

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15

Culverhay
Alchester Rd
Chesterton
OX26 1UN
18th Dec 2019

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

Dear Sirs

I am writing to object in the strongest possible terms to the proposal by Great Lakes UK Ltd to build a hotel, car park and indoor waterpark on the back 9 holes of the Bicester Hotel Golf and Spa golf course in the parish of Chesterton. I cannot believe that this can be regarded in any way as a suitable site for a resort for which there is absolutely no need, let alone one of this size. Should the proposal go ahead, it would be with a total disregard for the people who live in the area to whom the resort would be of no benefit.

Firstly, to cover a greenfield site, of which there are now few in the area (and becoming fewer) which is enjoyed by many in the local communities, not just the residents of Chesterton, is unconscionable and would have a deleterious effect on the environment and local wild life at the very time when such issues are uppermost in the minds of many. The impact of such a resort on Chesterton - a village that has already seen much development, including two housing estates over recent years - and its inhabitants would be devastating.

Secondly, a car park for 900 cars and the projected half a million visitors a year are indicative of the undoubted increase in traffic that the resort would bring - surely not in line with the Cherwell Strategy

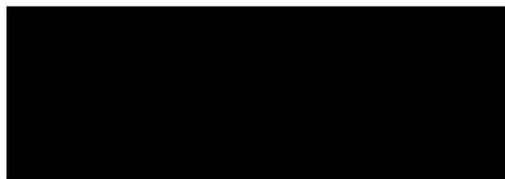
of reducing car usage. The effect on the air quality in the area would be undeniably negative, not to mention noise pollution and the appalling congestion on roads that are already crowded. This would affect not just Chesterton but the villages of Weston on the Green, Middleton Stoney and Ardley, in particular, as well as Wendlebury, Fawcote and even Kirtlington, through which much of the traffic approaching Bicester from the West passes. Major roads would also suffer from the resultant increase in traffic. The A34 is already extraordinarily busy and the M40 often gridlocked around Junction 9.

Thirdly, let us turn to the question of local benefit. The resort would be a purely residential one and would not be open to local people on a daily basis unless their custom is required because the hotel is not full. The likely price, based on Great Wolf resorts in America, would be prohibitive. The suggestion that local facilities such as The Red Cow pub in Chesterton, for example, or even the town of Bicester would gain business is totally fanciful. I see no reason why anyone using the resort would venture forth into the local area as all amenities, restaurants etc would be on site. Furthermore the creation of 600 or so permanent jobs is hardly beneficial to an area that has extremely high levels of employment, so much so, indeed, that many businesses have difficulty finding employees to perform the sort of jobs that will be required by Great Lakes.

Turning to Bicester itself, the town is developing at an alarming rate in terms of housing developments and business premises such as hotels, offices and warehouses. I shudder to think of the increase of HGVs on Verdea Drive as a result of the new warehouses being built on the Middleton Street Road. Of course, the town houses Bicester Village which is one of the most visited tourist attractions in the UK and attracts an extraordinarily large number of cars. I see no good reason to bring another enormous facility to the area, a facility for which there is no need and would be unsustainable. The potential impact on the local water supply and infrastructure does not bear thinking about.

I realize that the Great Lakes UK proposal is merely yet another attempt by a foreign company to make money, irrespective of the adverse effects that it will have on the everyday lives of the local people. I hope that you will give serious consideration to the objections outlined above, placing need above greed.

Yours faithfully



(C. R. BARKER)