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From:

Sent: Tuesday, December 17, 2019 7:25 PM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Chesterton Parish Council Clerk <clerk@chestertonparishcouncil.org.uk>

Subject: Great Lakes UK Ltd-Planning Application No: 19/02550/F

Dear Planning,

I wish to object to the above planning application.

I live at 1 Hillside Close, Upper Arccott, Bicester OX25 1PF so am not a resident of the area affected by this application.

My objections are on the following:

1. Socio-economics
2. Transport and access
3. Archaeology/cultural heritage
4. Environmental impact

1. Socio-economics

There is low unemployment in the Cherwell area. Reading the supporting document (Chapter 5), it is obvious that the majority of the jobs will be unskilled. There are 2 issues here:

- a) the site will not be easily accessible by regular public transport, particularly during the unsocial hours that resort staff will be expected to work, so buses will be required to get them there or Great Lakes will find it very difficult to find staff. If the employment contracts are zero hours, this is of no benefit to workers. Additionally, due to the low unemployment, staff may need to be 'poached' from other catering/cleaning companies in the area, leading to skill shortages which will be a problem for Cherwell District council due to:
- b) housing in the Cherwell area is expensive so attracting staff from outside the area will be difficult.
- c) the low impact assessment on the 3 GP practices in Bicester through the usage by guests is understated. A water park and the other amenities are bound to engender minor or more serious injuries, which will need treatment at a GP surgery. All surgeries in the area are under stress and understaffed and adding even a small percentage of appointments will already critically stretched GP resources at breaking point.

2. Transport and access

Since the relief road was built off the A41 to move traffic around Kingsmere and to north Bicester, it has been discovered as a route to get to the A4095 and thus through Chesterton and onwards to Kirtlington, the A44 and Witney. The volume of lorries in particular has grown a great deal, thus causing traffic fumes, extensive damage to roads, old housing and the potential for accidents. The impact of opening the Great Wolf Resorts (Great Lakes) village will dramatically increase these issues, even after any construction work has been completed and irrespective of a direct link to Great Lakes from the Bicester side of the A4095. This does not take into account any traffic coming in the opposite direction, which has to come through Kirtlington, Chesterton etc from the A44.

Also, the traffic congestion at present on the A41 from the M40 to the Kingsmere relief road is heavy due to Bicester Village and this will be compounded by the opening of the new shopping centre in March 2020. Adding traffic to the proposed Great Lakes site will compound this. At weekends, Bank

Holidays, school holidays, Christmas and discount days the A41, M40 and A34 have tailbacks. This will only get worse and cause chaos for Bicester residents.

### 3. Archaeology/cultural heritage

The proposed site is not far from Akeman Street. In 2011 a paper was published in *Oxoniensia* (journal of Oxfordshire Architectural and Historical Society) on excavations in the area around and including Whitelands Farm, Bicester. These were small scale but found late Iron Age burials, pottery, pits and some evidence of buildings. Anglo Saxon finds were also discovered in the area. The area is of course well known for the Alchester roman camp, whose associated buildings are spread over a large area fanning out from Akeman Street. An extensive archaeological survey needs to be undertaken; scant notice was taken when the A41 dual carriage way was built over large portions of the Alchester site so the proposed Great Lakes site should not be allowed to obliterate our Roman and later heritage.

### 4. Environmental impact

The pollution short term from the construction traffic and long term from the volume of cars, delivery lorries and any coaches to the Great Lakes site will be large and predominantly diesel, as electric transport growth projections bear out.

Water consumption (through guests' use and the various water features) on the Great Lakes site will be high and together with the extensive home building that has and will take place in the Cherwell area, pressure on water supplies will inevitably increase. Thames Water's pipes and sewers are old with frequent water loss so building in the Cherwell area is fraught with potential issues.

Great Crested Newts are resident on the site and are a protected species. They cannot be moved or the places they live damaged in any way under the terms of their protection. This is another reason why the site is unsuitable. Additionally current wildlife will inevitably be lost due to the construction work and the impact of guests and noise.

In conclusion, I can see no reason for planning permission to be given for the Great Lakes project. It will have a detrimental impact on life for anyone trying to navigate the Bicester area, bring traffic congestion and air pollution and encourage cars and lorries onto our roads. Given the thrust of planning being towards public transport there is no reason to go against this by giving permission.

Yours faithfully,