

Mrs P A Hawes
GRANGE FARMHOUSE
LITTLE CHESTERTON
BICESTER
OXON OX25 3PD

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

Dear Ms Whitehead

REF: GREAT KAJES YK LTD – Planning Application No: 19/02550/F

I write with reference to the above planning application and I wish to object to this for the following reasons:

- The proposal is not in accordance with the Local Development Plan and I see no material considerations that would warrant planning permission to be granted. The site comprises 500,000 sq. of built form on what is a greenfield site, and would irreversibly remove important green infrastructure and disrupt ecological habitats.
- The proposed application massively impacts on the edge of a small rural village which experiences major traffic congestion, particularly at times when the A34 or M40 become blocked, and is regularly used as a rat-run by people trying to avoid these already heavily congested roads.
- The M40 leading up to Junction 9 is regularly the scene of road traffic accidents due to the high volumes of traffic exiting at this Junction.
- Whatever traffic/road signs are being proposed to limit access through these small, mostly single tracked country lanes, you cannot possibly stop people from following their Satnav which will inevitably direct them to cut through these small villages, it is human nature to find the shortest, quickest route to a destination. This not only applies to visitors, but also to any staff who will have to commute by car to work

there as it is not accessible by any other means. This surely contravenes Cherwell District Councils Strategy of reducing car usage.

- This development is not in any way going to benefit the local people or economy. It is designed so that visitors have a one stop destination, and specifically seeks to exclude local people from using the facility. It is essentially a vast private theme park.

Yours sincerely,

Pippa Hawes (Mrs)