

**1 Parkside Cottages  
Chesterton  
Bicester  
OX26 1UF**

27<sup>th</sup> December 2019

Ms Clare Whitehead  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

**Application ref: 19/02550/F**

Dear Sir,

I write with firm objections to the planning application detailed above which has been submitted by Great Lakes Ltd.

The proposed location is completely unsuitable and unsustainable with the infrastructure around the small historic village where the proposed development is planned. To include a 900 space car-park which indicates all travel will be by car completely contradicts your own strategy of reducing car usage across north Oxfordshire. The local roads can scarcely cope with the existing traffic levels and to then add over 1000 additional vehicle movements to the A4095 "rat-run" which are too often compounded when the A34 / M40 (junction 9 -10) has issues. The plans for travel via Weston on the Green and Middleton Stoney are ludicrous in the extreme when all people are going to do especially if coming from London or Birmingham ends of the M40 is take the quickest possible route on their chosen "sat-nav" device / app. Air quality already greatly diminished by the volume of traffic will be further affected along with the increased 24 / 7 noise levels from the volume of traffic.

To add to the infrastructure issues there is no pathway either lit or unlit from the two main ends of the village back to Bicester placing even more reliance on car use especially in the spring, autumn and winter months especially for employees. There will be a reliance on bringing in employees from the local area so I'd ask the simple question – how do employees get to work safely? Is there even the level of employment base in existence or will they seek to recruit from other established local businesses which have contributed to the local area for a number of years and are seen as cornerstones of the town and Cherwell District. With the proposed development being self-contained with all amenities onsite there is zero benefit to the local economy.

Finally there is no safe crossing point across the A4095 if you live on the motorway side of the village along the A4095 in Chesteron and likewise if you live on the canal side of Kirtlington. With the additional volume of traffic do all these houses now become isolated from the

villages which they're a key and vital part of and many of which have history dating back to the 19<sup>th</sup> Century. Access to the two primary schools will become nearly impossible for walking distances not more than 200m.

I therefore trust Cherwell District Council will ensure that permission is NOT granted for application 19/02550/F.

Yours faithfully

A solid black rectangular box used to redact the signature of Gary Warland.

Gary Warland