

# Comment for planning application 20/01127/F

<b>Application Number</b>	20/01127/F
<b>Location</b>	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL
<b>Proposal</b>	Demolition of existing buildings. Erection of replacement business units, ancillary hub and associated external works.
<b>Case Officer</b>	James Kirkham
<b>Organisation Name</b>	Liane Metcalfe and Jeff Sasin
<b>Address</b>	Velocity Automobiles,1 Hatch End,Steeple Aston Road,Middle Aston,Bicester,OX25 5QL
<b>Type of Comment</b>	Comment
<b>Type</b>	neighbour
<b>Comments</b>	<p>We would like to raise some concerns regarding the new development at Hatch End Industrial Estate. It seems to be of a much larger meterage than the original estate, despite Charles and Patrick from Middle Aston Ltd on discussing the project with us, indicating they would be roughly sticking to the original template. The movement of traffic at the moment from the estate is minimal due to the current low occupancy with the tenants being nearer retirement age or part time use of mainly two or three days per week. The predominant usage of the units is storage with some tenants arriving at 05:00 or 06:00 to load vans for jobs elsewhere. The new occupants, however, will be office staff and likely turn up to work within a small window creating a much greater number of vehicle movements than estimated. There will be visiting clients, additional deliveries, visitors to the caf plus lunchtime traffic which is all much greater than is presently projected in the report. The current types of occupant seem to have a laid back attitude with plenty of time to chat and are well suited and sympathetic towards the village. The new occupants may have a different work ethic with higher business costs, and so be more driven and have a need to be busier. The newer estate will be a hub of activity compared to the present. There is a figure of 30m to one car parking space. We would agree for storage units that this would be adequate. However, for office use, 30m equals to a room of 5.5m X 5.5m (in old money, 18' X 18'). This is a large area for one person and a generous size for two. This indicates that the current parking allocation on the plans is inadequate as it actually requires double than that as is shown. We see a report estimating travel to work by car, motorbike, rail, bus, taxi, bicycle and walking. We do see walkers and we do see cyclists, but only in daylight hours. The walk to and from the bus stop is up and down a hill with a significant incline and no pavement nor street lighting from the school to the Estate. This route will be unsafe considering the additional road traffic and indicates that most of the commuting will be done by car. With additional daytime occupancy in the village the residents will need to tolerate more customers at the Steeple Aston Post Office and Red Lion Pub. This creates less availability for the residents of Steeple Aston parking at the businesses as a result of the increased traffic. Additional parking overspill will result elsewhere for residents living in close proximity to these amenities. Due to the limited parking some of the new occupants or their visitors may lead to parking in the village and recreational car park and anywhere close to the Estate that could lead to introducing paid for resident's parking and which affords no benefits in the long term. The use of glyphosate as a weed killer is well documented for its negative effects to human health and the surrounding flora and fauna. Although directly daubing the targeted weeds has been noted in the report, this seems an unlikely method of control and more likely revert to undesired airborne spraying of herbicides in the future. We were unable to open the Building Works Plan. Our concern is the removal of asbestos-based materials and how it will be removed. We have further concerns with the construction works and would prefer this to occur between Mondays to Fridays only, giving the village a rest on the weekends. We seem to have lost our emergency exit from the rear of our unit. An agreement is written in our deeds and we imagine in the deeds of Hatch End Industrial Estate. Can we have confirmation that this emergency exit will remain in the new development. There are positives to the new development and the village should be welcoming to some form of change to Hatch End Industrial Estate. The Estate is scruffy and run down. Middle Aston Ltd is willing to take a risk and invest in a new project. The improvements could bring extra funds to the village businesses, the summer fayre, and other fayres may get sponsors or additional help from its new occupants. The village is changing already with the new housing in the area. It would be better for the village to work with Middle Aston Ltd and agree to some form of development.</p>
<b>Received Date</b>	30/05/2020 12:33:53

## Attachments

