

Comment for planning application 21/01123/F

Application Number	21/01123/F
Location	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL
Proposal	Demolition of existing buildings. Construction of replacement business units and associated external works. (Re-submission of 20/01127/F)
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>Ahh, the wonders of 'planning creep'! Start off with a ludicrous and inappropriate application based on some seriously flawed assumptions. Receive the wrath of a local community then slightly amend said original application paying 'lip service' to the actual fundamental original concerns and hope that a) no-one will notice a second application and b) said local community will be convinced that the original concerns have been given serious consideration and the proposals been mitigated appropriately.... sadly for the developer in this case, neither are true. The position of myself and my husband remains unchanged from the original attempt to get this application through planning and we would once again like to register our formal objection to the above proposals in the strongest terms. The previous application was withdrawn in the face of much opposition and I would suggest there is insufficient evidence to suggest that this revised proposal warrants any greater degree of merit. We appeal to Cherwell as the planning authority to make a stand to stop allowing the continued of degradation of existing, historic rural villages such as Middle and Steeple Aston with valuable Conservation areas, by imposing additional and completely unnecessary vehicular traffic and infrastructure burdens in inappropriate places. The Oxfordshire countryside is becoming increasingly blighted enough with a seemingly unstoppable appetite for increasing the built environment as it is. The nature, scale and impacts from the revised proposals put forward for the development of Hatch End remain wholly inappropriate to its location and setting. Nothing's changed there in the past year. 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; nothing has changed here either; the roads still comprise the same country lanes, albeit slightly more worse for wear since since the last application. These roads cannot safely sustain 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, still has access challenges 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 continues to be 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 now revised 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 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 request that the planning authority stand up for the</p>

preservation of the historic rural environment and refuse this revised proposal on the grounds that it is inappropriate for the setting and creates an unacceptable and significantly negative impact upon the immediate surrounding communities. Kind regards, Amanda & Jonathan Gascoyne, Folly Cottage, Fir Lane, Steeple Aston.

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Attachments