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

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

I am writing to strongly object to the above proposal which is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. I urge you to refuse planning permission for the following reasons:

It is unsustainable and sited in an inappropriate location on the edge of a village. The proposed development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The site comprises 500,000 sq. ft of built form on what is currently a greenfield site, irreversibly removing important green infrastructure and disrupting ecological habitats. Significant species including Brown Hairstreak butterflies and Great Crested Newts have been recorded on site. The proposal should also be considered in combination with the wider picture. It sits within the Ox-Cam growth arc where considerable additional development of homes and businesses is planned. Pressure on water resources in the area is likely to increase as a result, and a water park consuming huge quantities of water is completely unnecessary.

The existing road infrastructure in Chesterton, surrounding villages and Bicester cannot cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Local roads, the A34 and the M40 already experience regular congestion whenever there is a traffic incident. Construction traffic through small village, with narrow footpaths, is also of huge concern to parents walking children to the village Playgroup and School. This is a major safety issue, and with no alternative routes for construction traffic to take it simply confirms that this proposal is in the wrong location.

There is no economic benefit for Cherwell and the local area. This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business and investment. There is low unemployment in the area, and other local businesses with similar roles are struggling to recruit staff. Therefore there will be no economic benefit in terms of employment. Bringing staff in from other areas will add to traffic movements. Great Wolf's business model is to keep guests on site using their internal restaurants and shops, so benefit to local businesses and economy will be minimal.

The design is not in keeping with the rural location. It comprises a total floor area of 500,000 sq. ft in large overbearing blocks.

This proposal offers no leisure facility to benefit the local community. Provision of sports and leisure facilities should be a priority in a growing town. A private leisure resort and hotel such as proposed, which is accessible to wealthy paying guests only, does not serve the local community. Reducing the existing golf facility to 9 holes threatens the viability of the existing Golf Club and hotel. If the current proposal is approved, it could likely expand to an even bigger resort with even greater negative impacts, in future.

There has been a lack of consultation. With potentially over 2000 visitors each day this proposal will have a significant impact on the area. Therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on that basis.

Yours sincerely

Stephen Hanna