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ref/Great Lakes UK Ltd--Planning application
No:19/02550/F

I am writing to inform you of my worries and objections to the proposed development of this Water Park in my village vicinity.

At the present we are slowly being swallowed up by new house builds, factory units, new hotels, vast shopping complexes and much more, all within a mile radius of our lovely village. I appreciate the fact that Bicester has been chosen for this kind of development and we have to move with the times. However there surely must reach a saturation point of containment of these new builds?

Already we are straining to cope with extra traffic, local facilities of schools, doctors, emergency services, local policing, basic shopping within reach of the local villages etc.

It cannot be comprehended as to how the 1000 plus increase of road use will affect our country roads leading to the village of Chesterton that is already being used as a rat run to the A34 and M40. In the centre of the village on the Alchester Road is a school, day Nursery, church, pub and much more with pedestrians on the pavements (narrow) and crossing the road all day, it is stressful for local people understanding its dangers but for anyone here for a short holiday they will have no understanding at all.

I believe that this huge complex is being considered for the totally wrong location altogether. The site is the one last green lung for the area around the village, goodness knows what effect all the industrial traffic will have on our air quality as it is? what is going to happen when all these holiday makers driving to Chesterton, is going to make! 900 cars plus all the delivery vans etc to the hotel and where will the workers in the complex park? there is no bus service here any more if any villagers need to get to Bicester for shopping its by Taxi or car.

Bicester Village is a great draw obviously to our town, however its not for basic shopping and is a very exclusive place for very expensive goods, its popularity is nationwide and hence traffic to here is always heavy and smelly !!! this Christmas places outside the village had to be acquired for all the thousands of extra cars and coaches, it doesn't bear thinking about if the thousand od extra visitors are added to this, because as sure as is they will all want to visit Bicester old and new!

Let every one be under no illusion, this development will only benefit the guests of the Wolf Resort. Local people will be unable to partake of their facilities and Hotel rooms will only be let to paying guests of the resort. Local businesses are ready finding recruitment difficult, so it follows that the staff of the resort will be taken from local shops, stores etc. Seemingly it remains obvious that there will be no benefit to us locals all facilities for the resort will be onsite, restaurants, bowling alleys, swimming, retail shops, entertainment, are our local

facilities ,pubs,shops ,cinema ,country walks going to be high on the list ?I suggest not!

Finally let us consider the impact of the building itself on our beautiful tree lined green area ,that we all love to walk through and get our lungs filled with clean free air!

From what is obvious to all is that this HUGE complex is just that Huge,it will be a great BLOT on our lovely green and pleasant land.Blending in will not be in any way an option ! 500.00 square feet in two or three enormous blocks ,car parks for 1000 cars ,these schemes in this area should enhance the plot not detract from the site. Also it will be removing 9 of the holes at the Golf Club ,there a few opportunities left for healthy local exercise and social pleasure left locally ,already North Oxford has lost its golfing course to housing and industry ,what will be left soon for the well-being of our community?

Please consider the impact on our wildlife and wooded areas all essential nowadays for the greening of our wonderful country,how can we fight to preserve what is left of these fields and woodlands,where are the bees going to go for pollination of our food,how can we sustain all this brick and concrete? Many ,many questions, it is no longer possible to sit back and do nothing,everyone must play their part and question these decisions being made by large conglomerates in other countries as well as here ,it is so easy to knock down and destroy,but far more difficult to plant and wait for maturity that will progress our people into a healthy lifestyle,housing and infrastructure but surrounded by nature and breathable air. This WOLF planning application I believe is totally wrong for this area and should be built in a more suitable location.

Yours sincerely

Gillian Norman (Mrs)



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