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23-12-19

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
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Dear Ms Whitehead

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

The Great Lakes UK Ltd proposal is not in accordance of the local development plan and there are no material considerations that would warrant planning permission being granted.

My comments on the application are as follows:

- It is unsustainable.
 - It is unsustainable on an inappropriate location on the edge of a small village which does not even have a village shop or post office. The development includes 900 car parking spaces with a significant reliance on car travel, which absolutely goes against the Cherwell Strategy of reducing car usage.
 - The 18-hole golf course users will have to drive to alternative 18-hole golf courses, which means this is increasing car usage – again, unsustainable and against the Cherwell Strategy.
 - The site application comprises HALF A MILLION square foot of built form on what is currently a greenfield site, irreversibly destroying important green infrastructure and disrupting ecological habitats.
- Impact on Landscape
 - The applicant is looking to put HALF A MILLION square foot of buildings on this greenfield site which will have significant and irreversible impact on the landscape and views of the site. This destruction is unacceptable.
- 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. Chesterton is already a rat-run and experiences

major traffic congestion as an escape route during the many (daily) traffic issues on the M40 and or A34.

- Unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems and there is no space to expand the A34.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks ultimately CANNOT cope with this additional traffic and the proposal 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 investments as a priority, thereby offering employment supporting the 'Knowledge Economy'.
 - Hotel rooms are only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight.
 - 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 will be retained by GW and not shared with local businesses in the area.
 - Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, GW will either take employees away from local business which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. Unemployment in Oxfordshire is not rife and so where do they expect these employees to travel from? Bicester Village already has to travel employees up from London to satisfy its requirements.
- Design
 - It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location and I have raised these points already above.
 - This scheme comprises of a total floor of HALF A MILLION square foot in two or three overbearing large blocks which are 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 design of the existing golf club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.
- Loss of Sports Facilities
 - Why close 9 of the 18 holes? The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.
 - How will they safeguard the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable? As mentioned previously the current golfers will wish to travel elsewhere to use 18-hole

golf courses and therefore business at the golf club will be lost and car usage increased, adding to the congestion.

- With the loss of the North Oxford 9-hole golf course to housing, open space provision is rapidly disappearing in Cherwell which is completely unacceptable when it serves such an important purpose in communities and for well-being.
- Lack of Consultation
 - With potentially over 2000 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 is a speculative planning application in the wrong location and should be refused on this basis. Its impact is already destructive in its potential and causing much concern for the majority of Chesterton residents.
- Ecological Impact
 - This proposal will bring about significant loss of greenfield habitat for an abundance of wildlife.
- Air/Noise Quality/Pollution
 - Public outdoor space on site will be right next to the M40 motorway and A34 which will be unhealthy due to noise and fumes.
 - Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles, plus the lack of oxygen-providing vegetation which will have been cleared.

I trust you will consider my points and bear them in mind when reviewing this application.

Yours sincerely

A black rectangular box redacting the signature of Camilla Soper.

Camilla Soper