

Mr Philip Stanway  
26 Fortescue Drive  
Chesterton  
Bicester  
Oxon  
OX26 1UT

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

03/12/20

Reference. Great Lakes UK Ltd – Planning application No 19/02550/F

Dear Sirs.

I write to object, in the most strongest terms, to the above mentioned planning application.

This is an opportunistic planning approach from developers that have ignored National Planning Policies as well as Cherwell District councils own 2031 local planning guidelines on greenspace, transport and population expansion.

In addition, statements made by the consultants employed by Great Wolf are so “wide of the mark” and flawed in their attempt to justify this totally inappropriate proposal for this site. For example.

**Transport and Highways.**

The consultancy company have already proved their ignorance on existing highway issues in and around Bicester. Their proposals to “re-route” the traffic from the village of Chesterton to the M40 exits of the B430 expose their naivety on the huge effects to other villages and their total disregard for the impact traffic will have on this area. Our highways are simply not adequate for current traffic let alone this ridiculous proposal. There **WILL BE** traffic accidents and loss of life.

**Local Economic Benefit.**

The proposed hotel is not for general visitors of Bicester. It is intended for their own guests. These guests will be fully encouraged to utilise the facilities within the complex subsequently providing no benefit to local business.

The 600 staff required will not benefit the local community. Local unemployment is not an issue as employers in the local hotel and leisure industry currently struggle to attract local employees.

The build and construction will be awarded on a national (or International) scale as will all other service requirements. Local business will not be able to compete and will not be invited to tender.

**Inappropriate location.**

The proposed site is a green field location on the edge of a village. It is an 18 hole golf course that has served the local community for many years and will continue to provide a

fantastic facility to support the expansion on Bicester. This proposal will have an irreversible impact removing green infrastructure and wildlife.

**Unsustainable.**

As a business proposal it is not sustainable. Great Wolf have not fully analysed the UK market. Other similar ventures have not succeeded in the UK. There are other proposals currently being made in more suitable "holiday" locations. The destroyed landscape will remain long after Great Wolf exit and leave this currently beautiful location ruined

Other observations as to why this planning application should never be given serious consideration include.

The construction of a 500,000 sq foot building on a site 1.5 times the size of Bicester Village in a rural village community.

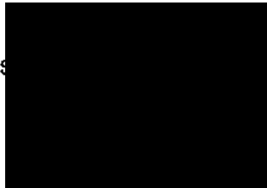
Absolutely not in keeping with the local area

Ecological impact.

Pollution, noise, displacement of a public footpath, impact on open countryside and water stress based on the estimated 155,000 cubic metres of water per year required.

This is a proposal that should not be given any serious consideration.  
Any planning applications should be rejected on the basis it is ludicrous in every aspect.

Yours



Phil Stanway