

# 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	Camelia Chenaf
Address	Manor Farm Barns,Hethe Road,Hardwick,Banbury,OX27 8SS
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this development. The proposed development seeks to opportunistically benefit from the popularity of warehousing/office/logistics in and around J9 and J10. The proposed site is not within the Cherwell Local Plan's for employment, or any use beyond agriculture and should remain as productive farmland. There are other sizeable areas within the district that have been allocated for employment land where planning permission is yet to be sought. These areas should be developed ahead of unallocated green-field sites. Indeed, the Local Plan sets out to resist sporadic development in open countryside, including developments in the vicinity of the motorway or major road junctions. There is no employment need identified in this area. Neither the construction nor the operation of the development would benefit the local community but it would have a negative impact causing disruption, disturbance and significant traffic congestion. The road network is currently running at capacity without the added stress from logistics/industrial parks. Backed up traffic on the already heavily congested B4100 will result in local link roads, B roads and single-track roads having increased traffic flow - the effect being significant congestion &amp; highways pollution in rural areas in addition to the noise and light pollution caused by the development. The proposal suggests up to 2,000 jobs will be created, in an area without unemployment issues. As this area is not easily accessible by bus or bike it would equate to up to 4,000 extra road journeys per day, likely by people living outside of the district. Employment development should take place where there is an available pool of local labour. The proposed development would significantly change the characteristics of the area and local vicinity. There are at least 12 Grade-2, Grade-2* and Grade-1 listed buildings and structures within close proximity alongside Stoke Wood, owned by the Woodland Trust. Stoke Wood is an ancient woodland providing an important habitat for a mix of native and exotic species which attracts a wide variety of birds, insects and animals; local wildlife includes three species of native owls, bats and very likely great crested newts. NatureSpace has indicated that there is a strong probability of the presence of great crested newts locally as the development falls within the amber impact risk zone. There are ponds within the area and wet ditches on site that have not been fully investigated within the applicant's ecological report. The Local Planning Authority have a statutory duty to conserve bioversity, as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (NERC). As a result, great crested newts and their habitats are a material consideration in the planning process. The site is of historical &amp; cultural importance with a recent discovery of a hoard of Roman silver Denarii in February of this year. Finally, the accumulation impact of this proposal alongside the Albion Land proposal and the Strategic Rail Freight Interchange all within the same area cannot be underestimated, transforming this rural landscape into an urban/industrial landscape. The area is not suitable for mass industrial development.</p>
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Attachments	