

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

14 December 2019

Objection to planning application Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Madam

I wish to strongly object to the above application by Great Lakes UK Ltd on several grounds and request that planning permission should NOT be granted for this application.

My most fundamental objections are that:

- a) this proposal is not in accordance with the local development plan,
- b) there is no identified need for such a development,
- c) this proposal would have such a substantial impact on the local area that the process of submitting a speculative planning application is inappropriate, and
- d) there are no material considerations that would warrant planning permission being granted.

Furthermore, the following specific impacts of the proposed development strengthen the case that the proposal is of a type, scale and impact that is wholly unacceptable.

1. Adverse effect on Highways

The existing road infrastructure cannot cope with the existing traffic flows and will be put under more stress by the significant residential and commercial development already approved in and around Bicester, but where construction is not yet complete. The projected extra 1000+ daily car movements that will take place as a result of this proposal will cause even further overloading of the major roads. Chesterton is already a rat-run and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In the first two weeks of December alone there have at least 5 major incidents on the main roads around the proposed site which have caused gridlock and tailbacks on and around the access roads that would be used by visitors to the proposed site.

In addition, the minor roads adjacent to the site – A4095, The Hale, Akeman Street and the B430– are completely unsuitable to be loaded with significant additional traffic. They are already dangerous for residents and motorists and there are many minor and some more serious accidents each year, particularly at the road intersections.

2. Air quality and noise pollution

The proposed routing plans via Middleton Stoney, Weston on the Green and Kirtlington, will seriously affect the already stressed A34, A41, A4095 and B430 causing additional traffic jams. Inevitably construction traffic, staff and visitors to the site will use the roads through Chesterton for access to the site notwithstanding other routes being signposted. This will all result in a significant deterioration in air quality and a substantial increase in noise pollution for residents in Chesterton and the surrounding villages.

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3. Unsustainability

The proposed development is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage.

It is planned to comprise 500,000 square feet of building on a greenfield site, currently occupied by a golf course, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The loss of 9 holes of a well maintained, popular 18-hole golf course which is a resource for residents in local villages is unacceptable. Many local members want to play on an 18-hole course and not a 9-hole course and will therefore leave and join other 18-hole golf courses which will entail increased car usage and the lack of a local amenity.

The proposed development site includes mature trees, birds and wildlife and a footpath and is part of a greenfield site situated between the village of Chesterton and the motorway. The environmental impacts of developing on this area are significant.

The proposed development will also use significant quantities of water putting further stress on our local resources.

4. Lack of economic benefit

Cherwell has an extremely low unemployment rate for the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With most visitors remaining on site, as the Park is run as a closed resort, so that Great Wolf maximise their own resort profit, there will be very little (if any) economic benefit to local businesses.

5. Loss of sports facility

Closing 9 holes of the 18 holes on the proposed site would reduce greenfield, leisure areas for the expanding local population. There are no indications that the remaining 9 holes will remain viable as most members, of whom I am one, wish to play on an 18-hole course and the existing hotel partially relies on visiting 18-hole players on golf breaks/holidays for its income.

In conclusion I believe that there are overwhelming objections to and negative impacts arising from this application and I request that planning permission should NOT be granted.

Yours faithfully



Roberta Miles