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To Ms Clare Whitehead, Case Officer,
Development Management,
Cherwell District Council,
Bodicote House, Bodicote, Banbury
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REF: Great Lakes UK Ltd - Planning Application
number: 19/[02550](#)/F

This proposal is not in accordance with the Local
development plan and there are no
considerations that would warrant planning
permission being granted.

1: The location for this proposal is in an

inappropriate location. A development which includes 900 car parking spaces with a reliance on car travel goes against the Cherwell proposal of reducing car usage.

- Reducing the 18 hole golf course by half means users who prefer 18 holes will need to travel further, again creating more car usage.

2: Putting 500,000 square foot of buildings on a greenfield site will have significant and irreversible impact on the landscape.

3: The existing road infrastructure will not cope with the extra daily increase of traffic volume plus the construction traffic. The roads are already used as an alternative route /rat run and when there are issues on the M40 or A34 major traffic congestion occurs.

- The routing plans are via already stressed routes such as Middleton Stoney, Weston-on-the-Green and Wendlebury. The A34 which already has significant traffic problems

would become worse with traffic being directed on to it to reach the proposed development.

- It will also add to the numerous other significant proposals that have recently been approved ie Kingsmere, Bicester Gateway and Bicester Heritage. Our road networks will not cope with the extra volume of traffic, and the proposal is in the wrong location.

4: Hotel rooms are only available to resort guests. This does not assist the growth of other businesses in the area providing employees with a place to stay overnight.

- No local businesses will benefit from this development as Great Wolf's aim is to keep all guests on site to use their facilities (restaurants, bowling alleys ect).

5:Low rise design of this development means that the buildings and car parking will be spread across the site thus having an urbanising impact on this rural location.

-Will they be safeguarding the remaining 9 holes surely there should be significant investment plans to ensure this remains viable.

6: With potentially over 2000 visitors each day this proposal will have a huge impact on this area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process. This speculative planning application is in the wrong location and should be refused on this basis.

7: This development will lead to a loss of greenfield habitat for an abundance of wildlife.

8: Public outdoor space on this site will be situated next to the motorway, very unhealthy due to noise and traffic fumes.

- Deterioration in air quality and noise pollution from additional traffic, construction traffic and service vehicles.

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15/12/2019.