

Dear Sirs

Great Lakes UK Ltd. Application Reference: 19/02550/F

I am writing to register my strong objections for the proposals for the indoor water park and hotel proposed in the above application. Although there are many flaws in the proposals, In particular I believe the following points are of major significance.

- The scale of the proposed development will generate a major increase in traffic on the road network in the surrounding area which is already greatly congested as a result of the exponential growth of Bicester, both current and proposed, combined with the inadequate capacity of the major roads in the area such as the M40, A41, A4095 and especially the A34. This already has the effect of forcing a great deal traffic on to inadequate secondary roads with consequential damage to the roads and increased levels of noise and pollution in villages throughout the area.

Visitors to the proposed water park, by its very nature, will arrive during specific periods of time in the afternoon and leave in the same way on the morning of their departure. This will create periods of high congestion causing unacceptable traffic problems.

- Policy ESD 15 of Cherwell Local Plan relates to the character of the built environment and contains the following specific policy requirements
*“Successful design is founded upon an understanding and respect for an area’s unique built, natural and cultural context. **New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards”***

The policy goes on to state that new development should *“Respect the traditional pattern of routes, spaces, blocks, plots, enclosures **and the form, scale and massing of buildings”***

The design of the proposed buildings does not meet the requirements of these policies being of the poorest quality imaginable with a superficial window dressing of “vernacular” materials trying, and failing, to conceal the huge bulk which is completely out of character with rural North Oxfordshire.

The detailing is crude and the use of a “faux” pitched roof completely unacceptable in design terms. Far from respecting local form and scale the proposed buildings are the standard designs imported from the applicant’s existing developments in USA. As such they are completely inappropriate.

- The applicants have failed to demonstrate a need for this proposal which is not intended for local use but is designed to draw its customers from a much wider area. There can **never** be a need to destroy both the environment and the lives of the local community in order to create an unsustainable development such as this.

I would urge your committee to reject the application.

Yours faithfully

