

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

10th December 2019

Dear Ms Whitehead

Ref: Great Lakes UK Ltd – Planning Application No: 19/02550/F

This 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 take this opportunity to stress my objection to this application on the basis of the following multiple materially negative considerations.

1. **Unsustainability.** The development goes against the Cherwell Strategy of reducing car usage – both as the development includes 900 car parking spaces with a significant reliance on car travel for guests staying and workers going, plus the 18 hole golf users now have to travel to alternative 18 hole courses. Both will hugely increase car usage. Please consider also that the 500,000 sq ft site of built form is being proposed on a greenfield site which irreversibly removes important green infrastructure and disrupts ecological habitats. Finally it is unsustainable as it is in a wholly inappropriate location on the edge of a village.
2. **Traffic impact.** Bicester is besieged. The A34 has frequent accidents and the M40 between J9 and 10 is already heavily clogged. Adding an extra 1000+ daily vehicles to existing road infrastructure would mean already stretched roads simply could not cope. Chesterton is a rat run and experiences major traffic congestion as an escape route during the many traffic issues mentioned. Further, the development adds to other significant proposals approved like Bicester Gateway etc and the road networks cannot cope with additional traffic and the proposal is in the wrong location. The routing plans via already stressed routes are unacceptable.
3. **Lack of economic benefits for Cherwell and local area.** This proposal is contrary to Cherwell's strategic aim to prioritise Knowledge Based business investment as a priority which would offer essential employment in this growing sector. It is of no benefit to other businesses

as hotel rooms are only available to Great Wolf resorts guests. All guests will use onsite restaurants so economic benefits will not be shared into the wider community.

4. **Design.** The low rise design has an urbanising impact on this rural location. The colossal size is in 2-3 huge blocks which are not in keeping with the local area which are contrary to the Cherwell Council's Countryside Design Summary 2008.
5. **Loss of Sports Facility.** It is a great disappointment to me that Cherwell council is reducing provision of sports facilities which is a great detriment to all within the area – young and old. The loss of part of this golf course is unacceptable when it is key for communities and well being. The North Oxford 9 hole golf course has already been lost to housing, and Bicester Rugby Club ground has been sold for development and they are unable to find a suitable replacement site putting the entire club at risk. Combined this is shocking.
6. **Lack of consultation.** Over 2000 visitors are expected at the resort each and every day. It is of great disappointment and would indeed have been best practice if Great Wolf had worked with Cherwell to be allocated a site through the correct local plan process – and in fact perhaps they would not have been allocated a site if it were via the correct channels? This is a speculative planning application in the wrong location and should be refused on this basis.
7. **Ecological impact.** There will be a significant loss of green field habitat essential for local wildlife which has already been displaced by building in the Bicester environs. I have great concerns about the water table with the chemicals being used in the water park as well.
8. **Air/Noise quality/pollution.** It seems very odd that the council would support an outdoor build right next to one of the busiest motorway stretches in the country? There is no doubt that air quality will deteriorate and that noise pollution will increase due to additional traffic, construction and service vehicles.

I am utterly shocked that such an unsuitable development is even under consideration. I urge you to decline this application on the basis of the material negative considerations as outlined above.

Yours sincerely

Valerie Laing
3 The Woodlands
Chesterton
OX26 1TN