

Comments for Planning Application P24/01249/F

Application Summary

Application Number: P24/01249/F

Address: Land Off Charborough Road Filton South Gloucestershire

Proposal: Redevelopment of site to provide 36no dwellings (Use Class C3) with parking, refuse storage, open space, landscaping and associated works.

Case Officer: Roger Hemming

Customer Details

Name: Mr Dave Baker

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing for the 3rd time on behalf of The Olympus Academy Trust, which is responsible for Charborough Road Primary School. The previous two sets of comments appear to have been completely ignored as our safeguarding concerns for a community of nearly 300 nursery and primary school learners have not been addressed in any way. All the points we made about the original proposal and again in November 2024 are still concerns with the latest revised proposals.

We are not opposed in principle to housing being developed on the proposed site as we knew this was the plan when the school field was replaced 2+ years ago with the MUGA (multi-use games area), outdoor space and forest school. However, there are some aspects of the proposed development, which will compromise health and safety and safeguarding for the school as follows:

1) There are gates at the back of the parking spaces provided for plot 23. They have to remain in that position and accessible at all times for fire tenders and other emergency vehicles as that is the only way to reach the lower playground on a split-level school site. The school will not be allowed to be open without that access. The parking spaces for plot 23 will need to be moved.

2) The main access onto the school site for maintenance, emergency services and contractor vehicles will have to be via the lane between plots 21 and 22. It will need to be wide enough for fire tenders and other emergency vehicles post-construction but will also need to be fully accessible throughout the construction programme. It will be essential to consider how to ensure the lane is not blocked by irresponsible parking, given the density of housing and likely numbers of vehicles. This is the only way to access the rear of the school site and the MUGA area.

3) We are very concerned about safeguarding because of the proximity of dwellings to the school site and need assurances about plans for screening to ensure that the playground and MUGA are not directly overlooked from the 1st floor of most dwellings backing onto the school but also from the 2nd floor and balconies of plots 15 to 21 and from the area between plots 14 and 15.

4) Directly related to the new housing proposals but separate from the development, we are hugely concerned about the safety of children and their families on the way to and from school as Charborough Road is already over-busy with traffic, some of which travels too quickly. Parking and safety for families at pick-up and drop-off need to be considered as part of the planning proposals for the new housing as the number of new dwellings and additional vehicles is too much. The new proposals include lines to restrict parking on Charborough Road which will reduce space and capacity for families to do drop-off and pick-up and we are also concerned about the sight lines when exiting the new housing development to turn right onto Charborough Road before the start of the school day and when it finishes.

5) We recommend a visit to the school to see the issues, as nobody has been on site during this process to review and discuss our concerns. We can provide photos to back up our concerns about site access for emergency vehicles.