

## 33 Grebe Road, Bicester, OX26 6EL

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

11 December 2019

**Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F**

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan. I would ask you to take the following observations into consideration when considering the application.

This project is not sustainable, it is not in an appropriate location for the size of the structures. The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area. Additionally the golf course will no longer be viable, no golfer will play on a 9 hole course. The loss of this facility will mean that golfers now have to find another amenity which increases car use even further

The existing road infrastructure cannot cope with the projected extra 1,000 + daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further.

There will be no benefit economically or otherwise to the local community. Visitors will remain on site and will be spending their money there. Local residents will not be able to visit the development as it is solely for the projected 2000 visitors who will be housed in one of the two or three overbearing buildings on site. These buildings are not in keeping with the small scale, detached low height buildings that currently exist on the site.

Yours faithfully

  
Mrs Karen Oates