

Beech House  
6 Green Lane  
Chesterton  
Bicester, Oxon  
OX26 1UR

14<sup>th</sup> December 2019

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

Dear Ms Whitehead

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

The above proposal is at variance with the Local Development Plan and I can see no material considerations that would warrant the granting of planning permission. I wish to register my strong objection to the above Planning Application on the following grounds:

- The development is unsustainable on many levels:
  - It would have a seriously damaging and irreversible effect on ecological habitats due to the loss of 500,000 sq ft of greenfield site that would disappear forever under concrete. The lakes on the part of the golf course earmarked for this development provide a vital habitat for wildlife.
  - In its inappropriate location on the edge of a village that is not served by public transport, the development would be totally reliant on car travel – evidenced by the proposed 900 car parking spaces, not to mention the number of journeys that would be made every day by supply/service vehicles. This reliance on cars flies in the face of the Cherwell strategy of reducing car usage and would result in poor air quality and noise pollution, not only once the site was open to the public but also during the construction period.
  - Related to this point is the fact that the existing road network cannot withstand the increase in traffic volume that this development would create. The roads in and around Chesterton are already in an extremely poor condition due to lack of ongoing maintenance, and any increased usage would lead to unacceptable further deterioration.
  - There is very little unemployment in the Bicester area, therefore Great Wolf would find it extremely difficult to recruit enough staff locally, resulting in even more car journeys to bring in staff from further afield.

- The recent loss of the North Oxford 9-hole golf course for housing has made it even more vital to keep our local golf course in its entirety, as part of the sports provision for the well-being of the local community.

I respectfully request that you take these comments into consideration.

Yours sincerely

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Jill M Peck