

# 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	Roger Mackrell
Address	Stoke Wood House, Street From Baynards Green To Bucknell, Stoke Lyne, Bicester, OX27 8RS
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this development for the following reasons. There is no employment need identified in this area. Neither the construction nor the operation of this development would benefit the local community in any way, but would only cause disruption and disturbance. This is a greenfield site not identified in the Cherwell Local Plan as building land, indeed there many areas of land around Bicester earmarked for development which have not yet been utilised. The M40 is not named as a development corridor, there is only one locale along the entire length of the motorway where such building has taken place, within the urban area of Banbury, no comparisons can be made between the two sites. The fact that similar developments around Bicester are unsold would suggest that the need for further buildings of this type is exaggerated. Were this development to take place the strain on the already overcrowded road network would be enormous. Whilst "improvements" to Junction 10 and Baynards Green roundabout would pay lip service to improving traffic flow they would do nothing to alleviate the real bottleneck which is the B4100, a road which is already inadequate in dealing with the amount of traffic it receives, as it is too narrow, too busy, too fast and too dangerous. At peak times it is gridlocked and almost impossible to cross, more traffic, which this proposed development would clearly create, would only make it worse. Also consider that traffic would increase along link roads such as the B430 and Ardley Road from Bucknell. The claim that over 2000 jobs will be created equates to in excess of 4000 extra road journeys per day. Also to be considered is the absolute bedlam and chaos that any road improvements would create during the construction stage. The developments proposed would have a devastating effect on the wildlife of the area, which is particularly rich in diverse species including all three species of native owls, bats, higher mammals, amphibians and reptiles, and many birds including finches, woodpeckers, nuthatches and treecreepers, long tailed tits, jays. Firstly the development would deprive predators of valuable hunting grounds; the light and noise pollution would be detrimental to owls and bats particularly, and also the loss of hedgerows and trees on the development would deprive the wildlife of essential corridors linking Stoke Wood, Stoke little Wood and Stoke Lyne Clumps. Wildlife cannot thrive in isolated pockets. No matter how many times words like Eco and Green are bandied about, ultimately ripping out native fauna and burying open countryside under concrete cannot be good for the environment. At a time when food is becoming more expensive, and the cost of transporting food and other commodities is soaring, the loss of farmland able to produce crops in order to encourage yet more road transport would appear to be folly indeed. If events of the last few weeks and months have taught us anything, it is that local farmland is of vital importance to our food independence and should be preserved at all costs. How many impoverished families could this area of land provide for? Whilst this may not be the right forum, the time is approaching when the wisdom of producing goods in one vast factory and then transporting them all around the world needs to be addressed, for the sake of our health, our planet and our children's future. Time and again we are reminded that the loss of habitat is contributing to global warming and the loss of biodiversity, and there is evidence emerging to suggest that open countryside in good health has a part to play in absorbing the CO2 which is threatening all our lives. Because of the physical geography of the area the site chosen for this proposal is particularly prominent and would be visible for miles around. The impact on the villages of Stoke Lyne, Ardley and Fritwell would be enormous, apart from the visual aspect of the buildings proposed there would be constant noise pollution, light pollution, traffic fumes,</p>

runoff of pollutants into the local watercourses and of course the huge amount of extra traffic generated would have a detrimental effect on the surrounding area. It is fair to say that local residents will find their lives diminished in every way, and I would expect peoples health both physical and mental, to be affected. The claim that this development would benefit the community is erroneous, only shareholders, investors and developers would benefit, the local community will find itself impoverished in every way. All in all this is the wrong development, at the wrong time, in the wrong place. .

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**Attachments**