

Ian Ward

18 Chestnut Close
Chesterton
Bicester
OX26 1XD

19 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
OBJECTION**

Dear Ms Whitehead,

The proposal (19/02550/F) is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

UNSUSTAINABLE

- In an inappropriate location on the edge of a village with 900 car parking spaces. These factors will ensure significant reliance upon car travel in opposition to the Cherwell Strategy of reducing care usage.
- The site comprises 500,000 sq ft of built form on what is currently a greenfield site. It will irreversibly remove important green infrastructure - disrupting ecological habitats
- The golfers that currently use the 18 hole course will now have to drive further to alternative 18 hole courses thus increasing car usage

TRAFFIC IMPACT

- The existing road infrastructure (here and surrounding villages) can't cope with an extra 1000+ daily increase in traffic volume plus construction traffic. Chesterton is already a 'rat-run' and experiences major traffic congestion, used as an escape route from M40 and A34
- Unacceptable routing plans via already stressed routes: Middleton Stoney, Weston on the Green, Wendlebury, A34 (Bicester Village)

- It adds to numerous other significant proposals that have been approved locally (Kingsmere, Bicester gateway, Bicester Heritage); roads cannot cope, its location is inappropriate

LACK OF LOCAL ECONOMIC BENEFIT

- The proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business
- No local businesses support the scheme, they are in disagreement with Great Wolf's suggestions of local economic benefits. Great Wolf's aim is to keep guests onsite throughout their stay, hence any economic gain will naturally be retained by Great Wolf, not shared with local business/community as suggested.
- Local businesses already find it difficult to recruit the employees that Great Wolf will target. Great Wolf will both (i) shrink that pool further and (ii) require greater employee traffic movement from surrounding villages/towns.

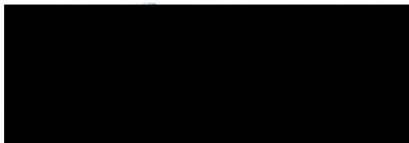
ECOLOGICAL IMPACT

- Loss of green field habitat needed for abundant wildlife.

LACK OF CONSULTATION

- This proposal will have significant negative impact on the area. Great Wolf should have worked with Cherwell to find a site through the correct planning process. This is a speculative application in the wrong location and should be refused on this basis.

Sincerely,

A large black rectangular box redacting the signature of Ian Ward.

Ian Ward