

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	Craig Dean Mitchell
Address	Willow Brook, Street Through Stoke Lyne, Stoke Lyne, Bicester, OX27 8SF
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposed development is in a predominantly rural setting which is not designated for development within the local plan. There are many other parcels of land in the district that are allocated for employment / developments for which planning has not been sought. Bicester and the areas around it have been subject to many logistics developments in recent years with sites such as 'Bicester Gateway' to the south and to the east at 'Symmetry Park Bicester M40 Junc 9 and also to the northeast at Axis Junction 9, these are only the new development and do not include the likes of Charbridge Lane, Telford Road and Launton Road which have all been extended to in recent years. The district that we live in will very quickly be completely overrun by Commercial Warehousing and it is time that an alternative location was chosen for this latest and 'biggest' proposals. The proposals do not take into account alternative locations such as DIRFT III, near Daventry where 345 ha of land for such uses has been permitted under the national infrastructure regime. Many comments within the supporting documents describe the area as 'Semi Rural'. I purchased Willow Brook in March 2020 and my overriding influence on that decision was the rural location and amazing outlook and countryside that I am able to enjoy. If this development were given the go ahead, our property prices would be greatly reduced, and life would be completely changed during construction and then again when this facility commences its 24 hour a day operation. This application is paired with application 21/03267/OUT and there are further applications due to be submitted to the department in the coming couple of weeks which will extend this development even closer to Stoke Lyne and our property. If permission were to be granted this would set an unfortunate precedent and further applications would continue to be made in the particular area. The applications submitted have included the necessary and required reports with regard to 'Light impact', 'Air Quality', 'Ecology' etc, these are all lengthy documents but are on a superficial nature leaving many choices for the final design and certainly with particular regard to lighting, levels will be determined by 'Risk Assessment' which I am sure will result in greater light pollution than the reports try to target. I am including several photographs, one taken from the North Side of Stoke Lyne and also from my own property which shows the countryside that we are living in that will be completely destroyed by these developments. There is also one photograph taken in the evening, which contradicts the statements that light pollution is relatively bad due to the A43. Figures quoted for sky glow and intrusive glare are based on a dimmed down scenario which will be subject to decisions at an operational level and 'Risk Assessment'.</p>
Received Date	30/01/2022 10:46:25
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Willow Brook (1).pdf• Evening Picture from Willow Brook looking toward the site (1).pdf• View from North entrance to Stoke Lyne (1).pdf