

# WARNING

PROPOSED DEVELOPMENT OF

GRAVEN HILL

COULD SERIOUSLY DAMAGE

WENDLEBURY

VILLAGE MEETING SUNDAY

6TH NOVEMBER

VILLAGE HALL 7.30PM

**WENDLEBURY PARISH COUNCIL THINK ALL RESIDENTS SHOULD BE AWARE OF THE RISK THAT THE PROPOSED MOD DEVELOPMENT COULD HAVE ON THE QUALITY OF LIFE IN THE VILLAGE AND HAVE CALLED FOR A VILLAGE MEETING SO THAT THEY CAN GET THE RESPONSES OF THE VILLAGE.**

The MOD via their agents Defence Estates have submitted a planning application for the development of the Graven Hill site and Site C in Arncott. Cherwell District Council have to decide whether to grant planning permission by the 2<sup>nd</sup> January. The Parish Council have to tell Cherwell by the 11<sup>th</sup> November what the village think of the proposed development.

You may have felt that this did not affect you as the site is nowhere near the village and access is via the A41 to Aylesbury.

However, what they are proposing will affect us and dramatically.

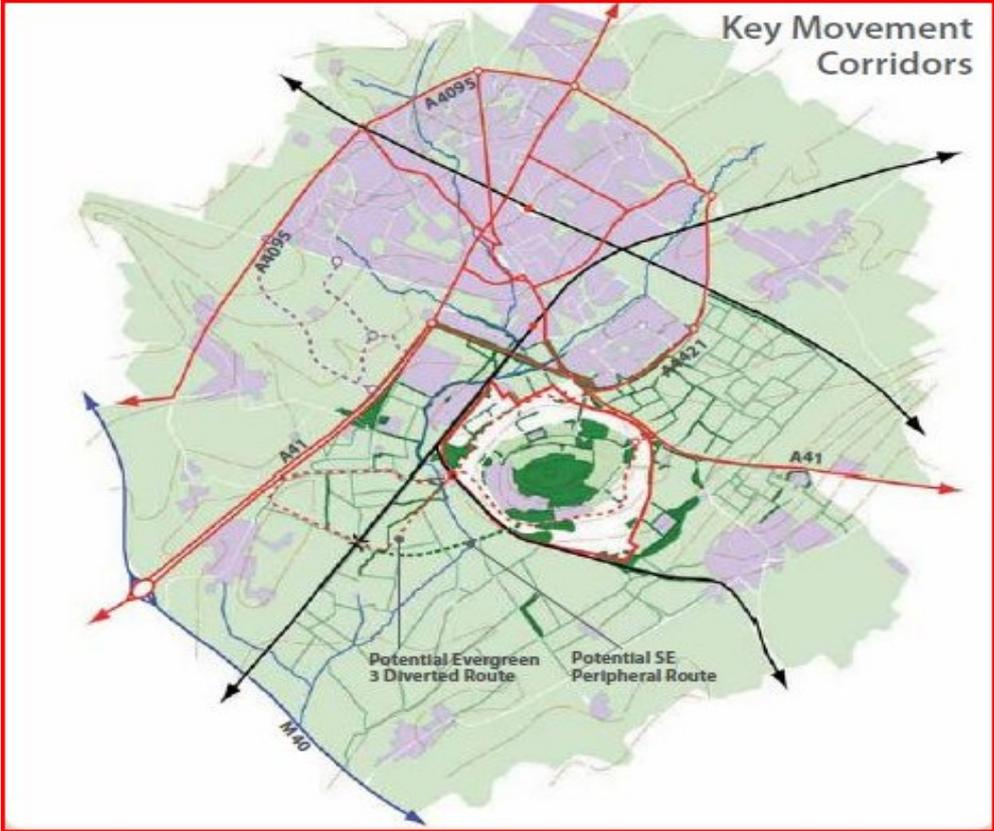
Their proposals are to move all the existing facilities on Graven Hill to sites around Arncott freeing up Graven Hill to be developed commercially, with 1,900 new homes, 20,000sq ft of offices, 200,000 sq ft of business space and 670,000sq ft of warehousing providing space for 1,585 jobs. These are laudable goals although many would say Bicester already has enough new homes planned and has plenty of land already allocated for commercial development.

So 1,900 new homes with say one car per new home. Say half are used each day 850 extra cars on the roads. 1,585 jobs so say 1000 cars to get people to those jobs all of which go to and from the site at least twice a day. That is just under **3,600** cars a day.

On top of that is the people visiting the offices and the lorries delivering to the business units and Warehousing. The developers have not given any numbers for the these visits but a single large distribution warehouse can have between **200** and **400** vehicle movements a day.

Although this is bad enough and will make the already existing road network grind to a halt there is a far bigger danger for Wendlebury.

The developer has in their documents a plan showing a potential ring road from the A41(Bicester to Aylesbury) around the South side of Graven Hill, exiting their site close to Merton Grounds. This would then link to the new Langford Lane (the existing one will close if Chiltern Rail's Project Evergreen goes ahead) and join the Bicester road just North of the village.



It is stated that this is only a potential Link Road, however the internal roads within the Graven Hill will be designed to accommodate it and the MOD state that it is their preferred route so that their development is not cut off from Bicester. Detailed discussions have been held with Oxfordshire County Council who would lead any development of the Link Road however they are already talking to both Chiltern Rail and Oxfordshire Highways about upgrading the proposed Langford Lane replacement so that it could take the proposed level of traffic, which is likely to have to be a dual carriageway.

So although this proposed development will not actually deliver a Link Road that joins the A41 just outside the village, its approval is likely to bring forward the day that the Local Authority will do so. We will also have to put up with massive increases on the road network and strains on our public services.

The Parish Council will oppose any proposal that will compromise the quality of life in the village, however it is important that we are representing the Village's views, so need your feed-back that we can present to the Council. We need to be telling the local, district and county council officers and councillors that we are against this and to help we will put draft letters and contact details on the village website so we can get the maximum responses.

Do not think that it makes no difference, we all need to make the effort and object to this development the PC will give you all the help possible and if you have any questions about any of the above please contact either Julian or Brett and they will be happy to assist you.

The greater the number of people who make a noise about the development the more the councillors and officers have to listen.

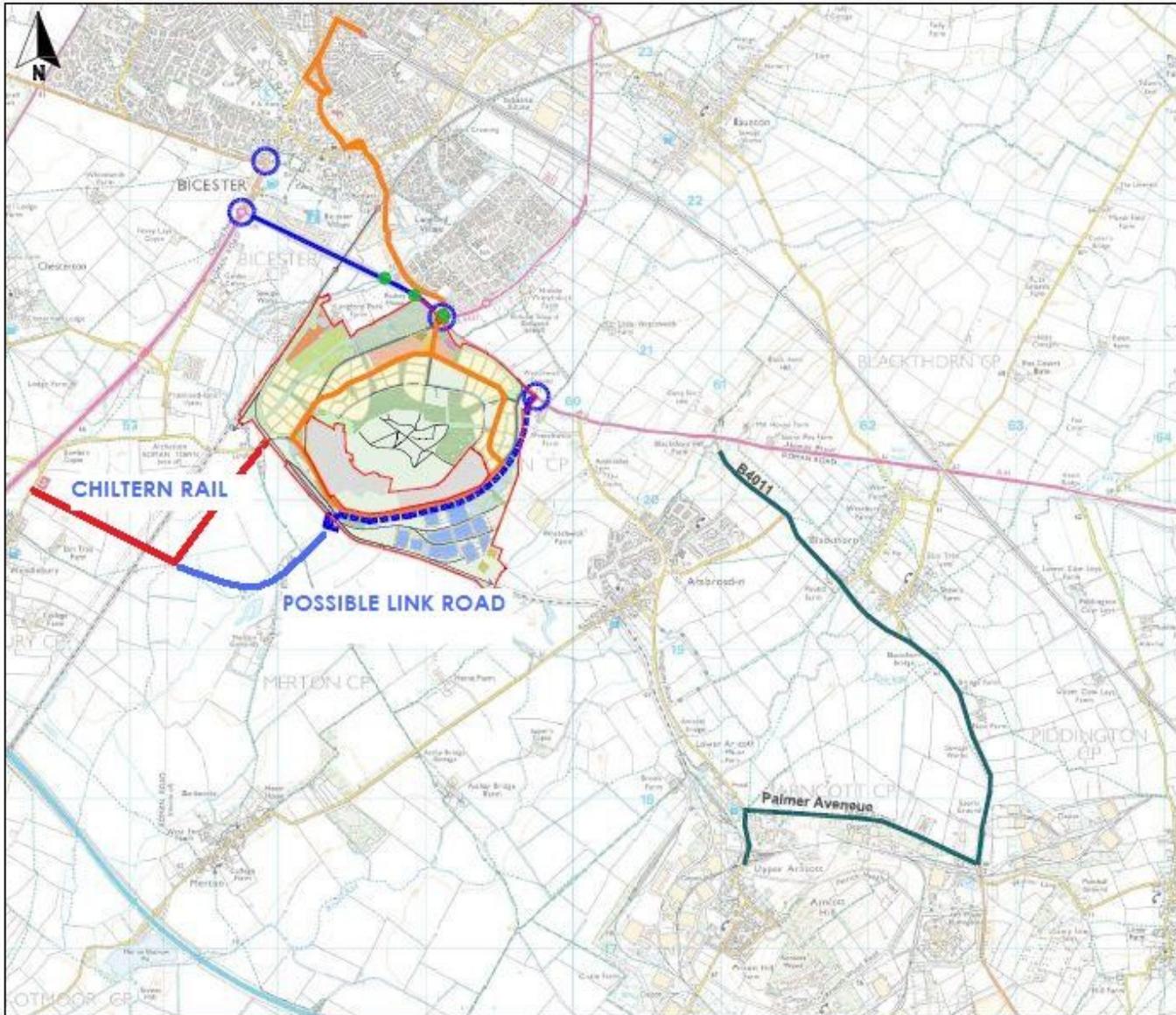
Please come to the meeting and let us know your thoughts and we will try to answer any questions you have.

**SUNDAY 6<sup>TH</sup> NOVEMBER VILLAGE HALL 7.30PM**

Contact

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- Key**
-  Site boundary
  -  Junction Improvement
  -  Qualling on approach lanes
  -  Potential link road through site
  -  Clrouter bus route
  -  Pedestrian/cycle Improvement
  -  C site HGV route agreement

0 km 1 km 2 km  
Scale 1:50,000 @ A3



Redevelopment of MOD Bicester Plans Document

**Figure 10**  
Proposed Transport Improvements

