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Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
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16 December 2019

Dear Madam

Objection to planning application Great Lakes UK Ltd – Application Ref: 19/02550/F

I wish to strongly object to the above application by Great Lakes UK Ltd on several grounds and request that planning permission should NOT be granted for this application.

My most fundamental objections are that:

- a) is no identified need for such a development,
- b) this proposal is not in accordance with the local development plan,
- c) this proposal would have such a substantial adverse impact on the local area that the process of submitting a speculative planning application is inappropriate, and
- d) there are no material considerations that are exceptional to the local development plan that would warrant planning permission being granted.

Furthermore, the following specific impacts of the proposed development strengthen the case that the proposal is of a type, scale and impact that is wholly unacceptable.

1. Adverse effect on Highways

The existing road infrastructure cannot cope with the existing traffic flows and will be put under more stress by the significant residential and commercial development already approved in and around Bicester but where construction is not yet complete so that the effect of further increased traffic flow is not yet appreciated. The projected extra 1000+ daily car movements that would take place as a result of this proposal would cause even further overloading of the major roads. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34.

In the first two weeks of December alone there have been at least 5 major incidents on the main roads around the proposed site which have caused gridlock and tailbacks all around the proposed site. These incidents have had the most impact during rush hour periods with delays in being able to get to work. However, during at least 2 of the recent accidents, one on the A34 and the other on the A41, the bus diverted through the villages around Chesterton causing significant delays in both cases to individuals getting to work on time in Oxford or for an appointment in Summertown respectively.

In addition, the minor roads adjacent to the site – A4095, The Hale and Akeman Street and the B430– are completely unsuitable to be loaded with significant additional traffic. They are already

dangerous for residents and motorists and there are many minor and some more serious accidents each year, particularly at the road intersections.

2. Air quality and noise pollution

The proposed routing plans via Middleton Stoney, Weston on the Green and Wendlebury would seriously affect the already stressed A34, A41, A4095 and B430 causing additional traffic jams. Inevitably construction traffic, staff and visitors to the site would use the roads through Chesterton for access to the site. This would all result in a significant deterioration in air quality and a substantial increase in noise pollution for residents in Chesterton and the surrounding villages.

3. Unsustainability

The proposed development is unsustainable, in an inappropriate location on the edge of a small historic village. The proposed 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 would comprise 500,000 square feet of building on a greenfield site, currently occupied by a golf course, 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 loss of 9 holes of a well maintained, popular 18-hole golf course which is a resource for residents in local villages is unacceptable. Many local members want to play on an 18-hole course and not a 9-hole course and would therefore leave and join other 18-hole golf courses which would in turn entail increased car usage and the lack of a local amenity.

The proposed development site includes mature trees, birds and wildlife and a footpath and is part of a greenfield site situated between the village of Chesterton and the motorway. The environmental impacts of developing on this area are significant.

The proposed development would also use significant quantities of water putting further stress on our local resources.

4. Lack of economic benefit

Cherwell has an extremely low unemployment rate for the employees Great Wolf would be targeting. As such, they would either take employees away from local businesses - a negative economic impact, or they would bring in employment from other areas, thereby increasing traffic movements even further. With most visitors remaining on site, (as the proposed Park is to be run as a closed resort,) so that Great Wolf maximise their own resort profit, there would be very little (if any) economic benefit to local businesses.

5. Loss of sports facility

Closing 9 holes of the 18 holes on the proposed site would reduce greenfield, leisure areas for the expanding local population. There are no indications that the remaining 9 holes would remain viable as most members I speak with wish to play on an 18-hole course. The existing hotel partially relies on visiting 18-hole players on golf breaks/holidays for its income.

Yours faithfully



Ian Miles