

To: Linda Griffiths
CDC Planning Officer
White Post Rd
Bodicote
Banbury OX15 4AA

From:

Dear Ms Griffiths

Re: Planning application **16/00861/HYBRID**

I wish to register the following strong objections to the proposed Symmetry Park Development:

- This application forms only part of Bicester 12. The plans for the remainder of the site (i.e. Wretchwick Green) have not been submitted and therefore this application should not be viewed in isolation but for Bicester 12 in its entirety. It is essential that a Master Plan for the whole of Bicester 12 be approved before individual planning decisions are made.
- We also understand that a Master Plan for the whole Bicester being currently scoped. This will be pointless if individual decisions have already been made.
- Permission has been recently granted for 520,000 square feet of warehousing including in Skimmingdish Lane. Similarly plans have also been submitted for 570,000 square feet in Howes Lane. Bicester does not need yet another 684,600 square feet of warehousing. There is also large amount unoccupied warehousing readily available within the town.
- This proposal dwarfs the adjacent Wretchwick Farm Cottages and has completely disregarded the concerns of its residents. Bicester is designated as a Garden Town and as such it is important that any entry point into it reflects care and respect of the environment. The construction of such large buildings at this point would simply state the opposite.
- Bicester is part of science corridor Oxford to Cambridge and therefore any new development needs to reflect this with the main emphasis of creating premises for knowledge driven or high technology industries, to reduce the high level of out commuting.
- The amount of HGV movements generated by these proposals will both increase greenhouse gas emissions and traffic congestion along the A41. Its 24/7 operation would also result in increase in noise, light and vehicle pollutants.
- The promoter claims that employment generated by the site would be 930 jobs. This is an overestimate and under 75% this figure would be achievable. Jobs in fully automated would be considerably less, most of which would be lower paid.
- I would like to see plans for this whole area completely re-evaluated with a view to creating a far greater number of well landscaped low impact units, supporting new environmental or green technology industries and providing highly paid jobs.

Yours sincerely