

Cordy Maling
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12th December 2019

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

Dear Ms Whitehead

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

I'm writing with regard to the above proposal by Great Lakes UK Ltd and wish to raise a number of points, not least that this is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Traffic

The existing road structure can't cope with an additional 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already used as a by-pass route to counteract the busy roads leading in and out of Bicester. Congestion is already bad enough without adding more cars to the vicinity.

The routing plans are also completely unviable via Middleton Stoney, Weston on the Green and Wendlebury. These are already exceedingly busy routes with commuters and act as a by-pass for traffic leaving the M40 and heading onto the A34. The A34 is also a renowned hotspot for traffic congestion already, with the A41 at gridlock most of the time due to Bicester Village.

The road networks simply cannot cope with additional traffic – already Bicester has approved Kingsmere, Bicester Gateway, Bicester Heritage and continuing extensions to Bicester Village. The road network is not sustainable.

Landscape impact

With a site comprising 500,000sq ft of buildings on a greenfield site, it will remove vital countryside and disrupt ecological habits, if not destroy them.

Every morning I wake to the sight of wildlife - deer skipping across the fields, rabbits, foxes and an abundance of birds.

The countryside is shrinking, and wildlife is being squeezed into smaller and smaller areas to roam. It's that or take on the increasingly busy roads to try and escape to freedom (M40, A34, A41, B4030). We are gridlocked by main roads already and this resort will not help with the conservation of our wildlife.

Economic benefits

Cherwell has a strategic aim of prioritising knowledge based businesses to the area, thereby offering employment to support the 'knowledge economy'. This does not fit in with the outlined strategy.

None of the local businesses will benefit from such a resort in the area – the hotel rooms are for guests of the resort only. All guests will be encouraged to park up and stay on site for the duration of their stay – using the restaurants, retail outlets and other facilities. This does not bring business or economic growth to the area. They will not venture out and treat it more like Centre Parcs – park up and stay put.

Loss of sports facilities

It appears that taking over golf courses for development is becoming increasingly popular in the area. With the loss of North Oxford 9-hole course to housing, Chesterton is now losing 9-holes to a water park. How is this supporting the local community, keeping people active and looking after their well-being?

Air/Noise Quality/Pollution

It's already a noisy village without the disruption of construction traffic and then thousands of visitors. The roads in Chesterton are at a capacity already. Also with the proposed plan, the public outdoor spaces on site will be located right next to the motorway – how can this be healthy for guests with all the car fumes?

Lack of Consultation

With the potential of over 2,000 visitors a day this proposal will have a massive impact on the local area and I strongly believe that Great Wolf should have worked closer with Cherwell to find a suitable site through the correct local plan process. Surely there are other more viable sites to consider and not those on the edge of a tiny village.

Yours sincerely



Cordy Maling