

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

4.1.2020

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

Dear Sirs

I am writing to register my objection to the development proposed by Great Lakes UK Ltd at Bicester Golf Club.

I consider the development is not in accordance with the local development plan and is inappropriate to the area and community. There are many material considerations 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. The design 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 c. 500 bed hotel and other site buildings and nine hundred space carpark occupies some 500,000 sq ft which will remove the existing landscape and green environment which can never be replaced and will also have the inevitable impact of removing the ecological habitats associated with this space.

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 extent and bulk of the design will have a detrimental effect on the village location of Chesterton on the outskirts of Bicester with a significant urbanising effect on Chesterton and will also detract from the village amenity of other nearby villages.

The estimated increase in traffic volume of 1000 vehicles daily in the area will also affect the amenity of these villages. The existing road networks which are already under stress with drivers looking for short cuts through Chesterton, Wendlebury, Middleton Stoney and Weston the Green,

will be unable to cope with the increase in traffic and any proposal in the future to widen these roads will further detract from the amenity of the area.

In addition the proposals put significant pressure on the A34 and the M40 junctions at Ardley and Fewcott and Bicester as well as adding to the significant traffic on the section of the M40 between these junctions.

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.

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.

Yours Sincerely

Bryony Shelton

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