

# 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	Margaret Hannah
Address	247 Millhouses lane, Sheffield, S119HX
Type of Comment	Objection
Type	neighbour
Comments	<p>As a frequent visitor to the Swifts house area of Stoke Lyne, I am horrified by these planning applications. For the physical and mental health, and future of the local communities affected, I object. The cumulative effect of the Tritax site, Albion land site, Strategic railway freight proposal, 'Hawkwell', Great Wolf, Siemen's factory and multiple other applications will bring the Cherwell Valley area and road network to its knees. Bicester has played its part with housing and warehouse development in recent months and years - how can it still legitimately call itself a 'garden town', a more apt name would be 'warehouse city' if these applications are approved. These proposals will bring hundreds of thousands of additional vehicles to our area; the 'already-at-capacity' Junctions 9 and 10 of the M40 (and connecting roads such as the A43, B430, B4100, A41 etc) will come to a standstill, and no amount of road redevelopment or fly overs around Baynards green will be sufficient. Local villages will be deserted, with residents leaving the area as who wants to live alongside a huge and urbanised lorry park, operating 24 hours per day. The site is not allocated as employment land in the Local Plan and has not been identified for development or any use other than open farmland and countryside. All land under this application is currently producing excellent wheat yields and with a food crisis looming we need to become more self-sufficient, not lose this land to concrete and warehouses. The Local Plan sets out the need to supply jobs close to where they are needed; there are no employment needs identified in this location, indeed, local employers closer to Bicester are struggling to recruit. Current job vacancies for recently built warehouses, e.g. other Tritax Symmetry developments are not being filled - which is no surprise as our unemployment rates are some of the lowest in the country. I also note some local research that was conducted in April 2022 which shows there are c.7 million square feet of recently developed warehouses within 40 miles of the application site currently lying unoccupied. Developers are struggling to sell warehouse space at the rate they claim is needed. It is now well-accepted that the UK has sufficient warehousing (Amazon recently admitted that they expanded too quickly over the pandemic and as a result are trying to sell off their warehouses) the post-pandemic boom in developments was extremely short-termist and understandably driven by land developers seeking quick profits, capitalising on the move to online retail. However research this year has proven we are returning to more normalised buyer behaviours, so to build further largescale warehousing is completely out of kilter with demand, and even if we did build them, we just don't have enough people to work in them, so we can look forward to more empty warehouses. Furthermore, the Application contravenes the Cherwell Local Plan's Policies for Building Sustainable communities as outlined in section B.87 and Policy ESD 13 (Page 109) of the Local Plan. On a site that is essentially flat, light pollution, air pollution and noise pollution would have a major detrimental effect on both the local population and wildlife. With security lights 24/7 the site will be visible from afar and seriously and negatively impact the surrounding area. Noise from vehicles working - including reversing into bays with requisite alarms sounding - throughout the day and night will cause immense stress and constant disruption to the local residents and banish any wildlife. The flat topography of the land would mean that visual and audible nuisance would be unacceptable; bunding with tree planting is unlikely to effectively screen for very many years, if ever. The height of warehousing would create a wall of industrial buildings visible from each direction but particularly those dwellings around Baynard's Green and from many of the houses in Stoke Lyne village and Swifts House. The correct strategy for CDC is to maintain its</p>

wonderful agricultural land and open countryside as laid out within the Local Plan, and let's hope the Planning Inspectorate does the same, and not ignore the overwhelming response of the residents of North Oxfordshire who are vehemently opposed to these completely non-strategic proposals - otherwise, the MP for Banbury may face an embarrassing result at the next General Election with the loss of this safe Conservative seat for the first time in 100 years.

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**Attachments**