

Objection to the planning application reference 21/03267/OUT

Dear Mr Lowin

I am writing to **object** to this planning application on the following grounds:

Impact of Noise Pollution:

In 2011 The World Health Organization and European Commission's Joint Research Centre reported that "Western Europeans suffer a heavy toll of death and disability through exposure to excessive noise, making it second only to air pollution as an environmental cause of ill health" and that "exposure to noise can kill people".¹

The agricultural land around Baynards Green is relatively flat and open. Noise travels easily to local villages and homes because there are few buildings to break the travel of sound across the land.

Traffic noise emanating from the M40 and Baynards Green is already excessive owing to the constant flow of cars and lorries north and southbound from the M40 to the A43 many of which are involved in the construction of East/West Rail and HS2. Another major construction project would exacerbate this pollution. As a result, the comparisons with the current traffic flows and existing traffic noise with the projected noise of development during construction are flawed.²

Note, too, that during the construction phase the impact of traffic noise with the fractured noise of building construction will be heard day and night because the developers have applied for permission to work 24 hours a day³.

Impact of Light Pollution

Light Pollution is the: "inappropriate or excessive use of artificial light which can have serious environmental consequences for humans, wildlife, and our climate". Components of light pollution include:

- Glare: excessive brightness that causes visual discomfort
- Skyglow: brightening of the night sky over inhabited areas
- Light trespass: light falling where it is not intended or needed
- Clutter: bright, confusing and excessive groupings of light sources

Baynards Green Service Station and the adjacent MacDonalds already light up the night sky. The proposed development will increase the light pollution significantly and impact all night every night on both human and non-human species.

Impact on Biodiversity and local ecology:

The Applicants claim that every potential problem relating to non-human species likely to be impacted by the planning proposals will be resolved by applying a "suitable mitigation strategy"⁴.

¹ New Scientist "Noise kills, and blights lives in Europe" 31 March 2011

² Quod Land at Junction 10 M40 Environmental Statement- Volume 2 Page 16

³ ES Volume 11 Final para 4.17

⁴ ES Volume 2 10. Ecology

The process of “Biodiversity Net Gain”, formulated under National Planning Policy Framework (NPPF; 2019) is already well-known to be flawed. Kathy Willis, Professor of Biodiversity at Oxford University, concludes in a recent paper⁵:

“Unfortunately, a recent paper that has analyzed all the Biodiversity Net Gain assessments that have accompanied planning applications submitted between January 2020 to February 2021 suggests quite the opposite. This assessment looked at the applications that were submitted to the six councils that have adopted the BNG-equivalent policies in advance of its national rollout later this year, a total of 55 BNG assessments. From this work the authors found that the dataset revealed a 34% reduction in green space despite promising a 25% increase in biodiversity area. This accounting loss is excused by the promise that these habitats will be traded for habitats of higher distinctiveness and condition in the future. So that biodiversity losses of today will be banked in banks yet to be established. How on earth can this be acceptable to anyone?”

*The result of all the above will be increasing fragmentation of UK landscapes, loss of corridors for biodiversity to move across the landscape, and loss of the critical ecosystem services that we rely upon nature to provide. We simply must do better than this – and quickly. The blame cannot be placed on the farmers, developers, or even the ecologists. We are currently providing them with tools that are the equivalent of giving a farmer a trowel to dig a whole field. What we urgently need are quantitative approaches, metrics, and tools that are transparent, repeatable, and easy-to-use. Without the right approaches put in place quickly, net biodiversity **gain** in the UK will end up being net biodiversity **loss** and the only gain will be infrastructure developments; quite the opposite of what is intended by the Environment Bill.”*

Impact on Local Listed Buildings

Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 states: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The tiny villages of Stoke Lyne, Hardwicke & Tusmore are home to at least seventeen Grade 2 listed buildings.⁶ The proposed development at Baynards Green, both at the construction phase and subsequently, will be visible and audible to visitors and residents of these buildings day and night, seven days a week.

Hazardous conditions for local families

Finally, over the last twenty years or so, the market towns of Brackley, Bicester and Aylesbury – all formerly so distinctive and handsome – have tolerated massive residential, retail and wholesale developments, including the waste incinerator at Ardley. The cumulative impact of these developments has resulted in heavy backlogs of local traffic trying to navigate across the non-stop flow of lorries to and from the M40 at Baynards Green. I know because I have to try and cross it every day driving to and from my office in Charlton. It is stressful, time-consuming and dangerous.

The Government’s own National Planning Policy Framework⁷ states: “If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.

I request that the Application be rejected on these grounds.

⁵ Net biodiversity gain: gain for whom? July 8, 2021

⁶ British Listed Buildings

⁷ www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment



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