

The Old Dairy  
Church Farm  
Stoke Lyne  
Nr Bicester  
Oxon OX27 8RU

01869 345061

CDC  
- 8 JUN 2022  
POST ROOM

FROM: PETER READ  
PLANNING APPLICATION NO:  
22/01340/OUT  
OBJECTION

"This site is not allocated for any use whatsoever and should remain as productive farmland. There are many areas allocated as ~Employment Land in the Local Plan for which planning permission has not yet been sought. These should be developed before planning permission is granted on unallocated green field sites.

This site is in open countryside and the visual impact on the landscape would be very considerable. This together with the Albion Land proposals would make a rural area into an urban/industrial landscape and is not in a sustainable location. The local road network is already overstretched. Baynards Green roundabout in the peak times is nearly impossible to join and can be hazardous due to limited gaps in the traffic on the A43 heading to the Motorway and a significant number of HGVs attempting to join the roundabout from the B4100 south would exacerbate the problem of long tail backs forming along this road. Turning right onto the B4100 from the lane leading from Stock 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 but dangerous due to the high speed nature of the roads and there is no regular bus service. The only option would for visitors and employees to drive by private car to the site and therefore increasing the volume on traffic. There would therefor be an increase in emissions pollution. Night time lighting would also exacerbate the problem. Multiple vehicle movements would result in increased noise pollution.

There is not a local unemployment issue for development on the site to address. All employees will arrive from and return to other parts of the District, or beyond. Employment development should take place where there is an available pool of local labour.

Apart from noise pollution, night time lighting and an increase in emissions pollution, the visual harm would also be detrimental to residents of Stoke Lyne and those wanting to walk on nearby footpaths. It would also impact unfavourably on St Peter's Church (Graded 2 star) Stoke Lyne.

7th June 2022