

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	Adrian White
Address	Westfield,Fenway,Steeple Aston,Bicester,OX25 4SS
Type of Comment	Objection
Type	neighbour
Comments	<p>1 Few of the existing units are occupied. There is no supporting economic evidence on the employment needs of Steeple Aston. This level of current occupation could reflect the condition of the units but also the level of demand. 2 The application is defective. There is no pavement connection to the village as the nearest footpath is 310 metres away. No works are proposed. There is no evidence that OCC and any intervening owners will agree. 3 Development on this scale and 97 car parking spaces assumes that this site will provide employment for Banbury and surrounding villages. See 1 above. It is on a larger scale than most local village schemes. The letter from Carter Jonas refers to 'small' office schemes in local villages. 4 Noise will be an issue with B8 uses. Delivery vehicles and vehicles reversing on site will impact on what should be a quiet rural settlement. 5 The village roads are narrow and single track. Turning is difficult for large vehicles. The village roads cannot accommodate 97 employee vehicles (or even 81.4% of this number if that is the likely number of single-occupancy trips). The estimates of increased traffic appear far too low. There will also be delivery vehicles too. If 97 reflects the county's guidelines for spaces then they are clearly wrong if they are intended to apply to all settlements and all village plan types. 6 Two storey units would be more appropriate on a city industrial estate (e.g. Osney Mead in Oxford) rather than in a village location. They will be visible from the very popular public footpath that adjoins the site. This space was proposed as green space in the draft Neighbourhood Plan but it was felt at the time that its status as a public footpath offered adequate protection. If parking at the front is allowed, this will be very obtrusive and it seems works to the lime trees at the front are proposed which may well reduce the screening they offer when in leaf. When not in leaf the whole development will be obtrusive and out of place. 7 The industrial estate is close to the village school and raises serious highway safety issues with the number of vehicles using Fir Lane at the same time. The school not only serves the village but a wider catchment area and numerous vehicles drop off children outside. Insufficient analysis has been presented on this subject and it is somewhat surprising that this does not appear to be a concern to the highways authority 8 It will materially adversely impact on the conservation area and its setting by its scale, height of buildings, noise, detriment to the rural aspect of the approach from Middle Aston and due to its traffic generation 9 Few if any will arrive by bus. The bus times are inconvenient (e.g. the 8.30 am from Banbury arrives at 9.10am). Services are infrequent (e.g. once an hour from Banbury) and often unreliable. The nearest bus stop is 980 metres away-hardly tempting in January! 10 Employment uses on this scale will be used to put pressure on the village to accept large scale residential development in the next local plan 11 Oxfordshire needs to get its infrastructure sorted before planning yet more development in rural locations. The local road network is already over-used at peak times. 11 The species records are woefully incomplete being based on ad hoc reportage and a systematic attempt should be made by a questionnaire to all homes in the village before it is used as data to inform decision-making.</p>
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Attachments	