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10<sup>th</sup> December 2019

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Little Chesterton  
Bicester OX25 3PD

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

The planning application referred to above is completely ill-conceived and I wish to object to it. It seems clear that the proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

The proposed site, on the edge of a small village, comprises 500,000 sq. ft of built form on what is currently a green field site. This will irreversibly remove important green infrastructure and disrupt ecological habitats. The proposal will also lead to significant and irreversible impact on the landscape and views of the site.

The most worrying aspect of this ill-conceived proposal is the traffic impact. The existing road infrastructure (and that of surrounding villages) already can't cope, and the extra 1000+ daily increase in traffic volume, plus construction traffic will have a dangerous impact. Chesterton is already an acknowledged 'rat-run' and suffers from major traffic congestion as an escape route from the M40 or A34. The routing plans via already stressed routes such as Middleton Stoney, Weston on the Green and Wendlebury are a disaster. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems. Put bluntly – it is in the wrong location.

I also think that this proposal runs contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'. Hotel rooms will be available only to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight.

Additionally, no local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc, so all economic benefits are retained by Great Wolf and not shared with local businesses in the area. Local businesses 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 employment from other areas therefore increasing traffic movements.

I also believe that the proposed design is not in keeping with the local area. Schemes in such a location should be of small scale, with detached buildings at low height (like the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.

There has been a woeful lack of consultation. With potentially over 2,000 visitors each day this proposal will have a significant impact on the area. I would have expected Great Wolf to have worked with Cherwell to be allocated a site through the correct local plan process. Instead, this is a speculative planning application in the wrong location and should be refused on this basis.

There are numerous reasons why this planning application is unwise, unsafe, and completely contrary to the local development plan. Please dismiss it.

Best regards



Anne Trefethen