

A4

122 Oxford Road, Abingdon, OX14 2AG



Ordnance Survey

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08/02356/FUL  
ABG/14214/1

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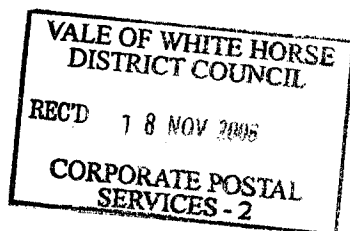
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Mr Stuart Walker  
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13th November 2008

**Re: Application Number: ABG/14214/1. Computer Number: 08/02356/FUL**

Dear Stuart,

Further to our conversation earlier today we would like to clarify the points you raised concerning our initial statement.

We would like to confirm the 122 Oxford Road would be a new location for the existing Kindergarten in Northcourt Road. The move has become essential due to our current long term lease with Christ Church not being renewed; this has orchestrated an urgent search for suitable premises. We have been situated within the Christ Church grounds for nearly 10 years we therefore believe it is imperative we stay in our local area and remain part of the community as many of our families continue to entrust us with their younger children. 122 Oxford Road has been the only premises advised by the authorities to have been suitable, it is also in an ideal location as most of our existing parents will be able to continue to walk or cycle enabling us to continue to benefit the whole of the Northcourt community.

As previously outlined in our statement we have listed 'Methods of transport of existing staff that would transfer to new location.' We would like to break this list down further to staff who all ready work at the Northcourt Kindergarten and those who would be transferring, if numbers dictated from our other Kindergartens.

Existing.

Walking-3  
 Cycling-1  
 Driving-2 (one own car, one to drive the work car)

Transferring staff.

Walking-1  
 Cycling-2  
 Driving-2 (Car sharing)

The maximum number of staff we would be looking at over the long term would actually be 13 which is an amendment to our earlier statement as the Deputies role was mistakenly counted twice.

Northcourt Kindergarten is currently registered for 26 children but due to this predicament, we feel this is an excellent opportunity for us to meet the demanding needs of the growing local community by using the larger setting and greater outside environment to its full potential. This reinforces our conservative request to change our registered number to 49, as previously mentioned the staffing would therefore not need to exceed 13.



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We would like to take this opportunity to address the questions brought to our attention after reading the file.

The first point we would like to confirm is our opening hours. We will only be open 5 days a week, Monday to Friday from 8.15a.m to 5.30p.m core opening hours with an option of additional hours from 7.30a.m to 6.00p.m this is generally only used by occasional children and has never warranted more than two staff. 122 Oxford Road would solely be used as a kindergarten therefore there will be no activities during the evenings or weekends.

We would like to point out that The Oxford Road is a 30 mile an hour road. 122 seems an ideal location as it is not directly situated on The Oxford Road but set back behind the service road therefore allowing the flow of traffic to continue freely and offering further protection for the children's road safety.

We feel it is unrealistic to believe that 49 children would create 49 cars. Due to having over 20 years experience in these matters and our staggered opening hours we feel there would be no more than 6 cars at peak times and at full capacity.

With regards to parking we would like to refer you to the local highway authority's assessment which shows no written concerns. We would like to reassure you that we will adhere to any recommendations that they may give.

Firstly we would never have all the children in our care in the garden together at any one time. We would like to remind you that our Loyd Close kindergarten is situated near a primary school which was probably the main contributor to the alleged noise levels. We have never received any complaints regarding noise levels in this residential area.

We would like to address any concerns neighbours may have over waste disposal. As with our other kindergartens this would be strictly managed and remain out of sight to all residence.

There are very strict guidelines for space requirements for children in day care. We have always and will always abide by these without question. We feel extremely confident that OFSTED would certainly grant the 49 we have requested.

If you require any further information then please contact either Claire or Gail on the number above.

Yours sincerely

Two handwritten signatures in black ink. The first signature is "Claire French" and the second is "Gail Tanner".

Claire French Gail Tanner  
 Directors

✓SW

## Oxfordshire County Council

## LOCAL HIGHWAY AUTHORITY CONSULTATION

## APPLICATION DETAILS

District Planning Authority: Vale of White Horse District Council		Application No: ABG/14214/1	
<b>Location:</b> 122 Oxford Road ABINGDON OX14 2AG  P.O: Stuart Walker <b>Signed:</b> Farakh Hamid		<b>Brief description:</b> Proposed conversion of existing dwelling into a proposed daycare nursery at 122 Oxford Road Abingdon.	
		<b>Date referred to Highway Liaison Officer:</b> 6 Oct 2008	

## ASSESSMENT – HIGHWAY/TRANSPORTATION

A site visit has been carried out. Pre-application discussion has taken place and advice relating to highway matters provided.

The proposed site is located on a 'service road' off the A4183 Oxford Road, a busy classified road in Abingdon. The service road has 2 accesses on to the A4183 Oxford Road. Vision splays for these 2 extant accesses are acceptable. Public Transport services pass along the A4183 fronting the service road and there are bus stops along it nearby. The town centre, with a good range of facilities and opportunity is within walking distance – the site is therefore considered to be sustainable.

The proposal would replace the existing residential dwelling with a 49 children nursery, relocating from the existing 26 place facility on the Northcourt Road. As submitted the proposal indicates that 14 members of staff will be required, travelling to/from work by walking, cycling and car share. 4 off-street car parking spaces are proposed within the site with turning area to enable egress in a forward gear. However, no cycle parking provision has been shown and will be required, covered & secure, according with OCC & Local Plan standards. The car parking provision & turning space will need to be SUDS compliant with no surface water discharge to adjacent highway. Furthermore, vision splays for the access will need to be maintained clear of any obstruction – details to be submitted for consideration and approval including boundary treatment, proposed signing etc.

Whilst a dropping-off point is usually required in this case given the quiet nature of the adjacent service road this is not considered necessary within the site. However, it may be appropriate to provide a separate pedestrian access to minimise any conflict from parents pulling into the turning area to drop off children – clearly a protocol can be advised in information provided to parents and reiterated as appropriate.

Given the sustainable location it seems appropriate to reinforce this with a Travel Plan for the nursery, which will be required to be submitted for consideration and approval, before any permission that may be granted is issued. Advice on the requirements for a good travel plan can be obtained from OCC Travel Plans Team who can be contacted on 01865 815700.

Therefore no objections in principle subject to appropriate conditions reflecting the above.

Please discuss if necessary to clarify any issues.