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Great Lakes UK Ltd-Planning Application No:19/02550/F

I write to object in the strongest possible terms to the above-mentioned planning application. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Despite Great Lakes assurances that it will only cause a negligible increase in traffic, a 900-space carpark would suggest that it is expecting the vast majority of its guests to arrive by car. In addition, 600 staff, deliveries, and servicing of the site would add to the burden being placed on the rural road network. There will be no other means of accessing the site other than local roads, through small villages, which are regularly used by traffic trying to avoid the usual delays and holdups on the A34 and M40. It is unsustainable and in an unsuitable location on the edge of the village of Chesterton

Construction of this project will result in the loss of a greenfield site and will have a significant and irreversible impact upon the landscape. There will be a loss of habitat for the abundant wildlife that presently lives there, as a great proportion of the site will be under concrete. The wildlife area that is planned will be adjacent to the motorway and unpleasant noise and air pollution will greet the guests. The present 18-hole Golf Club serves the people of Bicester and many of the local villages. To access other courses players will have to travel by car adding to the road congestion. The loss of this sporting facility at a time when we are being encouraged to be more active will be detrimental to the health of the area's residents. Access to the Water Park will not be available for local residents unless there is underoccupancy in the hotel, and then only by purchasing an expensive day ticket well in advance.

There will be no economic benefit to the area from this proposal. Prospective staff will be difficult to source locally as there is minimal unemployment, and local businesses struggle to find employees. Guests will not be encouraged to use local businesses but to stay on site and use the restaurants, shops, and other attractions that will be provided. The hotel rooms will only be available for resort guests and not for other visitors to the area.

The proposed design will have a total floor area of 500,000sq. ft, the hotel buildings will be four storeys tall and an 80ft water slide will tower over the site. This creeping urbanisation has no place in a rural location such as Chesterton, a large part of which has been designated as a conservation area by Cherwell District Council. The intrusion of noise and light, and air pollution from the increased traffic, will have an adverse effect on the quality of life for all of the villagers in the locality. Bicester's "Green" credentials will be seriously jeopardised if this proposal goes ahead on its doorstep.

Please consider these points when deciding upon this proposal. This is a Private International Company who have no interest in the wellbeing of local residents. They will be the only beneficiaries from this project.

Yours sincerely



Linda Honey