

Plumtree Cottage

Chesterton

OX26 1UQ

Ms Clare Whitehead, Case Officer

Development Management, Cherwell District Council

Bodicote House

Bodicote, Banbury, OX15 5AA

Dear Ms Whitehead

REF: Great Lakes UK Ltd. Planning Application 19/02550/F

Please take this letter as a very strong objection to the proposed planning application and I urge you to recommend to the council members to vote against this application.

Chesterton, is an unsustainable location with no public transport, footpath or cycle path and access for guests to this resort can only be by car, coach or taxi. In July 2019 Cherwell District Councillors unanimously declared a climate emergency. With a planned zero carbon emissions by 2030 how can they support this development which is solely dependent on car travel to and from the site?

The existing road infrastructure is struggling to cope with the increase of traffic due to the high development of the area. Junction 10 of the M40 is at capacity and Junction 9 of the M40 has been confirmed by the Highways Agency as worse since the last upgrade. The A4095 is the escape route for traffic incidents on A34, M40 and A41, this has not been included within the calculations of the traffic management for this application. The warehousing developments around the perimeter of Bicester are increasing the volume of traffic along the A4059, this has also not been taken into consideration in this application.

The proposed "Nature Trail" is misleading as it is actually the rerouting of an existing public footpath. There is also the presumption that this Public Footpath will be given permission to be moved.

Financial benefits to the area are questionable, unemployment in Cherwell is very low, how will staff travel to and from the site? With possibly 200 staff per shift that is a lot of mini busses if there is not staff parking provided, the logistics of this are questionable.

There is no real provision for surface water runoff, the buildings and carpark will create vast quantities of water where will this go without adding to the already flooding water courses?

The whole area is short of water, the swimming pools might recycle their water but 498 family bedrooms and public toilets and changing/washing facilities will all be requiring fresh water. These same facilities will create foul water and sewage, where in the local system is this to go? The foul drainage structure is at capacity with incidents of sewage from the Bicester Hotel pipework bursting and discharging into a village ditch in December 2019.

The building design is appalling, urbanising a vast area of what was 9 holes of a gold course.

Cherwell Local Plan Executive Summary, page 10 states;

“Limiting growth in our rural areas and directing it towards larger and more sustainable villages. Aiming to strictly control development in open countryside”

This application goes against the Cherwell Structure plan and the National Planning Framework, I would suggest this makes it a speculative plan with no chance of being passed?

Chesterton does not need this development and considering the points raised above planning permission should not be granted.

Yours

Fiona Rowe