## 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

Thomas Shepherd

**Address** 

119 Spruce Drive, Bicester, OX26 3YF

**Type of Comment** 

Objection

**Type** 

neighbour

**Comments** 

This is yet another development in the wrong place at the wrong time and it's no surprise that the developer's are Albion Land. When I visited a previous public exhibition about the Howes Lane development in Bicester the developers actually admitted that they had never visited the site or had any knowledge of the local area. They are just buying land by postcode and building warehouse units that we have no proven need for. In the case of this application why is access not being taken from either of the existing roundabouts instead of taking heavy goods traffic up a rural back road, adding to an already over-congested Baynard's Green roundabout? There is talk about this forming, together with other neighbouring developments, forming part of a "Strategic Rail Infrastructure Hub". What evidence is there for this? Yes, it is taking land from the old Upper Heyford airfield, but no planes are proposed to land there to bring goods directly in there, so they will already be sorted at hubs closer to where they have entered the country or to their final destination. This is an unnecessary and unwanted, and environmentally unsustainable development in the wrong place at the wrong time. The parcel of land to the south of the A43 in particular will spoil a beautiful view from the scheduled ancient woodland of Stoke Woods all across to the domes of Croughton in the distance, and this plan will spoil that for good. I note also that there are new roundabouts proposed on the local B roads to access the site, but no improvements to these roads themselves. During the first Covid lockdown the B4100 was for a time a safe and pleasureable road to navigate whilst riding bicycles but already it is not a safe route to go anywhere near because of the speed and size of the vehicles. This proposal will only make that worse, and I see nothing in the proposals to mitigate that.

**Received Date** 

29/04/2022 09:08:24

**Attachments**