

# 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>	Shirley Palmer
<b>Address</b>	Holly House, South Side, Steeple Aston, Bicester, OX25 4RT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object to the plans for the Hatch End development, situated between Middle Aston and Steeple Aston. Whilst a possible tidy-up and refurbishment of the current single-storey site buildings would be welcomed, the proposed plans are far too large. The resulting double-storey buildings are too high, out-of-character for the rural surroundings and are more suited to an edge-of-town intensively covered office park than a tranquil rural backwater. They would also lead to unacceptable traffic and parking problems as well as noise, air and light pollution for both Middle and Steeple Aston. The number of people working on site and the number of deliveries needs to be restricted to the current levels, not increased dramatically which would be the case if these plans were allowed to go ahead. The site lies on an unmarked, unlit road which is single-track in places and adjacent to Dr. Radcliffe's C of E Primary School and Steeple Aston Pre-School. In normal (pre-COVID) times, the traffic at school drop-off and pick-up times is already unacceptable and puts children's lives at risk, especially since the axing of the lollipop lady. The school bus coming from the Middle Aston side has to deliberately block the road and wait for a teacher from the school to come and supervise the children getting off to keep them safe. Often the traffic completely blocks up around the junction with North Side/Fir Lane/Paines Hill/Cow Lane due to the single-track section in Paines Hill or a large vehicle trying to turn into North Side which gets wedged between parked cars. The air pollution on Fir Lane at these times is considerable and toddlers and babies being pushed in buggies are seriously at risk of their health being affected. In addition, the pavement in Fir Lane is very narrow and you are forced to step off it frequently to allow children to pass in the other direction, resulting in near misses with traffic. The suggested route for the construction phase along A4260- South Side - Paines Hill - Fir Lane is similarly dangerous. Although South Side is a bus route, the road is so narrow in places, that a parked car or van often leads to the road being blocked as the bus (or any other long vehicle) is unable to pass through. Increasing the number of heavy goods vehicles (and later cars/delivery vehicles for the finished Hatch End development) passing along this stretch will be a serious problem. As some of the houses have no off-street parking, it is not clear where they will park if temporarily banned during the construction phase. Many houses (ours included) access South Side from between stone walls, resulting in very poor visibility when joining the highway and we have had numerous near misses as a result - it is only a matter of time before there is another major accident here. (There was a serious accident on South Side a few years back which necessitated the air ambulance attending). More vehicular traffic and parking on surrounding streets caused by the proposed Hatch End development would be a disaster for the local community.</p>
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<b>Attachments</b>	