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Chesterton,
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Development Management
Cherwell District Council,
Bodicote House, Bodicote
BANBURY, OX15 4AA

12-12-19

Great Lakes (UK) Ltd application – reference no.: 19/032550/f

I am writing to lodge strong objections to the proposed Great Wolf Lodge Resort application to build a giant waterpark, entertainments centre, conference centre and associated infrastructure.

The proposed development is totally unsustainable on the site proposed in that the three overarching objectives of the planning system to achieve sustainable development as outlined in the NPPF (economic, social & environmental) are not met. There is no public transport in the village nor cycling or pedestrian links. Also Para 8e of the NPPF states that developments such as this should enable rural tourism which respects the character of the countryside – this clearly does not.

The character of the countryside would be adversely effected by the 84' high waterpark building, the 500 room hotel (leading to 2,000 visitors per day) with development floor space exceeding that of Bicester Village and the loss of 9 holes of an impressive and well used Golf Course as well the visibility from outside the boundaries of the site.

Users will clearly be using cars to reach the site – hence the 900 parking lot. The impact on local and regional roads will only increase existing problems on the A4095, B430 and the A34 itself.

To conclude the development would not amount to sustainable development as envisaged by the Cherwell Local Plan and the NPPF framework and should be refused on these grounds alone.

Yours faithfully

Philip J Clarke

