

12 The Woodlands  
Chesterton  
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OX26 1TN

Ms Clare Whitehead Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Banbury  
OX15 4AA

13th December 2019

Dear Ms Clare Whitehead

Ref: Great Lakes UK Ltd - Planning Application No: 19/02550/F.

I write to you expressing our horror at the proposed developed by Great Lakes UK Ltd (ref: 19/02550/F). This planning application does not meet the Local Development Plan and there is no material reason why it should be considered. For the record I disagree with the application and list below my further reasons.

Chesterton and the surrounding area is a village community which has actively engaged with planning applications in the past, but there has been no consultation in this case. The proposed scheme has a potential 2000 visitors per day and the sheer volume forces me to wonder why the Great Lakes UK Ltd (GLU) has not consulted the community. It may be that they feel their commercial power can railroad the community and that their excessive plans can be at the expense of the community.

The proposed development is not sustainable. It is in an inappropriate location where the roads are narrow and struggle under commuting traffic, local utility supplies are engineered for domestic village use and the sewage and surface water systems are not capable of carrying an additional 500,000 sq ft development. In addition the loss of facilities at this location will force many new journeys for golfers and country club members to alternative locations. The loss of green areas replaced by buildings and hard standing will also increase the surface water load and displace wildlife in the area.

The impact on the landscape will be significant in that a green and verdant leisure facility may become a built box casting a shadow across this greenfield site. Currently a stone built country club and golf course are built to residential proportions and continue a residential and village theme. The proposed multi-storey development will not.

The proposed development will have a significant traffic impact. As well as arrival and departure traffic, further journeys will occur for trips to Bicester Village and Oxford. The area will be a constant traffic jam rather than roads for the residents to use going to work and carrying out leisure activities. It currently suffers during the morning and evening commute and any addition on the scale of this development will cause a log jam. In addition the roads are not designed for coaches, nor significant volumes of cars; as well as the construction traffic. The road network will fail. All routes into the proposed development will suffer the same overloading failure.

The air and noise quality will plummet in the area during construction and the future use. Pollution from vehicles will impact on local residential properties and in the enjoyment of outside spaces. Light pollution will also destroy the evening sky.

The economical benefit GLU will gain from the proposed development will not benefit the community in and around Chesterton. There is not a large available work force in Chesterton and the proposed schemes revenues will depart into this international company. Local businesses will not benefit any more than the current country club, golf course and Hotel. It is clear that GLU have targeted an area where it can benefit from other local attractions at the expense of Chesterton's environment. This is wholly inappropriate and a different site should be sourced.

The proposed building and parking design will create a large expanse of almost 'commercial' type

space, this is not in keeping with the local plan or neighbourhood. There is next to no added value to the community from this proposed design.

The proposed scheme will remove half of an 18 hole golf course and potentially the remainder of the country club as GLU develop their plans. This will be a significant loss of sports facilities from a pool to a gym to the golf course.

In conclusion it is apparent from this proposal that the landlord and developer are looking to profit from a piece of land that already has a mature Leisure use which has not caused a detrimental impact to the community. The same piece of land has been targeted for overly large development to maximise their return on investment and then benefit from the adjacent Bicester Village and Oxford tourism market. All of this will not benefit the community of Chesterton, rather we will suffer the impact of traffic, pollution and loss of facilities. The best solution for GLU would be to seek a development plot in the approaches to Bicester where they can be closer to travel and infrastructure provision to meet the 2000 visitors expected, who can also benefit from the retail opportunities at Bicester Village and access Oxford more readily. This would suit the local plan better.

GLU should not be allowed to profit at the expense of the Chesterton community. The District Council must reject this application.

Yours Sincerely

  
Daniel Stephenson