

Peter Cook

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December 19, 2019

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

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

Dear Ms Whitehead,

To be totally frank I am absolutely staggered this proposal is even being considered, there are so many aspects to it that are totally inappropriate to the location of choice it is laughable. However, given the current circumstances that have moved me to write this letter, rather than laughable it is actually a very scary prospect.

Where to begin?!

Even now there are long tail backs every morning and evening all around Bicester, Chesterton, Weston-on-the-Green, Middleton Cheney all the way down to Ardley. It is impossible to get anywhere between certain hours as every road is already being used as a 'rat run'. Throughout the rest of the day, there is a steady flow of traffic, certainly from Weston-on-the-Green though to the Ardley Junction and all roads into and out of Bicester.

Adding another 1000+ journeys for visitors and staff is not sustainable, especially when you consider there is already a new very large housing estate being built close by, new shopping centre and further proposals, all of which will generate more daily traffic.

How does encouraging so many car journeys for what we were told was an average of a 1.5 day stay, fit in with the Cherwell Strategy of reducing car usage, let alone the pollution and fuel wastage of people being sat in traffic jams?

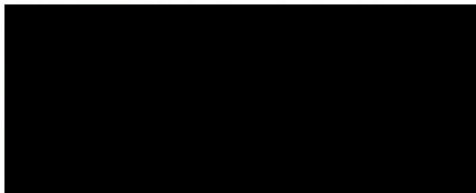
Despite reading all of the literature put out by Great Wolf Resort, I cannot see that the resort is going to provide an economic benefit to the local economy. They have openly stated they aim to keep guests on site and as such local businesses would not benefit, in fact given the daily traffic jams it may actually adversely affect them!

The environmental aspect of adding an area of 500,000 sq. ft. of buildings to a Greenfield site will be immense and irreversible. Surely there are areas of open land away from congested roads and small villages where suitable road infrastructure already exists or there is room to add dedicated routes for the resort.

It seems to me that thousands of people every day will have their daily lives affected in a negative way, in order that Great Wolf resorts can make a lot of money for themselves whilst trying to portray it will be good for the local businesses and economy. When I last checked the figures for the Bicester area it appeared the local economy is already doing well and actually struggles to fill the current vacancies available – so no doubt the staff required for the resort will be taken from the local businesses or be encouraged to come from further afield – even more car journeys.

I would encourage everyone involved in reviewing this application to drive around the areas concerned, especially mornings and late afternoons (even lunchtimes) and to fully consider just what this resort REALLY would bring to the local area. If they did that then like me I am positive they would feel this planning application should not be passed.

Yours sincerely

A large black rectangular box redacting the signature of Peter Cook.

Peter Cook