

# 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>	Maurice O'Connor
<b>Address</b>	Fir Lane Cottage, Fir Lane, Steeple Aston, Bicester, OX25 4SF
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We write, as parents of a former pupil of both Dr Radcliffe's Primary School and the pre-school; as grandparents of two children, one currently attending Dr Radcliffe's and the other the pre-school; as very concerned residents of Steeple Aston who live on Fir Lane and thus, very close to the proposed Hatch End development, to object in the strongest possible terms, to planning application 20/01127/F. We have first-hand experience of daily accompanying our daughter to both the pre-school and Dr Radcliffe's School from 2003 - 2012 and of the serious traffic congestion during drop off and pick up times. We observe that this has increased significantly over the years as more pupils attend from other local rural villages in this catchment area and cars get bigger. We are constantly amazed that there hasn't already been a serious accident, as there is inadequate parking, one narrow footpath and no official supervision of children crossing, particularly in the afternoon when children visit the playground directly across the road after school and this is before we factor in the school bus which struggles daily to deliver and collect children from the school. All the village amenities for children, young people and residents are located on Fir Lane - the playground, the sports playing field, the Sports and Recreation Centre, the Village Hall and the church and all too often impatient drivers, not attached to the school or the village, drive at reckless speeds at all times of the day. The pavement between the church and the school is so narrow that two pushchairs cannot pass one another. On the occasions that we escort our grandchildren to the school and the pre-school, we feel like we are running a gauntlet. Little ones do not understand safety and often act on impulse before a parent can react. This is the position now, so we dread to think what the impact of additional, heavy duty, traffic will be during the construction of the Hatch End development and of course, the vastly increased traffic to and from the development thereafter. The road from Steeple Aston to Middle Aston can best be described as a single-track road, already unsuitable for the current level of traffic. This development proposes 97 car parking spaces, although, the capacity of each of the proposed units in the development will be much greater than the three people per unit implied by the planned number of car parking spaces. It is not unreasonable to suggest that at full capacity, each unit could have a minimum of 6 - 9 people working in them and that would equate to possibly 180 to 270 cars using the site every day! These cars will be arriving to and from the Hatch End development through Steeple Aston - up Fir Lane past the school during drop off and pick up times. Indeed, the times at which pupils start their school day can be as early as 8 a.m. and pick up continues from 3pm to 6 p.m. to cater for pre and after school clubs. In the evenings, many extracurricular activities for children and adults take place in the Village Hall and the Sports and Recreation Centre. Dr Radcliffe's maximum capacity is for 30 pupils per class - 270 pupils including Reception Class. Add to that, teachers, teaching assistants, administration staff, cleaners, catering staff and ground staff, possibly up to twenty-five people working at the school, all with their own transport, coming and going, and requiring to park. The roads into and around both Steeple Aston and Middle Aston can only be described as "Single-Track" with pinch points on Southside, North Side, Paines Hill and Fir Lane. A recent house renovation on Fir Lane had at one point 14 contractor vehicles parked on or around Fir Lane, North Side and Cow Lane and this caused considerable disruption and angered both parents and residents. This planning application calls for parking restrictions on South Side, Paines Hill and Fir Lane during the construction phase scheduled for 45 weeks. Where will homeowners park during a year of disruption as the majority of properties on these roads don't have garages or off street parking? This proposed development will promote the urbanisation of the area between Steeple and Middle Aston to the detriment and integrity of both villages. If planning permission is granted for this development, it will open the doors for further planning applications for developments by speculators. According to the Cherwell Local Plan 2006 - 2031, a report submitted in</p>

January 2014, Steeple Aston is considered as a Category A village. This report stated "the village is not suitable for large scale new development schemes". Therefore, how can the village infrastructure, now be seen to suitable to support a development that is equivalent to 30 new homes? The individual units of this planned development could have as many as 9 or more vehicles associated with each of them, where a single home would normally only have two. The comparison reports used in this application to justify the planned development refer to urban developments and not rural developments and are totally irrelevant to this rural setting and should therefore be disregarded. There is no viable public transport infrastructure to support this development. The railway station, located at Lower Heyford, is over one and a half miles away and the trains only stop once or twice a day. The bus service to and from the village is limited and the bus already has great difficulty navigating through the village due to the narrowness of the roads and the parking of residents' vehicles. It is therefore highly likely that busses will bypass the village all together because of the increased congestion this proposed development will bring. Currently, busses traveling in opposite directions in the village struggle and have great difficulty in passing on South Side. The proposed development and the inevitable increase in traffic, takes no account of the stress that will, inevitably, be caused to residents (many of whom are elderly) walking or driving in and around the village. As mentioned, the road infrastructure in Steeple and Middle Aston is single track with many pinch points throughout both villages. At present cars, vans and trucks are, constantly having to mount the pavements and verges just to pass one another. During the proposed construction phase, very heavy trucks will pound our small village roads for a year or more. A fully laden cement truck can weigh up to 70,000 pounds! This constant pounding will damage the many fragile and listed buildings along South Side, Paines Hill and Fir Lane. Residents are already very worried about this. As a resident of Steeple Aston and the owner of a listed building located on Fir Lane, we are extremely worried and concerned and have serious reservations about this planned development. We also feel that the communications with regard to this planned development from CDC have been inadequate and this is a concern shared by all residents in Steeple Aston. We strongly object to this planned development. Yours sincerely Maurice and Marie O'Connor

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**Attachments**