

Comment for planning application 22/01340/OUT

Application Number	22/01340/OUT
Location	Os Parcel 6124 East Of Baynards Green Farm Street To Horwell Farm Baynards Green
Proposal	Application for outline planning permission (all matters reserved except means of access (not internal roads) from b4100) for the erection of buildings comprising logistics (use class b8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.
Case Officer	David Lowin
Organisation Name	Anthony Sheen
Address	The Old School House,St Peters Close,Stoke Lyne,Bicester,OX27 8RU
Type of Comment	Objection
Type	neighbour
Comments	<p>As a resident of Stoke Lyne, I object vociferously to the application by Tritax Symmetry (22/01340/OUT) to build a large warehouse complex at Baynards Green. My objection also extends to the proposals by Albion Land (21/03267/OUT and 21/03268/OUT) and the Strategic Rail Freight Interchange at Ardley. The combined effect of these logistics developments will be to damage irreparably and change the character of what is currently open countryside into what the Countryside Charity (CPRE) has termed 'A Warehouse City'. The Tritax application would have a major visual impact on our neighbourhood, transforming it from productive farmland into a vast industrial landscape dominated by giant warehouses. The land has not been designated in the Local Plan for industrial or employment use and is classified as agricultural - it should remain so.</p> <p>Traffic is a major concern. The A43 operates consistently at high capacity with tailbacks being common, resulting in vehicles switching to the B4100 or local village roads, endangering walkers and cyclists. There are already frequent accidents at Baynards Green roundabout, and its forthcoming upgrade later this year will not be sufficient to cope with the increase in traffic. Warehouses are busy places where activity takes place on a 24/7 basis, day and night, involving constant loading and unloading, general maintenance, servicing of vehicles and equipment. There is no public transport in the area so visitors and employees will be compelled to travel by car. My wife, who has often cycled into Bicester from Stoke Lyne, says that in her experience the B4100 is already more dangerous than navigating Hyde Park Corner.</p> <p>Has thought been given to the impact on the quality of life of residents? Warehouse construction and subsequent operations will create light, water, heat, noise, air and dust pollution which the prevailing westerly winds will blow across towards Stoke Lyne. Eco systems will be dramatically affected. Ancient hedgerows, mature trees and open fields will be replaced by an industrial landscape. The habitat currently provides breeding and feeding grounds for a wide variety of animals, birds and insects. Stoke Wood, an ancient woodland managed by the Woodland Trust and a sanctuary for native and exotic species, lies adjacent to the proposed warehousing. Such a depressing backdrop can only be detrimental to this popular destination for locals and visitors alike, including school children who learn so much from its ecology.</p> <p>Little consideration has been given to heritage implications. The site is of historical and archaeological significance: in February this year a Roman hoard of around 1000 silver Denarii was discovered by the Metal Detectorists Group, as well as other Roman artefacts. The hoard was featured in The Searcher magazine in May: clearly a full archaeological evaluation is required. It is also thought to have been involved in medieval jousting. Stoke Lyne's Grade II*-listed St Peter's Church, recently the subject of an impressive refurbishment, will be affected by its close proximity to the site. In addition, scant attention has been paid to neighbouring Tusmore Park, one of the most important Classical country houses to have been built in Britain since the Second World War, and the site of the medieval settlement of Tusmore. This remarkable jewel in Oxfordshire's architectural heritage has an enchanting 18th-century landscape park, easily accessed by numerous public footpaths and bridleways, and is a source of inspiration and joy to many. The possibility of Tusmore being</p>

overshadowed by a wall of warehouses is beyond contemplation.

I urge you to reject this application.

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Attachments