

# Comment for planning application 21/03268/OUT

<b>Application Number</b>	21/03268/OUT
<b>Location</b>	OS Parcel 2636 NW Of Baynards House Ardley
<b>Proposal</b>	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
<b>Case Officer</b>	David Lowin
<b>Organisation Name</b>	simon stanleigh
<b>Address</b>	10 Hethe Road,Hardwick,Bicester,OX27 8SS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Development is a major threat to many rare species . Bats and Great crested newts to name a few. I have personally witnessed these species in the area . I'm now in the process of reporting these siting to the appropriate agencies. Is the council planning Dept aware of these sightings ? I await your responses . Further more the development is not in keeping with the area and does not appear to be a carbon neutral development . Furthermore the increase in traffic will be unsuitable for local roads . I would also be putting in a freedom of information request to ask what financial incentives the council has been offered to approve this plan . Also this site is not allocated for employment use (or, indeed, any use) in the Cherwell Local Plan there are approx. 52 hectares of allocated employment land for which Planning Permission has not yet been sought. This should be developed before un-allocated land is developed. There is not a local unemployment issue and so no need to manufacture employment in the locality. Employment opportunities should be located where there is a need for jobs the site is in open countryside and not suitable for this type of mass industrial development. The harm to the landscape, and character of the area, would be dramatic. if permission is granted, it could set an unfortunate precedent for future development the existing road network, particularly the B4100 leading to Baynards Green Roundabout, and the Roundabout itself, could not cope with an increase in HGV traffic (the length of the HGVs, themselves, and the difficulty they have entering the Roundabout, would lead to worsening traffic queues). Turning right onto the B4100 from the lane leading from Stoke Lyne will become almost impossible at peak times (it is already very difficult) the site is not reachable via sustainable transport. Other than from Stoke Lyne and Baynards Green it is too far to walk to although it might be possible to cycle there from Bicester. Therefore, almost all access to the site, for visitors and employees, will be via private motor car (and commercial vehicles) adding to the traffic problems on the B4100. There would also be an increase in emissions pollution (until at least 2030) which would waft over Stoke Lyne especially when a light westerly breeze blows. the visual harm would be detrimental to residents of Stoke Lyne (and those walking on nearby footpaths) especially to those whose houses have windows / gardens facing the site. Night time lighting would exacerbate the problem it would impact unfavourably on St Peter's Church (graded 2-star) and Churchyard being a commercial development, it is likely to lead to noise inconvenience for residents of Stoke Lyne especially when a light westerly breeze blows (noise pollution would be exacerbated during the construction phase) If you require further information or clarification please call me on 07799401803 . Also please let me know who the councils legal representatives will be for this case . Thank you Simon Stanleigh "</p>
<b>Received Date</b>	07/02/2022 09:02:09
<b>Attachments</b>	