

Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

28th February 2023

By online portal.

Dear Sir/Madam,

OBJECTION TO PROPOSED DEVELOPMENT AT HATCH END, OLD POULTRY FARM FOR THE ERECTION OF THREE INDUSTRIAL BUILDINGS, REPLACEMENT OF FORMER SCOUT HUT BUILDING AND ASSOCIATED WORKS (PLANNING APPLICATION REFERENCE 22/03877/F)

We write in relation to the above development which seeks planning permission to erect three industrial buildings at Hatch End.

We **object** to the proposal for the following key reasons:

- The site is located outside of the settlement boundaries of Steeple Aston – the principle of development is therefore not acceptable by virtue of the Development Plan.
- The proposed development is unsustainable and therefore contrary to the objectives of the Development Plan & National Planning Policy Framework – it is located in open countryside and inaccessible from any sustainable forms of transport. There is no bus service. There are no cycle paths. There is not even a footpath which links the site to the neighbouring villages (Steeple Aston and Middle Aston).
- The proposed development and intensification in use of the site will further erode the gap between Steeple Aston and Middle Aston – this conflicts with Mid Cherwell Neighbourhood Plan Policy PD1 (criterion e), which states that “development should not give rise to coalescence with any other nearby settlement. This particularly applies to Steeple Aston and Middle Aston.”
- Furthermore, the proposal is in direct conflict with the Mid Cherwell Neighbourhood Plan Policy PC1 (Local Employment) as it will:
 - have an adverse effect on the surrounding built, natural and historic environment and it has not been demonstrated how the economic benefits of the development would outweigh this; and
 - would generate a volume of traffic that would have a significantly harmful effect on road safety and congestion.
 - Indeed:
 - the increase in traffic (including HGVs) will cause **substantial harm to the Steeple Aston Conservation Area** and the setting of numerous listed buildings – including ours on Fir Lane;
 - the increase in traffic using the site will exacerbate an already unacceptable situation for local residents; and raises **significant safety concerns – being adjacent to a primary school with already traffic safety issues surrounding it;**

- **Construction traffic routing is plainly and wholly unsuitable and unsafe.**

Concluding Comments

For the reasons set out above, we **object** to application reference 22/03877/F, which is unacceptable considering the detrimental impacts it would have on local residents and the historic environment – particularly Steeple Aston Conservation Area.

We also wish to point out the application fails to demonstrate how it will achieve biodiversity enhancements, mitigate landscape impacts and protect the root protection areas of existing trees onsite.

We trust you will find this response useful and we hope the Local Planning Authority will ensure that this application is **refused**.

Should you require any more information or wish to discuss this further, please do not hesitate to contact us.

Yours faithfully,

Fir Cottage, Fir Lane, Steeple Aston, OX25 4SF