

## **Annie Cheeseman - CC/0042/19 - Haddenham St Mary's C of E School**

- Our principal objection to this application is that establishing a new business on the proposed site will greatly exacerbate the existing traffic problems on these narrow residential roads, with consequential risks to safety and damaging effects on the environment and landscape.
- While misleadingly presented as being associated with St. Mary's School, this application is to site a childcare business, in an existing residential area, immediately adjacent to the village conservation area. There is no rationale for it to be located next to St Mary's School, rather it should be co-located with the families that will use it.
- The business will be open year-round, 12 hours a day, with the associated traffic starting at 7am, coinciding with the commuters using this route for the station or work. It would accommodate up to 104 children per day, representing up to 208 car journeys a day.
- As noted by the Parish Council, Church End and Aston Road already get choked with cars at school times and locating this business here will result in more car journeys around the village's narrow roads.
- The proposed new car park will irreversibly damage a currently unspoilt piece of open countryside and yet still be unfit for purpose. Parents fighting for access to the inadequate car park will inevitably revert to parking along the narrow roads. The answer is not to desecrate the countryside with ever bigger car parks but to find a more suitable location in the first place.
- This site was identified as 'unsuitable for development' in the HELAA for the VALP as it is a buffer to the conservation area and protects views of the Chilterns. The VALP also states that the central theme of planning decisions is to protect the amenity of residents and that rural areas accommodating sustainable growth should continue to enjoy high quality landscapes, with heritage, cultural and biodiversity assets protected. This proposal runs

contrary to these principles.

- We note that this application is not “at arm’s length”, as Bucks County Council is acting as both the proposer and the approver. Further, no calculations have been provided to demonstrate that there is a need for this nursery of this size. There is already a new 91 place childcare business, run by Bright Horizons, opening near the station.
- We believe it is irresponsible of the council, who should be putting the climate crisis at the heart of planning decisions, to proceed with this development knowing that they will be damaging the landscape and worsening safety and environmental problems caused by road traffic.
- **In summary**, there is no justification for locating this new business on this site and there are serious reasons as to why this site is wholly inappropriate.

A more suitable site should be identified, where it is co-located with the families that will use it and traffic and environmental issues will be minimized.