

Dear Sir,

Oak Bank School, Sandy Lane, Leighton Buzzard LU7 3BE
Planning Application Reference: CB:20/03991/FULL

I am writing to you to as you as I note from the Leighton Linslade Town Council website that you are Chair of the Planning and Transport Committee and LLTC are named as a consultee in regard to the above Planning Application recorded on the Central Bedfordshire Council (CBC) Planning Website. I wish to raise your awareness of my concerns, shared with many of my neighbours on Sandy Lane, Carlton Grove and Heath Park Road regarding the impact on traffic that arises from the considerable growth in student numbers at Oak Bank School and its consequent effect on traffic safety, flow, congestion and environmental pollution.

When Oak Bank School first opened as a residential school in the 1970's it had up to 40 students and the traffic generated to and from the school through its single unsecured access point onto Sandy Lane was minimal. Over the past 20 years the nature of the school has changed. It now has around 110 students and over 50 staff all travelling to the school on a daily basis. The majority of the staff and students travel by private car, taxi or minibus arriving at the single secure gated access off Sandy Lane and at peak times creating a significant disruptive and safety hazard to our neighbourhood. Vehicles waiting to gain access through the secure entrance regularly block the Lane and access to our homes. Standing vehicles generate considerable nuisance and pollution as well as presenting a safety hazard to users of Sandy Lane, Carlton Grove and Heath Park Road. Vehicles are regularly queuing from the junction of Sandy Lane with Heath Road due to the school's secure access management system.

The above referenced Planning Application seeks to permit the building of a three-classroom block providing 135m² of teaching space, a change in parking arrangements and a vehicle turning circle. It is in itself relatively innocuous. However, given the unique circumstance and location of Oak Bank School any increase in numbers attending the school presents a serious and concerning increase in vehicle movements. Whilst the school states that the new classrooms will result in an increase of 12 students, it makes no mention of the increase in staff that will follow or the impact of the traffic they, both students and staff, will generate. I have no doubt that the proposed turning circle will help vehicle movement within the school site, but this will have a very limited, if any positive effect on traffic movement in Sandy Lane. Indeed whilst

the school's Travel Plan makes positive statements regarding shared and sustainable transport being encouraged and adopted by all the reality of the school is that with so many different Local Authorities sending students from diverse locations, often with behaviourally difficult students the sharing of transport is an aspiration rather than a fact. Each student and new member of staff will result in a further vehicle movement on Sandy Lane.

Sandy Lane just cannot cope with the traffic volume generated at present by the school at peak times and the changed road layout at the junction with Heath Road, where the turn radius has been reduced pushing vehicles further out into Heath Road whilst turning has become an increased hazard. Further growth in numbers attending Oak Bank School will only make the situation in Sandy Lane worse and at some point there will be a serious issue arising from the traffic volume. I urge you to look very carefully at the Planning Application and consider the appropriateness of further development at the school and its consequent adverse effect on our neighbourhood and apply great community awareness by opposing it.