

**Date: 13 December 2019**

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

Hazel C Jones  
Gagle Brook House  
Chesterton  
Bicester OX26 1UF

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

Dear Sirs,

I strongly oppose the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan. Cherwell District Council has declared a climate emergency as recently as July 2019. This means that they are obliged to oppose any new development that will increase air pollution and water usage.

Wolf Lodge Resort waterpark would be unsustainable and in an inappropriate location on the edge of a small historic village and adjacent to a congested motorway. The site is extremely large scale and not in keeping with the rural character of the area. The proposed development includes a 900-space car park for clients who will come from outside the local area and will have to rely on car travel. This goes against the Cherwell strategy of reducing car usage. It would comprise 500,000 square feet of building on a green field site, irreversibly removing important green space and removing ecological habitats for existing wildlife which is already under threat from ongoing developments around Bicester. Light pollution from inevitable outdoor lighting (e.g. car park with 24/7 lighting) has profound effects on wildlife by disrupting breeding cycles, affecting navigation of insects and birds and accelerating insect apocalypse.

The existing road infrastructure could not cope with the projected extra 1000+ daily car movements. Recently (Dec 5th), the 'Bicester Advertiser' reported four major accidents in one week (A34 x2, M40, and A41), all causing major obstructions and long delays. In Chesterton the A4095 which has major carriageway defects and dangerous bends, carries extra traffic during the traffic issues on the M40 and A34. Attempts to route clients to the resort via other roads such as through Middleton Stoney, Weston on the Green and Wendlebury, will only transfer the problem to other villages and will not prevent Satnav systems directing clients via the shortest route.

The proposed development would result in a significant deterioration in air quality and a substantial increase in noise pollution for residents in the surrounding areas. There is good evidence that noise pollution is associated with impaired development in children and lifetime mental health problems. The WHO and DEFRA both state that outdoor air pollution is a major cause of death and disease and causes chronic ill health with increased hospital admissions. In fact it is hard to see how there will be any benefit to the local communities since it will not be possible to 'turn up' for the occasional evening of family fun. Neither will it benefit through increased employment locally since the jobs will be lower skilled service type.

Another issue is water utilisation: Cherwell District Council has identified the district as one of 'water stress'. We are experiencing periods of low ground water interspersed with intense flooding due to climate change and households are being encouraged to preserve water. It is impossible to reconcile this policy with a water park that will require hundreds of thousands cubic metres of water per year with only a small percentage recoverable by water saving methods.

To remove open green space is totally unacceptable when it serves a very important purpose for the well-being of communities. Preserving this should be the priority for the benefit of everyone. For the above reasons, I strongly request that planning permission NOT be granted for this application

Yours faithfully,

(sign)



(print)

HAZEL C JONES