

## Matthew Swinford

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**From:** Ruth Whitfield [REDACTED]  
**Sent:** 04 January 2020 21:25  
**To:** DC Support  
**Cc:** Clerk Westononthegreen  
**Subject:** Letter of objection: Great Lakes UK Ltd. Planning Application No. 19/02550/F

Ruth Whitfield  
Prospect House  
North Lane  
Weston on the Green  
Oxon  
OX25 3RG

4th January 2020

Dear Planning Department

I would like to register my objection to the following : Great Lakes UK Ltd. Planning Application No. 19/02550/F Please see below for my objections.

I would like to object to the proposed development for a water park resort at Chesterton. Myself and my young family moved into this area 5 years ago. Since we moved into our house on the b430 at Weston on the green traffic on this road has risen by 40%, according to parish council surveys of traffic on his road, This level of increase has created a huge pressure in local infrastructure, and have adversely impacted our quality of life and our ability to enjoy the light and views from our windows without being blighted by high speed HGVs and speeding commuters hurtling through the village to escape traffic building up at Junction 9 of the M40. In my view it is vital therefore that any future planning developments proposed in this area are sited in sustainable locations otherwise this pressure will increase without end.

The proposed development by Great Lakes is sited in an inappropriate location on the edge of a small village which has limited access via public transport or indeed any routes other than the b430. Approval to this development will result in huge increases in traffic for local residents, the developer had modelled the impact of some of their visitor arriving by car, but this is far from the full picture. Staff, deliveries, construction and visitor traffic will create a huge burden on already busy local roads. The developer's estimate of 1000 car journeys accessing the site is far from complete.

The development includes 900 car parking spaces. We all know that families struggle to travel light so visitors to the site will rely on car travel. Families will not use the train line into Bicester village (or Bicester North, or indeed Oxford Parkway), with already over packed commuter trains with no luggage compartments it just isn't practical for a family to travel via this route. Even if they do, they will then need to complete their journey by taxi. All of this will just result in more car users, this goes against the Cherwell Strategy of reducing car usage in the district. and points to an unsustainable location fit a family oriented resort.

The planning of other local developments at Kingsmere, Bicester heritage and Bicester gateway will all increase traffic in the area, all using the a34/a41 access roads that are already struggling at peak times. To load these roads yet further will create chaos in rush hour.

We moved to the area to be in the countryside, this development proposes 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats. This isn't what rural communities want to see done to their local environment. They want green fields, agricultural management and the fresh air that comes with open spaces on the outskirts of a village. We chose Weston on the Green as a home because of its historic routes, near a Roman Settlement with acres of open countryside committed to keeping the countryside green at the landscape clear of human impact at nighttime. Weston on the green is a dark village, it doesn't have street lighting, the glare from the lights of this development at night will adversely impact our night time views and prevent us from using our telescope to view the stars.

We also object to this development because it is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment in this area. Hotel rooms at this development will only be available to Great Wolf resort guests. This will not assist the growth of other businesses in the areas providing employees with a place to stay overnight. Indeed The Great Wolf business model aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so economic benefits will be retained by Great Wolf and not shared with local businesses in the local area. This means that there will be no shared economic benefit from this development.

Our local businesses, such as the two pubs in our village, are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employees from other areas therefore increasing traffic movements. Either way, this will not benefit local people or businesses and add no value to the local economy.

Weston on the Green is a historic village with cottages, pubs and a manor house that goes back to the Norman times. The buildings in this environment are striking and Historic. The proposed development's scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in-keeping with the local area at all. Schemes in such a location should be of small scale, detached buildings at 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. The proposed design does not meet these guidelines.

By its very nature, as a water resort this development will use an enormous amount of water from Cherwell's already short supply. Indeed Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". The Thames Water Report supports only 50 of the 500 rooms can be supplied from the existing water supply. How will the huge use of water affect my family in Weston on the Green? We don't know because a study has not yet been done and there is no evidence to assure us that we will not be adversely impacted.

For all of these reasons I believe strongly that the Great Lakes development is a very poor design resulting in the wrong development, in an unsustainable location, with such limited benefits for the local economy and the risk of bringing a crippling impact to the local road network as to be unfeasible. I urge you to reject this application.

Yours sincerely

Ruth Whitfield