

Ms Clare Whitehead  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

2.1.20

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs

I am submitting this letter to register my strong objection to the development proposed by Great Lakes UK Ltd at Bicester Golf Club.

I consider the development to be totally inappropriate to the area and community and not in accordance with the local development plan. There are many material considerations that should be considered and which should conclude in the rejection of this planning application.

My objections are outlined below.

This development is out of proportion and inappropriate for a village location. A nine hundred space car park and circa 500 bed hotel will put a reliance on car travel which is in direct conflict with the Cherwell strategy of reducing car journeys and usage. The increased car usage that this development will bring about will be added to forcing the golf club members to seek alternative courses and so increasing car usage.

The c. 500 bed hotel and other site buildings is destroying and removing the existing green environment which can never be replaced and will also have the inevitable impact of removing the ecological habitats associated with this space.

The development occupies some 500,000 sq ft which will remove the existing landscape and will mean the loss of these views forever.

Clearly the traffic impact will be severe and serious to the immediate community and surrounding villages which if this application is successful will see over one thousand vehicles per day extra on the local road network. Also there will be a serious impact during the construction period.

The significant increase in traffic that this development will bring about will add to the already stressed routes used by drivers looking for short cuts through Chesterton, the routes through Middleton Stoney, Weston on the Green and Wendlebury will be further congested and the infamous A34 will have to take even more traffic adding to the frequent traffic problems that I have experienced over the years commuting to Newbury.

The development will not add to the economic benefits for Cherwell and the Local Community where it is a strategic aim of Cherwell to prioritise Knowledge based business investment, so is not offering employment supporting the knowledge economy.

The hotel is only offering room facilities to guests and so no local businesses will have the benefit of additional local accommodation for their business needs and guests. This therefore does not help local businesses grow.

Local businesses are already finding it hard to recruit the employees that Great Wolf are targeting this would mean that Great Wolf will take employees from other local businesses which will have a negative impact on their growth and overall economic development.

The design of the development is totally at odds with the local area of small scale and residential buildings. It should be enhancing the character of the local area which it does not nor as outlined in the Cherwell Council's Countryside Design Summary 2008.

The loss of the sporting facility of the golf club which would be reduced to a nine hole course will mean the demise of the golf club. There is no provision within the development for safeguarding the remaining nine holes. Given also that this represents a loss of green field habitat for an abundance of wildlife the loss of this facility should not be allowed.

The air quality and environmental impact will be significant as a result of the increased traffic. There will be significant air and noise pollution both during and after construction works are completed. This is at odds with both the community and political will to reduce pollution, reduce carbon emissions and start to make a real and timely impact on reducing global warming.

Yours Sincerely

Richard Topliss

11 Flux Drive

Deddington

OX15 0AF