

Mrs j Newton
49 Bramhall Lane South
Bramhall
Cheshire
SK72DU

Ref Great Lakes UK Ltd Planning Application No 19/02550/F

Dear Ms Whitehead,

I visit my son regular basis. He lives directly adjacent to the development in Chesterton. I have been dismayed by the great Wolf proposal to build a waterpark on the existing back 9 holes of Bicester Golf Club in this delightful historic village of Chesterton.

I have taken the time to fully explore these proposals and can see clearly that it represents a departure from planning policy. The proposals contain numerous reports littered with flawed and skewed statistics. "Lies, damned lies, and statistics" is a well known phrase describing the persuasive power of numbers, particularly the use of statistics to bolster weak arguments. This is a case in point. A huge amount of money has been spent on these meaningless reports and they should be scrutinized to the finest degree to highlight their inaccuracies.

As the council have stated in their site notice dated 9/12/19 the proposal constitutes:

"major" development and the proposed development would, in the opinion of the Council, affect;

- The setting of a Listed Building
- The character and appearance of a Listed Building
- The setting of a Conservation Area
- The character and appearance of a Conservation Area
- Departure from plan

I fully concur with this statement. It is the departure from plan that I see as the key to refusing this application. The plan contravenes the following::

Relevant National and Local Policy and Guidance are found in:

Development Plan Policy

Cherwell Local Plan (2011-2031) Part 1

PSD1: Presumption in Favour of Sustainable Development

ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

ESD13: Local Landscape Protection and Enhancement

ESD15: The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (saved policies)

Sporadic development in the open countryside

Countryside management projects

Layout, design and external appearance of new development

National Planning Policy Framework (2012)

Planning Practice Guidance (2014)

The Principle of the Development

Paragraph 14 of the National Planning Policy Framework (NPPF) states that a presumption of sustainable development should be seen as a golden thread running through decision taking. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system.

Paragraph 12 of the NPPF notes that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Cherwell District Council has an up-to-date Local Plan which was adopted on 20th July 2015.

Visual Amenities

Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take the opportunities for improving

Policy ESD13 of the Cherwell Local Plan Part 1 notes that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to the local landscape character cannot be avoided. Policy ESD13 also states that: "Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside; **It will look out of character and be very obtrusive**
- Cause undue harm to important natural landscape features and topography; **It will**
- Be inconsistent with local character; **It is inconsistent**
- Impact on areas judged to have a high level of tranquility; **It will affect tranquility of this quiet village in terms of light pollution air pollution noise and excessive traffic flow**
- Harm the setting of settlements, buildings, structures or other landmark features: or **The proposal is totally out of keeping with the environment**
- Harm the historic value of the landscape." **It harms the historical value of this ancient village**

Policy ESD15 of the Cherwell Local Plan Part 1 states that: "New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards." **This design is not in keeping being 4 storeys tall and having an 85 ft water slide painted in vivid colours. It will be the tallest structure in Cherwell adjacent to an historic village**

Saved Policy C28 of the Cherwell Local Plan 1996 reflects Government guidance in relation to the design of new development by seeking to ensure that such development is in harmony with the general character of its surroundings and is sympathetic to the

environmental context of the site and its surroundings, and the nature, size and prominence of the development proposed. Saved Policy C8 seeks to protect the character of the open countryside. **The proposed development would not be within the curtilage of the village. This development detracts from the appearance of the area due to its size and nature. It is not concealed from view from the public domain.**

The development would result in significant harm to the visual amenities of the locality. Furthermore, it would represent harmful or sporadic development within the open countryside. The proposal therefore does not accord with Policies ESD13 and ESD15 of the Cherwell Local Plan Part 1, saved Policies C8, 28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.

Residential Amenities

The proposed Water park presents adverse harm to Stableford House and Vicarage Farm in terms of loss of privacy or overlooking and light air and noise pollution. The proposal does not accord with Government guidance contained within the NPPF, Policy ESD15 of the Cherwell Local Plan Part 1 and saved Policy C30 of the Cherwell Local Plan 1996.

Ecological Impact

Paragraph 118 of the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principle: "If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." Policy ESD10 of the Cherwell Local Plan Part 1 echoes this. **Significant harm to the ecology of the existing golf course is obvious it will be immediate and far ranging with no sensible and sustainable mitigation.**

I strongly encourage the council to refuse this proposal on the grounds that it contravenes planning policy. It is a departure from National and local plan on every level.

Faithfully

J Newton

