

1) The developer claims there is negligible impact because there are lights on the approach and on the roundabout (of an otherwise dark road) how can a few streetlights be used to justify huge impact developments?

2) The uk has 4.9% unemployment. The national average of full time employees of working age is 37%. Bicester has 56%. The developer's claim that the surrounding area is in need of jobs is nonsense. This shows the lack of attention they have given to the area. What about the extra daily car journeys along the B4100? This road is already congested every rush hour.

3) The current shortage of warehouse space is due to pre-Brexit stockpiling, storage during Christmas and the Covid-19 pandemic all at once. Also the inherent shortage of warehouse workers and HGV drivers.

These workers will not be found in our high employment area.

Spending in shops increased 10% in just one month following the partial lifting of restrictions and online shopping dropped 11%. This trend will continue as the pandemic wanes. As warehouses bed in new computer networks, become more automated, and the brexit panic is ironed out they will become more efficient at turning over goods faster, so companies will need less storage space. This bottleneck is expected to last 2 years. There are currently many warehouses available 25% of all completed speculative warehouses are empty now

with more being built. This plan will not be completed for 4 years.

4) The developer claims that this first development cannot go anywhere else. Where is the evidence? Why is this particular field on the B4100 so special unless it's a ruse to enable them to make a precedent to cover the entire countryside area in concrete, as we see with the ensuing plans in the pipeline.

5) The developer claims that the green fields are of no importance. Wildlife like owls bats hedgehogs and deer have huge territory with little light pollution and noise at night and these fields are part of that.

6) the environmental costs of this development, particularly the harmful impact on the character and appearance of the countryside area outweigh the economic benefits by far. It is inappropriate.

7) The developer's plan shows that they will plant a very thin line of saplings to obscure/mitigate/offset 75 foot warehouses. The photograph they offer shows that if you stand back far enough with trick photography, the warehouse will look the same height as small tree over the fields. This photograph shows they are avoiding an honest impression of what the development will actually look like from the places which will be affected.

8)The developer claims that this qualifies as "exceptional circumstances". What are they? apart from trying to make a very few people rich at the stroke of a pen, to the detriment of the whole surrounding area

which will be taken to the cleaners in everything that constitutes quality of life, mental/physical health and cop26 promises.

9) This pretty countryside has tourism and holiday let's scattered around and fulfills recreational needs of Bicester residents with walks cycling, fishing and bridle ways. This will no longer be viable to the detriment of the residents, small businesses and wildlife for many miles around

10)The uk is one of the most wildlife depleted countries in the world, This type of unnecessary unsympathetic development is not acceptable. The developer's glossy brochure proposal is full of spin to sell us all an ecologically damaging plan of no benefit.