

Highsett,  
Alchester Road,  
Chesterton, Bicester, Oxon,  
OX26 1UN

9<sup>th</sup> December, 2019

Ms. C. Whitehead,  
Development Management,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury, Oxon,  
OX15 4AA

Dear Madam,

**Planning Application No. 19/02550/F**  
**Great Wolf Resorts.**  
**Land to the east of M40 and south of A4095, Chesterton, Oxon.**

I wish to strongly object to the above mentioned planning application and ask that it be refused on the following grounds:-

1. This proposed development is not in accordance with the Cherwell Local Plan 2011-2031.
2. The development is unsustainable, in an inappropriate location in a small historic village. The development includes a 900 space car park, which indicates that Great Wolf Resorts are expecting significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a Greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the village and local area.
3. The road infrastructure in the area cannot cope with the projected extra daily car movements that will be expected if the resort is functioning at its full capacity. The A4094 which runs through the village of Chesterton is already used by residents of Bicester and people from further afield as a means of getting to Oxford and beyond and to the A34 without having to queue on the A41 to get through junction 9 of the M40 motorway. This is in addition to the large amount of traffic using the A4095 to get to Witney and beyond. As a resident of Alchester Road it is almost impossible to get on to the A4095 at busy times of the day and our lives revolve around judging the best time to leave the house to access the A4095. At peak times there can be large queues from the A4095 junction with Vendee Drive back into the village. With the large housing developments and new warehouses being built in Bicester, the A4095 is inevitably going to get even more busy without the prospect of at least an additional 1000 car movements a day should the Great Wolf Resorts development be approved.

4. The traffic routing plans via Middleton Stoney, Weston-on-the-Green and Wendlebury will not address the traffic problems. The A41, A34, A4095, M40 and B430 area already very busy roads and an incident on any of the roads causes disruption throughout the area with drivers looking for other routes. This can have an impact to traffic movement around Oxford also. The single track road from the A41 through the village of Little Chesterton is also used by drivers who do not wish to queue on the A41 and evidence of this can now be seen where vehicles have destroyed the grass verges as there is no room for two vehicles to pass on the road. Little Chesterton would be used as a direct route from the A41 to the proposed Great Wolf Resort by people following satellite navigation systems.

5. At the consultation meetings with the representatives from the Great Wolf Resorts they indicated they would be looking for a large number of staff. The unemployment rate in the Bicester area is quite low and therefore I assume they would have to look out of the local area to recruit staff. The staff would then need to drive to the resort, which would increase the traffic movements. Chesterton does not have a bus service and there are no safe walking routes or for that matter cycle routes from Bicester or the surrounding villages. The bus service proposed by Great Wolf Resorts would have to operate on a very regular basis to provide transport from the bus and railway stations in Bicester for guests, as well as bringing staff to the resort without them using their own vehicles. It seems highly unlikely that guests will choose to bring a family to the resort on the train or the bus. Driving will no doubt be the transport of choice.

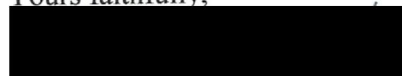
6. The guests using the proposed Great Wolf Resorts would probably not leave the site to visit the local area and spend money in local businesses which would not help the local economy.

7. During the month of November there have been areas of flooding in Chesterton and Little Chesterton. This has probably not been helped by the housing developments that have already taken place in the village. The prospect of a large part of the golf course being covered in tarmac and concrete can only increase the flood risk in the area. I do not feel the reports in the application take account of the flood risk in the area.

8. I also note that the existing golf club discharges foul water to two on-site private pump stations from where the effluent is pumped to the nearest Thames Water manhole and that this manhole would be used for the effluent from the proposed Great Wolf Resort. There is surely no comparison with the effluent from the existing golf club to that expected from the proposed Great Wolf Resort. How does Thames Water expect to manage the increase in effluent when there already appear to be problems getting the effluent from the two new housing estates in the village to the pumping station located on the un-numbered road between Chesterton and the A41.

I would ask Cherwell District Council to take my comments into account when considering Planning Application No. 19/02550/F.

Yours faithfully,



Annette Loveland