy 4]
 - Garages comply with the Shinfield Neighbourhood Development Plan, and be 3m by 7m, with sufficient door widths, in order to accommodate cycles and larger vehicles [SPC NHDP Policy 5].
 - The provision of unallocated parking spaces is sufficient to meet the recognised demand for the proposed housing mix.
 - There is an appropriate range of design variety to be in-keeping with the surrounding housing supply [SPC NHDP Policy 2]
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