

Comment for planning application 22/03877/F

Application Number	22/03877/F
Location	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston OX25 5QL
Proposal	Erection of three industrial buildings, replacement of former scout hut building and associated works
Case Officer	Wayne Campbell
Organisation Name	Stuart Ferguson
Address	Merlins,Fir Lane,Steeple Aston,Bicester,OX25 4SF
Type of Comment	Objection
Type	neighbour
Comments	<p>The site is on a narrow country lane which can only be reached along narrow roads through the villages of Middle or Steeple Aston. The application gives a false impression of the access through Steeple Aston by not recognising that the preferred route along Southside and Paines Hill involves roads which in places are wide enough for only one vehicle. South side carries an hourly bus service to/from Oxford/Banbury and large lorries, especially during the construction phase, will become stuck without a rigorous active traffic management plan. It is very doubtful if any employees will access Hatch End by bus as the nearest stop is further from Hatch End than is reasonable walking distance, especially as the last several hundred metres of the route involves walking on an unlit road with in part no speed limit. Those who are obliged to walk this stretch are pupils of the adjacent primary school who reside in Middle Aston which is too close to warrant free school transport. Notwithstanding the construction phase, the increased traffic, generated by both extra employees (24 extra car parking spaces proposed) and additional vehicle movements associated with additional businesses, will present an ever increasing hazard to the pupils unless a footpath is constructed from the school to the main entrance to the Hatch End site. (note that beyond the entrance to Middle Aston is not anticipated to see a big increase in traffic as the roads through Middle Aston are unsuitable.) Furthermore, the road at the entrance to the primary school is extremely congested between 8am and 9am, and again from 2.30pm to 3.30pm, as very many pupils are brought by car, especially those many coming from further afield than the Astons. (the alternative access route within Steeple Aston via Northside would be very difficult as it involves narrow stretches of road and tight turns). Overall, this is an unsuitable site for expanding business activity because of access problems and the generation of medium distance commuter car traffic from eg Banbury Kidlington Bicester etc. Hence the objection. It is worth noting that originally this site was an agricultural research station with low employment density. It has accidentally morphed into a general employment site.</p>
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Attachments	