

## Rachel Tibbetts

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**From:** Anoushka Clark-Dunn [REDACTED]  
**Sent:** 07 June 2022 21:00  
**To:** Planning  
**Subject:** 22/01340/OUT Objection

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Good Evening

Please find our objection to the following application **22/01340/OUT**.

We are new to the village of Stoke Lyne and were unaware of the substantial warehousing development proposed by Tritax Symetry when we recently purchased Forge Cottage.

We understand other residents with established knowledge of the area and planning matters will be making their own representations.

Our grounds for objecting will be familiar to the Planning Authority, but hopefully are no less valid. They are as follows:

1. In our opinion the application has not adequately demonstrated the "exceptional circumstances" for "new employment" in or in proximity to the designated location.
2. The proposed development for logistical/warehousing purposes is a massive incursion into an otherwise rural setting. Given the scale and dimensions of the development it is unlikely that the intended mitigations will be sufficient to conceal or minimise the damage that will be caused.
3. Viewed from the vantage of local residents, compared with the industrial developer, the vast area covered by the buildings and infrastructure will inevitably be a scar on the character of the area.
4. Our understanding is that the earmarked land is a green field site. For the application to claim the loss of so called "moderate quality" agricultural land is to dismiss the value of the land as a community resource, irrespective of ownership.
5. Noise, light pollution, and disturbance to local life and the environment are concerns we share with all those directly affected.
6. Likely road and traffic disruption will no doubt be assessed by the Highway Authority, but congestion and use of quiet lanes as "rat runs" seems inevitable.

Thank you for adding our objections to those of others, with serious concerns about the application.

Yours sincerely

Anoushka Clark-Dunn

Forge Cottage, Street through Stoke Lyne, Stoke Lyne, Bicester, OX27 8RU