

## **PL/25/0883 – Land at the rear of 88 Knights Way**

In principle, CADRA supports the proposal to increase pre-school provision in north Reading, given the growing number of young families in nearby developments such as Emmer Green Drive. The use of this awkward and previously underutilised plot appears appropriate and beneficial to the community. However, CADRA has some several concerns and suggestions.

### **Transport and Access**

This proposal enlarges the existing kindergarten in Grove Road, which is already subject to traffic congestion, particularly during drop-off and pick-up times, and close to Emmer Green Primary School. While the transport statement claims compliance and that most children and staff travel sustainably, similar local claims have not always happened. We urge the applicant to demonstrate how they will actively promote and facilitate sustainable transport options, and to outline measures to manage traffic safely during peak times.

### **Tree Loss and Environmental Mitigation**

The proposal involves the removal of trees, described as poor quality. The considerable net loss of biodiversity (66%) will require off-site credits, providing no local benefit. We recommend that the planners seek clarity on replacement planting or alternative greening measures. A green roof could offer partial mitigation for tree loss and enhance biodiversity, though we recognise this may involve additional cost and maintenance.

### **Safety and Staffing**

The application states there will be no increase in staff despite an expansion in facilities. We would welcome reassurance that safety and supervision standards will be maintained, though we acknowledge this may fall under Ofsted's remit rather than planning.

### **Neighbour Impact**

We anticipate that neighbours may be concerned about increased traffic, noise and loss of greenery. We encourage the planners to ensure that these concerns are addressed transparently and that the applicant engages constructively with the local community.

### **Conclusion**

On balance, CADRA supports the proposal subject to appropriate safeguards around transport, tree loss, noise and site management. We hope the planners will seek further detail on these points before determining the application.