

Comment for planning application 22/01340/OUT

Application Number	22/01340/OUT
Location	Os Parcel 6124 East Of Baynards Green Farm Street To Horwell Farm Baynards Green
Proposal	Application for outline planning permission (all matters reserved except means of access (not internal roads) from b4100) for the erection of buildings comprising logistics (use class b8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.
Case Officer	David Lowin
Organisation	
Name	Lucy Knill
Address	Meadow Cottage,The Street,Stoke Lyne,Bicester,OX27 8SE
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposal. This is the third recent proposal for warehousing which, in combination with the other two proposals sited on adjacent land (submitted by Albion Land) has a most substantial impact on the villages surrounding Baynards Green, in particular the small village of Stoke Lyne. This proposal changes the area from agricultural to employment land use but has not been identified for any development in the Local Plan. The visual impact of warehousing on both sides of the B4100 as you approach Baynards Green from Bicester (presently open countryside) will be tremendous as shown by the visuals in the planning application. There will be considerable light pollution for residential properties in Stoke Lyne particularly at night time, and impact of noise and air pollution depending on the wind direction. The village already is impacted by noise from M40 and A43. Baynards Green is completely unable to cope with the current level of traffic. At peak times (from 4pm) queues of traffic stretch as far as Swift's House/Stoke Lyne turnoff in the direction of Baynards Green. It is already very difficult to turn right onto the B4100 from Stoke Lyne or to turn right onto A43 towards Brackley at the Baynards Green roundabout. An increase in lorry traffic will only increase congestion here. Local traffic already uses the villages of Hethe, Hardwick and Cottisford as a rat run to avoid Baynards Green, this will only exacerbate the problem to the detriment of these villages. The development will further add to the traffic congestion between junctions 9 & 10 of M40 (already at capacity) and on the A43, past Brackley and Towcester up to the M1. Two intersections of the A43 at Towcester have recently been upgraded but still remain heavily congested with no visible improvement despite the cost due to the increase in volume of traffic in recent times. In the mornings, there are daily queues between 7am and 9am on the A43 from the Cottisford/Tusmore junction over Baynards Green up to M40 junction 10 adding 10-15 minutes to the journey. The roads surrounding the proposed site are simply unable to absorb any more traffic. There is no public transport available to this site & cycling along the surrounding roads is extremely dangerous as they are either dual carriageway or have a high volume of traffic. Employees would therefore need to drive from outside of the local area further adding to local traffic congestion. There are presently numerous large warehousing sites currently being constructed in the surrounding area, particularly in Banbury and Towcester. Unemployment in this area is well below the national average so recruitment is very likely to be an issue. Surely a more suitable site can be found elsewhere in areas with higher unemployment?</p>
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Attachments	