

# Comment for planning application 21/03266/F

Application Number	21/03266/F
Location	OS Parcel 2636 NW Of Baynards House Ardley
Proposal	Site clearance, construction of new site access from the B4100, permanent and temporary internal roads, an internal roundabout and a foul drainage station, diversion of an existing overhead power cable and public right of way, and soft landscaping
Case Officer	David Lowin
Organisation	
Name	Kelly Holden-White
Address	6 The Close,Stoke Lyne,Bicester,OX27 8RZ
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection in relation to Frampton's Planning Project 21/03266/OUT As a resident of Stoke Lyne village, I strongly object to the proposed Frampton's Planning Development named 'Symmetry Park Ardley' on the following grounds: Bicester and the surrounding area has, in the last 2-3 years, been subject to heavy logistics development to the south at 'Bicester Gateway', to the east at 'Symmetry Park Bicester M40 J9' and to the north east at Axis Junction 9. These developments are before mentioning the existing logistics estates at Charbridge Lane, Telford Road and Launton Road. I propose that Bicester has already been delivered a substantial development plan and improvements to infrastructure to provide for these developments are already buckling under the pressure. There are vacant units in all of these recently developed sites which suggests that the supply and demand model is not working efficiently. I suggest that the area has taken it's fair share of Cherwell's commitment to planning in line with government proposals and should say no to this latest development. The proposed development is on green belt land, currently farmed and unspoilt, providing crops and habitats to a range of species as opposed to a brown field site where these benefits cannot be suggested. It has to be questioned why such land would be chosen over sites which otherwise lay dormant. There are approximately 52 hectares of allocated employment land in the District for which planning permission has not yet been sought. This should be considered before unallocated, unspoilt land. Stoke Wood, owned by The Woodland Trust, lies adjacent to the proposed development location, a very popular location for people from Bicester and surrounding towns to come and walk, getting exercise and a break from busy town life. If the development went ahead, these visitors would lose a local, quiet, unspoilt location and would instead be visiting a woodland damaged by noise, air and light pollution. People's mental health should be considered and the provision of free leisure activities is vital for keeping people happy. I disagree with the proposers suggestion that employment would be a benefit of the proposed development as unemployment rates in Cherwell are lower than average for Oxfordshire and lower than the national average - there is no identified need to create employment in this area. The impact of commercial development so close to residents of Stoke Lyne village, Baynards Green, Tusmore Estate, Fritwell and Ardely would be so that noise and light pollution considerably reduce the quality of life. This effect would also be felt by users of the many walking routes and bridal ways which have been in place for hundreds of years. Finally, but not to be ignored is that this development will be totally against the agreements which were set out during the COP26 conference. There will be a significant loss of biodiversity, an increase in flood risk and impact on air quality, a decrease in arable land and food production and have a negative effect on local communities.</p>
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Attachments	