**Date: 12th December 2019**

Address:

“THATCHED COTTAGE”

NORTH GREEN

KIRTLINGTON OX5 3JZ

Ms Clare Whitehead

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to object strongly to the above-mentioned application.

It is **on agricultural land** and although permission has been given for a golf course on that land, it still remains agricultural as it does continue to need cultivating.

It does not satisfy the provision of **low income housing** nor affordable housing for locals.

The **felling** of a large number of trees does not fit the need for more trees in the U.K

**Current infrastructure** such as water, sewage, roads etc is insufficient and unsuitable for such an influx on top of all the buildings etc that have been recently built in this part of Cherwell.

A Disney Land type of recreation whereby hotel residents are not encouraged to go outside and thus **no benefit** to the local businesses and locals will not easily gain access to visit the site if, in the unlikely event, they wanted to.

Further expansion on these major objections are stated below.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a ‘rat-run’ and experiences major congestion as an escape route during the many and recurrent traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents throughout the area.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact - or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little economic benefit to local businesses, if any.

With the loss of 9 holes of a beautifully landscaped golf course, how will the remaining 9 holes be safeguarded? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,

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