

PAUL BRAIN
30 ORCHARD RISE
CHESTERTON
BLOCESTER
OX26 1US

Ref: Great Lakes UK Ltd

- Planning application number:
19/02550/F

20/12/2019.

Dear Ms Whitehead. (Case officer, Development management, CDC)

I write with my objection to the above planning application.

The proposal does not comply with the local development plan. There are no material considerations that would warrant planning permission being granted.

The development is unsustainable. It is in a very inappropriate location on the edge of a village.

No transport links available. Complete reliance on car and lorry use. 900 parking spaces. Against CDC strategy of reducing car use.

Current golf club members will leave and drive to other 18 hole courses further away. I am a member there. "Serious" golfers do not join 9 hole golf courses as a member.

A huge complex built on a greenfield site. Irreversible damage to fauna and flora, of which there are many varieties which I see everytime I go there.

The damage which would be done ecologically is incalculable.

The enormous construction will blot on the landscape, will impact on the landscape and views across the area.

Roads through the village of Cheltenham and other surrounding villages are already at full. The additional 1000+ vehicle movements a day will make the traffic situation impossible.

The infrastructure is not in place to support this. A few new road signs will not make it OK.

Given all the ongoing developments close by in Bicester. The road network cannot cope with this added enormous burden, aside from it being in completely wrong location.

Having investigated CJC policy it is clear this is not a knowledge based business, which is the stated priority in CJC's strategy.

Unemployment in the area is very low, staffing will be from outside of the area. No local economic benefit. Further increase of traffic movement.

The guests to the resort will not leave the site, historically the case with similar resorts elsewhere. They will also be encouraged to stay there, not go off site. Therefore no benefit to the local economy.

The design and aesthetics of the build are horrendous, not in keeping with the local area. A few stone detached low level houses may be acceptable not a monolith on this scale.

The golf course provides a valuable sports facility for the local area. It is completely viable and successful. It has an important purpose in the community for pleasure and well being.

A nine hole course is not viable, people will not attend and rather travel further to a proper 18 hole course.

This is a completely speculative planning application. Surely Great Wolf's first consultation should have been with CDC to determine a suitable area as part of the local plan.

They have solely erayed upon the greed of the Vendor

Given this absurd speculation for something in completely the wrong location it should be refused on this basis

Noise and air pollution, along with light pollution are already a major concern. This development would multiply pollution to the area hugely.

Please refuse this application it is not in any way viable

Thank you.



PAUL BRAIN