

Stone Gables
Manor Farm Lane
Chesterton
Oxon, OX26 1UD

16 December 2019

Ms C Whitehead, Case Officer,
Development Management,
Cherwell District Council,
Bodicote House, Bodicote
Banbury,
Oxon, OX15 4AA.

Dear Ms Whitehead,

Re; Great Lakes UK Ltd – Planning Application no: 19/02550/F

I wish to object to the above number planning application which impinges on the village of Chesterton, Oxfordshire. My main heads of objection are set out below.

Transport

- i. the resort at both the construction stage and once opened will have a deleterious impact, not only on those living on the A4195, but also on the rest of the village and on the routes into and out of Bicester itself. Bicester is a well-known traffic hotspot as is junction 9 on the M40, both of which, along with the A34, become congested at peak travel times. Any additional traffic of the sort envisaged by the applicants will only increase traffic problems without major investment in the transport infrastructure in the area.
- ii. Those living along the A4195 suffer from pollution from cars and from noise at present. Their sufferings will only increase if the application is allowed.
- iii. The A4195 is a narrow road riddled with potholes that, no sooner mended are once again damaged. It already carries more traffic than the road, despite being designated an A road, should bear in its current state.
- iv. The A4195 is already too well-used; there are often traffic jams when the A4421 is blocked as frequently happens. It can be difficult to enter the village from Vendée Drive past the chicane during such periods.
- v. Current rat runs through the village will only become more congested as traffic tries to avoid the hotspots mentioned in i. above, leading to damage to the many vehicles currently parked in the road due to a lack of sufficient parking spaces in the buildings along the road.
- vi. The lack of local applicants for the jobs available at the hotel will mean bussing in of staff as well as staff cars, thus increasing the pressure on the roads in the area.

Ecological

- i. The resort will be using huge amounts of water for both the water features as well as the hotel, the restaurants and associated attractions. There seems to be some doubt as to whether the relevant authority will be able to provide water in the large amounts required and as to whether the sewers will be sufficiently able to cope with the discharge. Surface water would appear to be directed ultimately to Gaggle Brook which could lead to increased flooding there.

- ii. There seems to be no plans to deal with grey water separately which in times of water shortage would be essential.

The plans show no understanding of the location of the resort, viz on the edge of a traditional English village. Indeed this small village, at the 2011 census, had 850 persons resident in the village. Just the addition of the guests alone would triple the number of people in the area, without taking resort staff into consideration.

The planning application has no benefits for the people of Chesterton, just problems.

Yours Sincerely

Mrs Helen Lashbrook