

Beech House
6 Green Lane
Chesterton
Bicester, Oxon
OX26 1UR

14th December 2019

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

Dear Ms Whitehead

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

I wish to object to this scheme. It is not in accordance with the Local Development Plan and there is no realistic demonstration that this area needs this type of facility.

The proposal is unsustainable and it is in the wrong place in the countryside.

The proposed development is on a site of some considerable ecological importance. The “Back 9” holes of the existing golf course incorporate a number of large lakes with surrounding vegetation etc. This area is an important wildlife area. The Bicester Wetlands Centre is not much more than a mile away as the 'crow' flies. The Wetlands Centre is the most important location in the region for green sandpipers. Undoubtedly these birds will stop off en route to and from the wetlands centre.

Otters have been observed along the length of Gaggle Brook, which, in a straight line, is only a matter of a few hundred metres from the lakes on the golf course. It is only a matter of time before otters will visit these lakes, if they have not already done so.

For the sake of wildlife, the existing site should be preserved.

This development, on a greenfield site, would have an irreversible impact on the countryside, and no amount of soft landscaping will hide the buildings and infrastructure.

The proposed development would cause a major growth in traffic. The site is adjacent to the M40 motorway. There is some logic in being close to a motorway. However, it is quite bizarre that the site is several miles away from the nearest junctions (9 and 10). This means that the large volume of traffic will have to traverse the surrounding narrow country lanes as well as pass through the small villages in the area. There is no way round this.

The proposed large car park (900 spaces) would soon get filled, as everyone attending (guests or staff) would want to drive in their own car. This is a thing of the past and totally against the Cherwell strategy of reducing car usage.

The major roads in the area, ie. The M40 and A34, already suffer significant tailbacks and delays. The vast number of vehicle movements that this scheme would generate would make congestion much worse. Traffic delays raise the level of pollution and have a measurable negative financial impact on the local economy.

Apart from guests and staff vehicles, the construction traffic will have a massive impact on Chesterton and the surrounding villages. I have personal experience of the heavy vehicles generated by the two new housing developments in Chesterton (Alchester Park and Audley Gardens). On many occasions I have had to direct lorries to one or other of the two sites. Drivers blindly follow satnavs or their noses. Many times I have stopped lorries from entering Fortescue Drive when the drivers thought they were accessing the housing developments.

The proposed development will generate many more lorry movements than the housing projects. This is likely to go on for two or three years and will result in noise, pollution, congestion and damage to the roads and pavements. There is also a safety issue, particularly with respect to children and parents who walk to Chesterton primary school.

I cannot see any measurable economic benefits to Cherwell or the local area from the way the planned development operates. That is, get the guests to drive to the site, house them there, and get them to spend their money at the on-site facilities.

I cannot see any local suppliers benefiting from the scheme. In fact, they may experience staff problems as Great Wolf attracts employees away from them.

Unemployment in the area is low. In order to meet demand, Great Wolf would have to recruit from a wide area. This will significantly increase the car journeys for miles around.

It is understood that the development has to be of sufficient size to warrant Great Wolf's investment. The magnitude of the scheme, however, is totally inappropriate for the Oxfordshire countryside. It flies completely in the face of Cherwell's Countryside Design Summary (2008).

It is difficult to comprehend why Great Wolf's consultants should consider that a site right on top of a busy motorway provides a suitable venue for its guests, with the noise and pollution they would have to endure.

In summary, the proposed location of this development is a bad choice. It is clearly unsustainable, it will have a marked ecological impact, cause permanent traffic problems, and not benefit the local economy in any way.

Yours sincerely

Alan Peck