

# WENDLEBURY PARISH COUNCIL

*Mrs Jane Olds, Parish Clerk*

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Clare Whitehead  
Principal Planning Officer  
Cherwell District Council  
Bodicote House  
Bodicote  
OX15 4AA

15 January 2020

Dear Clare,

Re Planning Application Reference 19/02550/F Great Lakes UK Ltd on Land to the east of M40 and south of A4095 Chesterton Bicester Oxon for "Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"

The Parish Council wishes to object to the planning application reference 19/02550/F on the following grounds.

## **Planning context**

1. The concept of sustainable development can be interpreted in many different ways, but at its core is an approach to development that looks to balance different, and often competing, needs against an awareness of the environmental, social and economic limitations. All too often, development is driven by one particular need, without fully considering the wider or future impacts.
2. This is an opportunist application which falls outside the current Cherwell Local Plan to 2031. Specifically, non-compliance with Policy SLE3 which requires new tourism development to be located in sustainable locations.
3. This proposal seeks to take advantage of the perceived easy access to the proposed site via the M40 Motorway junction 9 and 10, the A34, the A41, A43, A4421 and the A4095.
4. Wendlebury and Chesterton Parishes are close neighbours and suffer from the cumulative effect of piecemeal developments in Bicester with no mitigation. This application has the potential to further undermine their ability to maintain a sustainable quality of life in their communities.
5. The three overarching objectives of the planning system to achieve sustainable development as outlined in the NPPF (economic, social & environmental) are not

met. Cherwell Planning Committee will need to satisfy itself that this application will

- maintain or enhance the intrinsic character of the countryside and conserve its natural resources, (Para 170 NPPF)
- safeguard the distinctiveness of its landscapes, its beauty, the diversity of its wildlife, the quality of the rural villages, its historic and archaeological interest, enhancing the use of agricultural land and recognise the interdependence of urban and rural policies.

The direct concerns of Wendlebury Parish are as follows:

### **Flooding and Drainage**

1. The effect of drainage changing hydrology. The development should not increase flood risk.
2. A significant contributing factor to the flooding in Wendlebury arises from existing drainage ditches which run out from the Golf club and pass under arable land in a drainage pipe and subsequently flows through Little Chesterton to join a stream from Simms Farm (on the other side of the M40) that goes on to flow into Wendlebury Brook. The proposed hard surfaces of the hotel, car park and other facilities will increase the volume of storm water flowing down the stream through Little Chesterton and increase the risk of flash flooding in Wendlebury.
3. The applicant's drainage proposals are site specific, and the mitigation works proposed by the applicant will not address this flooding risk.

### **Transport issues**

1. The traffic modelling has been used with the sole objective of reducing traffic impacts from the M40 Junction 9, the A41 and Vendee Drive to the east of this development. In response to representation by Parish Councils at a consultation event, the applicant has amended the proposals to direct traffic down the A34 from Junction 9 and redirect via Weston on the Green. However, satellite navigation systems are more likely to direct traffic from either Junction 9 or 10 to the site.
2. The Parish Council believes there are flaws in this assessment, as traffic modelling is only designed to predict traffic flows for strategic routes and has not appeared to have taken account of all the developments in the area which have been given planning permission but are not currently in progress.
3. Policy ESD1 states that the development should seek to reduce the need for travel by car and make full use of public transport, walking and cycling. The very nature of this development relies on car use.
4. Certainly, no account appears to have been taken to consider the impact of the increase of traffic on the A41, and the wider impact on the local road structures, specifically the Vendee Drive roundabout.

5. Planning Committee should not support this application as the roads that serve it are unsuitable rural roads

I trust that this is of assistance to you and the Planning Committee.

Yours sincerely,

Jane Olds