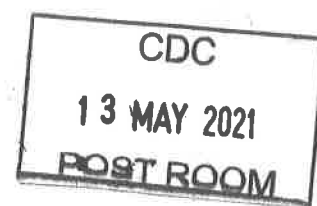


8 Hill House, Southside, Steeple Aston. OX25 4SD

May 11th 2021.



Dear James Kirkham,

Re: Planning application 21/01123/F

Whilst I appreciate that the developers have made some effort to take previous objections to their proposed development of the Hatch End site, I do not believe these go far enough reduce the significant impact on the surrounding environment and on the health and safety of local people, in particular of pupils at the Primary and Pre-schools.

The reduction to 24 units seems a minor adjustment and only just avoids the challenge of intensification of use while 79 parking places could easily not be adequate for the number of people who potentially could be employed in the units. The idea that public transport could be used by employees is quite honestly rather crazy – Hatch End is too far to walk from the station where trains are infrequent, there is only a limited bus service which comes nowhere near and so the 'Travel Plan' is just not feasible. There are not numbers of people in Steeple or Middle Aston seeking employment – and there are opportunities in places served by reasonable transport which would be more attractive in any case.

The site is on a narrow country lane which cannot sustain the level of use the development would bring – not only from employees at the units but also from suppliers and customers depending upon which businesses occupy the units. Even more important is the fact that access would have to come through the narrow roads of Steeple Aston where there are already frequent traffic hold ups and difficulty for vehicles to pass each other, especially along Southside where buses and lorries have often been stuck or have mounted the pavement causing danger to passing pedestrians and damage to verges. The steep turn from Southside into Paines Hill with narrow passages of this lane to be negotiated would cause enormous difficulty and one fears for the safety of children, parents and all connected with the schools particularly during busy periods of the morning and afternoon. The school bus can already have a major problem when it needs to turn round. These little roads cannot deal with an increased volume of traffic which at the same time as it is causing chaos would be polluting the atmosphere – not good for the health and safety of the population.

I hope you can take these issues into serious consideration when decisions are being made.

Yours sincerely,

