

Maidwell with Draughton Parish Council
LODER HALL, MAIDWELL

Minutes of the Extraordinary Meeting held on 11th August 2026

Present: Cllr Munro, Cllr Blake, Cllr Goddard, Cllr Jackson-Stops
35 Members of the Public

Cllr Blake chaired the meeting.

Cllr Blake welcomed everyone to the meeting and explained how the meeting would be conducted.

44. Apologies for Absence were received: Cllr Paybody, Cllr Hackworth. Ward Councillor: Cllr Irving-Swift.

45. Declaration of Personal and Prejudicial Interests under the Council's Code of Conduct related to business on the agenda - None

46. Open Forum

Five Members of the Public addressed the Chair.

A Member of the Public expressed their opinion regarding the Transport Technical note submitted by the applicant believing it to be biased and not based on genuine figures. In their experience, 20-30 cars and at least 2 minibuses were using the Draughton Road exit from Maidwell Hall on a daily basis. It was noted that up to 200 pupils would be enrolled at the school, citing 10 parental cars and 35 staff. A comparison to the new SEN school in Leicestershire quoted figures of 100 staff for up to 250 pupils. The expectation is that more vehicles will use the Draughton Road on top of the existing traffic created by Maidwell Primary School further along Draughton Road.

A second Member of the Public addressed the Chair.

While not opposed to the school reopening, considerations need to be given to whether the additional traffic created can be absorbed on the existing Highways. The Technical Note submitted by the applicant is based on baseline historical assumptions of 157 AM movements vs a proposed 109 two-way vehicle movements in the AM peak hour resulting in a reduction of 48 fewer movements. The concern is that the assumption is incorrect.

A third Member of the Public expressed views in relation to speeding traffic on the A508 and noted that the access to Maidwell Hall site sits within the 60 to 40mph zone. It was noted a stationary vehicle causing issues at this junction yesterday led to dangerous manoeuvres by other vehicles. A question was raised regarding enforcement cameras, WNC Highways Safety assessment and a dedicated road safety meeting request. A question was asked regarding the absent Chairs Declaration of Interest in the application.

Cllr Blake confirmed he was Chair of the meeting tonight and any Declarations must be declared under the item above (45)

A fourth Member of the Public addressed the Chair. It is implied that the exit onto the A508 is a two-way access. None of the reports submitted by the applicant show this. A note was made regarding the 'one way' signage around the site with the exit onto Draughton Road. It was also noted that 4 residential dwellings are situated at this exit and the impact on residents accessing their homes at peak periods.

A fifth Member of the Public addressed the Chair.

The existing access onto the A508 is a single-track road with no passing places.

Cllr Blake noted that the Parish Council can only express views on behalf of residents and WNC will consult with Highways and other bodies to determine the outcome of the application.

The agent, Fisher German, has made reference to the entry and exit of vehicles from the A508 in the Planning Statement. New information had been submitted by WNC Highways on 5/8/26 in response to the Technical Note submitted by the applicant addressing previous questions asked by WNC Highways.

A copy of this response can be found on the WNC planning application portal.

Cllr Blake read that *'The LHA (Local Highway Authority) require the applicant to confirm that the Access from the A508 Harborough Road will be used for both in and out traffic as stated in their Planning Statement. There have been capacity issues raised in regards to the 2nd access from Draughton Road which would need to be reviewed prior to the granting of approval by the LHA.'*

The Open Forum was closed.

47. Planning and Licensing Consultations:

- i. **Re-Consultation based on new information: 2026/2297/MAF - Maidwell Hall Draughton Road Maidwell** - Change of use from boarding school (class C2) to flexible use as a school (class F.1(a) and boarding school (class C2)

Amendment Details: Amended Red Line to only include land necessary for the proposed development as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 **Deadline for Comment: 26th August 2026**

Cllr Munro noted the concerns and feelings of all who had spoken tonight. Two main concerns were apparent – firstly the use of Draughton Road as an exit and questions surrounding the one-way system, timings and pedestrian access. These concerns would disappear if the A508 is used as entry and exit points for all traffic.

Secondly, the question to whether Highways have assessed the impact of vehicle movements on the A508, the slowing of vehicles, vehicles turning right and left and the safety risk regarding the turn into a 60 to 40mph section of the road.

Cllr Goddard will look at the speed sign data collected at the Loder Hall to see if she is able to analyse the number of vehicles using this section of road during school term and non-term time. The concern is the amount of traffic will increase and how will this be managed safely.

Cllr Jackson-Stops commented that Councillors should be influencing WNC and representing residents' views. The Parish Council will have limited influence. He noted the strength of views of those attending the meeting, the uncertainty over the school's assessment on traffic assumptions and that traffic must enter and exit onto the A508 regardless of the single-track access into the site. It would be a huge but difficult win and noted that the school has always existed on that site.

Cllr Munro added that the assumptions do not account for traffic relating visitors, deliveries and the ratio of staff to pupils expecting it to be higher for SEN children. These have not been factored in.

Cllr Blake summarised the two concerns. When the school originally shutdown, concerns were raised regarding its eventual use. The Grade II listed building is an asset to the village and is named as such in the Neighbourhood Plan.

It was **unanimously agreed** that the PC would submit a strongly worded letter of **COMMENT** to the authority regarding the application outlining 3 main concerns:

- 1) The use of Draughton Road as a throughfare. The Village strongly objects, how will the School ensure that this access is not used.
- 2) Assuming the A508 is the main entry/exit point, note safety concerns and ability of the road to handle within the 40mph zone based on the current conditions
- 3) Technical Note assumptions, WNC have not officially carried out any assessment and notes the validity of the teacher/pupil ratio

The Clerk will draft a response included the main point above. A copy will be available on the Parish Council website under 'Notices'

48. Correspondence (Additional correspondence not written below for noting only) – The Parish Council noted the correspondence received regarding the above application from a resident via email.

49. Date and Time of Next Meeting – The next meeting will be held on **Monday 7th September 2026** at 7.30pm at Loder Hall, Maidwell.

50. The meeting was closed at 20:17



Date & Signature of Chairman:

Mrs Sarah Smith, Parish Clerk
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14/08/26