

From:

Sent: Tuesday, December 17, 2019 11:36 AM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

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I wish to object strongly to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife.

The existing road infrastructure and that of surrounding villages cannot cope with the projected extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester recently (Kingsmere, Gateway, Bicester Heritage, Extension to Bicester Village), its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents. The road networks cannot cope with this additional traffic and the proposal is in the wrong location.

The proposed scheme comprises a total floor area of 500,000 sq. ft. in two/three overbearing large blocks. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority. Local businesses are already finding it difficult to recruit the employees whom Great Wolf will be targeting. They will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. No local businesses support the scheme - with Great Wolf aiming to keep all guests on site to use their restaurants, bowling alleys, retail shops etc. there will be very little (if any) economic benefit to local businesses.

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Nine holes will be lost from the beautifully landscaped golf course - how will the remaining nine holes be safeguarded? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose for local communities. It appears that no provision has been made to protect the Public Footpath which currently runs across the golf course.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

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