

Gables
Alchester Road
Chesterton
Bicester
Oxfordshire
OX26 1UN

15 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 feel there is no need for such a development in this area, and that planning permission should not be granted as the proposal is not in accordance with the local development plan.

Unsustainability and Traffic Impact

This plan is unsustainable, as it not in an appropriate location on the edge of a small village, where the access roads are very narrow. The plan calls for a 900 car parking space with a significant reliance on car travel, as public transport is not available in Chesterton, and will therefore go against the Cherwell strategy of reducing car usage.

At present there are two safety chicanes at the entrance to Chesterton, one of which (on A4095) would have to be removed, otherwise there would be a considerable backup of traffic to the major roads.

Chesterton residents may also experience difficulties getting onto the A4095 at peak times, which could cause a backup of traffic in Alchester Road.

Golf enthusiasts will have to travel further to use an 18 hole golf course, creating more traffic

The existing road infrastructure cannot cope with the extra 1000+ daily increase in traffic volume, plus future construction traffic. Chesterton is already used as a rat run and experiences major traffic congestion when used as an escape route during the many traffic issues on the M40 and A34. Sat navs will be directing traffic through already stressed routes

such as Middleton Stoney, Weston on the Green and Wendlebury. Traffic would also be directed onto the A34, which already encounters numerous traffic problems and accidents.

It adds to numerous other proposals that have been approved in Bicester recently, namely the Kingsmere Estate, Bicester Gateway and Bicester Heritage. There is already too much congestion due to Bicester Village. The road network cannot cope with the additional traffic which this proposal will create and the proposed development is in the wrong location.

Lack of Economic Benefits for Cherwell and Local area

This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment, thereby offering employment supporting the "Knowledge Economy".

Hotel rooms will only be available to Great Wolf resort guests and it is unlikely that day passes will be available to local residents.

No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits, as Great Wolf aims to keep all guests on site to use their restaurants, shops and other facilities, so economic benefits will be retained by Great Wolf and not shared with local Bicester businesses.

Unemployment is very low in Bicester and local businesses are finding it difficult to recruit staff. Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in personnel from outside the area which will cause further traffic congestion because there is no public transport to Chesterton, or it will necessitate the construction of more houses to provide accommodation. This will, of course, put a greater strain on the existing schools and medical facilities.

Design

The design of the development is not in keeping with the local area. It is a bad design and although it is low rise, to ensure it is less visible, the buildings and car parking facility have been spread across the site, thus creating a significant urbanising effect on the rural location. It comprises a total floor area of 500,000 sq. ft. in two/three overbearing large blocks. Schemes in such a location should be of small scale detached buildings of 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 development will have a significant and irreversible impact on the landscape and view of the site.

Loss of sports facility

I cannot understand how they will safeguard the remaining 9 hole golf course. Keen golfers would prefer to play on an 18 hole course and there appears to be no financial argument for selling off 9 of the existing 18 holes at Bicester Golf club.

As the 9 hole North Oxford course is being taken over for housing, open space provision is rapidly disappearing in Cherwell which is totally unacceptable when it serves such an important purpose in communities and for wellbeing.

Ecologic impact

There will be a considerable loss of green field habitat for wildlife

Air/noise pollution

Outdoor space on the site will be subjected to air and noise pollution from the Motorway adjacent.

There will also be a deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.

Utilities (water and electric)

We already experience power cuts in this area. Will this be exacerbated by the construction of this huge development?

We are also told to conserve water during the summer months. As this is a water theme park, this is bound to have a negative impact on water stocks in the area.

Lack of consultation

With potentially 2000 visitors each day, this proposal will have a significant impact on the area, therefore Great Wolf should have worked with Cherwell District Council to be allocated a site through the correct local plan process.

This is a speculative and unnecessary planning application in the wrong location and should be refused on this basis.

Yours sincerely

A black rectangular box redacting the signature of Josephine M Robertson.

Josephine M Robertson