

I strongly object to this planning application for the following reasons:

Development of large-scale warehousing as outlined by the Applicant contravenes the Cherwell Local Plan (2011-2031) for Spatial Strategy. Point A.11 on Page 10 of the Local Plan makes specific reference to the “strict control of development in open countryside”. Therefore, as this Application is in open countryside, it should be refused, as per the vision, strategy and objectives of the Local Plan.

The Application contravenes the Cherwell Local Plan’s Policies for Building Sustainable communities as outlined in section B.87: “Cherwell's countryside, landscape and green spaces are important natural resources. They form the setting of our towns and villages, contribute to their identity and the well-being of Cherwell's communities, and provide recreation opportunities. The countryside’s intrinsic character and beauty is important to the quality of life in Cherwell...” Warehouse development on beautiful open countryside is not sustainable or environmentally friendly.

Policy ESD 13 (Page 109) of the Local Plan states: “Proposals will not be permitted if they would: Cause undue visual intrusion into the open countryside; Cause undue harm to important natural landscape features and topography; Be inconsistent with local character; Impact on areas judged to have a high level of tranquillity.” The Application directly contravenes all the above points.

The economic benefits as stated by the Applicant do not correlate with local needs. The last published (2011 Census) statistics of unemployment rates show Cherwell at 1.3% of the local population, which is both lower than the average for Oxfordshire and a full two percentage points lower than the national average unemployment rate (3.3%). This equates to an unemployment ratio in Cherwell which is **61% lower** than the national ratio – there is therefore no need to create employment opportunities where there is no identified need. Furthermore, the *Office for National Statistics - Labour Force Survey* of January 2021 states that of all regions across England, the South East consistently returns the lowest unemployment rates. The applicants should therefore look to develop in other regions with a greater need for employment.

With no other means of transport to and from the site other than by private car, the Application does not take into consideration Strategic Objective 13 (page 35) of the Local Plan: “To reduce the dependency on the private car as a mode of travel...”

Policy ESD 13 (Page 111) of the Local Plan states: Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important natural landscape features and topography
- Be inconsistent with local character
- Impact on areas judged to have a high level of tranquillity
- Harm the setting of settlements, buildings, structures or other landmark features
- Harm the historic value of the landscape.

The Application directly contravenes all of the above points.

Furthermore, the Historic England website has registered at least 12 grade-2 listed buildings or structures within close proximity to the proposed sites which will have an adverse impact on and harm the historic nature of the landscape.

Finally, this development will inevitably destroy hedgerow habitat in an area of natural beauty, which is of significant concern and has not been addressed to a satisfactory level by the applicants.