

Comment for planning application 21/01123/F

Application Number	21/01123/F
Location	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL
Proposal	Demolition of existing buildings. Construction of replacement business units and associated external works. (Re-submission of 20/01127/F)
Case Officer	James Kirkham
Organisation	
Name	Lisa Boote
Address	Dr Radcliffes Church Of England Aided Primary School,Fir Lane,Steeple Aston,Bicester,OX25 4SF
Type of Comment	Objection
Type	neighbour
Comments	<p>Dr Radcliffe's Primary School Cherwell District Council Fir Lane, Steeple Aston Bodicote House Bicester. Bodicote. Banbury OX25 4SF OX15 4AA 17th May, 2021 Dear Mr Kirkham, Application No: 21/01123/F /Middle Aston Limited - Proposed Hatch End development. I write on behalf of the Governing Body of Dr Radcliffe's C of E Primary School in Steeple Aston in response to the above planning application. The Governing Body objects to the planning application. Although there are concessions made in the resubmission for the proposed development our objection stands. Our primary objection is to the direct impact on the safety of our pupils and the school community that the increase in traffic of this development will create, and the type of traffic which will be going past the front of school. The amount of traffic passing school is currently a problem and an increase in traffic is a cause of great concern now and in the future. As a Governing Body and as a school at the heart of the community our responsibility is the safety and safeguarding of our pupils. There is no consideration to the proximity of Dr Radcliffe's school to the proposed development. Our objection also relates to the size of the development; by establishing a trading area of this size and now Class E use of the development, traffic will be increased during construction, at the opening of the site and in future years. We urge Cherwell District Council to consider highway safety with the type of traffic passing the school on this small rural lane and the increased traffic. 1. No reference has been made to the proximity of Dr Radcliffe's School to the proposed development or consideration for the safety of our 200 pupils or school community. The school is not at full capacity, capacity is 210. We are rated as an outstanding school with an excellent reputation and we will continue to attract families from a wide catchment area which generates a high volume of traffic - both cars and pedestrians. We forecast this will increase over the next few years. There has been no consideration to the increased amount of traffic at school peak times or throughout the day and as important the types of traffic that will be going past school. The area outside school will become more congested. Our pupils come from a wide catchment, and thus come to school in cars or use the school bus which creates congestion. As a Governing Body, and as a school at the heart of the community, our responsibility is the safety and safeguarding of our pupils. 2. Fir Lane is a rural narrow road, some sections narrowing to single lane without pavement which is unsafe. Parents and children walk along the road as there is inadequate pathway provision. The school bus drops off and picks up outside school and parents park along the road as there is insufficient parking space at these times. The Governing Body have contacted Highways on several occasions, since our Crossing Patrol Person left, to visit school due to children having near- misses on the road. The Community Police have also been involved and when visiting been, most helpful. Neither parties have been able to come up with a solution. 3. There is no pathway at all along the section to the north of school, and along the road connecting Steeple Aston to Middle Aston. This mile stretch has sharp bends and one blind summit , and between the village boundaries is subject to the national speed limit (60mph)., The added increase in traffic from this proposal renders the route far too unsafe for any families considering walking or cycling to school, despite local and national government campaigns encouraging this on environmental and health benefits. 4. Pre - School is also on this road, across from school, as is the Village Hall, Sports and Recreation building, play area and playing fields, which all create traffic. These facilities are used throughout the day by families and children. It is the centre of the village in terms of community use and is therefore a busy place. 5. Examining the National Planning Policy Framework: Section 108, Clause b obliges developers to ensure safe and suitable access to the site for all users is provided. The new plans do not provide reassurance that this will be done given the problems of safety nor does Dr Radcliffe's believe that the plans respond to</p>

Section 108, Clause C which specifically obliges developers to mitigate the cost of impact to safety. Given the obvious increased risk to the safety of the children and parents of the school, no offer of a traffic crossing operative has been included. Section 110a confirms that priority should be given to pedestrian and cycle movements which clearly has not been done. Section 110 b obliges the addressing of needs of disabled people in the context of transport planning. This appears to have been omitted in the context of road safety for the children and parents of Dr Radcliffe's. Section 110 c states that applications for development should create places that are safe, secure, attractive and which minimise the scope for conflicts between pedestrians, cyclists and vehicles. This has patently not been considered in the context of Dr Radcliffe's School. 6. Construction concerns: The proposed route for construction and delivery vehicles is from and to Steeple Aston end. The hours of operation proposed are 08.00am to 17.00pm, Monday to Friday, These will be heavy goods vehicles, including articulated lorries. The consequences at school start and finish times, adding construction traffic into the mix, are extremely dangerous presenting a major threat to safety. The developers have considered an embargo during these times, although there is no reference to if and how this can be enforced. There will be disruption to the school day with noise levels and air pollution a major concern with the close proximity of the development to the main school building and outside areas which school use for a high percentage of the day. The Woods are used each day for Forest School and this might not be possible for 45 weeks during construction. 7. Our school does all they can to be environmentally friendly and do a great deal of work on this. The wellbeing of pupils is a major priority and the development is next to our playing fields, with the increased pollution of the increased traffic we fear this will have a detrimental effect on our pupils. If this development takes place we urge Cherwell District Council to consider how they can protect the pupils ,families and staff of Dr Radcliffe's , how they will ensure that Fir lane is safe during construction ,once the development is built and into the future. Our request is that CDC work with OCC/Highways and our community to come up with traffic calming solutions on the road outside school. As a publicly funded school we are simply not able to find additional resource for ensuring the road safety of children when external factors arise. In order to provide adequate protection, additional funds would be required. This development represents a significant external, commercial factor which will impede the school's ability to respond to its care for children. We understand that Steeple Aston Parish Council, Middle Aston Parish Group and Mid-Cherwell Neighbourhood Plan Forum share our concerns, as do many local residents and we wish to support them in their objections. Yours Faithfully, Lisa Boote - Chair of Governors Dr Radcliffe's C of E Primary School On behalf of the Governing Body.

Received Date

18/05/2021 15:40:34

Attachments