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December 15 2019

FAO: Ms Clare Whitehead  
Case Officer, Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

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

Dear Ms Whitehead

I wish to object in the strongest possible terms to the above planning application.

This application for what is a hugely destructive building project is not justified by any need at either a local or national level and it meets none of the requirements of Cherwell District Council's development plan.

### **1) Location**

This is a totally unsuitable location for this project.

It is on the edge of the village of Chesterton and only 2 miles from Bicester. There have already been 2 new housing developments in the village itself and Chesterton is under pressure from that and the encroachment of the huge housing development of Kingsmere and the gradual ribbon development on either side of the A41, all on the west side of Bicester.

The site itself is currently a Greenfield rural area, currently an 18 hole golf course, but also a contiguous part of the surrounding countryside supporting the ecological habitats and welfare of the area.

### **2) Traffic**

The proposed development will bring a huge increase in the traffic volume to an already overloaded area. The Cherwell Local Plan allows development only where public transport will be used for access. Chesterton has NO public transport.

The proposed development will allow for 1000+ traffic movements daily from all parts of the UK. This traffic will approach the site using the A34, the A40, the A41 and the A43. All of these roads have major issues already and with the current traffic volumes are considered barely "fit for purpose".

Virtually all of this traffic will use the M40 to either Jct. 9 or Jct.10, neither of which are adequate for the current traffic volumes. There is standing traffic on the M40

approaching Jct. 9 southbound and Jct. 10 northbound at peak times almost every day of the week, often for extended periods of time.

The local roads, particularly around Chesterton, Weston on the Green and Middleton Stoney are already used as a "rat run" and as an escape route from the frequent problems on the A34 and M40 and general congestion on local highways. It is totally unacceptable to propose significant extra traffic movement on these routes.

### **3) Local Considerations**

There is already considerable development in the Bicester area. What was a small market town of less than 20,000 will become a much larger area approaching 60,000 over the next decade, however there will be very little improvement in infrastructure to cope with this; as described above there are already huge traffic problems in the area. Bicester already has to cope with the numbers of employees and visitors to Bicester Village Retail Park which brings traffic influxes and parking problems to the area.

There will be little economic benefit to the local area from the proposed development. All visitors will be encouraged to stay on site for the duration of their visit and hotel rooms will not be available on a casual basis.

There is virtually no unemployment in this area, largely due to the success of Bicester Village which employs similar workers to those likely to be required by this development. Therefore, employees would have to be hired from outside the local area and brought to the site by road, creating yet more traffic.

This development will entail the loss of an established local sporting facility. As the population of the area increases more facilities like this will be required, not an insular pleasure park.

### **4) Health Issues**

This proposed development lies alongside the M40 on the windward side of the motorway where the traffic, as mentioned previously, is often stationary because of the congestion at Jct. 9. While this might be acceptable for golfers who are in that area for a very limited period, it is not acceptable for families, especially children, to be exposed to that level of pollution for periods of several days.

In summary, this project is unwanted and totally unnecessary in the proposed location. It will create a carbuncle on what is a lovely rural setting and yield no benefit whatsoever to the local community. Planning permission must therefore be withheld on behalf of the local residents by Cherwell Council, as anything less will be a betrayal.

I strongly urge refusal of this proposal.

Yours sincerely

  
Christine M Boyer (Mrs)