

Comment for planning application 21/03268/OUT

Application Number	21/03268/OUT
Location	OS Parcel 2636 NW Of Baynards House Ardley
Proposal	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; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure
Case Officer	David Lowin
Organisation Name	
Name	Darren Munday
Address	Silver Stone Search And Selection,1-2 House View,Street To Baynards Green Farm,Baynards Green,Bicester,OX27 7SG
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning and Development Consultation Appeal against - Reference number 21/03268/OUT Darren Munday 1-2 House View Baynards Green Bicester OX277SG I am writing a letter of objection regarding the outlining planning application listed. I am based In Baynards Green Industrial estate. I have been travelling into the site for the past 15 years, and as a Stoke Lyne resident I have travelled the B4100 up to the Baynards green roundabout for the majority of this time so I feel well placed to discuss a number of the negative impacts this development will cause. There is certainly a significant amount of supporting documentation, research, environmental and wildlife impact studies, noise light and sound reduction proposals. A lot of research documents which I must admit can seem quite daunting, giving a feeling that you are almost drowning in paperwork as you read through it. Then again as a business Albion is very experienced in applying for construction projects and although this a lot bigger than others they have done before it, I am sure they are well versed in compiling significant document-based applications. Albion are completing a few warehouses construction projects off of junction 9 of the M40. This proposal is another level in terms of size, with a proposed c160 acres of arable land being destroyed to build what looks to be 5 super-sized Regional or Central distribution hubs. Each one with the capability of basing on the HGV parking zones of housing c 200 lorries in each of the 5 hubs at any one time. This is a lot of potential HGV lorries - My concerns with this level of development are the following:</p> <ol style="list-style-type: none">1) The increase in Traffic - these are massive distribution hubs and although putting in 2 roundabouts on the B4100 will allow the arctic lorries the ability to enter the industrial hubs without queuing on the road, it will not alleviate the already significant traffic build up on the B4100 up to the roundabout, especially from the stoke woods direction. At this junction the A43 and M40 traffic is at its worst and the congestion build up can be so significant that traffic is queueing to enter this round-about from as far back as Stoke woods, that is close to a mile in queue length. This level of congestion happens often and I do believe independent research needs to be done to fully understand the traffic issues currently up to this roundabout. These could be a 24/7 warehouse fulfilment centre, filling and indeed re-filling lorries multiple times a day to get out on the road delivering. This is a huge amount of additional traffic on the road in a location where it is already heavily congested.2) If Lorry drivers decide to avoid the traffic delays of joining the A43 or M40 at jnc10, or decide the shortest and easiest route to junction 9 of the M40 or there first drop off is down the B4100 and through Bicester then this is a huge amount of additional traffic and noise travelling into Bicester and surrounding towns and villages.3) The environmental impact - the loss of arable green land to more industrial developments and although there are suggestions to redevelop habitats this does not prevent however the destruction of their original habitats.4) The clear and obvious knock-on implication of a decision like this is that it will set a president that allows anyone with a parcel of arable land the view that they can get planning permission and build on it. <p>Best Regards Darren Munday</p>
Received Date	21/10/2021 16:25:25
Attachments	