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	Adrian and Mary White
Address	Westfield,Fenway,Steeple Aston,Bicester,OX25 4SS
Type of Comment	Objection
Type	neighbour
Comments	1 Increase in traffic and danger to existing users of Steeple Aston Road If permitted this development will create a substantial increase in traffic near to the school, pre-school, play area and other community facilities. This is already a busy road. As well as existing vehicular traffic pedestrians walk to Middle Aston from school using this road and it is used by adults on foot and by cycle to go between the villages and as part of a circular walk or cycle route. Walking and cycling are meant to be being encouraged for health and sustainability reasons, not discouraged. Additional traffic, both in the construction phase and when the site is operational, will create a danger to these existing users of Steeple Aston Road. 2 Not sustainable development It is not a sustainable location in transport terms for the proposed development as OCC admits. As the consultation response from OCC also makes clear, it has poor connection to public transport being on the wrong side of the village. Moreover, the village has only a limited bus service and no connections to Bicester or Chipping Norton. It is not much used at present. It is not clear from OCC's consultation response why a section 106 Agreement with a one-off payment of the order of 40k approximately to support the S4 service for a limited period of time would supply the missing link. It is either sustainable development based on the actual facts of existing transport provision and its use in this village (rather than based on a broad categorisation of villages by type that is clearly already failing in Oxfordshire and creating unacceptable volumes of vehicle movements) or it cannot be made so. There is no doubt that in reality employees at the site would arrive and depart by car and there would be delivery and other vehicles accessing the site at other times during the day. This development should be located in an urban setting such as Banbury, Bicester or possibly Upper Heyford base where there is the need for employment uses. The name of the site is indicative of its intended operation in a semi-rural location for which it was suitable when it envisaged limited employment and traffic generated. 3 No demonstrated unmet employment need in the village There is no evidence presented that there is a need for employment uses of the type proposed for Steeple Aston villagers and no doubt if there is a need elsewhere in the county most would drive here from outside the village. 4 Impact on environment and amenity of existing villagers OCC's consultation response also refers to the narrow and winding roads in this village. It would be difficult for construction traffic and regular site users to access the site without a considerable impact on the environment and amenity of the existing occupants of the village. 5 Further changes of use The E class in the Use Classes order covers a disparate range of uses not many of which would be suitable for this location. It includes e.g. a gym and a creche. These and statutory changes permitted to uses in other use classes would add further to the traffic levels generated by the development as currently proposed. 6 Inappropriate footpaths A footpath through the site connecting to the public footpath through the beeches would impact on the enjoyment of this tranquil village amenity. A footpath connecting the site to Steeple Aston outside the school would add to the creeping suburbanisation of Steeple Aston. 7 Previous objection We have objected to the previous application for this site but cannot see that it is referred to in the list of public responses-is it complete?
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Attachments	