

CHESTERTON PARISH COUNCIL

RESPONSE TO INITIAL CONSULTATION ON OxsRFI

Chesterton Parish Council is unable to support the application for the following reasons:

1. The position of the proposed Middleton Stoney Relief Road (no.16 on map) with the relief road joining into the B4030 will create difficulties for Chesterton if user traffic for the Great Wolf resort coming from J10 or the A43 takes the A4095 into the village to access the Great Wolf site. Users to the Great Wolf site will be told to access the site via the B430 through Middleton Stoney going south to the junction with the A4095 for access. The use of the B4030 will encourage yet more traffic to access Bicester from this direction. This whole issue of traffic mitigation needs more careful consideration.

The prediction that a third less traffic would be going through Middleton Stoney compared to previous levels is questionable and requires some justification.

2. We are concerned that the economic rationale for this site has not been clarified and it seems that a greater expanded network of SRFI in the UK will be market-driven without modelling the market. We are told that the economic case is based on changing patterns of shopping given Brexit with an increase in onshoring. Is there evidence for this?

3. It is not clear what percentage of freight traffic to and from the site will come in by rail versus road and this may have an adverse effect on the local road infrastructure, especially on J10 and the B430.

4. We are informed that there will be a minimum of 4 trains per day up to 12 trains a day. Clearly, this could impact road freight movements on local roads, but the impression created is that local road problems are not theirs to solve. If this is the case, then this is most disconcerting given the pressures on OCC Highways with other local developments.

5. The strongest objections we have are a lack of reliable modelling information to substantiate the proposal including the relevance of local developments in the pipeline including the Great Wolf development, Siemens on the A41, Catalyst Bicester and Symmetry Park and Heyford Park which will strain the existing road network plus the recognition that Junction 9 is working at full capacity.

6. The development of yet more warehousing on an adjacent site and the remodelling of J10 is of real concern because of yet more traffic in areas of existing congestion e.g., from J10 along the A43 to Baynards Green.