

2A Green Lane  
Chesterton  
Bicester  
Oxon  
OX26 1UR

24 December 2019

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

Dear Sirs,

**Ref: Great Lakes UK Ltd - Planning Application No. 19/02550/F**

I would like to register my objection to this proposal for several reasons.

Firstly, the volume of traffic that would be generated if the development went ahead would be more than the existing road infrastructure could cope with and would represent an intolerable burden on the village of Chesterton, as well as other local villages, especially Middleton Stoney and Weston on the Green.

It is clear from the fact that the proposal includes a 900 space car park that the intention is for the Great Wolf Resorts' customers to travel to the resort by car. Indeed, travel by public transport would be extremely impractical, given the proposed location. It is estimated that more than 1000 additional journeys per day would result from the plan. Approval of the plan would seem to be at odds with Cherwell's Low Carbon Strategy.

Since the extension of the M40 from Oxford to Birmingham was completed in 1991, the A34 has suffered from an enormous increase in traffic, largely because of the fact that it became part of the main route from the Midlands to the South Coast. Minor changes to the A34 itself and to the layout of the junction with the M40 have done little to improve the situation.

Other significant proposals that have recently been approved in the area, such as Kingsmere, Bicester Gateway and Bicester Heritage, have already resulted in increased traffic, and the further increase in traffic that would result from the proposed development would only exacerbate this problem.

Although Great Wolf Resorts have suggested that traffic travelling to the proposed resort could, by the use of appropriate signage, be routed to avoid Chesterton, it is unrealistic to expect people driving to the resort not to be guided by SatNav systems through the village. Even in the unlikely event that traffic could be made to avoid Chesterton, this could only be achieved by driving through other villages, such as Weston on the Green, Middleton Stoney, Ardley or Little Chesterton. How else could traffic be routed from the M40 to the site?

This is of course in addition to the months, probably years, of considerable disruption during the construction phase.

Secondly, the proposal includes the erection of 500,000 sq ft of buildings on a greenfield site. This is a huge development which is totally out of keeping with the local area, at odds with Cherwell Council's Countryside Design Summary, which requires that "the distinctive character of the district's countryside and the settlements and buildings within it are maintained and enhanced". It would be an eyesore and result in a significant loss of wildlife habitat.

Thirdly, the proposed development serves absolutely no benefit to the Cherwell and local area. As far as I am aware, the idea that the community is in need of a water park has never before been put forward.

Also, according to Great Wolf Resorts, one benefit to the local area would be the increased employment provided. This, however, is a solution to a problem we do not have. According to the Department for Work and Pensions, the rate of unemployment in Bicester is lower than both the average for Oxfordshire and the national average.

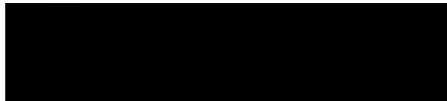
It appears that the only benefit to be derived from the proposed development would be to Great Wolf Resorts themselves in the form of additional income and profits. While this may be a perfectly reasonable objective from a business perspective, it is absolutely no reason for Cherwell to approve the proposal.

Indeed, this proposal is actually contrary to Cherwell's strategic aim of prioritising knowledge based business investment. (Councillor Bob Price, Chair of the Oxfordshire Growth Board, has referred to "the national importance of Oxfordshire's knowledge-based economy".)

In the unlikely event that there were a requirement anywhere in the UK for a facility such as that proposed, it could surely be situated in a far better location than that proposed, such as near to a large town or city, with good public transport links and/or direct access to a motorway.

Finally, in putting forward this proposal, Great Wolf Resorts appear perfectly happy to achieve the effective destruction of Chesterton and possibly other local villages, as well as contributing greatly to the problem of Climate Change, while the rest of the world is trying to move in the opposite direction.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

P A Lawrence