

## **Objection to Redevelopment of Hatch End Old Poultry Farm Middle Aston. Ref 21/01123/F**

We are writing to object to the Planning application 21/01123/F, Redevelopment of Hatch End Old Poultry Farm Middle Aston, on the grounds of safety to pedestrians and other non-motorised vehicle users on the rural roads surrounding the site.

We can see there are certain potential benefits to the development in regard to employment, but these seem to be completely outweighed by the impact any increase in vehicle movements will have on the network of roads around the site which are completely unsuitable for large volumes of traffic.

We believe there is a very serious safety concern in connection with traffic approaching or leaving the site via Middle Aston.

Apart from in the village itself, all the surrounding roads are very narrow with passing places, poorly maintained, unlit and have no pavements. The national speed limit of 60mph applies, and whilst we are not suggesting that every vehicle travels at this speed, experience has shown us that many, many cars travel too fast on this and other rural roads.

Any traffic travelling North from the proposed development will almost inevitably take the shortest route which will be through Middle Aston, and as there is no right turn onto the dual carriageway (A4260) via Middle Aston this traffic will turn right along Middle / North Aston Lane.

Many vehicles coming in the other direction (from the North) will follow their Sat Navs and be lead along Middle / North Aston Lane in the other direction past Nicholsons Nurseries.

***We are of the opinion that this crucial fact regarding traffic leaving the site (that once in Middle Aston the only way North is via Middle Aston /North Aston Lane) has been omitted or overlooked in the Transport Statement.***

As this road approaches / leaves North Aston it becomes very narrow and threads its way through woodland with virtually no metalled passing places let alone pavements, this section of road has a number of footpaths leading from it and so attracts many walkers.

There are large farm vehicles regularly using the road, pedestrians, including many children either walking or on bicycles, adult cyclists, horse riders, and dog walkers.

Given the change in planning in September 2020 which introduced a new use class E replacing B1, we believe that the proposed development may well have a far more significant impact on the area, and in particular the number of traffic movements on the surrounding roads, than previously thought or considered.

We simply do not accept the conclusion that there will be little or no adverse impact on the surrounding roads as stated in the Transport Statement. The assumptions regarding "sustainable travel modes" may well be valid in a town environment but surely cannot be used in a rural situation when likely commutes are far longer and public transport from Middle Aston is practically non-existent. We think it extremely unlikely that anyone would want to walk from /via Middle Aston to the new development given the lack of pavements or street lighting.

Oxfordshire County Council Highways Department must carry out a detailed examination of the impact of traffic flowing from this proposal and satisfy local residents that the impact will be in accordance with the Transport Statement and will be "***Modest or Negligible***" both now and in the foreseeable future.

Clearly at the present time that has not been done and it has to be taken into account in establishing the impact of the proposed development on the local area, residents and safety.

Below are photographs of Middle Aston Lane as it winds its way toward North Aston. The unsuitability of this road for any increase in traffic is obvious.



Clive and Kathy Fidgeon  
Warren Lodge, Middle Aston