

Plumtree Cottage,
Chesterton,
OXON,
OX26 1UQ

Development Management,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA

02 January 2020

For the attention of: Ms Clare Whitehead, Case Officer

Dear Clare,

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

I am writing to you in order to express my objection to the proposed planning application by Great Lakes UK in Chesterton, Oxfordshire, as referenced above.

The reasons for my objection are as follows:

A large proportion of Chesterton is located in a conservation area, surrounded by greenbelt, where there is protection of open spaces and views, a requirement for developments to preserve or enhance the area and restrictions that require many residents to request approval from Cherwell District Council to make minor changes to their homes such as replacement windows or erection of satellite dishes. With this in mind, I believe that the excessive size, scale and design of the proposed hotel and waterpark is completely inappropriate, it will have a significant and irreversible impact on a green field site and fail to meet requirements of the Cherwell District Council Countryside Design Scheme 2008 to enhance the character of the local area.

This proposed development would bring no economic benefit for the local area for the following reasons:

- Bicester has an impressively low level of unemployment (circa 80 people), it is my understanding that this development will require approx. 600 members of staff. Therefore it is likely to remove employees from existing local businesses many of whom are SMEs which contribute to the local economy, in comparison to Great Lakes UK which has been established by a large foreign corporation.
- The resort appears to be completely insular, all food and entertainment is provided on site, giving guests no reason at all to visit the local area. This will prevent opportunities for local businesses to benefit from the increase in tourism.
- The hotel is for waterpark guests only therefore it will not assist with providing additional accommodation for employees/guests of local businesses.

- The type of business development is not in keeping with Cherwell District Council's strategic aim of supporting the 'Knowledge Economy'.

The increased traffic associated with this development renders the application inappropriate for the following reasons:

- Chesterton is an escape route for many traffic issues that occur on the A34 and M40. During these times the village becomes completely paralysed and certainly could not cope with an additional 1,000 vehicles.
- The proposed routing plans utilise an already stressed road network, Chesterton, Middleton Stoney, Weston on the Green, the A34 and M40 all suffer severe traffic disruptions on a very regular basis. As improvements to the M40 and A34 have so far been unable to resolve the current traffic problems, an additional 1,000 vehicles per day would only compound the issue.
- As mentioned above, there are insufficient levels of unemployment in Bicester to provide the level of staff required for the resort. It is therefore highly probable that a large proportion of the employees will commute from all over the county adding even more vehicles to the over stressed road system.
- Current developments in the local area such as Bicester Gateway, Bicester Heritage, Kingsmere etc have already increased traffic both permanent and construction, the road networks have not been updated to cope with this let alone the huge number of construction, employee, visitor and delivery vehicles that the Great Lakes UK resort will attract.

As a resident of Chesterton I have serious concerns over the sustainability of the proposed development for the following reasons:

- The M40 already creates a high level of noise pollution, as do vehicles travelling on the A4095. The huge number of vehicles that would be visiting the proposed development everyday would be an unwelcome addition to this noise, severely impacting on the quality of life for residents.
- In addition to the noise pollution caused by the increased traffic, there would be an increase in air pollution. A study in 2019, widely documented by the press, found that air pollution in Europe causes more extra deaths per year than smoking. With this in mind we should be rejecting any developments that would cause such a significant increase in road use.
- The development makes no significant, groundbreaking or even ambitious proposals to be sustainable.
- There will be a loss of green field habitat for an abundance of wildlife, in a time when we are realizing the importance of a wide and diverse eco system that encourages biodiversity, we should reject any development proposals that will negatively impact on our countryside.
- Due to the sprawling design of the resort and the excessively large footprint of its buildings, a large amount of rainwater will be diverted from its natural course. Whilst some of this can be diverted via sustainable drainage strategies, a large proportion will be directed to the local drainage system

which is already over capacity and often requires remediation by Thames Water.

I do not understand why there has been a lack of consultation, Great Lakes UK should have worked with Cherwell District Council to find an appropriately allocated site through the local plan process. This is a speculative planning application in the wrong location and should be refused on that basis.

In light of the above, it is clear that the proposed development does not meet the requirements of the local development plan, there are no material considerations that would warrant planning permission to be granted and the resort would have an adverse effect on the local population.

Yours faithfully



Pemely Payne