

15, Vespasian Way,

Chesterton,

Bicester,

Oxon.

OX26 1BA

13<sup>th</sup> December 2019

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

Dear Ms WHITEHEAD,

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

I type this letter in objection to the above detailed planning application in respect of the locating and building of a 'resort' by Great Wolf in Chesterton.

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 development is unsustainable, in an inappropriate location on the edge of a village in a very rural setting. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The 18-hole golf course users, not all of whom will retain membership at a 9-hole course, will have to drive to alternative 18 hole courses, thus increasing car usage again. The site comprises 500,000 sq. ft of building structures which is currently greenfield site, thus irreversibly removing important green infrastructure and disrupting ecological habitats.

The development will have a serious impact on local traffic. The existing road infrastructure (and that of surrounding villages) will not cope with the extra 1000+ daily increase in vehicle volume, with construction traffic on top of that! My village is already used as a 'rat-run' by commuters from Bicester who work 'all points west' of Chesterton and we experience major traffic congestion as an escape route for vehicles affected by incidents on the M40 and A34. The routing plans for traffic to and from the 'resort' are unacceptable as increased traffic is simply introduced onto already stressed

routes (ie. via Middleton Stoney, Weston on the Green and Wendlebury). The proposal also suggests directing traffic onto the A34 itself, a road which already encounters significant traffic problems and delays through sheer weight of existing traffic levels. The proposal also adds to numerous other significant proposals that have been approved in the Bicester area recently (ie. Kingsmere, Bicester Gateway, Bicester Heritage). The road networks simply cannot cope with the additional traffic levels which the development will bring – the proposal is simply in the wrong location.

Lastly, I would raise the issues of reducing air quality and increasing noise pollution. The outdoor public space of the proposal will be right next to the M40, thus putting people at risk of being in an unhealthy environment due to noise and fumes. Within the village itself, there would be a resultant deterioration in air quality and an increase in noise pollution from the additional vehicular traffic, initially by construction and services vehicles and later on by visitors and staff attending the site.

I ask that these considerations are taken into account when deliberating this planning application and that on my behalf and that of other local people, this application is turned down.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Alison MORRIS