

Planning Applications for Policy Bicester 12, **15/00091/SCOP** (Wretchwick Green) and **15/00094/SO** (OS Parcel 0070 Adj And North Of A41 London Road Bicester)

Dear Ms Griffiths,

These two applications should be treated as one, because they adjoin in the south of Bicester 12 at the A41 end. They will presumably use the same SuDs and drains, being essentially on the same site. They share the same entrance into Wretchwick Way which leads into the Wretchwick Green Estate. This estate planned for Woodrow and for Wates house builders is designed to leave the northern most end free to act as a corridor for wildlife to pass between two local wildlife sites, Gavray Meadows and Blackthorn Hill. The house developers are to be commended for complying with the aims of Cherwell DC and I quote from your document located on your server

<http://modgov.cherwell.gov.uk/mgConvert2PDF.aspx?ID=29270> on page 4, point 4.1.

"The annual Corporate BAP provides a framework of aims, actions and targets, the delivery of which ensures that the Council complies with both legislative and planning policy requirements relating to important wildlife sites, habitats and species and good quality connected green spaces."

However, the developers have encroached on 50% of the CTA within Bicester 12 and a corner of the Blackthorn Hill LWS. This could have been avoided if there were not so much B8 warehousing at the opposite end of Wretchwick Green next to the A41. The warehouses contribute massively to the disposal of run-off water through SuDs. They also do not mix visually with a housing estate. These warehouses are serviced by the road, Wretchwick Way, passing through the centre of the estate which will be open to HGVs at both ends. This road obviates the desire of Cherwell DC to provide a healthy and safe housing estate, as it will conduct non-local traffic right through the middle of the housing estate. People's gardens back onto this road exposing them to noise and diesel fumes. It then debouches at a round-about at the end of Gavray Drive, right next to the Gavray LWS.

This central estate road has been stipulated by Oxford County Council as a relief road chiefly to serve all the new B8 development in Bicester, which will provide a lot of employment. (About 1,000 persons for the 750,000 square feet proposed, according to three different American web sites.) These jobs however only pay the minimum wage per hour (£7.21) or about £17,000 per year including night work. A senior manager will earn more (up to £40,000 per year) but that is just one person per unit. So who will buy these houses? It will not be warehouse workers. It will be middle class commuters who will probably use a car to drive to Oxford or Milton Keynes, although they might cycle to the new station,

and travel to London or Oxford.

We do not want all these warehouses. They attract HGVs into Bicester but there are no facilities for the drivers. Originally I assume that the HGVs went along the M40 and left it at junction 10 and went across the dualled A43 to join the M1 at Northampton from whence they could go south to Milton Keynes or north to Leeds. Surely, this is the preferred route? Why is a main road passing through the midst of a new housing estate in the Garden City of Bicester? I was brought up near the Garden City of Letchworth and there were certainly no main roads going through the middle of housing estates.

Diesel has now been proved conclusively to cause asthmatic attacks in children and poor health. It has also been proved to destroy the sense of smell in honey bees (and probably butterflies and moths) preventing them from feeding and eventually causing their death. Bicester cannot be a garden city and a pleasant, healthy place to live if its residents are inhaling toxic fumes while sitting in their back gardens. I cannot see the necessity of HGVs travelling into Bicester except to access warehouses. I think that the cost in health and to the environment will outweigh any benefits in providing low paid jobs. Surely we can find more skilled, higher paid employment for Bicester residents.