

PLANNING REF : 241861  
PROPERTY ADDRESS : Bays Crescent  
:  
: RG7 1DF  
SUBMITTED BY : Mr M Clements  
DATE SUBMITTED : 30/12/2024

COMMENTS:

I object to this application for the following reasons,

- This housing development already struggles with being used as a 'rat-run' for Oak Bank School. The increase in traffic generated by the new school will likely make this worse.
- The one way system that leads from Ryeish Lane and onto Hyde End lane, is not very well maintained; Both have a poor road surface and drainage ditches are always overgrown, which cause the roads to experience flooding with regular rain showers. This makes the roads unusable and unsafe to use at times and can cause more congestion on alternative routes. Both roads on the one way system do not have dedicated pavements and are already not wide enough for both vehicles and pedestrians to use simultaneously.
- Traffic on Hyde End lane during term time is already complete chaos to navigate with Oak Bank School, increased traffic into the development via this route would only exacerbate this.
- Fullbrook Avenue currently serves as the spine road and bus route for this development and despite residents being told that they should not park on the spine road and only within designated spaces, there are always numerous vehicles including commercial vehicles parked on curbs/in the road and on corners. With a lack of adequate parking spaces on Fullbrook Avenue, this would mean an increase in vehicles being parked blocking pavements and/or the road during school drop off times, especially with such limited visitor parking and small drop off area as illustrated in the site plans.
- This site was initially marked for a school in plans years ago, before the amount of homes increased, with the provisions of improved infrastructure in the surrounding area. The surrounding area has not seen the improved infrastructure.

This land would better serve the local community as being used for a local shop, playing fields or a SANG - especially since there is no local shop within short walking distance and the fields nearby are being turned into cricket/football pitches. It would make more sense to have expanded Aldergrove.