

## CHERWELL DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION - PLANNING APPLICATION

Case officer : James Kirkham Date : 23/02/22

**Application No:** 21/01123/F

**Applicant's Name:** Middle Aston Ltd

**Proposal:** Re-submission of 20/01127/F to include Transport Addendum note

**Location:** Hatch End Old Poultry Farm, Steeple Aston Road, Middle Aston  
**Parish:** Steeple Aston

**Expected Decision  
Level:**

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Please complete ONE of the following sections and return to Head of Planning and Development Services at Bodicote House within **21 days** of date of consultation letter :

3. The Parish Council wishes to object to the application on the following planning grounds (Please quote relevant policies from Cherwell Local Plan or Structure Plan if possible) :

SAPC previously submitted its objections to this application in October 2021. We have subsequently been advised of the addition of Transport Addendum 2 to the submitted documents, and have reviewed the document.

We consider that the proposed increase in the number of businesses on the site represents an intensification of use, which in turn will generate vehicle movement numbers that will present a danger to pedestrians, who will continue to use Fir Lane, particularly at School times.

The methodology used by the applicants, and apparently accepted by OCC Highways officers, fails to take into account vehicle movements due to visitors, clients, deliveries, service and maintenance vehicles and others. We find it inconceivable that a successful redevelopment with up to 85 employees (by the applicants' own reckoning) and all the other associated vehicle movements which have been ignored, can be said to have a "negligible impact" on the rural lane that serves the site.

The Parish Council therefore remains unconvinced of the case put forward by the applicants in this additional document, and stands by our objection to the application. We reiterate that we are not against development of this site in principle. Our objection

is to the number of businesses proposed and to the danger to pedestrians posed by the traffic generated.

We would remind the Committee that the original planning application (96/00939/F) in 1996 for the site to be used as a business park was refused by CDC. The reason was that: *"The adjacent road network is in places narrow and of tortuous alignment and therefore traffic generated as a product of this proposal will have a detrimental physical impact causing increased hazard and a detriment to the safety and convenience of other road users."* Since that time the only thing that has changed is the increased popularity of the primary school adjacent to the site, and the encouragement of parents and children to walk to school.

Subsequent to the refusal, a conditional approval was given, which imposed a condition requiring prior approval for any change of use of the units specified in the application. This condition was imposed specifically because Cherwell officers clearly remained concerned about the impact of traffic generated by the development.

**We therefore request the Planning Committee** to similarly restrict any approval which it is minded to give to the current application, so that the "worst-case" scenario set out in the Transport Addendum 2 document is enforceable by planning officers. For example, in Table 2.1 of the document it is stated that 61 employees would be the worst case generated by the 732sq.m. of office floorspace recommended for approval. We consider, in the circumstances, that it would be perfectly reasonable for CDC in due course to monitor the floor areas allocated to each type of use as set out in the table, and to monitor the numbers of employees (note: not FTE as the concern is car usage) generated by each use class. If either of these indicators was to be exceeded at any time, CDC would be able to enforce compliance under such a planning condition.

Steeple Aston Parish Council  
February 2022

Signed: Cathy Fleet , Steeple Aston Parish Clerk

Date: 23/02/22

On behalf of .....STEEPLE ASTON.....(Parish Council):