

Holly House  
Church Lane  
Weston on the Green  
Oxfordshire  
OX25 3QS

3<sup>rd</sup> January 2020

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

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

I strongly object planning application **19/02550/F**. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. In particular, my objection is based on:

**Traffic Impact**

- The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during the many existing traffic issues on M40 or A34.
- Unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.

Specific traffic concerns include:

- Any visitor traffic coming North up the A34 will likely experience congestion on the A34 due to likely the check in / arrival times. At this point they will come off the A34 and enter Weston on the Green via Church Lane. Church Lane is narrow and has no pavement in parts, yet residents – including children – walk to the shop, church, village hall and playground. It is simply not safe to add additional traffic along this lane.
- With all construction and visitor traffic being routed through Weston on the Green on the B430, this causes major additional hazards for local pedestrians walking to the other local village facilities including the local pubs and the Milkshed café.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location.

### **Unsustainability**

- Unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage.
- The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

### **Landscape Impact**

- The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.

### **Ecological Impact**

- Ecology - Loss of green field habitat for abundance of wildlife.

### **Air/Noise Pollution/Quality/Water table**

- Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.
- An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system
- Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".
- Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done.

### **Lack of Economic Benefits for Cherwell and Local Area**

- This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'.
- No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so economic benefits retained by Great Wolf and not shared with local businesses in the local area.
- Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements.

### **Design**

- It is an inefficient and therefore bad design. The building is a 3 & 4 storey design but considered to be relatively not visible. The buildings and car parking have spread across the site having significant urbanising impact on this rural location.
- This scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in-keeping with the local area. Schemes in such a location should be of small scale, detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. (This square footage is twice the size of Bicester Village).

### **Lack of Consultation**

- With potentially over 2,000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This a speculative planning application in the wrong location and should be refused on this basis

In summary the proposal and its impact is totally inappropriate for the rural location and the existing road networks and infrastructure. This is not the right location.

Yours sincerely,

Nick Colledge