

Ms C. Whitehead
Case Officer, Development Management
Bodicote House
Bodicote
Banbury
Oxon OX15 4AA

8, Kennedy Road
Bicester
Oxon OX26 2BG

24th December 2019

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

Dear Ms Whitehead,

Please consider this letter, in regards to the Great Wolf (Great Lakes UK) Family Water park in Chesterton, Oxfordshire. As a resident of Bicester and someone who has resided in and around Bicester for most of my eighty years, I am firmly opposed to such a large, unwarranted, and unnecessary development, in any form, being approved.

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

I have seen many changes to this area in my time, many good but with some not so. It is accepted that many places like Bicester and its surrounding villages needs to accept change and grow accordingly. However, there must be a clear need, be properly planned, and local conditions fully taken into account. Sadly, planning in and around the Bicester area is one area that has been lacking over the years. All too often it is the infrastructure that has lagged behind, especially on the Southern and Western areas of the town.

My main concern will be the increased volume of traffic that this facility will bring. It will add to the gridlocking issues already suffered at Junction 9 & 10 of the M40 and along the A41 much of which is due to the retail developments of the south side of town, which will only increase further when more open in the near future. The increase in traffic will be sure to cause environmental issues: noise pollution; vehicle emissions; and litter. I am sure the appeal of Bicester Village, being so close to the proposed location for the Great Wolf development, will be hard to turn down and this will have a significant impact on Chesterton itself.

In short, this area is not suitable for the proposed Great Wolf development.

Your Sincerely



Evelyn Andrews