

**HATCH END OLD POULTRY FARM, MIDDLE ASTON ROAD, MIDDLE ASTON: ERECTION OF THREE INDUSTRIAL BUILDINGS, REPLACEMENT OF FORMER SCOUT HUT BUILDING AND ASSOCIATED WORKS**

**22/03877/F**

Steeple Aston Parish Council has considered its response to the re-consultation of this application, and has decided that it maintains its objection to approval of this scheme.

Our earlier objection was submitted on 23rd February 2023.

The only changes that have been made since then are stated in the applicants' letter to CDC of 14<sup>th</sup> April 2023, and appear to be as follows.

- Pedestrian footway to the village: the applicant rejects the need for a footway adjacent to the road and proposes to link the development instead to the existing Beeches footpath.
- Public transport: the applicant does not wish to make a financial contribution to OCC to support the S4 bus service.
- Car parking: the applicant now intends to provide only 14 car parking spaces, citing new OCC guidance in support of the deletion of 10 spaces.
- Flood risk assessment: revised site boundaries now avoid this requirement.

Our concerns as stated in our February objection related to:

Increased floor area of the units  
Pedestrian safety and Dr. Radcliffe's School  
Travel Plan and vehicle movements  
Construction period  
Need for an extended footpath to the site  
NPPF policy

The revisions to the scheme address none of our concerns. On the contrary, they intensify our concerns about pedestrian safety, particularly in regard to parents and children, and to car parking on a narrow country lane, which will be worse as a result of the reduction in on-site parking. OCC's revised guidance is completely inappropriate for a rural location where alternative methods of transport are difficult.

We note that the earlier scheme submitted by the applicants was refused for the following reason:

**REASON FOR REFUSAL**

*"The proposed development would create additional trips over the existing permitted use of the site. The proposed development would regularly attract large commercial vehicles and large numbers of cars onto the local minor roads which are unsuitable to serve the proposed development, and would have a severe traffic impact. The proposal is therefore contrary to Policy SLE4 of the Cherwell Local*

*Plan 2011-2031, saved Policy TR7 of the Cherwell Local Plan 1996 and the National Planning Policy Framework 2021.”*

The revised scheme does not significantly change the scale of activity on the site, and therefore the reason for refusal remains as it was. Indeed, the applicants’ proposal to establish a community café on the site is likely to not only increase the number of vehicle trips using Fir Lane, but will certainly attract more pedestrians to the site, who will favour walking in the road between the village and the site, increasing the level of danger from the present situation.

**As a result the Parish Council is clear that it believes the revised scheme remains unsuitable for this rural location and should again be refused.**

**We also note that certain works have been carried out on site without the benefit of planning permission; we remind the District Council that these need to be addressed in the determination of this application.**

Steeple Aston Parish Council, June 2023