

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	Amanda Gascoyne
Address	Folly Cottage, Fir Lane, Steeple Aston, Bicester, OX25 4SF
Type of Comment	Objection
Type	neighbour
Comments	<p>Myself and my husband would like to register our formal objections to the above proposal. The nature, scale and impacts from the proposals put forward for the development of Hatch End are wholly inappropriate to its location and setting. Hatch End can be accessed only via Middle Aston or Steeple Aston, via minor village roads which are not suitable for either the type nor volume of construction traffic which would undoubtedly result during the initial construction phase. Nor could they sustain safely a substantive increase in vehicular traffic in the medium to longer term. Even with the current level of traffic, the state of the roads themselves throughout both villages and the constant battles to ensure they are repaired in a timely manner and re-instated to a safe standard, have been widely and publicly documented in the past. Access to Dr Radcliffe's school, located immediately adjacent to the proposed development, provides unavoidable challenges currently in terms of traffic movements, especially at the start and end of each day. With a significant number of HGVs during construction, and thereafter additional car traffic added into the mix, an increased and unacceptable level of risk cannot be avoided in terms of the safety of parents and children, aside from the impact to the existing road infrastructure, homes and communities in both Middle and Steeple Aston which would certainly ensue from further increased traffic movements. There is plenty and certainly no shortage, of suitable and more appropriate industrial land for developments of this nature within a reasonable radius and in particular, around Bicester and Banbury or even closer to home, in Upper Heyford. All are well connected in terms of highways infrastructure, and are absolutely designed to be able to accommodate developments of this type and scale. Steeple and Middle Aston are historic villages, with historic infrastructure built around conservation areas. No matter how this proposal is 'dressed up' to look as though it is sustainable, this is largely of course, nonsense. Employers would employ staff outside the villages, staff who would likely use a car to commute to work; probably from Oxford, Banbury or Bicester or farther afield. Cars which would have no choice but to travel on narrow roads through the villages. Villages not designed nor able to accommodate any further increase in traffic on roads which are hard enough to maintain to a safe standard currently. Put simply, neither Steeple nor Middle Aston are not designed for, nor should have to accommodate the encroachment of intensive industrial nor commercial uses of this type, for which the need, it could be argued, is questionable at the very least. We would request that the planning authority insist that common sense prevails and that this proposal be refused on the grounds that it is inappropriate for the setting and creates an unacceptable and significantly negative impact on the immediate surrounding communities. Kind regards, Amanda & Jonathan Gascoyne, Folly Cottage, Fir Lane, Steeple Aston.</p>
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Attachments	