

# 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	Matthew Hicks
Address	2 Paddock Road,Ardley,Bicester,OX27 7NY
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to object to the planned development of the land in the area of Stoke Lyne for Symmetry Park. In the environmental statement the applicants claim the development sits within an area of higher than average employment and noticably less unemployment. They also state that a higher proportion of people are already employed in similar jobs, which whilst demonstrating that there are people skilled in this business will likely require people to retrain or move into the area and add further pressure to the current housing stock and infrastructure. Ironically their assessment of Gross Value Added per worker lists real estate as the highest (development distribution parks perhaps?) but also agriculture comes in second, which will be removed from this land. Transportation and storage is 9th on the list. This doesn't feel like it is adding valuable, skilled employment into the area which would support the higher than average NVQ4 and above qualified residents, tending skilled people to move out and less skilled people to move in to lower paid jobs. I read the agricultural land report with interest and note their findings. With a growing population, and more drive to move people towards a plant-based diet the demand on cereals is growing, and this will drive the requirement for more land in agriculture, not less. The removal of land that is currently in agriculture and is currently productive is at odds with this. Had the land been in set-aside or in an environmental scheme due to its poor yield this may give reason to support its move from agriculture to other uses. Whilst the Environmental Assessment says that there are no noise receptors in proximity I would argue that the change of use of the land and the fact that noise will be created in new locations on the land that is currently agricultural will have a detrimental effect on the residents of Stoke Lyne and Hardwick. As a resident of Ardley I know how the motorway noise can carry with the wind and additional background noise will not improve this situation, it can only be detrimental and must be considered with the other developments in the immediate area. Whilst the need for warehousing and distribution is changing within the UK, the use of green field sites to create large distribution facilities that will have a significant effect on the character of the area, from a socio-economic perspective, but also in relation to the number of transitory visitors purely to deliver or receive goods from the site, added with the significant increase in traffic on an infrastructure that is marginal in its efficacy due to the large number of major roads that can be reached within 30 minutes and the lack of capacity in the event of unforeseen issues this development in this location is not suitable. Regards, Matthew Hicks</p>
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Attachments	