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Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
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16 December 2019

Ref: Great Lakes UK Ltd – Planning Application No: 19/02550/F

I am writing to object to the abovementioned planning application on the grounds of its impact on the local area, local businesses and its ecological and environmental damage. Also, the proposal does not align with the local development plan and is wholly out of keeping with the area.

I work at a company within a few hundred metres of the proposed development site, and am very concerned that during construction and eventual operation of the site there would be an unsustainable level of traffic on what are small country roads, which in turn would have an extremely adverse impact on the local community—not to mention myself and colleagues who travel to work from the surrounding villages/towns.

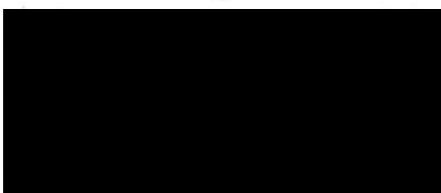
The area has limited service by public transport and the recent growth in development in the surrounding area and the outskirts of Bicester have put significant strain on infrastructure. This has become evident in the congestion at key road junctions with Bicester, along the B430 and route to the area from the A34, and the repeated degradation of road surface quality in the village. This influx of traffic during construction and ongoing use of the site would also significantly impact air quality and pollution—especially concerning in a village attracting more young families to live here.

This enormous proposed development is totally out of keeping with existing, non-residential land use in the area. Its design and vast footprint would significantly transform what is a rural, green and countryside setting in an irreversible and irresponsible way. Local planning guidance, design requirements and economic benefit priorities do not support the use of land in this location for this purpose.

Finally, the environmental and ecological damage caused by a development of this type, on a green field site, is contrary to collective efforts to protect green spaces, wildlife and natural habitats. This applies to both direct impacts through the loss of the green space itself, plus indirect impacts from the disruption and enabling work of the construction. Wildlife, trees, hedgerows and water will be permanently lost as part of the development, at a time when we should be doing our utmost to preserve them.

In summary, the proposed development, land use and construction would be detrimental to local residents, businesses and infrastructure, is contrary to planning policy, and would significantly damage the environment and ecology of the area. It is therefore inappropriate and should be rejected unequivocally.

Yours sincerely,



Associate Partner, Instinctif Partners Ltd.