

1 The Lane
Chesterton
Bicester
OX26 1UX
9th December 2019

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

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

Dear Ms Woodhead,

As a resident of Chesterton and a member of Bicester Golf and Country Club I object in the strongest possible terms to this proposed development, in particular:

Access and Transport

As a small village with narrow roads on the shortest route between Bicester and the Middleton Stoney road it is already a busy route. In particular the M4/A34 roundabout is a nightmare in the mornings and drivers avoid it by cutting through the village and joining the A34 at the Wendlebury junction. This development will significantly increase this traffic both for Clients and staff, most of whom must come from the Bicester area.

The planning suggests that traffic will be diverted away from the village, even going south on the A34 to direct via Weston on The Green (already heavily loaded), anyone with a sat nav knows this will not happen, they will go on the A41 and through Chesterton or Little Chesterton.

Whilst the Hotel is only for residents, according to one of the presentations I attended one of the driving forces for picking the proposed location was the proximity to Bicester Village. Clearly they are attracting clients who also want to visit Bicester Village, the only sensible route is through the village – this is not accounted for in their submission.

The construction traffic for the development will be huge and will have a very detrimental effect on the physical road structure which is not currently adequate for large vehicles.

Pollution

The roads through the village are narrow and the houses very close to the edge of the road and will experience significantly increased pollution, both noise and air quality. This would be particularly bad during the construction phase.

Loss of 18 hole Golf Course

The reduction of the golf course to 9 holes will result in many members leaving to go to other 18 hole courses. This is not only the loss of one of only 2 courses nearby, but increase the travel impact of the many Chesterton members.

Economic Impact

Bicester is growing at a ridiculous rate with new houses, shopping centres, hotels, sports centre etc and it is already evident as a resident that the infrastructure is struggling to cope

Quite where the staff are going to come from, I am not sure, it can only come from outside of the immediate area as most job sites in the area have extensive lists of vacancies and this development will only exacerbate the situation.

The UK already has a significant number of facilities of this nature within reasonable distance, Centre Parcs in particular is only 30 miles away – so why do we need another.

Facilities

Having looked at the presentations it would appear to be offering US style facilities, in particular fast food style catering, this should be avoided as much as possible given the obesity problems already attributed to fast food outlets.

The design is not pleasant and in conflict with the hotel design, low level and stone appearance. It certainly won't enhance the area and will adversely affect the habitat for the extensive wildlife that is native to that area of the course.

So in summary, I can find no potential benefits from the proposal, only negative impacts on the village and local area and request that it is rejected.

Yours Sincerely

A large black rectangular redaction box covering the signature area.

Ian Bishop