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Clerk: Mrs S Smith
The Old Gateway
High Street
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13th August 2026

Dear Sir/Madam,

Re: 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)

Maidwell with Draughton Parish Council would like to **COMMENT** on the application above.

It has become increasingly evident that there are significant concerns and a strong degree of opposition within the village regarding this application mainly in relation to the potential impact of increased traffic on the local road network and the main highway running through the village as was highlighted at an Extraordinary Meeting of the Parish Council held on Tuesday 11th August 2026.

The community's concerns are as follows:

1) Use of Draughton Road

Draughton Road already experiences significant problems at school drop off and collection times due to the location of Maidwell Primary School and the geography of the road. Residents have expressed serious concerns about the impact of congestion on road safety should this exit be used. The Parish Council shares these concerns.

We note that WNC Highways have asked the applicant to confirm that all traffic will access and exit the school via the A508, given concerns about the capacity of the Draughton Road junction to deal with increased traffic. We ask the Local Authority to be certain that this will be the case and that traffic will not use the Draughton Road exit other than for occasional and irregular use.

Although the application does not state as such, the previous owner of the property operated a one-way system whereby traffic would enter from the A508 access and exit onto Draughton Road. We would ask the Local Authority to request changes to be made on the school premises to ensure the one-way system is removed and that two-way access to the A508 is the clearly signposted route, if necessary, widening the school's driveway to accommodate this conveniently.

2) Safety Concerns on the A508

The planning statement submitted by the applicant states that *Access arrangements remain as is, from Harborough Road to the southwest of the site. It has good two-way visibility and is wide enough to accommodate two-way vehicle movements*

Assuming the access in and out of the site is on the A508, there are ongoing concerns regarding the safety and speed of traffic travelling along this road especially as the access to the site is located within the 40mph zone, rather than 30mph zone of the Highway. Have WNC Highways completed a full assessment of the impact of the traffic movements during school drop-off and pick-up hours, which will include traffic waiting on the A508 to turn right into the school?

These concerns are over and above the ongoing concerns that residents have raised about traffic travelling through the village at speeds well above the designated speed limits.

3) Assumptions used in the Technical Note

The applicant has submitted a Transport Technical note detailing the assumptions that underpin the statement that *“proposed occupation of Maidwell Hall by Overstone Park Independent Therapeutic School could actually offer a betterment in terms of the number of vehicles accessing the site and lessen the impact on parking demand on site.”*

There are a number of concerns about these assumptions:

- The figures only cover pupil and staff movements; they do not include an allowance for delivery vehicles, waste vehicles, visitors to the school etc.
- The figures assume a staff number of 35. However, we note that the recent application for a SEN school near Market Harborough has a significantly higher staff to pupil ratio than Maidwell Hall are proposing.
- We note that the WNC Education Team have provided a ratio of 5 pupils per taxi; based on resident experience, we believe this to be unrealistic.

We would ask that WNC complete a full and detailed assessment of the increased traffic (based on realistic assumptions) on the impact of traffic on the A508 at the peak times when the school movements will be at their largest.

Kind regards,



Mrs Sarah Smith, Parish Clerk
Maidwell with Draughton Parish Council

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