

Notice of Proposal: The Wheatridge East.

29th January 2026 – 20th February 2026

Consultees	Comments
	<p>Good Evening Info Traffic Team,</p> <p>I write with reference to Scheme 5227-115, The Wheatridge East.</p> <p>On the 29th of January 2026, signage was placed around site</p> <p>The signage advises of planning permission to install Double Yellow Lines at the Junction of Wheatway and The Wheatridge East and from 99 The Wheatridge East to 121 The Wheatridge East.</p> <p>These plans and quoted reference are the same as those you mailed out " to a selected" group of residents June 2025.</p> <p>I note you are once again seeking to move forward with your plans of Double Yellows and upon your signage placed around site have now given a date of February 19th for objections.</p> <p>Once again, as below and as per June 2025 I wish to appeal Double Yellows from 99 The Wheatridge East to 121 The Wheatridge East.</p> <p>I would also like to counter propose Zig Zags instead of Double Yellows.</p> <p>My objection remains as per June 2025 - Zig Zags allow controlled parking around school operational times but also allow residential parking out of school times.</p> <p>Double Yellows do not allow flexibility for local residents who have guests or whom themselves wish to park outside their own properties of evenings and weekends.</p> <p>While I object Double Yellows between 99 The Wheatridge East and 121 The Wheatridge East I accept and back Double Yellows at the Junction of Wheatway and The Wheatridge East.</p> <p>Please can by objections and counter proposal for Zig Zags be noted.</p> <p>Please would you be kind enough to reply to this mail as receipt of receiving my objections.</p>

	<p>For clarity , I have copied in local councillor's XXXXX who have recently spoken to reference my objections.</p> <p>Also I would like to propose speed calming measures for the wheatridge east as it is starting to get a lot busier with parking nearer rumsey close end and with having double yellow lines this will only make things worse with parking at the junction with rumsey close, yesterday while waiting at the bus stop at Simpsons orchard on the wheatridge east there was a near miss due to people parking at the junction and also people are parking on the footpaths too something needs to be done.</p> <p>Kind Regards</p>
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	<p>Dear sir.</p> <p>As a resident of The Wheatridge number XX XXXX I am surprised that the proposed yellow lines do not continue to the end of the Wheatridge</p> <p>.</p> <p>By leaving this short (about 30mtrs) free this will cause a traffic problem</p> <p>.</p> <p>Vehicles will park on both sides of the road as this will be the only free option in the Wheatridge, not only the school drop off and pick up times but any time during the day</p> <p>This junction with the Wheatway and Wheatridge can be very busy at times and is also on a stagecoach bus route every 15 minutes.</p> <p>I hope you will reconsider your plan and continue the Lines to the end of the Wheatridge.</p>
	<p>Dear Sir / Madam,</p> <p>RE: TRO 5227-115 Double Yellow Lines on The Wheatridge East</p> <p>OBJECTION</p> <p>I am a resident living on The Wheatridge East for nearly XX years. We as residents have always been able to park on the road, or our visitors park on the road. Not everyone has a driveway large enough for both our own cars and our visitors. I object to any restriction on our parking freedoms.</p> <p>The school should provide enough parking on its own land, if it cannot do that it shouldn't be being built. Why should we lose our parking rights due to a school the majority don't want anyway.</p> <p>The only part I would support double yellow lines for 10m round and opposite each junction, but this should be at all junctions, i.e The Wheatway, The School, Rumsey Close, Simpsons Orchard, Boyce Close, Barn Close, Georgian Close. The reason I accept this is that it just a visual confirmation of highway code rule 243.</p> <p>If you need to block antisocial drivers waiting around the school, it is already illegal to park blocking a dropped kerb without the property owner's permission. So you can use existing rules.</p>

	<p>Best Regards,</p>
	<p>Dear Sir/Madam</p> <p>I am writing concerning the proposal referenced in the subject of this email.</p> <p>My main observation on this, is that all the affected on road parking on The Wheatridge East will be directed close to the junction with The Wheatway.</p> <p>Parking already takes place there and can mean turning left from The Wheatway onto The Wheatridge can often be blocked by parked cars and those queuing to turn onto The Wheatway. This causes a dangerous tailback onto The Wheatway where traffic comes off the roundabout by Morrisons. The situation is exacerbated by the regular bus route that heads along there.</p> <p>When we were first notified of this intention I suggested you might consider a limited time around school hours (maybe weekdays 08.00 to 18.00) to limit the affect, and to allow weekend visiting to affected properties.</p>
	<p>Dear Sir/Madam,</p> <p>We are writing in relation to proposed Double Yellow Lines.</p> <p>Reference 5227-115.</p> <p>We have absolutely no objection with the plan for double yellow lines, however we strongly believe that they should continue to the end of The Wheatridge East right up to the Wheatway.</p> <p>Parking on the corner of the Wheatridge East outside Property's XX & XX already causes traffic problems which will only get worse once the lines are painted.</p>
	<p>We are local residents who on a daily basis see cars parked dangerously up to the corner of the junction of the wheat ridge east and the wheatway. This causes major problems especially with it being on a busy bus route. These buses have major problems getting through and cause chaos on both roads.</p> <p>The proposed double yellow lines need to be extended from the junction of the wheatway and wheat ridge east to the school to prevent gridlock and keep pedestrians safe with parked cars on a very busy road.</p> <p>The photos show two cars currently parked in the area of concern taken today.</p> <p>Look forward to hearing from you</p>
	<p>I am contacting you, after latest consideration, re. the letter of 08 May 2025 concerning the above building works and the deployment of double yellow lines.</p> <p>After observation of the latest traffic behaviours I am thinking that the double yellow lines should be continued as close to the Wheatway as possible.</p>

On The Wheatridge we already experience on-pavement parking as well as on-road parking at the Wheatway end of The Wheatridge. The yellow lines layout you are considering may force people to park closer to the Wheatway where the yellow lines end making it even more difficult for car owners at that end of The Wheatridge to exit their properties safely as vision would be even more restricted than it is now for both them and drivers swinging on to The Wheatridge.

As an example some people drive from the Wheatway into The Wheatridge East and almost immediately stop to use their phone which causes a hazard even now. Continuance of the yellow lines to the Wheatway should prevent this.

Consideration should also be given to the installation of 30 mph speed warnings or possibly traffic calming on The Wheatridge as, at present, there are some drivers who floor the accelerator as soon as they enter the The Wheatridge and could be doing well over 30 mph as they pass the entrance to the School.

My house, number XX, is at the Wheatway end of The Wheatridge East.

Kind Regards.

12th FEBRUARY 2026 FURTHER COMMENTS ON THE RED LINES

Regarding the Public Notice dated 29th January 2026 I have considered the drawing showing the 2 sets of red lines and wish to reiterate all the comments as in the above email and would ask you to also consider not leaving gaps between the 2 sets of red lines but would make the lines continuous as shown in green/red on the attached drawing. I think that leaving a gap would encourage some thoughtless drivers to make use of the gaps to park in which would increase the danger of accident for the residents of XXXXXX The Wheatridge East as we have enough trouble entering/exiting our properties due to lack of vision when cars/vans are parked in this area as it is. Also the Service buses have great difficulty turning in and out of the Wheatridge East at times as there is restricted room to enter/exit causing a traffic jam at the junction with the Wheatway.

Regards

Dear Sir/Madam

Thank you for the copy of the above Public Notice. Unfortunately we do not support the proposal for double yellow lines outside our property and do not see the need for such a restrictive measure. The areas highlighted for potential double yellow lines are not the problem areas on the Wheatridge East, these lie opposite the junction with Rumsey Close and from XX to the end of the Wheatridge East where it meets the Wheatway.

Double yellow lines should not be necessary and will be to the detriment of our property and the liberty we have enjoyed for nearly XX years and would be a massive inconvenience to us, our visitors and neighbours.

XX has a vehicle he needs to park on the road in the evening from approx 5.30pm - 6.30am - where is XX to put this without upsetting/inconveniencing other neighbours. The school will be shut during these hours and at weekends, and during holiday periods, seems very unfair to prevent local residents from enjoying the same liberties as the rest of our area when the school is not in use.

I have noted your reasons and do not believe that they are sufficient to warrant double yellow lines:

Pedestrian sight lines - the vast majority of children will be bused/taxied into & from the school and not let out of the vehicles until the gates are safely closed, we haven't to my knowledge in the last XX plus years had anyone knocked down on The Wheatridge East and a lot of local people used the field to walk in (where new school is being built) so foot fall was very high

Cyclists - they already have to contend with unsafe area's at Rumsey Close junction and the junction with the Wheatridge East/Wheatway - our section of road is probably the safest as it is straight and very rarely during school hours are there cars parked

Emergency vehicles - the approved school plans have a dedicated emergency vehicle access point on the bridleway, so no need to enter via The Wheatridge East

Large Vehicles turning into school entrance- the field has been a building site since last June with huge vehicles turning in & out every week day, there has been no issues, local residents are being considerate with their parking even though there is no legal requirement to do so. The same consideration should be shown to us, the local residents who actually live here. Our objection to double yellow lines needs to be listened to and time restrictive measures during school hours put in place, as is currently proposed for Abbeymead School.

I have studied other local schools and they do not have double yellow lines and also special needs schools such as Brook Academy who have no restrictions and Milestones who do not have double yellow lines, therefore cannot see the justification for them in our case.

Please can I ask you to consider restrictive parking during school hours only, which is more appropriate and acceptable and also in keeping with other local schools. It is unacceptable to not have a name or telephone number to be able to discuss this notice with whoever is in charge, as locals we understand the issuers with The Wheatridge East and I would like the opportunity to discuss further and ideally meet in person.

Yours sincerely

Sir,

I understand that restrictions are necessary at the start and end of the school day as traffic will peak then. However 24hr 365day restriction is complete overkill and unnecessary. Double parking is not a problem at the moment but will be more likely

	<p>in the vicinity of the proposed restriction, hence this proposal will increase public risk in the area. This restriction should be limited to the start and end of the school day during term time.</p>
	<p>Good afternoon,</p> <p>I am writing to let you know that we do not support the above proposal of double yellow lines opposite the new school being built on The Wheatridge East.</p> <p>I, along with others in this area, feel this is not necessary, it will be at the detriment of our property and will have a significant impact on our day to day lives.</p> <p>Please can you note that this school has been built with a car park big enough to navigate vehicles that will arrive morning and afternoon - there should be no waiting needed outside of the school because of this. We have been assured as a community that this will not happen, because of the layout and plans of the new school.</p> <p>Schools in the local area do not have double yellow lines, an instead have zig zags which i feel is much more appropriate in this instance. I would also like to note that some of these schools are not special schools, so the traffic and temptation to park illegally are much higher than this school. Can you explain to me why you feel there is a need for double yellow lines when other schools do not please?</p> <p>The proposed area for double yellow lines, outside my house is a straight part of the road, there is little issue with traffic and to my knowledge, there has not been a car crash on this road, certainly in the last XXX years. I am concerned that by adding double yellows on this straight part of the road, it will encourage irresponsible drivers to increase speed on this part of the road, putting XXXXX at risk when leaving our home.</p> <p>We are a working family who rely on the support of my aging parents to help with childcare. They regularly drop off/ pick up my children and park outside our house to do so. This would have to stop if the double yellow lines were put to play, as they could not safely park further up the road and walk down. This also restricts our visitors and my neighbours visitors alike.</p> <p>We are asking that you consider restrictive parking during school hours only (eg zigzags). We have already been greatly affected by the building of the school, please consider an alternative to double yellow lines so that this doesn't impact us further moving forward.</p> <p>Best wishes</p>
<p>County Councillor</p>	<ol style="list-style-type: none"> 1. I wish to object to these restrictions very strongly indeed as I see no need at all for them. 2. I took it upon myself to visit the Trust's school in Wiltshire where I saw that the provision of parking on site was chaotic. Before the Head , who was running late , arrived staff told me that car parking at the school was a nightmare with people having to park on nearby streets. Armed with that information I sought assurances from the county council here that the onsite parking was more than adequate to cater for staff , visitors , and delivery drivers . So there should be zero need for

draconian measures to discourage parking at this site because everyone visiting the school will find a space inside the school grounds

3. During the construction to the best of my knowledge there have been zero cases where the access to the site has been blocked . Residents and visitors have behaved responsibly and avoided confrontation and accidents
4. The Trust originally sought double yellows all along the road which was an unhelpful suggestion, then reduced that to the current length which is also unhelpful and not required
5. Putting restrictions in here which is not required will just create big problems elsewhere
6. I want to place on record that the local residents here are not NIMBYS and that throughout the construction period they have had to deal with quite a bit of upheaval and taken that on the chin
7. I see zero need for these measures and I see no effort from the school consulting with or engaging with the local councilors or their site neighbours
8. If this did become problematic we cld all work to find a solution. Slapping down double yellows to address issues which shouldn't arise is premature at this juncture
9. XXXXX is aware why this submission is a little late
10. I hope the restrictions here are dropped
11. Happy to answer any questions