



Alison Dyson  
Case Officer, The Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol BS1 6PN

VIA EMAIL

25 November 2020

Dear Ms Dyson,

**Appeal by Great Lakes UK Limited**  
**Your Ref: APP/C3105/W/20/3259189**  
**Site Address: Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxfordshire, OX26 1TE**

I was extremely concerned to learn that Great Lakes UK Ltd has lodged an appeal against Cherwell District Council's decision earlier this year to refuse planning permission for a proposed development on land in Chesterton, Bicester.

As the local Member of Parliament, I have been following progress of the application closely. When it first went in front of Cherwell District Council's planning committee in March, there had been a strong and well-coordinated effort from my constituents to oppose the application. The Planning Committee's decision to refuse permission was unanimous.

Having looked at the appeal documents, it strikes me that Great Lakes UK Ltd has spent a considerable amount of time and money in their attempt to appease both planners and local residents. However, the facts remain unchanged: Chesterton is an historical village in a rural location served by a local road network which simply does not have the capacity to support the extensive catchment the development hopes to serve. It would change the character of the village irreparably.

Despite claims by the applicant that the development will be "landscape-led", I remain concerned about the visual impact of a large structure on a greenfield site in a rural location. Promises that Section 106 monies will be spent on improving the bus network between Chesterton and Bicester do little to reassure me. I am also worried that insufficient consideration has been given to the impact of traffic in Middleton Stoney in light of the proposals set out in the Heyford Masterplan which is currently under consideration by Cherwell District Council (CDC Planning Reference: 18/00825/HYBRID). I also have significant concerns about the ecological impact of the development on natural habitats in the area.

For all these reasons, I share my constituents' view that this appeal should be dismissed.

Yours sincerely,

A handwritten signature in black ink that reads "Victoria Prentis".

**Victoria Prentis MP**

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