

Comment for planning application 21/03268/OUT

Application Number	21/03268/OUT
Location	OS Parcel 2636 NW Of Baynards House Ardley
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; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure
Case Officer	David Lowin
Organisation Name	David Barnes
Address	Honeysuckle Cottage,11 Hethe Road,Hardwick,Bicester,OX27 8SS
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the proposal on the following grounds: The site is not allocated for employment, or any other use, in the Cherwell DC Local Plan, which shows the site retaining its current agricultural use. As there are many other alternative sites in Cherwell, amounting to over 50 hectares of land, which have been allocated for employment, these sites should be considered in priority to this site. If granted the proposal would make a mockery of the Local Plan. The proposed development has an extremely large footprint, and its buildings have great height, making it visible for many miles; the more so at night, when it would emit significant light pollution. The site is in open countryside, which is entirely unsuited to a such a large-scale industrial development. The development would be an assault on the senses of local residents and the many visitors who can currently enjoy the North Oxfordshire countryside. In short, it would be a massive blot on the landscape. The local road system would not be able to cope with the additional traffic generated by the development. Traffic between the set of roundabouts on the A43 from the Baynards Green petrol station to J10 on the M40 regularly comes to a standstill now - even blocking egress from the M40. This also creates tailbacks, well passed the Stoke Lyne turning on the B4100, of traffic wishing to travel north towards the A43 at Baynards Green. Without a massive redevelopment of the local road system, especially the "malfunction junction" that is J10 on the M40, this development seems certain to exacerbate the situation. This would no doubt then lead to more "rat running" of frustrated motorists through local villages, including my own village of Hardwick, which have no pavements, thereby posing a very real danger to life and limb to pedestrians and other vulnerable road-users (e.g. cyclists and horse-riders). Additionally, because of the rural nature of the location, access to the development for visitors and employees, could only be by road vehicle, again adding to the traffic congestion in the area. I wonder if an environment sustainability audit has been conducted to determine the increased carbon footprint, and its impact on global warming, of the additional traffic movements caused by the development? The proposal would lead to no economic or employment benefits for local residents. This area has a very low rate of unemployment as a percentage of the population. Unemployment in Cherwell is both lower than the average for Oxfordshire and lower than the national average. As such there is no need to create additional employment opportunities here. Indeed, employees for the site would, in all likelihood, need to travel significant distances. This might then lead to pressure to build yet more homes in an area that is already suffering from an undersupply of affordable housing. Surely, it would be more sensible to build developments like this in areas of high unemployment. The development would have a detrimental impact on the many historical buildings in the vicinity. According to Historic England, there are at least twelve Grade II listed buildings close to the proposed site, and many others only a short way off. Finally, and one of the biggest fears of local residents, is that if planning permission were to be granted for this development, it would open the way to future similar applications on adjacent land. Indeed, I understand that such applications are already being prepared. This all has the potential to create a massive industrial complex, permanently scaring this beautiful corner of North Oxfordshire.</p>
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Attachments	