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OX26 1DH

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

21<sup>st</sup> December 2019

Dear Ms Whitehead,

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

I am writing to object to the above planning application – it seems anything but aligned with the local development plan, and I can see no real factors considerations that would justify granting planning permission.

At a detailed level I believe the traffic impact of the proposed development would be unacceptable:

- Chesterton will be impacted to a high degree. Much of the traffic to and from the site will go through Chesterton with its dangerous A4095 bend, narrow roads (eg The Hale) and parked cars. Even now, Chesterton functions as a 'rat run' and problems on the M40 or A34 see increased levels of traffic in Chesterton. This proposed development can only exacerbate safety, quality of life, and air quality issues.
- The road network in the Bicester area is already over-stressed by residential, commercial and retail developments (eg Bicester Village, Kingsmere, Bicester Gateway – and even Upper Heyford). To add an extra 1,000+ traffic movements is folly and surely beyond the capacity of the network
- During and after construction routing plans will not just impact the problematic A34 and A41, but also see increases in traffic volume in villages such as Wendlebury, Middleton Stoney and Weston on the Green. These increases will impact air quality, safety, and quality of life

Further, this development will have significant ecological issues, removing large swathes of green field habitat for a varied abundance of wildlife. In a world that is concerned about mass extinction, in which bird and insect (eg bee) populations are plummeting, this is just the wrong thing to do. Beyond that, putting 500,000 sq ft of buildings on a green field site will have a non-reversible and deeply unattractive impact on the landscape and views of the site.

Finally, the proposed development is on the edge of a village (Chesterton) – that's just the wrong place to put a highly urbanised leisure development. The impact on village life of traffic, during construction and after; the loss of leisure facilities (golf course) aimed at local residents; the lack of economic (or any other) benefits for village residents; the impact on

local wildlife; and the impact on noise and air quality – all of these indicate that the planning application is just inappropriate.

So, please do recommend the rejection of the application.

Yours sincerely,

[REDACTED]

Leslie Smith

[REDACTED]