

From:**Sent:** Tuesday, December 24, 2019 10:27 AM**To:** DC Support <DC.Support@cherwell-dc.gov.uk>**Subject:** Fw: ref; Great Lakes UK Ltd planning application No:19/02550/F**Importance:** High

Dear Sir,

I am a resident of Weston on the green(Jubilee Cottage OX253QS) and the above application has been brought to my attention.

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

I would like to make the following detailed comments;

- This development is on the edge of a small village and includes a 900 car park spaces, the volume of traffic around the local roads and lanes is unsustainable and goes against the Cherwell strategy to reduce car usage
- The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats
- The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.
- The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic.
- Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34.
- Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage).
- The road networks cannot cope with this additional traffic and the proposal is in the wrong location.
- This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'.
- Hotel rooms only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight.
- No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so economic benefits retained by Great Wolf and not shared with local businesses in the local area.

- Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. With potentially over 2,000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This a speculative planning application in the wrong location and should be refused on this basis.
- Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)?
 - Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.
- An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system
- Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".
- Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect local villages and towns?
We don't know because a study has not yet been done.

Yours faithfully

(JUBILEE COTTAGE ,CHURCH LANE OX253QS)