

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	Clerk of Aynho Parish Council
Address	c/o Aynho Village Hall, Croughton Road, Aynho
Type of Comment	Objection
Type	neighbour
Comments	<p>Aynho Parish Council Objects to the Proposed Large Scale Warehousing Development at Baynards Green As a community that's less than five miles from the proposed development site with the arterial B4100 running directly past the site and connecting Bicester to Banbury, we strongly object to the proposed development given the significant increase of constructions and logistics HGV and LCV vehicles travelling through Aynho. The village is set within a Conservation area with most households facing onto the B4100. Given the age of most properties, being 18c or older and listed, the concern is of structural damage to housing, significant increase in air and noise pollution and a disproportionate impact on residents wellbeing and health. In response to the proposal, Aynho Parish Council objects to the proposal on the following grounds: It is contrary to the adopted Cherwell Local Plan There are no material reasons why CDC should divert from their own plan The site does not feature in the new Local Plan review nor can any representations be found in support of this allocation The proposal is speculative and opportunist There are other more suitable sites in the area, notably Bicester and Banbury, as identified in the Local Plan It's a large site that should be properly planned for in the development plan and subject of a public inquiry to debate the huge number of issues that arise Increased traffic, particularly HGVs through Aynho Loss of a green field site when there are available brown field sites which would align more with government policy Visual impact in the open countryside Increased pollution including noise, air quality and light The lack of consultation with Aynho has meant that there has not been sufficient time to properly identify all the issues that would arise and what can be done to mitigate those. The action we require to protect the heritage village of Aynho and the Conservation area is a HGV weight limit and routing agreement away from the B4100 (West). Reasons for objection: The proposed development has not been included in the Adopted Local Plan, presumably with good reason, nor can we find a reference to any representations made to the new 2040 Local Planning Review, therefore this proposal is purely speculative, as the applicants have not engaged with the Local Plan process, which determines large site allocations such as this. In line with Government policy in the NPPF, development must be in accordance with the development plan (local plan) and ".permission should not usually be granted. Local planning authorities may take decisions that depart from an uptodate development plan, but only if material considerations in a particular case indicate that the plan should not be followed". This application represents a disproportionate response to the exceptional circumstances as outlined in the submission by the applicant's agents. The Environmental Statement, under section Consultee and Comment, asked: "Have residents in Ardley, Baynards Green, Fewcott, Fritwell and the new homes at Heyford Park been considered?" Residents of Aynho have been omitted from consultation, presumably because Aynho falls within West Northants District Council and not Cherwell District Council. Aynho also falls within a different County. However, all traffic, including HGVs, travelling to and from the development on the B4100 (West) will have to travel through and therefore impact greatly the village of Aynho. Residents of Aynho therefore, should have been consulted at the outset. The site will be operational 24/7 and will result in significant change to nighttime traffic, including HGVs going through the village of Aynho. There have been no studies in to the effects of carbon dioxide and noise pollution on the village of Aynho, due to increased traffic, including HGVs, travelling to and from the site on the B4100. The Environmental Statement, states: "The assessment of likely significant environmental effects has been undertaken by comparing the identified baseline conditions of the Site and its surrounds with the Development proposals. In accordance with the IEMA Guidelines, the</p>

following rules of thumb are applied to delimit the scale and extent of the assessment: Rule 1: Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%). Rule 2: Include any other specifically sensitive areas where traffic flows have increased by 10% or more." According to your study (OCC's Bicester Traffic Model. 2021, based on 2019 prepandemic traffic), there were a daily amount of 157 HGVs travelling on the B4100 (West) of the Development. According to your Development model, there will be a combined amount of 2,064 HGVs using the site, 24/7. If only a minority of these HGVs travel to and from the site, using the B4100 (West), then Aynho will see a significant rise in HGV traffic and may well suffer in terms of air and noise pollution and vibration. The village should have been included in the study. It was not. Reasons for a weight restriction on vehicles travelling through Aynho The Environmental Statement, under section Highway Safety, states: "Personal Injury Collision data (STATS19) data as published by Department of Transport has been reviewed for the most recent available fiveyear period. The study area includes the area within five kilometres of the site as per the requirements of GG142." However, as all traffic, including HGVs will travel through Aynho, it will result in a significant increase in traffic. Aynho is situated on the B4100 and includes a series of very sharp bends in the centre of the village, which sees a high incidence of traffic accidents, unfortunately including fatal accidents. As there will be also implications regarding pollution and vibration, if the Development should go ahead, a weight restriction and routing agreement should be placed on the B4100 towards Aynho. To contact Aynho Parish Council, please email: traffic@aynho.org

Received Date

07/03/2022 17:20:31

Attachments