

From:**Sent:** Friday, December 20, 2019 5:09 PM**To:** DC Support <DC.Support@cherwell-dc.gov.uk>**Cc:** Clerk Westononthegreen <clerk@westononthegreen-pc.gov.uk>**Subject:** Great Lakes UK Ltd-Planning application No: 19/02550/F**Objections to Great Wolf Planning Application 19/02550/F**

My wife and I have the following comments and objections to the above planning application.

The vast scale of the proposal is completely out of character in this rural location. The Great Wolf business plan which outlines its proposal to concrete over more green space is neither warranted nor needed.

The proposal does not fit in with the Weston on the Green development plan and It is clear that that there has been little or no consultation between Cherwell and the applicant.

The existing road infrastructure in the local area is already at full capacity. The proposal would not be able to cope with the extra 1000 or so vehicles (judged by the number of parking places planned). Weston on the Green is already a "rat-run" for traffic to and from the A34 and M40. More traffic would only exacerbate this problem.

The unnecessary closure of 9 holes of the 18 hole golf course (the only one close to Bicester) is an amenity loss compounded by the loss of the North Oxford 9 hole course to housing.

Thames Water Report supports only 50 of the 500 rooms from the existing water supply. As no study has yet been done it is not known how this will affect Weston the Green with its very high water table.

There is already a shortage of Hospitality Industry workers in the area and very few residents in the Bicester area looking for this type of work. The business plan does not show any substantial accommodation planned on site to meet staff needs. Similar resorts such as American Adventure have failed within 20 years because of staff shortages and have remained derelict, leaving the council and rate payers to pick up demolition and redevelopment costs.

For all the objections raised above and as there are no worthy considerations warranting planning permission being granted we strongly recommend that this planning application be refused.

, Dolphin House, 4 Shepherds Close, Weston on the Green, OX25 3RF

Dated 20 December 2019

