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7<sup>th</sup> December 2019

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The Tower House  
Little Chesterton  
Bicester OX25 3PD

Ms Clare Whitehead  
Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Ref: Great Lakes UK Ltd – Planning Application No: 19/02550/F

Dear Ms Whitehead

I wish to object in the strongest possible terms to the planning application referred to above. It seems clear that the proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

The proposal is completely unsustainable and would be in a totally inappropriate location on the edge of a small village. The development includes a massive 900 car parking spaces with a significant reliance on car travel – this is completely at odds with the Cherwell Strategy of reducing car usage.

The proposed site comprises 500,000 sq. ft of built form on what is currently a green field site. This will irreversibly remove important green infrastructure and fatally disrupt ecological habitat. It will also have a significant and irreversible impact on the landscape and views of the site.

The traffic impact will be catastrophic. The existing road infrastructure (and that of surrounding villages) is already woefully inadequate, and will be completely unable to cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already a dangerous 'rat-run' and experiences major traffic congestion as an escape route during the frequent traffic issues on M40 or A34.

The proposal contains unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.

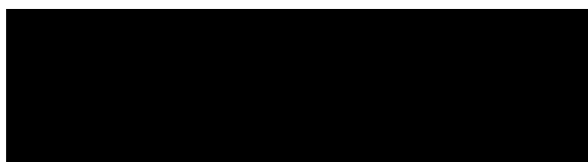
The proposal adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks already cannot cope with this additional traffic - the proposal is clearly in completely the wrong location.

The proposed design is inefficient and poor. The proposed low-rise design, to ensure it is less visible, has meant that the buildings and car parking have spread across the site having significant urbanising impact on this rural location. The proposed scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks: this is not in keeping with the local area. Schemes in such a location should be of small scale, composed detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.

It seems that there has been a complete lack of consultation. With potentially over 2,000 visitors each day this proposal will have a significant impact on the area - therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process.

In conclusion: this is a speculative planning application in the wrong location and should be refused on this basis. The ecological impact will be enormous, the loss of green field habitat will be disastrous and the application should be refused.

Yours sincerely



Professor Alistair Fitt