

**Mr Pete Wardell
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29 December 2019

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

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

Dear Ms Whitehead

I am writing to register my very strong objections to the proposed siting of the Great Wolf holiday camp on part of the Chesterton Golf course. This is an unsustainable large industrialised 'leisure' site that will detrimentally affect the finely balanced ecology and add to the already strained power, water and sewage, and transport resources coupled with the fact that it will add to the areas pollution problems.

Having briefly looked at the initial outline planning application -19/02550/F- I find it hard to find any logical reason why consideration should be given to this proposal as it conflicts with the local development plan.

First, it lacks any financial benefits for the local and wider Cherwell area. Investment and jobs during construction will be on a large scale and by large firms and will not involve the local workforce to any great degree. When it is built, cheap, low paid labour will be shipped in to add to the strain on the local transport and housing infrastructure. Any locally employed will dilute the local available workforce and depress the local economy with NO positive offset. Having investigated its business model at Great Wolf facilities that are up and running, that model stands on keeping its guests on site at all times to maximise their income and profit, and as it has been successful for them there, they are not going to change a winning formula to reduce their profits. That being the case there is very little or no economic advantage to the area, and strongly indicates that there is no need for such a facility here.

Secondly, any traffic plan that is connected to this proposal you can disregard and throw out of the window. Now they will give you reports on traffic flows and expected journeys, and assumptions on traffic generation, but all of this is done in isolation and with little reference to other traffic generating projects that are being built or are planned for the immediate area. The proposers will stress that the traffic links serving the area are excellent and can cope with the increased flows, and sidesteps the issue that these links feed into local overused, and in some cases near end of life roads to get to their site. The B430 and the A4095 are not fit for the proposed increased traffic flows, and

not being arterial routes would fall to the local authority to repair when they start to fail, and not the Highways Agency. The stress and strain on our transport infrastructure for no positive gain again shows there is no need for this development here.

Finally, there will be no advantage gained by the local population by this proposal being built here. Chesterton, by this one large unnecessary development, will become absorbed and become a suburb of Bicester and loses its separate identity unless people with foresight and the village's interests in mind stop this proposal in a village that has had much recent development. The proposers will say that their facilities will be open to locals BUT day passes will be expensive, subject to such terms and limitations that it will not be a facility that is available to a large number of the local population. The Golf club will cease, the front nine holes will quickly be taken over once this proposal is in being, in fact I suspect that this proposal is just part one and expansion is already in the minds of the developers. Being that there is no gaining of a leisure facility, such as there is with the sports association proposed expansion, which WILL be able to cater for the whole of the local population, and in fact we will lose the golf club which again is available to all, it is the final indicator that there is no need for this large, overpowering, village engulfing, industrialised, fun factory to be sited so close to a village that we were assured would remain a village by the local development plan.

Yours sincerely,

P Wardell