

David Bloomfield  
29 St Peter's Crescent  
Bicester  
OX26 4XA

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

24<sup>th</sup> December 2019

Dear Ms Whitehead,

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

I wish to strongly object to the Great Wolf Planning application ref No: 19/02550/F for the following reasons.

#### **Loss of Amenity and Traffic**

I am too infirm now to play golf at Bicester Golf Club, but I was a member since the 1970s. I have been keeping my hand in by coaching my grandson at the driving range over the last few years. It is very disappointing to learn of this planning application, as my grandson will no longer have the same opportunity as I, to play at a local 18-hole Golf club close to Bicester. If my grandson can join Kirtlington Golf Club, (I understand it is reaching membership capacity) his longer journey will take him past the new Water Park and all the traffic congestion that will create. Many of us have queued into similar parks such as centre parcs and are aware of the peak load leaving site and arriving. At the Public exhibition, the consultants compared the extra traffic flow to a small "Aldi" type Supermarket, but the parking space will be 3 times the size of Tesco extra!

#### **Rural Character of Chesterton will be spoilt forever, in breach of Cherwell District Council saved policy C8 of the 1996 Local Plan**

This application must be rejected as the development would have a significantly harmful effect on the setting of Chesterton and on the rural character and appearance of the area. It would conflict with Cherwell District Council saved policy C8 of the 1996 Local Plan, which seeks to avoid sporadic development in the open countryside.

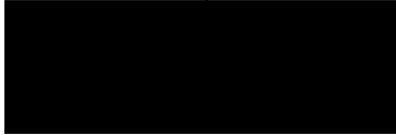
Bicester 18-hole Golf Course is itself rural in character and is a beautiful open green space to enjoy as you approach Chesterton on the A4095 especially between autumn and spring when the sun is low in the sky and casting long shadows across the verdant expanse of parkland. "The environmental statement volume 2 Appendix 13.8 accurate visual representations" document, is inaccurate in that it ignores the fact that presently views can be enjoyed across the 18-hole Golf course from the A4095.

#### **Suburbanisation of the historic village of Chesterton**

The site access needed to provide safe access to the Water Park would also have a visually suburbanising effect on Chesterton, as would the new footway along the A4095 required by the highways authority to provide a safe pedestrian access to the Water Park. The winding A4095 would

no longer provide a rural approach to the village. The existing pleasant rural character of the 18-hole golf course and the contribution the 18-hole golf course plays in the rural setting of the village, would be lost.

Yours sincerely,



David Bloomfield