

Dear Clare Whitehead

Application Ref: 19/02550/F – Great Lakes UK Ltd.

The Ramblers Association promotes the protection and enhancement for the benefit of the public of the beauty of the countryside and other areas by such lawful means as the trustees think fit, including by encouraging the provision, preservation and extension of public access to land on foot.

The Oxfordshire Area of the Ramblers Association objects to the proposed development because of its detrimental impact on the local environment.

The site is currently a golf course with many areas of land, adjacent to greens and fairways, which are beneficial to wildlife. A significant proportion of this valuable amenity will be lost if the development goes ahead. It is impossible to claim that there will be a 30% net gain in biodiversity when well over 50% of the site is going to be turned from managed grassland, rough grassland, scrub & woodland to buildings and hard parking areas. There does seem to be some very creative thinking.

It is noted that the right of way 161/06 is to be diverted from a pleasant route to the side of the A4095 and then by the car park. The new route will be unpleasant for walkers, especially with the noise and pollution from all the extra traffic to the facility if the development goes ahead. The Ramblers will object to the proposed diversion.

Because of the effects of climate change the Ramblers will object to any development which will add to pollution, especially resulting from increased traffic, that will have an adverse effect on our climate.

The development will significantly change the rural character of the area with the visual intrusion of the buildings and the artificial illumination of the development. Even allowing for the noise from the adjoining M40 this development will impact on the rural tranquillity of the area. The development will be out of scale and design with the historic character of the adjoining village of Chesterton.

The Ramblers Association recommends this application is refused.

Yours sincerely

Terry Pollard
Walking Environment & Access Officer, Oxfordshire Area

Mary Gough
Chair, Bicester & Kidlington group