

# Comment for planning application 21/03267/OUT

<b>Application Number</b>	21/03267/OUT
<b>Location</b>	OS Parcel 0006 South East Of Baynards House Adjoining A43 Baynards Green
<b>Proposal</b>	Outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping
<b>Case Officer</b>	David Lowin
<b>Organisation Name</b>	Roger Mackrell
<b>Address</b>	Stoke Wood House, Street From Baynards Green To Bucknell, Stoke Lyne, Bicester, OX27 8RS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object to this application in the strongest possible terms. The site of the proposed development 21/03267/OUT is not allocated as employment land in the Local Plan, and has not been identified for any use other than open countryside. Indeed, there are hectares of land already identified for employment land in the district that have not yet had any planning permission sought. The Local Plan clearly sets out the need to supply jobs close to where they are needed, and there are no employment needs identified in this location; furthermore the proximity of the M40 should not be sufficient reason to develop - the consultation document for the motorway construction stated that the M40 should be regarded as a transport corridor not a development corridor. Moreover, local Plan Para B.39 (page 43) clearly states Where existing employment sites have good transport links for commercial vehicles and the proposed use of these sites accords with the Local Plan we will encourage new development here to ensure the efficient use of land on these sites and in our towns, avoiding the need to use valuable countryside. The existing road network is unsuitable for the inevitable increase in traffic, especially the B4100 which can hardly cope with current traffic volumes, let alone significant increases in HGV use and will cause major hardship to local residents, as well as increased risk of serious accidents. The roads around Junction 10 are frequently gridlocked with traffic at its current level - more is not needed. Bicester is supposed to be a 'Garden Town', encouraging the use of public transport for work and leisure purposes. This site is not accessible by public transport and would rely on the use of the private car, further increasing the traffic load on an already stressed road network. It is well known that development adds to the issue of flooding, preventing natural 'run off' during periods of rain. Climate change is resulting in warmer, wetter winters. The scale of development proposed would put pressure onto the run off water system, increasing the risk of flooding in the surrounding areas and villages. From an ecological view, light pollution, air pollution and round the clock noise pollution would have a major detrimental effect on the local wildlife. Owls and bats particularly are very sensitive to light and noise. The area is well used by various species of wildlife, particularly owls and bats, birds of prey, mammals, reptiles and amphibians and numerous species of smaller birds; being so close to Stoke Woods, a well-known ancient woodland, this development would harm both flora and fauna. Wildlife needs corridors to connect to other pockets of suitable surroundings. This development would destroy the connecting hedgerows between Stoke Woods, Stoke Bushes and Little Stoke Woods. Wildlife does not thrive in isolated pockets and so would eventually die out. Surely in this world of climate change we should be taking care of our natural resources, not deliberately destroying them. The visual harm of this development would be felt by the residents of Stoke Lyne village and the many people who travel here to seek out peace of the countryside for recreational, health giving walks and exercise. The monstrous scale of the buildings, which by the developers own submission would tower above any screening, would be totally incongruous in an area of open fields. Whilst the application pays lip service to screening in what is merely box ticking, the reality is that no screening would be successful in disguising the huge structures which would totally alter the character of the area. The many people who travel from the local surroundings to walk in Stoke Woods amongst the ancient woodland would have their peaceful idyll shattered. Again, Bicester, as a Garden Town does not have many woodlands within an easy reach and so this development would affect many more people than just the local Stoke Lyne residents.</p>
<b>Received Date</b>	27/01/2022 19:47:07
<b>Attachments</b>	