

# Comment for planning application 22/01340/OUT

Application Number	22/01340/OUT
Location	Os Parcel 6124 East Of Baynards Green Farm Street To Horwell Farm Baynards Green
Proposal	Application for outline planning permission (all matters reserved except means of access (not internal roads) from b4100) for the erection of buildings comprising logistics (use class b8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.
Case Officer	David Lowin
Organisation	
Name	Kushtrim Sallahu
Address	Holts Ground,School Lane,Stoke Lyne,Bicester,OX27 8RU
Type of Comment	Objection
Type	neighbour
Comments	<p>I have to object to this application. Although I completely understand progression and the requirement for the world to move forward, and I can understand the consideration of the location of the development, however this in my opinion is not a fair application. The sheer size of this application going together with the number of others in a very close proximity seem immense. The plan not only splits and imposes on a number of very small villages which would blight the tranquility, peace and rural feel that they provide, but it also risk a huge blight on what is currently a countryside reception upon entering the outskirts of Bicester, creating a Milton Keynes feel - the contrete town is in contrast to the garden town that the council has been trying so hard and investing in so heavily to create. Not only does this development risk an increase in both air pollution with the increase in cars (ignoring the number of HGVs coming through due to the warehouses in question), nut noise pollution to the country roads surrounding the proposed development. Sadly, if this were to go ahead, I forsee an increase in traffic through the local villages, none of which have any calming measures and have experienced a lot of speeding drivers, including current HGVs. I personally have seen a lot of near misses with Horses, cyclists and pedestrians being the close victims, and an increase in traffic will further increase this risk. The B4100 is a very busy road and at rush hour pulling out onto it from Stoke Lyne road or from Stoke Woods is incredibly difficult. An increase in traffic would make it near impossible and pose a risk of an accident. Stoke Woods as mentioned is an ancient woodland that is enjoyed by many people. The murmur of traffic from the M40 and the service station is just bearable in these beautiful and tranquil surroundings. This proposal suggests HGVs to be coming through the Hardwick road way and would increase the noise and potentially ruin this area. I believe there is other land that is already registered for development that hasnt been developed, yet this land has not been and is now proposed, which seems incredibly strange and makes me wonder why would this process of registering for development exist if this were not the process expected to be followed. Were this proposal only on land close to the M40 then I would be more in mind to support, but pulling it so far in and away from the main roads, devastating a number of hedgerows that are vital for our country wildlife and close to dwellings seems such a mismatch of progression. there are long delays going toward the M40. A distribution centre will not only mean extra traffic with workers but also with other vehicles (those distribution, services, local deliveries, maintenance and supplies for the warehouses), all of which are not going to be alleviated by a roundabout. This is likely to back up the traffic further towards Bicester which would affect the traffic then in town which is already struggling to cope. There is a likelihood that drivers would choose therefore to drive through Stoke Lyne in a hurry and frustration and this tends to lead to speeding, through a village where Children are expected to stand on the road to wait for the school bus. this country road also has a lot of wildlife all of which will be further disturbed with an increase in traffic. It is also a road used by horses and their riders. Already, I have seen near missed with speeding cars, and if we include larger lorries in here as well, it is a death imminently. With wildlife also in mind, the size of this project will disturb the wildlife in around Stoke Woods, and along the now closed road coming off of Hardwick road. As Bicester is a Garden tow, people are encouraged to cycle to work and the B4100 is not a safe road to cycle along. With McDonalds on the other side of the A43 than the proposed development and no provision for a foot way then people going to get their lunch look like they are dicing with death as well. Finally as tends to happen people are likely to either not have a permitted parking space or</p>

want to save time in parking (see near the police car storage area in Bicester for evidence). The roads are not wide enough for cars to pass without pulling over so having cars parkerd around there would be dangerous to all road users and make emergency vehicle access very difficult as well.

**Received Date**

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**Attachments**