

2 Chestertonfields Farm Cottages
Chesterton
Bicester
Oxfordshire
OX26 1TB
4th January 2020

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

For the attention of Ms Clare Whitehead, Case Officer

Dear Sirs,

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

I wish to object in the strongest terms to the totally inappropriate development proposed in the above application.

The existing golf course is a greenfield site presenting a landscape which harmonises with and forms part of the rural landscape. The proposed development includes the introduction of significant built form which will have a major and irreversible negative impact on the landscape. The low-rise design, to try and reduce visual impact, has resulted in the buildings and car parking being spread across the site with a very urbanising impact. The proposed development represents urbanisation of the rural landscape and as such is contrary to adopted CDC Planning Policy.

The site, by its rural location, is isolated from sustainable transport options and relies entirely on the surrounding road network. The existing road infrastructure, including that serving the surrounding villages and the fringes of Bicester, is already over stressed and will be unable to cope with the operational levels of traffic, a situation which will not improve as current developments in and around Bicester come on-stream. The application site was not identified for development within the adopted Local Plan and therefore traffic from a development such as that now proposed was not contemplated in the Council's Infrastructure Development Plan.

The Council have a clear adopted policy whereby development which is not suitable for the roads that serve it, and which will have a severe traffic impact, will not be supported. This, in combination with the lack of sustainable travel options is contrary to adopted CDC Planning Policy.

As an aside to the above main transport concerns, the road network will also be unable to cope with the level and type of traffic which will arise from the construction process.

This development will offer little local economic benefit to Cherwell and the local area. The Great Wolf business model is based on retaining guests on site so there will be little or no opportunity for local business such as shops, pubs and restaurants. Further, the proposed hotel will only be available to Great Wolf guests and therefore will not add to the number of hotel bed-spaces available to others visiting the areas for business or other reasons. Existing local business already find staff

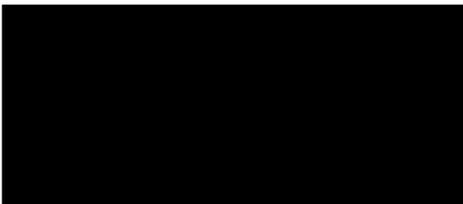
recruitment very difficult and the proposed development would intensify the problem and have a negative impact on existing local business. Ultimately businesses, including Great Wolf, would have to seek to draw employees from outside the immediate local area thus in turn generating yet more traffic. The lack of economic benefit to the area and the apparent lack of community benefits renders the development contrary to CDC's adopted policies. It is also worth noting that CDC's strategic aim is to prioritise 'Knowledge Based' business and the proposed development does not accord with this aim.

The proposed development will have significant ecological impacts. Golf courses are well known for supporting an abundance of wildlife in what is in effect a greenfield site. In line with adopted policies the habitat should be protected to promote biodiversity and the natural environment. This cannot be done by allowing a commercially driven and urbanising sprawl over the existing 'green' landscape.

The development would see the destruction of 50% of the existing golf course which represents a significant facility loss. Adopted Planning Policy is to protect and enhance existing facilities and this proposal does neither of these things. Apart from the immediate loss, concern must be expressed over the long-term intentions over the remainder of the golf course. Experience has shown that if a development of this nature is permitted this opens the door to development of the remainder of the site.

It is appreciated that the NPPF and Cherwell Policy PSD 1 have a fundamental presumption in favour of development but only where such development is considered sustainable. As demonstrated in the comments above, the proposed development cannot by any stretch of the imagination be considered sustainable. The proposed development is not in accordance with the local development plan (and the policies therein) and therefore it must be refused.

Yours sincerely

A large black rectangular redaction box covering the signature area.

A D Glossop (Mr)