

PLANNING REF : 203456  
PROPERTY ADDRESS : 30 Park View Drive South  
: Charvil, Wokingham  
: RG10 9QX  
SUBMITTED BY : Charvil Parish Council  
DATE SUBMITTED : 21/01/2021

COMMENTS:

Charvil Parish Council would like to make the following comments:

1. We note in the Design and Access Statement that planning permission was granted for a similar proposal in 2018 (application 173584) but the school has not gone ahead with this after listening to local concerns about noise and light pollution. This proposal was some 90 metres away from the nearest homes. This plan is only 66

metres away from the nearest houses, at the more rural end of the school. The change in location may have less to do with concerns about residents and more about how it suits the school better. We would appreciate it if the concerns of ALL residents were taken into account.

2. The residents in Waingels Road are concerned about noise late into the evening six days a week. To mitigate the noise we appreciate there will be a 2metre bund with trees planted, and while this will reduce the visual impact, it will not be high enough to reduce noise. If the plan is to be approved, could the hours of use be limited to 8 am 9 pm MonFri, and 8am6pm on both Saturday and Sunday.

3. Residents in Waingels Road have informed us that they are not allowed much external lighting because of the proximity of bats and roosting birds. This is because as one goes down Waingels Road toward Charvil, there is more woodland, and the school abuts a patch of ancient woodland at the Charvil end. So, it seems odd that floodlights will be allowed so close to what appears to be regarded as an area of importance to the local habitat.

4. Council has concerns that while there is good cycle provision from the Woodley direction, there is none from the Charvil direction, and we feel that improvements to the cycling provision from Charvil should be a condition of this plan being approved.

5. Although the original application makes no mention of it, there is now a proposed emergency access onto Waingels Road. Council has concerns about the safety of another access point from a pedestrian point of view could the emergency access not be through the school as at Piggott?

6. Waingels Road has a traffic constriction on it to discourage use of the road as a rat run, as it is recognised that is not suitable for large amounts of traffic. The pitch at Piggott certainly generates a great deal of extra traffic, as does Goals at Bulmershe, and we would assume a similar scenario on Waingels Road. It is already unsafe for vulnerable road users at night, and this will only become worse. The assumption in the Design and Access statement is that users will only come from Woodley, but nothing is that straightforward. If the plan is to be approved, could the speed limit be reduced to 30mph for the whole of Waingels Road?

7. Charvil Parish Council has no issue with the provision of extra facilities, and appreciate that as an academy, Waingels needs to maximise income, but we are concerned that this is coming at an unacceptable cost to the existing community as this plan stands.

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