

From: Merian Nor cross
Sent: 11 December 2019 14:08
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Cc: Chesterton Parish Council Clerk
Subject: Great Lakes UK Ltd, Planning application.

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

Mrs EM Norcross
13 Banks Furlong,
Chesterton,
OX261UG
11th December 2019

Ref : Great Lakes UK Ltd - Planning Application Number - 19/02550/F

Dear Ms Whitehead,

Being a concerned resident of Chesterton, I wish to object to the Great Lakes planning application and ask you to consider my reasons for doing so.

I believe, the proposed site is unsuitable for this type of development because:

The plan is to build on 9 holes of an 18 hole golf course, destroying its' beauty, peace and wildlife habitat.

Visually, it would be a monstrosity looming over the surrounding countryside comprising;

- A 4 storey, 500 family rooms hotel with capacity for 2000 visitors daily.
- An 84 foot high water tower which is likely to be the tallest building in Cherwell.
- A 900 space car park.

The total floor space estimated to be considerably larger than Bicester Village on completion

Access to the site over very minor roads for a much greater vehicle capacity is a major concern. I understand that village infrastructure in the area would be unable to cope with the extra 1000 + additional car movements each day as well as putting even more pressure on the M40, A34, A41, A4095 and B430.

During construction it is expected there will be 31,000 deliveries over the 2 year period, a substantial increase in heavy traffic through local communities coupled with an undesired increase in air and noise pollution. Not to mention the movement of the estimated 2000 construction workers travelling to and fro.

Great Wolf resorts boasts it would bring £200 million investment into the area but post construction there would be very little benefit to the local community since all food and entertainment is provided on site. Apparently, 98% of guests in the USA remain on site for the duration of their stay.

Great Wolf propose that there will be opportunities for 600 jobs, targeting young, inexperienced, consequently, inexpensive labour but the local hospitality industry is already struggling to recruit staff and local unemployment is low.

Another environmental concern is the volume of water required considering the fact that this area is one of the driest in the U.K. with an already huge housing development. What impact would this development have on water supply?

It is not designed as a public amenity; there may be a possibility of day passes being issued subject to hotel occupancy but they will be very expensive. At one of their resorts in the USA, a one night stay with use of the facilities is £350 for two people. I didn't check the cost of a day pass as I would have needed to register my details.

This all might sound like NIMBY moaning but I believe the points raised provide a strong argument for building such a resort very close to a good road network on reclaimed industrial/Brownfield land. Chesterton offers none of these advantages.

Please support Chesterton Parish Council in their opposition to this proposal and refuse permission for the development.

Many thanks,

Merian Norcross