

22 West End

Launton

Bicester

OX26 5DF

2<sup>nd</sup> January 2020

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

Dear Ms Whitehead

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

I write to object to the proposed development in the above Planning Application.

This application has generated an enormous amount of antagonism and personally I have very rarely written with regard to planning matters until now.

This does appear to be a speculative application with minimal prior consultation with local authorities. It is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Traffic

You have received detailed objections already, but the country lanes leading to and from the proposed site are narrow and in poor condition in parts. A 2 year build programme with heavy equipment usage will cause further significant surface damage as well as causing traffic obstruction.

Chesterton already suffers from high traffic throughput, and surrounding Motorway/A road problems cause significant diversions and congestion through the minor roads of Chesterton and Weston on the Green. An extra 1000 + traffic movements (either from attendees of the park or their employees who are likely to have to travel to this place of work by car) are inevitably going to cause delays and frustration, not least to the attendees trying to reach their "holiday" destination.

Local Issues

The use of a green field site is contrary to recommendations that a brownfield site should be used for such a project. Large areas of tarmac for parking will cause significant water run off and flooding, and the area has been subject to standing water already through this damp autumn.

Thames Water also appear to be concerned about disposal of waste water from the site and the provision of adequate water supply/pressure for such a large development.

The reduction in size of a well regarded 18 hole golf course is not supporting plans that encourage and provide green space for exercise and health benefits. The possible closure of North Oxford Golf Club in the future further reduces these opportunities for a rapidly growing town such as Bicester.

Great Wolf do not propose to offer day passes for local residents.

The local area will not benefit from this development, as it is planned to be self contained in terms of food and entertainment.

Employment is high in this area already so staff will have to travel from elsewhere, increasing traffic as stated, as there appear to be no plans for staff accommodation.

Great Wolf may well be surprised by the strength of local opposition, and will probably have had little opposition (and even encouragement) to developments in a large country such as the USA, where wide roads and deserted areas are more suited to such plans.

There have been "Theme Parks" that have failed in this country, and the resulting site would be an eyesore, a problem for the local Council and the green space unlikely to be recovered.

In conclusion, I urge you to oppose this proposal.

Yours Sincerely

Dr Nicholas Thompson