

**The Cottage
North Lane
Weston-on-the-Green
Oxfordshire
OX25 3RG**

3rd January 2020

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

I am writing to strongly object to the application for Great Wolf Resort.

This is a speculative proposal from an American firm which has no connection with this area and is completely at odds with the local development plan – there is neither need nor demand for this scheme. This is a rural location that will be severely impacted by the urbanising of the site with a design that is totally out of character for this area.

Great Wolf Resorts plans to put 500,000 sq. ft of buildings (twice the size of Bicester Village) on this greenfield site which will have a significant and detrimental impact on the landscape, views and ecological habitats of the site. With so much of our land already having to be concreted over to provide much-needed housing in this area, this is a completely unnecessary strain on our natural resources.

With 900 car parking spaces, it will lead to an unsustainable increase of traffic on already over-congested A roads as well as the minor roads through the villages; that the routing plans include Middleton Stoney, Weston on the Green and Wendlebury shows an utter disregard for the already problematical traffic situation in these villages. This extra traffic is unnecessary as well as contrary to the Cherwell Strategy of reducing car usage. Our roads will have to cope with the increase in traffic from other major proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage) and will quite simply not be able to handle this massive influx of additional traffic.

Cherwell's strategic aim of prioritising knowledge based business investment, thereby offering employment supporting the 'Knowledge Economy', will not be met by this proposal – with local businesses struggling to recruit the hospitality industry employees Great Wolf needs, Great Wolf will have to bring in employees from other areas therefore increasing not just traffic movements but

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demand for housing as well. As the resort plans to keep all guests on site to use their facilities, there will be no economic benefits to the area, as is made clear by the fact that no local businesses support the scheme, contrary to Great Wolf's suggestions of economic benefits.

There will be an increase in air pollution from the extra traffic, as well as noise pollution from the attractions. An even more pressing problem is the lack of water that will be needed for this site – Thames Water Report supports only 50 of the 500 rooms from the existing water supply; how will the other 450 rooms be catered for, not to mention the restaurants etc? The water supply in this area is already under great pressure and Cherwell's own consultant refers to the need to 'reduce water demand in this highly water stressed area'.

This is a speculative planning application in the wrong location and should be rejected on this basis; I strongly urge this application to be refused.

Yours sincerely

Alex Reid