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Ref: Great Lakes UK Ltd' Planning Application No 19/02550/F
OBJECTION TO THE PROPOSAL

Dear Sirs

Over the last five years, there has been a huge amount of development in this area which has been required to fulfil a government requirement for increased housing. On top of that there are proposed increase in office premises, shops and hotels which are already being developed. The infrastructure and in particular, the roads, both in Bicester and in the surrounding area, already at full capacity, have seen a huge increase in traffic with all the attendant problems that produces. Presumably, as all of the developments have been given planning permission they have been deemed necessary within the boundaries of the Local Plan. Chesterton itself, within which the proposed Great Lakes development lies, has already fulfilled, if not exceeded the development requirements imposed upon it.

The proposed Water Park, however, is in no way in accordance with the local development plan. The position of the Water Park on the edge of a small English village is totally inappropriate and cannot in any way be deemed 'necessary'. Great Lakes are looking to put a construction which has a floor space an estimated 60% larger than Bicester Village on a greenfield site, irreversibly removing green infrastructure and ecological habitats. At a time when climate change caused by overdevelopment and the destruction of green-field sites, is such an issue both nationally and internationally, it seems unthinkable that a project of this nature could even be considered regardless of the Local Plan. However, I reference

Local Plan: EN1 Impact on Natural Environment: Whenever possible, development which would have an unacceptable environmental impact would not be developed. EN16 Land Resources: Development on greenfield site will NOT be permitted unless there is an overriding need for the development. Sustainable development and the protection of biodiversity.

The development includes a 900 capacity car park, a 500 bedroom hotel with an expected 500,000 visitors a year with, according to the American model, an average stay of 2 days which indicates a high turnover with the attendant amount of traffic, estimated at 1000 + daily car movements. Bicester is already congested; there will be an increase in traffic anyway with the new Kingsmere Shopping Mall , Bicester Gateway, the new Warehousing and the Lloyd Sports Complex and this will be hugely exacerbated by the proposal, causing even more congestion on the A34, M40, A4095, B430 and surrounding villages. Chesterton is already a rat-run and the plans to re-route the traffic through other villages also directs traffic onto the A34 and this is totally unacceptable. This level of traffic will be highly polluting and have a detrimental affect on the health and mental health of all those affected

– issues which are again causing great concern both nationally and internationally. In addition, the construction traffic for a period of 2 years with a projected 31,000 deliveries will lead to a substantial increase in air and noise pollution and be highly disruptive to daily life in the surrounding areas. Again I reference the LocaPlan:

EN3 Development that leads to noise pollution etc: 9.6 Council will seek to ensure that in particular residential properties are not unduly affected by any development including that caused by traffic generation and potential impact on wildlife. EN5 Impact on air quality as a result of operational characteristics and traffic generated by it.

The proposed employment opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff, thereby taking away from local business. This will lead to Great Lakes 'bussing in' employees from other areas, again exacerbating the traffic issues. This type of employment was not part of Cherwell's strategic aim of prioritising knowledge-based business investment. Great Lakes will also aim to keep all guests on site thereby being of little benefit to the local economy. Day passes will be dependent on hotel occupancy, will be expensive and would need to be booked well in advance. This is NOT a public amenity. This development will also lead to the loss of a much-used local sports facility by way of the golf club. The club was viable, with no financial issues, and was providing an essential facility for health and well-being – golf is particularly relevant for an aging population. Will there be any guarantee that the remaining 9 holes would remain open? If the American model is to be followed, they will be swallowed up in due course. Given the increase in the local population it would be hugely detrimental to take away a sports facility.

Finally, one of the objectives of the Local Plan is to conserve and enhance the natural environment of the district including its ecological resource, (E16 9.47). The Warehouse development at the bottom of Vendee Drive is already a step too far and will lead to an almost endless stream of HGV traffic disrupting both Kingsmere and Chesterton with an undoubted overspill into Bicester. The Great Lakes Development is unnecessary and unsustainable for the reasons I have stated and many more. I would hope that Cherwell District Council will consider the concerns and well-being of its 'parishioners' over and above any financial gain. I strongly oppose this development.

Yours faithfully

Mrs E. Barker