

Place and Regeneration

David Peckford, Assistant Director – Planning



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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Our Ref: **22/01340/OUT**

7th January 2026

Committee Notification

Application No.: 22/01340/OUT

Applicant's Name: Tritax Symmetry Ardley Ltd.

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.

Location: Os Parcel 6124 East Of Baynards Green Farm, Street To Horwell Farm, Baynards Green

Parish(es): Stoke Lyne

The above application will be considered by Planning Committee on **15 January 2026 at 4pm**. Any representations already made will be taken into consideration. Planning Committee Reports and papers can be found here: <https://modgov.cherwell.gov.uk/ieListMeetings.aspx?CId=117&Year=0> by searching for the relevant Committee date.

The Council has a policy to allow applicants, Parish Councils and others to speak at Committee in support or opposition to an application, in accordance with the **details overleaf**. **Please note however, if the application is being heard at Committee for a second or further time, and you have spoken previously, then further Public Speaking by you is not permitted.**

If you want to speak on an application, you will need to email Democratic Services, democracy@cherwellandsouthnorthants.gov.uk, no later than 12 noon on the last working day before the meeting. Full details will be provided to registered speakers by Democratic Services.

Yours faithfully



David Peckford
Assistant Director – Planning

Who can speak?

Applicants (people applying for planning permission) or their agents, parish/town council representatives and any person or group who has made written representations on the application.

Which planning applications can I speak on?

Any planning application for determination that you have applied for, or made a written representation on, as part of the planning consultation process. You cannot speak on legal or enforcement action when the committee is considering whether to take legal action.

How do I arrange to speak at a meeting?

If you want to speak on an application, you will need to contact Democratic Services in writing by post or email no later than 12 noon on the last working day before the meeting. You must indicate the application you wish to speak about, your name and email address or telephone number. You must indicate whether you are an objector or supporter. Please indicate if you are willing to share your contact details with other speakers so that arrangements can be made to nominate a spokesperson.

On the last working day before the Committee meeting when the deadline to register has passed Democratic Services will confirm if you are eligible to address the committee and will circulate contact details where appropriate. Any requests to speak received after midday on the last working day before the Committee meeting will not be accepted.

How long will I be able to speak?

Applicants will be grouped into applicant/supporters and objectors. Each group can speak for up to 5 minutes. If more than one person has registered to speak in each group the 5 minutes will be shared, in those circumstances speakers are encouraged to nominate a spokesperson. If no spokesperson is nominated speakers will be heard in the order in which they have registered to speak, on a strictly "first come, first served" basis until the 5 minutes has elapsed.

How can I best use my time when speaking to the committee?

This will depend on the planning application but please try to limit your views to relevant planning issues. The committee take these types of issues into account when making their decisions:

- Whether the site is suitable for development
- Design, appearance and layout
- Over-looking and over-dominance
- Highway safety and traffic
- Noise, disturbance and smell
- National and Local planning policy and guidance.

The Committee must ignore non-material considerations when making their decision.

In certain limited circumstances it is not possible to speak on certain applications, for further information please contact Democratic Services on 01295 221534.