

14 Robins Way  
Bicester  
OX26 6XJ

18 December 2019

Dear Ms Whitehead

Great Lakes UK Ltd – Planning Application 19/02550/F

I wish to strongly object to the above application on the following grounds;

The traffic assessment submitted as part of the application is, in my view, flawed. Whilst it “ticks all the boxes” in theory, in practice it is only paying lip service to them. For example the traffic data relates only to the peak hours. In practice guests and visitors will arrive and depart outside of these times thereby increasing substantially traffic flows on the network outside of peak times when the affect will be more noticeable. The existing golf course complex is a good example of this, the car park is usually fairly full outside of the peak hours.

Great emphasis is placed on cycling and walking but, in practice, do the applicants really consider that residents are going to walk or use public transport carrying luggage or is this just another example of paying lip service to national guidelines which, incidentally, were not written to cover cases such as the one currently under consideration. I would also refer you to Bicester Village where, despite cycling, walking and public transport links, severe traffic congestion occurs.

The consultants admit that there is no specific database which covers cases such as this and they rely on information obtained from the USA. This is, again in my opinion, a false comparison. The USA is geared up to access to facilities by car with good road links and modern roads. In this case the access is from relatively narrow rural roads not equipped to cater for large traffic movements and no attempt has been made to improve them.

Therefore this application should be refused on highway grounds as insufficient information has been provided to ensure the traffic generated by this proposal can be safely accommodated on the existing highway network.

Yours Sincerely

(signed) Gerry Harvey

