

Mr N Newton
Stableford House
Stableford Lane
Chesterton
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OX261TE
12 Dec 19

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

I reside in the property directly facing this proposed development and I strongly oppose this application. This is an unsustainable development and one that has no material considerations that would warrant the granting of Planning consent. The proposal lacks any benefit for the community or the environment. It will bring misery to the residents and destroy a wildlife habitat for thousands of creatures. It is a development which will be of financial benefit only to the developers and owners.

I am directly affected by this, proposal, my property will suffer from noise, light and air pollution for at least 3 years during the construction phase. I reside 12 metres from the edge of the proposed car park development and only have a low level hawthorn hedge for screening. I will be afforded no privacy and once complete have to endure a view of a lit car park with the associated noise and afford no privacy to my family whatsoever.

To build on a beautiful nature rich site and destroy wildlife habitats makes no sense. We need to protect our green spaces not destroy them. Replacing hundreds of trees and many ponds with concrete is irresponsible and morally indefensible. There are so many brown field sites elsewhere that would gain a benefit, areas that are run down and in need of regeneration. It is incomprehensible that approval could be considered, to ruin an established golf course and wildlife haven much loved by the local residents, to appease the financial ambitions of a large US company.

If Bicester Golf course reduces to 9 holes, this will only leave one 18-hole golf course in the Bicester area. With reference to the 2018 sports studies, Bicester currently has the lowest number of golf holes in the district per 1000 population. With the increase in population in the area through to 2031 and England Golfs aims to increase golf participation, increase number of members in clubs and the

strengthening of clubs, the future golf provision in Bicester is showing a shortfall. The recommendation is that existing golf sites should be protected and that positive planning policies are adopted to enable the development of new golf provision. It is recommended Bicester will require an additional 18 hole or 2 x 9 hole golf course. The clubs has already seen a huge drop in membership as a result of the proposal and should planning approval be granted the 9 hole course would be unsustainable. The fear would be that the front 9 holes would then be ripe for further development of great Wolf UK Ltd

It is a fact that this proposal would damage the surrounding small villages. These villages would feel the strain of massively increase traffic flows, with increased pollution and the inevitable increase in accidents rates. Chesterton is already busy at peak times and experiences major traffic congestion as an escape route during the regular issues that affect the M40 and A34. The residents of the village will be subjected to intolerable disruption during the construction phase a projected 31000 deliveries equal 65 daily deliveries plus 2000 construction workers commuting to site daily through Chesterton, Weston on the Green, Middleton Stoney and Kirtlington. This will produce unacceptable levels of noise and traffic disruption and the associated pollution that this will inevitably bring. Once completed there would be in excess of 1800 traffic movements a day. Great wolf purport to mitigate this traffic by signage, yet the only way in to the resort is through the above villages and a Sat Nav would take traffic through other small Hamlets including little Chesterton when traffic as it inevitably will be is bad.

The area suffers from poor infrastructure and cannot cope with the existing levels of traffic. Proposals are underway for a David Lloyd Health club, a large sporting complex adjacent to the Golf Club and potential expansion of the residential development at Penrose Gardens off green Lane. Already underway are the developments at Kingsmere, on both sides of the A430 including the axis 19 distribution units opposite, a Hoilday Inn on the a 430 and A41 roundabout, retail outlets on the A41, the Gravenhill development and other Residential developments scattered around the Bicester ring. All of this is already producing significant traffic issues, this is set to deteriorate further once construction is completed . With an anticipated 1800 great wolf movements a day following this proposal, it is clear that it would b unsustainable. The Council will be left with a legacy of issues including traffic control and calming measures being required all at taxpayers' expense. Chesterton is creaking at the seams and does not want or need this development.

Chesterton is an historic village and this development is not only out of character but in contravention of the Cherwell Local plan. Visually, it would be a monstrosity, looming over the surrounding countryside comprising; A 4 storey, 500 family rooms hotel with An 84 foot high water tower which is likely to be the tallest building in Cherwell. A 900 space floodlit car park. There are so many brown field sites more suited to this kind of development in parts of the country that need economic stimulus.

This ill-conceived proposal lacks justification on every level, it is the wrong development in the wrong place at the wrong time. in short, it would be an environmental catastrophe that that residents would have to endure for generations. There is no demand in the local area for a water park. Any benefit would clearly go to Great Lakes Uk and their US parent company Great Wolf Resorts. I urge the council to standby their strict guidelines and policies when considering this proposal and refuse planning.

