

Comment for planning application 21/03268/OUT

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| 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 | James Holden-White |
| Address | 6 The Close,Stoke Lyne,Bicester,OX27 8RZ |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>As a local resident whose quality of life will be severely diminished by this project (view, noise, emissions, traffic congestion, impact on the night sky due to light pollution) I object in the strongest possible terms to this proposal. The proposal is not consistent with the Cherwell District Council local plan. This proposal should not be considered in isolation but with a view to planning applications currently in the preparation stage by Tritax Symmetry, to develop a site of a similar size on adjacent land and by developers to create a site of the same combined size again on the other side of junc 10 M40 at Ardley, (Siemens) a very short distance away. Such development is incredibly significant and would transform the landscape and local area to its detriment, ultimately transforming countryside to urbanisation. The proposed site is greenbelt and was previously deemed unsuitable for such development. It would have a significant impact on the ecology and biodiversity of wildlife and habitat in what is currently unspoilt and farmed countryside. Previous plans submitted for similar development in this area were dismissed on appeal (18/00672/OUT) and the criteria in dismissing the plans at that time still apply. Indeed, it is absurd that such a number of resubmissions can now be proposed incorporating a much larger area for distribution development than that which was previously applied for and dismissed. The cumulative size of the proposed developments being at least 4 times larger than that which was previously rejected. Allowing one would set a precedent and would make further developments inevitable. It is not necessary to develop land for logistical distribution at Ardley / Stoke Lyne due to the existence of substantial logistical developments already built/being built close to junction 9 and junction 11 of the M40, both of which are only 10 mins drive from junction 10. Brownfield sites such as Upper Heyford or the MOD logistical base at Bicester are much more appropriate if further such development is genuinely needed in due course but there is no local logistical or employment need for this development on the site proposed which is much harder to reach than Junc 9 from Bicester and Junc 11 from Banbury which already have public transport access. Due to the number of developments in proximity to junc 9 and junc 11 it would not be conducive to the Government's commitment to 'levelling up' or COP26 to allow development of junc 10 as well. The local area is already incumbered by the presence of the Motorway and service station, the presence of a McDonalds drive through which has led to a dramatic increase in littering on the parish verges and the development of the Elmsbrook eco town and HS2 which have led to a significant increase in traffic congestion. This often leads to dangerous tail backs on the M40 and traffic jams on the B4100. Access roads and the relentless HGV traffic will make the situation intolerable and as there is a very low level of unemployment locally (below the average nationally and within the county locally) it is extremely likely that workers will commute from some distance away, adding to the congestion and pollution in the Stoke Lyne basin which has air quality already adversely affected by the motorway and the Ardley incinerator. The application is also flawed as it fails to recognise the significance of Stoke Woods, a medieval coppice very popular with dog walkers in close proximity to the proposed development and a number of listed buildings within Stoke Lyne and, other than contacting the Parish Clerks for the surrounding villages, no proper community consultation has been completed prior to the closure date. The local business consultation has been misrepresented in a deceitful manner in that a number of very small retailers housed within the petrol station (Greggs and Subway) and housed within the Moto Services (inclusive of tie rack and others) have all been listed as if they were enterprises of a more considerable size or were established within a separate premises. Clearly, increased traffic will increase trade</p> |

for such retailers, but none of these retailers benefit the economy or serve the residents in the local community as by their nature and design they service transient customers. This development is inappropriate and totally unnecessary. Further, Amazon have publicised their desire to develop delivery by drone and if such activity takes place from their proposed warehouse this will cause further detriment to residents and a potential national security risk due to potential interference with activities at RAF Croughton.

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Attachments