

Summary of Report – Great Lakes UK Ltd - Planning Application 19/02550/F

- **The application does not take proper account of development plan policies, nor national policy, and neither does it provide proper justification.**
 - Bicester and Banbury are the most sustainable locations for growth,
 - Chesterton is suitable for minor development, infilling and conversions only
 - Policy SLE4- development that is not suitable for the roads that serve the development, and which have a severe traffic impact will not be supported
- **Significant negative traffic impacts on the surrounding areas**
 - Despite the signage strategy, visitors will likely route via unsuitable roads, & the impact on local road network hasn't been mitigated
 - It has also not been proven that safe & suitable access is achievable due to issues with the drawings & the lack of Road Safety Audit. Inadequate footways and cycle paths to Bicester.
 - Trip generation calculations based on USA and have failed to consider several factors including impact & subsequent parking requirements of on-site conference facilities.
 - Parish Councils note that objections have been submitted to the proposal from Highways England and the Local Highway Authority (Oxfordshire County Council).
- **Out of character with the locality**
 - 498-bedroom hotel with occupancy of up to 8 people per room in a small village without basic amenities.
 - Policy ESD13- The proposal is inconsistent with local character, the proposal would harm the setting of settlements, the proposal would harm the historic value of the landscape.
 - Chesterton Conservation Area encompasses most of the village (Policy ESD15- development should contribute positively to an area's character)
- **Does not represent sustainable development;**
 - Policy ESD1- reiterates the importance of locating development in sustainable locations; promotes sustainable construction techniques; and, seeks the use of resources more efficiently, including water.
 - Area of severe water stress, proposal expects use of 400,000 litres per day
- **Negative landscape impacts of the proposed development**
 - Impact both visually & in terms of change to the landscape character, is considered significant & a development of such a scale, footprint and massing is not commensurate with a site of this nature in this location
 - Environmental net gain calculation classifies the current golf course as 'poor' to enable their required result.
- **In the open countryside where the prevailing character is if of agricultural fields and the landscaped 'Bignell Park' to the north**
 - Policy T2 states that large establishments will generally be unacceptable in smaller villages.
 - Policy C8 clarifies that sporadic development in the open countryside will generally be resisted.
- **Loss of half of an existing and well-established golf club**
 - Policy BSC10: Open Space, Outdoor Sport and Recreation Provision states that – access to open space, sport and recreation provision will be secured through protecting existing sites.
 - 18-hole golf course users would have to travel further afield representing a further unsustainable result of the proposals and increase in car usage.
 - Remaining 9 holes likely to be financially unviable with over 75% of members leaving if proposals go ahead.
- **No evidential need for such a holiday resort in the area, and what benefits it would bring**
 - Multiple new hotels in Bicester recently all within the area the local plan.
 - Destination resort, guests are expected to stay onsite, so very limited benefit to the local economy and tourism.
 - Employment of low paid, seasonal in nature not in line with the Oxford Local Industrial Strategy 2019.
 - Day pass offering wholly inadequate for local communities during school holidays and weekends, 30 passes per day of nearly 3000 potential users.
 - Business rates contributions should not outweigh harm to landscape, road networks and local communities.