

## Rachel Tibbetts

---

**From:** Kelly Holden-White [REDACTED]  
**Sent:** 07 June 2022 22:44  
**To:** Planning  
**Subject:** objection to 22/01340/OUT

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

My name is Susanna Holden-White  
my address is 74 Highworth Road, Bristol. BS44AG

I object to the above planning number

The proposal is not consistent with the Cherwell District Council local plan whereby local brown belt land would be considered ahead of this beautiful, unspoilt green belt land currently farmed and unspoilt.

This proposal should also be considered alongside the other planning applications currently in the preparation stage by Albion. There is also application for large urban expansion at Bucknell and such development, when considered alongside Bicester having been subject to heavy logistics development to the south at 'Bicester Gateway', to the east at 'Symmetry Park Bicester M40 J9' and to the north east at Axis Junction 9. Older developments which have been extended include outlets at Charbridge Lane, Telford Road and Launton Road. When all of these developments are considered in union, Bicester and the surrounding area has already delivered on a substantial development plan and improvements made to infrastructure to provide for these developments are already buckling under the pressure. Decisions to transform countryside into industry and urbanisation must not be taken lightly.

The proposed site for the Tritax Symmetry proposal is greenbelt land and was previously deemed unsuitable for such development. It would have a significant impact on the ecology and biodiversity of wildlife and habitat in what is currently unspoilt and farmed countryside and flood risk would be inevitable if such enormous sites were developed in proximity to each other. Previous planning application for similar development of this area were dismissed on appeal (18/00672/OUT) and the criteria in dismissing the plans at that time still apply.

I believe that The Woodland Trust were not consulted in regards to the proximity to Stoke Woods, a medieval coppice, very popular with dog walkers and families who escape the town and find an unspoilt pocket of countryside. There are also a number of listed buildings within Stoke Lyne and Bainton Parish, namely St Peter's Church in Stoke Lyne. Also, a number of dwellings within close proximity to the site have not been included in the maps supplied on the Tritax site. The application was flawed in not considering these important points.

This proposal would ruin a beautiful community by turning green belt land into a brightly lit, noisy, concrete, tarmac and steel jungle - an unacceptable impact on the landscape and environment, the tranquillity of the country side and mental health of residents and visitors in need of a bit of calm.

The proposal is not consistent with the Cherwell District Council local plan whereby local brown belt land would be considered ahead of this beautiful, unspoilt green belt land currently farmed and unspoilt.

This proposal should also be considered alongside the other planning applications currently in the preparation stage by Albion. There is also application for large urban expansion at Bucknell and such development, when considered alongside Bicester having been subject to heavy logistics development to the south at 'Bicester Gateway', to the east at 'Symmetry Park Bicester M40 J9' and to the north east at Axis Junction 9. Older developments which have been extended include outlets at Charbridge Lane, Telford Road and Launton Road. When all of these developments are considered in union, Bicester and the surrounding area has already delivered on a substantial development plan and improvements made to infrastructure to provide for these developments are already buckling under the pressure. Decisions to transform countryside into industry and urbanisation must not be taken lightly.

The proposed site for the Tritax Symmetry proposal is greenbelt land and was previously deemed unsuitable for such development. It would have a significant impact on the ecology and biodiversity of wildlife and habitat in what is currently unspoilt and farmed countryside and flood risk would be inevitable if such enormous sites were developed in proximity to each other. Previous planning application for similar development of this area were dismissed on appeal (18/00672/OUT) and the criteria in dismissing the plans at that time still apply.

I believe that The Woodland Trust were not consulted in regards to the proximity to Stoke Woods, a medieval coppice, very popular with dog walkers and families who escape the town and find an unspoilt pocket of countryside. There are also a number of listed buildings within Stoke Lyne and Bainton Parish, namely St Peter's Church in Stoke Lyne. Also, a number of dwellings within close proximity to the site have not been included in the maps supplied on the Tritax site. The application was flawed in not considering these important points.

This proposal would ruin a beautiful community by turning green belt land into a brightly lit, noisy, concrete, tarmac and steel jungle - an unacceptable impact on the landscape and environment, the tranquillity of the country side and mental health of residents and visitors in need of a bit of calm.