

Emma Rowe  
46 Manor Court  
Weybridge,  
Surrey  
KT13 8RG

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

DATE 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, which is completely inappropriate and does not meet the requirements of the local and national planning policy.

The reasons for my objection are as follows:

- Traffic
  - The development is proposing 900 car parking spaces and clearly relying heavily on visitors travelling by car. The local highways infrastructure cannot cope with the current level of road users and an extra 1000+ vehicles per day from this development will have a detrimental effect on the local residents.
  - The proposed routing for traffic through local villages is inappropriate and only considers visitors travelling from one area of the country. It is naïve to believe that visitors will ignore their satnavs and follow signage instead. Bicester Village has tried to implement a similar strategy without success.
- Lack of Economic Benefit
  - The planning application states that the resort will be a closed site, with all amenities, entertainment, restaurants, retail units etc, provided. This does not encourage visitors to spend money in the local economy and the circa £5m of economic benefit stated by the applicant does not have sufficient substantiation.
  - Whilst the applicant has stated the resort will bring approx. 600 new jobs to the area, they have not considered the impressively low levels of unemployment in Bicester (circa 80 people) and that employees will have to travel, most likely by car, from further afield.
  - Furthermore, local businesses already struggle to recruit sufficient levels of employees, especially those with the skills that this development will be targeting. Therefore the development will have a detrimental effect on local businesses.
  - The type of business being proposed does not meet Cherwell Districts Councils strategic aim of prioritizing 'Knowledge Based' business.

- Design
  - The size, scale and aesthetic of the development do not enhance the character of the local area.
  - 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 design does not meet the requirements of Cherwell's Countryside Design Summary 2008.
- 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.
  - The applicant's plans do not make any ambitious or even significant sustainability proposals.
  - 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.
  - 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.

I do not understand why there has 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.

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 sincerely,



Emma Rowe