

Joseph Sibun

4 The Green Chesterton

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11TH December 2019

To Ms Claire Whitehead

Case Officer Development Management

Cherwell District Council

Bodicote House

Bodicote, Banbury OX15 4AA

Ref Great Lakes UK Ltd planning application No: 19/02550/F

I am writing this letter as objection to the above mentioned planning application. As a resident of Chesterton for more than 25 years I feel obliged to express my objection to this proposal being granted planning permission for the following reasons.

The proposal is most definitely not in line with any local development planned, there are no material considerations that would warrant planning permission being granted for the following reasons;

1: Unsustainable

The location is in an inappropriate location on the edge of this village, in fact it is an inappropriate development for anywhere in the country let alone in an area that is already over developed.

The 900 car parking spaces proposed already indicates a reliance on car travel which is against the Cherwell strategy of reducing car usage.

2: Landscape Impact

The site comprises of 500,000 square feet of built form on what is currently a greenfield site. This will major and irreversible impact removing green infrastructure and massive disruption to ecological habitats.

3: Traffic impact

The existing road infrastructure including all the surrounding villages cannot cope with the existing traffic volume let alone that of an additional 1000+ increase in the daily volume of traffic. Not to mention the volume of construction traffic to facilitate the construction.

Chesterton is already a "rat run" and we experience major traffic congestion as the village is used as an escape route during the ever increasing traffic issues on the A34 and M40

The road networks cannot cope and this will add to the other significant proposals that have been approved in Bicester. (Bicester heritage Bicester gateway, and Kingsmere) to name but a few. The proposed location of this development will only add to the traffic issues and is clearly in the wrong location.

4: Lack of economic benefits for Cherwell and local area:

The proposal is contrary to Cherwell's aim of prioritising knowledge based business investment as a priority thereby offering employment supporting the knowledge Economy.

No local businesses support scheme to reinforce Great Wolf's suggestions of economic benefits. The aim of Great Wolf is to keep all guests on site to utilise their facilities. How can this possibly be of benefit to local business?

Bicester and the local area already find it hard to recruit staff. This development will either take employees away from other businesses or staff will need to be transported in causing even more traffic issues.

5: Design

The low rise design (to ensure it is less visible!!) has meant the buildings and car parks have spread across the site having major urbanising impact on this rural unspoilt location

The 500,000 sq ft proposed scheme is not in keeping with the local area. Schemes in such a location should be of small scale similar to the existing golf club enhancing the character of the local area. This is outlined in Cherwell Council's countryside design summary 2008.

6: Lack of consultation

With 2000 visitors potentially visiting each day not taking into account deliveries and staff this proposal will have a massive impact on the area. Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process. This speculative planning application is in the wrong location and should be refused on this basis.

Other considerations not taken into account include the ecological impact affecting wildlife in the area and the air and noise pollution from the construction and the ongoing servicing of the resort will have a negative impact on the area. In summary the proposal is the wrong type of resort not only for this area but generally any area of the country.

Sincerely



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