

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 (buildings 2,4,5 and 6 as use classes E(g) (i), E(g) ii and E (g) iii and Building 1 under Class B8) and associated external works. (Re-submission of 20/01127/F)
Case Officer	James Kirkham
Organisation	
Name	Jayne Louise Taylor
Address	1 The Old Forge Studio,Paines Hill,Steeple Aston,Bicester,OX25 4SQ
Type of Comment	Objection
Type	neighbour
Comments	<p>I am objecting to the updated proposals for this application made on the 23rd September 2021. I continue to object to this application on the following grounds: Firstly, I acknowledge that the Class use has been updated so that it more defined and eliminates the possible uses where there would be an increase in adhoc public traffic Transport Addendum Whilst I acknowledge that the car park has been move the to the rear of the site and reduced by 5 spaces, this does not mitigate the volume of daily traffic that will increase whatever use limitations are placed on the build. There will still be a material increase in traffic that will in the morning, peak at the same time as the school traffic and therefore create a dangerous environment for all that use this very small area. I maintain that it fails to fully recognise or take into consideration the route that these additional cars will take getting to this location - Most surrounding roads are single track, so additional traffic will have an impact on the area especially around the times for the nursery & school drop off and pick up. The Addendum does not address the concerns regarding Section 4.3.5 Details TRICS Trip rates for HGV movements for the development. Whilst I do not contest the movement of HGVs expected, I again reaffirm my previous objection that the roads leading to the site are not suitable for additional HGV movements - the roads leading to & from the site from Steeple Aston - the preferred route for all traffic, is already heavily use by local agricultural traffic, school traffic (including school bus pick-ups) and general residential traffic. Construction traffic will cause congestion and issues with general vehicle movement. Nor does it address my objection regarding Section 5.2.2 which states that there will be users /employees that are local What is the current local take up for the units currently occupied ? The populations of both villages is small - how many local employees do the developers expect, against their provision of 24 units and 74 car parking spaces ? The following submission from the previous objection also remains in place - Construction Traffic Management Plan Section 5.2.7 Preferred & Alternative Construction Route Both the preferred and alternative construction routes are via narrow roads with extensive residential on road parking - neither are suitable for construction traffic Section 6 Mitigation Measures Whilst it is appreciated that these have been included - all listed are standard working practices and will do nothing to reduce the risks and disruption of additional HGV traffic through a rural area. PLANNING, DESIGN,ACCESS AND HERITAGE STATEMENT Section 4.24 states: In consideration of the above, it is concluded that in terms of paragraph 109 of the NPPF, the development will not cause an unacceptable impact on highway safety nor will the impacts on the road network be severe and thus the application should not be refused on highways grounds. I continue to disagree with the above statement - I believe that the impact on the local area and road network will be severe and that especially at peak times around school start & finish times, there will be an increased danger to pedestrians. The addition of a foot path on the site itself, to the current footpath, this does not address the situation where there are now footpaths on the road itself and that those using the road will be at increased risk due to the increase in traffic expected for the development In addition, the addendum does now address the impact to residential traffic and an increase risk of damage to roads and to buildings within the heritage site Section 4.3 States: Finally, there were no objections to the previous scheme on highways matters including traffic and parking. I find that this statement remains untrue as specifically my submission objected on highway matters and both the Parish Councils raised concerns as detailed in section 2.10 ? Overall, I maintain my objection on the basis that there will be a considerable increase in traffic in an area that does not have the infrastructure to support such an increase. In addition, the proposals for the construction phase of the development, will likely cause congestion, structural damage and traffic issues in what are essentially single track roads to the site with HGV's,</p>

agricultural traffic and school transport traffic causing issues. On this basis I continue to object to this application

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Attachments