

Ms Clare Whitehead,  
Case Officer, Development Management,  
Cherwell District Council,  
Bodicote House, Bodicote, BANBURY OX15 4AA.  
3<sup>rd</sup> January 2020

**Re: Great Lakes UK Ltd : Planning application 19/02550/F**

Dear Ms Whitehead,  
**I wish to register my strongest objection to the proposed development No 19/02550/F.**

This proposal is contrary to the Cherwell Local Development Plan and to its strategic aims for i) sustainable development in a historic landscape; ii) preservation and enhancement of biodiversity; iii) reduction in the use of private motor vehicles and their effect on climate change. The impact of this development on the extended local area (including several neighbouring parishes) is so large that there is no overall mitigation that should allow planning permission to be granted.

**Landscape and ecological impact:**

The planning proposal is for a built-over area of 500,000 ft<sup>2</sup> including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control, lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). **Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35.** The proposed remodelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species.

**Sustainability:**

The proposed development expects to house 3190 guest residents in a total of 498 hotel rooms at any one time, supported by parking for 902 vehicles (of which only 90 are for electric vehicles). The water park will be built using hard, brightly coloured plastics; the hotel complex will have a massive energy requirement, only a fraction of which will be sustainably generated; the traffic movements (for guests arriving and departing and for hotel support service vehicles) will stretch the local road structure to breaking point and significantly affect the lives of residents in surrounding villages (most impact will be in Chesterton) including Middleton Stoney, Weston-on-the Green, Little Chesterton, Wendlebury, Bletchington, Kirtlington and Ardley. **Reliance on private vehicles and the increase in heavy service vehicles is directly contrary to the Cherwell Local Plan policies TR2 and TR16.**

The proposal contravenes several other key objectives of the Cherwell Local Plan, but the case is clear. The proposed development is unsustainable in business model, design and location. I urge you to refuse permission.

Yours sincerely,  
Susan Daenke