

Mrs R.L Henson M.A.
Himley Farm Bungalow
Chesterton
Bicester
Oxfordshire
OX26 1RT

21st December 2019

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

Dear Ms Whitehead

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

I wish to register my **objection** to the above proposal, which is not in accordance with the local development plan. There are no material considerations which would warrant planning permission being granted.

The proposed development is unsustainable by reason of its inappropriate location on the edge of a rural village with no public transport. To be financially viable, a business such as this requires a large and steady influx of customers from outside the local area. Experience has shown that even with one railhead immediately adjacent and a dedicated shuttle bus service from another, the arrival in the locality of 'Bicester Village' shopping centre has caused significant disruption of traffic flow amounting at times to total gridlock. The proposed development has no such travel provision available and is accessible only by narrow country roads. The inclusion of 900 car parking spaces implies significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. In addition, displaced current 18-hole golf course users' need to travel to alternative locations elsewhere further increases car usage.

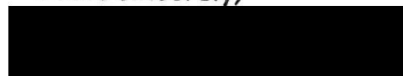
The existing road network is already overloaded and struggling to accommodate current levels of traffic. The A34 is at full capacity and the M40 very nearly so. The proposed routing plans place a further burden on already stressed routes. Chesterton is already a regular 'rat-run' and experiences significant traffic congestion whenever problems arise on these major through roads requiring diversion through the villages. The projected increase of 1000+ daily traffic movements (not including construction traffic) could simply not be absorbed.

The environmental impact of this project, which seeks to place 500,000 square feet of buildings on what is currently a greenfield site, goes beyond the immediately obvious and needs to be considered in the wider context of Cherwell's Local Plan, which states that the district is an area of water stress and lays out policies to reduce the impact of new development. Rain falling on a greenfield site percolates slowly through the soil to reach underground aquifers or drains. Rain falling on impermeable roofs, roads, car parks and similar surfaces runs off immediately, overwhelming gutters, drains and sewers, causing flooding and pollution and, ironically, long-term water shortage. Quite apart from the long-term threat, the current infrastructure is already struggling and would be unable to cope with the additional demands of the proposed *water-based amusement park* plus the sanitary requirements of hotel patrons in the projected numbers.

Great Wolf aims to keep all guests on site to use their restaurants, retail shops, bowling alleys (no doubt all supplied in bulk from off-site warehouses, thus adding yet more traffic pressure) so any economic benefits will be retained by Great Wolf and not shared with local businesses.

In short, this is an opportunistic application contrary to the provisions of Cherwell District Local Plan and is entirely without merit.

Yours sincerely,

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

R.L.Henson