

I object to this application in the strongest possible terms.

The site is not allocated as employment land in the Local Plan, and has not been identified for development or any use other than open countryside. The Local Plan sets out the need to supply jobs close to where they are needed; there are no employment needs identified in this location. Local Plan Para B.39 (page 43) clearly states 'Where existing employment sites have good transport links for commercial vehicles and the proposed use of these sites accords with the Local Plan we will encourage new development here to ensure the efficient use of land on these sites and in our towns, avoiding the need to use valuable countryside.' The existing road network is unsuitable for inevitable massive increases in HGV use will cause major hardship to local residents, as well as increased risk of serious accidents. This site is not accessible by public transport and would rely on the use of the private car, further increasing the traffic load on a road network that already fails to cope.

The scale of development proposed would put particular pressure on the run-off water system, increasing the risk of flooding in the surrounding areas and villages. Close to the site are water courses filling from field drainage that feed into the Great Ouse and that are already known to cause flood problems downstream. I am also concerned that the sewage and dirty water system would be insufficient to cope with the proposed usage.

Ecologically, light pollution, air pollution and noise pollution would have a major detrimental effect on the local wildlife. (I am concerned that the stated baseline measures for these in the application are suspect). The area is populated by various species of wildlife, many of which are already under threat - particularly owls, bats, skylarks, sparrow hawks. The proposal abuts Stoke Woods; nationally recognized ancient woodland, this development would harm both flora and fauna and destroy the wildlife corridors to the connecting corridors between Stoke Woods, Stoke Bushes and Little Stoke Woods. Sustaining biodiversity was a key issue in the COP26 agreement; this proposal runs contrary to this.

The impact of noise pollution, air pollution and light pollution would destroy what is currently a rural/agricultural area which, despite proximity to the M40 and A43, retains the character and appearance of natural countryside/farm land. Pathways and bridle tracks that presently are enjoyed by many will be blighted - many people who travel from the local surroundings to walk in Stoke Woods amongst the ancient woodland. Local villages would be eviscerated and inhabitants forced to live alongside a huge and urbanised lorry park, operating 24 hours per day.

This proposal forms part of a set of applications that together represent a future for this area that would soon resemble the conglomerate of warehousing and distribution centres similar to that of DRFT on the A5 or the warehouse 'city' between Milton Keynes and the M1. Beyond the agricultural acreage taken by such a development, the visual impact of immense buildings in an essentially flat countryside area would be horrific.

I urge the committee to reject the proposal.