

Matthew Swinford

From: Tim Whitfield [REDACTED]
Sent: 04 January 2020 22:09
To: DC Support
Cc: Clerk Westononthegreen
Subject: Letter of objection: Great Lakes UK Ltd. Planning Application No. 19/02550/F

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

4 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 find below an explanation of my objections to this proposed water resort.

I would like to object to the proposed development for a water park resort at Chesterton. I moved to the 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. This level of increase has created noise and air pollution, and it has become markedly more difficult to get out of our little country lane during my morning commute. I am concerned that this increase is changing our village from the rural idyll we chose to move to only 5 years ago, and that the high speed HGVs that rattle through our village at night, making the floorboards in my home shake, are causing damage above and beyond the readily apparent harm caused to the road surface. Rat running HGVs and northbound traffic from the A34 cutting the corner of junction 9 to join the m40 at junction 10 are clearly impacting our quality of life. I anticipate that such negative impact will worsen further, unless planning permissions for municipal facilities are only agreed for locations which are fully accessible by public transport. As i explain further below, I do not believe the proposed Great Lakes development is sited in such a sustainable location.

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 of this development will result in huge increases in local traffic, negatively affecting local residents. Whilst it appears that the developer had modelled the impact of some 20% of their visitors arriving by car, this is far from the full picture. Even if 80% of visitors reach Bicester or Oxford by train, they will inevitably need to travel by road to the resort. 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 per week seems plainly incompatible with their proposed visitor numbers.

The development includes 900 car parking spaces. We all know that families struggle to travel light, so i believe that it is much more likely that visitors to the site will rely on car travel. Families will not choose to use the train line into Bicester village (or Bicester North, or indeed Oxford Parkway); already packed commuter trains with no luggage compartments do not offer a practical means for a family to travel. Even if they do, they will then need to complete their journey by taxi or some other road-borne form of

transport. 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 already 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 problems, particularly in rush hour.

We moved to this 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 rural environment, near a historic Roman Settlement with acres of open countryside committed to keeping the countryside green, and 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 stated 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 locally 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 impact on the economy and the community, or they will bring in employees from other areas therefore further 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 an 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) has referred 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 no study has been done and there is no evidence to assure us that we will not be adversely impacted.

For all of these reasons I strongly believe that the Great Lakes development is a very poor design resulting in the wrong development, in an unsustainable location, with a likely negative impacts on the local economy and community, and the plain risk of a crippling impact upon the local road network. For these reasons I believe it to be unfeasible. I urge you to reject this application.

Yours sincerely

