

Huse Monfaradi
158 Bathurst Gardens
London
NW10 5HX

Development Management,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA

11th January 2020

For the attention of: Ms Clare Whitehead, Case Officer

Dear Clare,

Ref: Great Lakes UK – Planning Application No 19/02550/F

I am writing to you in order to express my objection to the above planning application.

This application is completely inappropriate and does not meet the requirements of the local and national planning policy.

There has clearly been a lack of consultation; Great Lakes UK should have worked with Cherwell District Council to find an appropriately allocated site through the local plan process. This is a speculative planning application in the wrong location and should be refused on that basis.

The reasons for my objection are as follows:

Design - The size, scale and aesthetic of the development do not enhance the character of the local area nor does it meet the requirements of Cherwell's Countryside Design Summary 2008. The 500,000sqm floor area represents significant urbanization of a green field site and not appropriate for a countryside location, which is next to a conservation area. The proposed nature trail is just a relocation of a public footpath, which at some locations will be diverted from open green space to instead pass through a mass of buildings. Furthermore there is no parking allocated for visitors of the nature trail so it is unclear how this will be accessible for people as there are no safe footpaths or cycle routes to Chesterton.

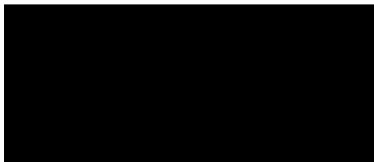
Traffic - The increased traffic, circa 1000 additional vehicles per day, cannot be accommodated by the local highways infrastructure which is already over stressed. It is inappropriate to route traffic through local villages that already suffer the major disruption as a result of congestion on the M40, A34 and A4095. Restructuring of the M40 and A34 junctions has, to date, been unable to accommodate the volume of local traffic, this development will therefore cause further disruption to local road users.

Lack of Economic Benefit - As the application states the resort will be a closed site with visitors encouraged not to leave but instead utilise the entertainment, restaurants and retail units on site, there will be no benefit for local businesses from the increased tourism. Bicester has impressively low levels of unemployment and local businesses struggle to recruit the type of employees that this resort will be targeting, therefore the development will have a negative impact on local business. The type of business being proposed does not meet Cherwell Districts Councils strategic aim of prioritizing 'Knowledge Based' business.

Sustainability - The additional traffic created by the development will increase the noise and air pollution levels. The M40 already creates significant noise pollution for the residents of Chesterton and it is unacceptable to approve a development that will negatively impact the quality of life and potentially the health of the existing population. There will be a significant loss of green space for local wildlife. There are no safe and sustainable methods of travel to and from Chesterton that do not require the use of vehicles. The large footprint of the proposed structures will re-direct rain water from its natural course which can be detrimental to the landscape and local watercourses. Furthermore the current water and drainage infrastructure in Chesterton is at capacity and cannot cope with a development of this size.

In light of the above, it is clear that the proposed development does not meet the requirements of the local development plan, there are no material considerations that would warrant planning permission to be granted. I therefore request that you do NOT grant permission for this application.

Yours faithfully

A solid black rectangular box used to redact the signature of Huse Monfaradi.

Huse Monfaradi