



Kamendels  
1 Ewart Close  
BICESTER  
Oxfordshire  
OX26 2HE

February 15<sup>th</sup> 2020

**Ref: Great Lakes UK Ltd**

**Planning Application No. 19/02550/F**

Dear Ms Whitehead,

I understand that you are the Case Officer for the above proposed development and that any objection should be addressed to yourself.

The proposal does not seem to fit into the local development plan and there are no material considerations that would seem to warrant planning permission being granted.

I am particularly concerned about the increase of traffic in and around the area. The A34 is often grid-locked in both directions around Junction 9 with the M40. Motorists travelling south will cut through Wendlebury to miss the motorway junction. Weston on the Green and Chesterton are used by travellers coming into Bicester to avoid the long tail backs on the A34. These lovely old villages cannot cope with the extra volumes of traffic generated by the proposed development. Chesterton, particularly is becoming a "rat-run".

The Government is urging us to reduce car travel and to protect the environment, to plant trees and save green field sites. This development goes against all of these issues.

Bicester Town Centre was once a thriving shopping area, but many shops have closed down due to lack of footfall. Once the new shopping area on the outskirts of Bicester is open to the public and the Marks and Spencer store in the town closes, there will be a further decline in visitors to the town itself. Visitors to Bicester Village rarely venture into the town. A new shopping area with restaurants etc on the proposed Great Lakes development is of no economic value to those businesses in Bicester.

I feel strongly that this is the wrong location for such a large development. With so many houses being built around Bicester, we need to retain as many open spaces and leisure facilities as possible for the wellbeing of the local community.

Yours Sincerely

Mrs Audrey Luff.