

28 The Green
Chesterton
Oxfordshire
OX26 1UU

18th December 2019

**TO: 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

The proposal for the water park in question is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

I list below my reasons for objecting:

The Great Wolf Resorts is unsustainable in an inappropriate location on the edge of a small Oxfordshire village. The development includes 900 parking spaces with a significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. The 18-hole golf course users now have to drive to alternative 18 hole courses. Therefore increasing car usage. The site comprises 500,000sq.ft of built form on what is currently a lovely greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

The whole impact of the landscape will change as the applicant is looking to put 500,000sq.ft of buildings on the lovely greenfield site, which is not a pleasing view for a small Oxfordshire village.

Chesterton existing road infrastructure can't cope with the extra 1000plus daily increase in traffic volume, plus construction traffic!! Chesterton is already a "rat-run" and experiences major traffic congestion as an escape route during many traffic issues on M40 or A34 (Which almost seems daily) It is suggested for what I think unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34, which already has horrendous traffic problems! The Road networks around Bicester that have been approved recently just will not cope with a proposal that clearly is in the wrong location.

This proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge Based business investment as a priority, thereby offering employment to "Knowledge Economy"

Hotel rooms only available to Great Wolf resort guests, does not in my view assist the growth of other businesses in the areas providing employees with a place to stay overnight.

Great Wolf resorts will encourage all their guests to stay on site offering them restaurants, bowling alleys, retail shops etc. This will give no support to our local businesses in the area.

As my daughter and son in law are owners of a local business they are already finding it hard to recruit employees, I think Great Wolf will be targeting employees away from existing local business, which will have a negative economic impact, or they will bring in employment from other area therefore adding to the increase of the traffic.

It is an inefficient and therefore a bad design. The low-rise design to ensure it is less visible, has meant the buildings and car park have spread across the site having major urbanizing impact on his rural location. This scheme comprises of a total floor area of 500,000sq ft. in two/three overbearing large ugly blocks. Please this surly cannot be seen as in keeping with Chesterton and local villages!!

The closing of 9 of the 18 holes seems ridiculous; the company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.

Will the other 9 holes remain?? This is really sad for me as my son in law is a Professional Golfer and has his own a golf business/ retail shop locally. With the loss of the 9-hole golf course to housing, open space provision rapidly vanishing in Cherwell. Totally unacceptable when it serves such an important purpose in communities and for well being. The Great Wolf resort could be very destructive for his Golf business.

2,000 visitors each day potentially 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. This speculative planning application in the wrong location and should be refused on this basis.

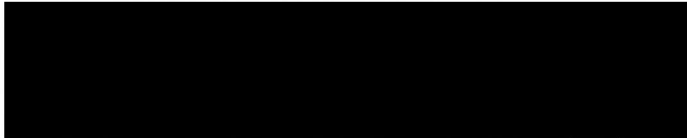
I am an avid dog walker and moved to Chesterton because of its location. My concern with the Great Wolf resort is the loss of green field with an abundance of wildlife and the increased traffic will have a real negative Ecology effect on Chesterton and local areas.

I am also concerned about the deterioration in my air quality and noise pollution from additional traffic, construction and continuous service vehicles. The site itself will be right next to the M40, not a healthy location for a sport facility, noise and fumes!

The other concern is that there is a shortage of water in the Thames valley area, The Great Wolf would only be adding to this problem, not only as the name suggests "Water park" but all the usage for running the whole facility, hotel etc.

Hand off Chesterton, lets keep it as a lovely rural Oxfordshire village and lets not it be a brand for the UK.

Yours sincerely



Alex Bainbridge

