

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	Mr. Chris Watson
Address	Willowfield House, Fir Lane, Steeple Aston, Bicester, OX25 4SF
Type of Comment	Objection
Type	neighbour
Comments	<p>Chicken sheds</p> <p>Dear Sir</p> <p>I live with my wife and four, sometimes five children in the unnamed lane opposite the drive to Canterbury House- that is the lane which runs off Fir Lane down the hill beside the preschool.</p> <p>We are objecting strongly to this development, on the grounds below which have been addressed by the Parish Council and others, each of which concerns we endorse and support.</p> <p>Specifically :-</p> <p>Accessibility. The proposed development is located in the countryside and not accessible to any form of sustainable transportation at a time when the County Council is vigorously opposing car transport and seeking to reduce it. I deal with the specific. Local impact of this in some detail below. There are no cycle lanes and no pathways that link Steeple Aston or Middle Aston with the site</p> <p>Creeping urbanisation. The proposed development erodes the gap between Steeple Aston and Middle Aston which is contrary to the express provisions in the Mid Cherwell Development Plan.</p> <p>Economic imperative. This commercial development is unnecessary and is in fact redundant in the light of the significant developments at Heyford a few miles away. Commercial developments should be located there and not in this Conservation Area village.</p> <p>Safety . The increased traffic during the construction phase (HGVs) and thereafter bring significant safety concerns being close to a pre and primary school. A situation which is already has significant safety issues.</p> <p>Construction traffic. The proposed route for construction traffic is through Steeple Aston which has, what can best be described as single track access to and around the village. There are significant pinch points throughout the village, particularly on Paines Hill where sight lines from either approach are obstructed/limited and therefore dangerous.</p> <p>Conservation area and listed buildings. The increased construction traffic will have a significant impact on listed buildings on the proposed site traffic route. Many of these buildings are very old and some on shallow or no foundations. Damage to these precious buildings may not become obvious until long after the proposed development has completed.</p> <p>I also have to object on specific personal grounds of safety and amenity, primarily relating to where we live, because of particular factors which apply to the traffic going past and to/from our house.</p>

The traffic in Fir Lane is very difficult to navigate even now, since

1. it is single file only at this point because of cars permanently parked in Fir Lane which reduce it to one lane
2. there are the two schools right outside or opposite the exit of our lane into Fir Lane and
3. we have the village hall right next door.

During school drop off and collection and during village hall events, even more cars park on either side of the exit from our lane onto Fir Lane. Sometimes they park so close that our exit is partially blocked, so that we either can't exit at all or have to turn in the opposite direction to the one we want.

Even if they are not doing that it is at best very difficult and somewhat dangerous to drive a car out of our lane and onto Fir Lane in either direction. It is impossible to see left or right until your car is so far out that it has virtually crossed to the far side of Fir Lane. This is dangerous and we have had several near misses, particularly recently.

On top of that, because there are so many cars coming and going at school time, even once we have begun to drive out onto Fir Lane, we often have to reverse back into our lane again while the traffic sorts itself out in Fir Lane (which is at all times only one way because of parked cars outside the houses). This can take quite some time, up to a minute; it slows down the traffic generally as the other cars have to wait for us to reverse, and again re-emerging is dangerous. When doing so our car of course blocks and slows traffic in both directions.

This is already an unsatisfactory and risky situation. The extra traffic resulting from the proposed development will make this many times worse and I'd regard it as certain to be intolerable.

The train station is a mile and a half walk away (32 minutes walk- see map photo attached) and has very few trains and those are of limited use for local travel, (see attached timetable screenshots)

The bus service is extremely limited, (see attached timetable pdf)

Consequently nearly every worker, service worker (cleaners, security etc) and customer of the proposed development will have to arrive and leave by car, go to and from lunch and any breaks by car; all deliveries and waste collection will likewise have to go in and out by road.

That being the case it is inevitable that with the school run happening at the beginning and end of working hours, several hundreds of journeys (many including lorries) will take place every day down this narrow, one track road. If each such journey takes only a conservative 30 seconds to navigate past our lane and the high level of comings and goings at the schools and the Village Hall, (30 seconds may seem a high figure but if there's traffic it is not unusual and I've had to wait much longer- you should try it if you think otherwise) that would effectively mean that Fir Lane is blocked and impassable for 100 to 300 minutes a day. That's between one-and-a-half and five hours. One can quibble with the detail of the calculation, but that is the order of the numbers and the scale of the issue here; if you want different unit figures, you should gather your own and actually visit Fir Lane, both at the Cow Lane junction and the lane opposite Canterbury House, at school arrival or departure times; you are certain to find it is pretty substantially blocked and dead slow even now.

In addition it is not certain that all the cars using the development will actually use its parking; they may prefer instead to park in Fir Lane to get away more quickly. That will exacerbate the congestion by removing passing places.

Moreover if the development is a big success there may not be enough space for all employees, users and visitors of the development to park inside it, so they will also have to park in Fir Lane which will further exacerbate all the issues.

I do not see how these problems can be dealt with adequately/satisfactorily given the scale proposed for this development. Certainly the proposals either completely ignore this issue or make optimistic and fanciful projections about what is looking set to be a nightmare.

Chris Watson
Willowfield House
Fir Lane

Steeple Aston
Sent from my iPhone +44 7768377443
Please excuse fat fingers and DYAC

https://www.steepleaston.org.uk/wp-content/uploads/2020/09/S4_bus-from-1st-September.pdf

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Attachments

The following files have been uploaded:

- 68AF8F53-0326-4C65-A9AA-D35CC6DDA834.pdf