

Comment for planning application 20/01127/F

Application Number	20/01127/F
Location	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL
Proposal	Demolition of existing buildings. Erection of replacement business units, ancillary hub and associated external works.
Case Officer	James Kirkham
Organisation Name	Martin and Ruth Dale
Address	Cedar Court, Water Lane, Steeple Aston, Bicester, OX25 4SB
Type of Comment	Objection
Type	neighbour
Comments	<p>Cedar Court Water Lane STEEPLE ASTON Oxon OX25 4SB Tel: 01869 340906 Email: martindale865@gmail.com James Kirkham Esq. Cherwell District Council Planning and Development Bodicote House Bodicote, Banbury Ox15 4AA Planning application No.20/01127 Proposed Hatch End Business Unit Development, Fir Lane ,Steeple Aston Number Dear Mr Kirkham We list below our response to the above planning application which we have studied. We heartily endorse the letter sent to you by the Governors of Steeple Aston Primary School which we have read in the planning portal. In normal times the congestion between the junction of Fir Lane with North Side Steeple Aston right up to Hatch End is already very large when people bring pupils to or collect from the school. We, as villagers, avoid those roads at that time whilst parents necessarily deliver and collect children. In other words the road system there is already inadequate. - A number of coaches already have to use Fir lane etc. To deliver children from other villages to the school. Necessarily even now they take up the whole road. To add contractors vehicles etc. Would make an impossible and very dangerous situation. If even one accident were to be caused by contractor's lorries or others using Fir Lane, that would be devastating and certainly an accident too many. -The approach roads to and from this site via any of the roads in the village is inadequate and not able to carry the weight of traffic. It must also be remembered that agricultural vehicles also need access to farms both within and surrounding the village. -Because many older houses in Steeple Aston were built before garages and hard standings were an accepted part of building, householders have to park their own cars reluctantly in the roads. Also cottage foundations could well be disturbed by vibrations from large lorries. - With a bus route through the village plus many more vehicles both during the construction phase and afterwards the congestion will bring things to a standstill. South Side is used by emergency vehicles regularly - to encounter such a blockage would put lives at risk. This is very important. The noise pollution and fume pollution would be very bad whatever routes were chosen. - Noise pollution and the general use of the site is a factor and will impact upon natural life which currently is abundant in that area. A survey of all natural life should be undertaken not just for bats etc. Bearing in mind that Rectory Homes have already got planning permission for houses in 60 Foot , Steeple Aston and also bearing in mind the "chicane" that is necessary and proposed between their site and the junction with Water Lane the congestion and access at that point both during construction phase and when the Hatch End site were complete will be constant. This piece of road is known to be dangerous already - hence the need for traffic calming - so why make things worse. If any development were to be approved for Hatch End then it cannot be done with entrances in Fir Lane An Alternative solution would need to be achieved and could be as follows: The rear of the current site could be linked separately to the main A4260 Oxford to banbury Road. There is a good line that could be used. Also an emergency exit at the rear is already a legal requirement. A turning to the site from the lane linking the main road to Middle Aston could be installed. A study of the current line of this lane suggests a suitable point where a fork could be installed giving direct access to the site and protecting access to Middle Aston. This could be at the 'eastern" end of the straight part of the lane where the lane actually turns towards Middle Aston. A new road across the fields to the site at this point , with a turning off left to Middle Aston would service both the village and Hatch End without sending traffic through Middle Aston. There is already a good junction linking this lane to the A4260. Because the access to this lane is only from the north I would have thought it would be ideal. A suitable route for traffic returning north could be via Hopcroft Holt Junction and an altogether larger road the B4030 and the B430. Were such a road access to the rear of the site put into place the access to Fir Lane should be pedestrian only, totally closed to motorised traffic thus guaranteeing that the levels of traffic would remain as</p>

they are currently which is already bad enough. Currently the number of units is totally out of proportion to the infrastructure of the village. The general height and size of the buildings is too great. Smaller and fewer would be needed especially in relation to the parking on site. 97 places is too few of 30 units. This is especially so because, as we all know and has already been pointed out by many other objectors , after COVID the need for such accommodation will become at least partially redundant. Yours sincerely Martin and Ruth Dale

Received Date

09/06/2020 10:54:06

Attachments