

## Planning observations from Shinfield Parish Council – 20 February 2017

170035

Proposal

### Land to the west of Shinfield

Reserved Matters application for a two form entry (2FE) primary school, including all hard and soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking.

Planning Officer  
Comment

Christopher Howard                      Comments by                      20 February 2017

Shinfield Parish Council expresses concern over:

- The incongruous nature of the building, when viewed from the ridge and the green separation space which the Parish Council does not feel will be suitably remedied by fencing or planting, particularly if the external building material is a bright colour, as suggested in the design pictures. See the Neighbourhood Plan policy 2, which requires the use of 'materials that complement the established built environment around the development site' – which will be predominantly brick residential buildings.
- Insufficient parking for staff (Shinfield Infant and Nursery School, which has only 4 year groups, has 22 dedicated spaces on site, plus use of a free car park at school green. They have more than 50 members of staff).
- Insufficient provision of drop-off parking. Parents of children in the nursery, reception and infants are much less likely to make use of a 'kiss-and-drop' style drop off, which, whilst suitable for older and more independent children, is unlikely to be suitable for younger children, and therefore the demand for spaces where parents

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can park and walk their children into the school to drop them off, is likely to far outstrip the supply, leading to on-street parking in local residential streets, and all the associated problems that this causes.

- The narrow entrance point to the site, which is likely to lead to conflict between vehicles and pedestrians.
- Concern that Thames Water are unable to comment on the proposals, due to the lack of information on the drainage. The application will only be acceptable if Thames Water have approved the drainage and water proposals for the site.

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