

Comment for planning application 21/03267/OUT

Application Number	21/03267/OUT
Location	OS Parcel 0006 South East Of Baynards House Adjoining A43 Baynards Green
Proposal	Outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping
Case Officer	David Lowin
Organisation Name	Clive Fretwell
Address	2 St Peters Close,Stoke Lyne,Bicester,OX27 8RB
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposal The site in not allocated, in the Local Plan, as Employment Land. In fact, the site is not allocated for any use whatsoever and it should remain as productive farmland There are significant areas of allocated Employment Land, in the Local Plan, for which Planning Permission has yet to be sought. These should be developed before Planning Permission is granted on unallocated green-field sites The site is in open countryside and the visual harm it would cause and the negative impact on the landscape would be very considerable. The accumulation impact of this proposal together with the Albion Land proposals (21/03267/OUT and 21/03268/OUT) would transform a rural landscape into an urban/industrial landscape. The journey from the M40, along the A43 and then down the B4100 (heading South-East) would be akin to driving in a roofless tunnel. Travellers driving up the B4100 (heading North-West) would encounter the hard edge of warehouse walls rather than the gently rolling countryside of now The visual impact for those whose houses have windows (or doors) facing the site, or for those walking on nearby footpaths, would be very detrimental. At night, warehouse-style floodlighting would exacerbate the problem The site is not in a sustainable location. It is too far to practically walk to from any settlement (with the exceptions of the tiny settlement of Baynards Green and the slightly larger settlement of Stoke Lyne). From the larger nearby settlements (Bicester - 4.5 miles from Market Square - and Brackley - 5.7 miles from Market Square), bicycling is not a realistic option given the high-speed nature of the roads. There is no regular bus service from any settlement to the site. The only realistic option for all visitors and employees is to drive by private car to the site. The local road network is already overstretched. Baynards Green Roundabout struggles in the morning and evening peaks. Joining the roundabout, especially from the B4100 south, can be challenging, and hazardous, due to the limited gaps in traffic on the A43 heading to the Motorway. A significant number of HGVs attempting to join the roundabout from the B4100 south would only exacerbate the problem of long tail-backs forming along the B4100 (currently, often as far down as the Stoke Lyne turning) Turning right onto the B4100 from the Stoke Lyne and Hardwick turnings, already difficult at certain times of the day due to traffic volumes, will become even more difficult due to the tailbacks which will form along the B4100 A substantially increased volume of traffic on the B4100, especially HGV's, would, in unfavourable wind conditions, increase emissions and noise pollution drifting over Stoke Lyne, especially, and Hardwick The site, being an industrial site and with multiple vehicle movements, would, in unfavourable wind conditions, result in increased noise pollution drifting over Stoke Lyne, especially, and Hardwick There is not a local unemployment issue for development on the site to address. All employees will arriving from, and returning to, other parts of the District (or beyond it). Employment development should take place where there is an available pool of local labour. The development site is within sight of St Peter's Church, Stoke Lyne, a Grade-2-star listed building which would be harmed as a result of the development</p>
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Attachments	