

[REDACTED]
13 Vespasian Way
Chesterton
Bicester
OX26 1BA
11th December 2019

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

Dear Ms Whitehead

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

Normally I'd class myself as part of the silent majority not getting engrossed in campaigning, etc but I do feel moved to object to the planning application from Great Lakes UK Ltd as referenced above.

I have four key objections that I would like to have taken into consideration:

1. Lack of economic benefit for the surrounding area:

The type of proposal is closed to benefit the surrounding area economically as the business model will keep all guests on site and not spending in the local area. Guests will not be encouraged to go off site and visit local shops, pubs, restaurants, etc. Local businesses struggle to attract the type of employee that this company will be targeting and will either get employees from outside the area or increase the cost of local labour putting more strain on local businesses.

2. Traffic Impact:

The road system around Bicester is becoming more strained with the additional housing and other expansion to the local infrastructure. Whilst the company may propose to erect signage and try to direct traffic away from local hotspots people will follow what their sat-navs say and as soon as any congestion builds blindly follow directions through villages such as Little Chesterton which are completely inappropriate. M40 Junctions 9 & 10 and the A34 are all local congestion hotspots with cars being directed along the roads serving the proposed development and this will make this situation worse. This will increase congestion, increase road wear, reduce air quality and reduce the safety on the local roads.

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3. Sustainability:

The development is converting a green area into a built-up area. There must brownfield sites available which would be more appropriate and would not change the local ecology. The proposal has 900 parking spaces and the movement of these vehicles in and out every week does not promote a sustainable transport system.

4. Safety of local employees:

If the development manages to get local employees they will be tempted to utilize the local transport to get to and from work – which is non existent. There is not enough infrastructure of walk/cycle ways locally for this to happen safely. Currently there are many local employees walking along the local roads in the dark which is not safe and the proposed development would add to that.

I will follow the progress of this planning application with keen interest.

Sincerely,

