

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	Robert Webb
Address	Meadow Cottage,The Street,Stoke Lyne,Bicester,OX27 8SE
Type of Comment	Objection
Type	neighbour
Comments	<p>Current Logistics Market Dynamics. Amazon recorded their first loss in Q1 2022 - and their performance is a key indicator for the health of the logistics property/development sector. Their losses were driven in part by warehouse capacity exceeding demand - pointing to an over-expansion from possible over-forecasting of the demand for online retail, following its peak during the pandemic. This points to a potential bubble burst for the industrial/logistics real estate sector. This issue won't just be confined to Amazon - and therefore widespread vacancy of logistics units, with uncertainty as to how this will pan out as we continue to emerge from the pandemic alongside other issues such as inflation - really does beg the question as to whether the demand for logistics space really warrants the construction of this new (huge) development, especially given the vacancy and empty warehousing in other areas nearby in Bicester. Biodiversity Net Gain. As part of the Environment Bill and action from DEFRA - biodiversity net gain (i.e. offsetting biodiversity loss through from developments) is being mandated through the planning process - with the standard set in Oxfordshire/Cherwell (as far as I'm aware) to achieve 10% net gain on all developments. For a development of this size to go ahead on such an enormous expanse of greenfield land - I would question whether the minimum 10% net gain is achievable, given the extent to which habitats will be lost. Also - given that there will be limited opportunity to offset biodiversity on the development site (given its nature) - I would also question the council's ability to provide land beyond the development to support the achievement of credible biodiversity offsetting - and whether this would be well governed in the future to maintain such measures implemented. Cherwell Council Action Plan. Cherwell Council declared a climate emergency, and released a climate action plan: https://www.cherwell.gov.uk/info/7/environment/752/climate-emergency For a development of this scale, the embodied carbon footprint of the development would be huge, even with significant investment in using low carbon materials to construct the site. I would question the extent to which this proposed development aligns with Cherwell's "climate action framework", which claims to promote the use of "evidence based decisions" (i.e. how will they use data on the embodied carbon footprint of the proposed design to give this development a justifiable "go-ahead".) The action plan also aims to promote "net-zero" developments. There is no way a development project of this size, using technologies available to us today, could viably be classed as a "net-zero" development. This development clearly does not align with the climate ambitions on the local authority, Cherwell Council.</p>
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Attachments	