

PLANNING REF : 252138
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SUBMITTED BY : Councillor Andrew Gray
DATE SUBMITTED : 27/10/2025

COMMENTS:

I have a number of comments on the planning application which I hope are considered when assessing its viability or included in any changes should it go ahead. My comments are based on lots of issues I have

from residents in current new developments, and ways these can be mitigated by thinking ahead. If these cannot be fulfilled, it may be concluded that the development isn't suitable.

- The travel forecast only takes into account development up to 2038, not including the impacts of LGV. Should it not take this into account? And if not, will the LGV transport planning documents be revised to take into account this development?

- I am not convinced the traffic island between parcels will be sufficient for pedestrians, particularly taking into account children walking to school. Traffic will only get worse here at peak times when future development takes place. Could a full pedestrian crossing be considered, so we are planning ahead, rather than requesting one in 10 years time.

- There looks to be far less visitor parking on the East parcel of land. It would help to have clarity on the width of the road and how whether there would be room for on street parking on the main road on this parcel. Too many of the newer developments were not designed to have wide enough roads for

onstreet parking (e.g Shinfield Park, Ducketts Mead)

- There is mention of 'potential' footpath enhancements towards School Green, I suggest it would be good to secure these in with stronger language.

-I am concerned about the sewer and drainage capacity, it is not clear from some of the documents how this will be managed with Thames Water. What assurances can there be that Thames Water will increase capacity?

- In the public consultation a question regarding adoption of the area. It was stated that they were in talks with WBC about adoption of open spaces and drainage basins etc. I would urge WBC to enter into an agreement with the intention of fully adopting the estate, including open spaces, so that there is no need for management companies at all once it is fully adopted.