

PLANNING REF : 241861
PROPERTY ADDRESS : 9 Bays Crescent
: Reading, England
: RG7 1DF
SUBMITTED BY : Ms Zoe Garner
DATE SUBMITTED : 12/08/2024

COMMENTS:

Main issue I have with the application is around traffic flow and management

- Access to this site is via a housing estate that already suffers from excess traffic and is operating beyond maximum capacity
- How will traffic flow be managed. What is the proposed route for vehicular traffic? Will this be via Fullbrook Avenue, or via Ryeish Lane and Shipridge Drive? Either way will result in a heavy increase in traffic through the estate which is already busy and on a bus route.
- The bus route and frequency on route 600 is not great. What is the plan for route 600?
- The road infrastructure is not suitable for the current traffic - especially with the one way system, it simply does not have the capacity for additional traffic
- This is already significantly busy as a result of Oakbank school
- The one-way system which surrounds the land on which the primary school is proposed current provides a sort of 'rat run' which allows traffic to travel through fullbrook avenue.
- One way system currently operating is a very narrow road, no walkways, no cycle paths, already operating beyond maximum capacity and with minimal safety considerations - in no way suitable for a service road to a school
- Having reviewed the plans which detail mitigation around traffic management, I feel the proposals made to 'promote' car share, cycling and walking to the school are unrealistic and unlikely to prevent the concerns which can be seen are being raised from many residents in the immediate area.
- What measures will be put in place to ensure when parents and guardians are dropping off/collecting Children that they don't park in the surrounding areas, corners of roads, half on/half off pavements and neighbouring visitor spacing
- Insufficient visitor spaces (16), yet the school will be home to some 210 pupils, whilst I appreciate some will cycle/walk to school
- Will there be direct access to the School from Shipridge Drive? - Point - 7.7 To reduce traffic congestion in and around the school a zone around the school where parents are requested not to park will be identified, mapped and publicised - what radius will this be for the "car free zone"?

Infrastructure Considerations

- Building a new school has incremental demands on the locality : building work, infrastructure, environmental impacts
- Additional delivery vehicles will cause issues with Traffic upon entering the Development and through roads, contributing again to the air and noise pollution
- Impact of building on surrounding drainage
- There have been areas on Hyde End Lane which have pooled with water during wetter months. Some of this has been caused by the lack of ditch maintenance and insufficient drainage along the road

- There already is multiple issues with traffic congestion, especially with the Oakbank School just up the road - let alone with a new school contributing to the traffic, air and noise pollution
- What is being done to minimise the noise pollution, air pollution
- This will also have an impact on local wild life. How will the surrounding environment be considered and managed alongside a high level of development in last 5 years in all of the surrounding areas
- Safety of pupils and staff ie street lighting, walkways etc

Need for School vs other amenities

- Is there a need for another school? The area already has three primary schools (Lambs Lane, Aldergrove and St Mary's).
- General store/local shop would be more beneficial to residents as we currently don't have one within walking distance.