

Ms Clare Whitehead  
Case Officer  
Development Management  
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11 December 2019

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

Dear Ms Whitehead

As a resident of Chesterton, I write to lodge my severe objection to the proposed planning application stated above for the development of a Great Wolf Resort in the village of Chesterton. This objection is based on a number of reasons in 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.

Reasons for objection:

**Unsustainable proposal.**

The proposed location on the edge of a village is inappropriate and unsustainable. A proposed 900 car, car park means that the proposal has a significant reliance on car transport, which goes against the Cherwell Strategy of reducing car usage.

**Traffic impact.**

The developers view that visitors will come by train and be bused to the park is naive in the extreme, as has been demonstrated by the numbers of visitors to Bicester Village which has required the additional development of further car parks and the use of other local facilities, i.e. Tesco's car park, Bicester Avenue parking etc.

The existing road infrastructure will not be able to cope with an additional 1000 cars per day. The developers proposal to divert traffic through already stressed A roads, i.e. Middleton Stoney, Weston on the green and Wendlebury, will have a major impact on the lives of these villages as well. The developers are proposing sign posting the routing to the resort, which is supposed to negate the use of sat-navs by drivers. This is a ludicrous proposal as practically everyone who will be visiting the resort will be from outside of the area and use their sat-navs which will take them the most direct route which will be via the A and B roads around and through Chesterton. A major impact will be on Little Chesterton and will result in major road blockages.

There are already no footpaths or lighting in the roads around the proposed resort, as it is countryside, and it is already dangerous enough walking, running or cycling in the area. An increase in traffic will make it even more dangerous than it already is.

**Landscape and environmental impact**

The proposed 500,000 sq. ft of building on a greenfield site will destroy the environment and have an irreversible impact on the landscape and the views of the site. It will not even be possible to estimate the negative impact this will have on the local wildlife. In what is supposed to be an ecological time for the world, the destruction of greenfield and wildlife habitats is in effect destroying the future of the countryside. This would be another example of the reduction in the

Cherwell's countryside and greenfield sites, what with all the other developments that have been approved and commenced in recent years, e.g. Kingsmere, Bicester Heritage, Bicester Gateway, etc).

**Lack of economic benefits for Cherwell and Local Area**

This is in essence a business with no connection to the local area, developing a major hotel and resort area, which is designed to be self-contained with no links to the local economy, (with the exception of Bicester Village as they have said they will have buses running to this venue). Visitors will not be encouraged to leave the resort and utilise local businesses, i.e. pubs, hotels, even Bicester town centre.

Unemployment in Bicester is less than 5%, so where are the owners expecting to get their employees from, without impacting current businesses who are likely to lose staff to this development. If not from Bicester, bringing in employees from outside of the area will increase traffic all around Cherwell and Oxfordshire.

**Loss of major sports facility in the Cherwell area and impact on the current Bicester Golf Club and Hotel**

The Bicester Golf Club is the closest 18-hole golf course to Bicester and the company accounts demonstrate that the existing golf complex is viable showing no signs of financial problems. The loss of such a facility by reducing it to 9 holes will have a significant impact on the golf membership as those people who are members are so because it is an 18-hole golf course. Reduce it to 9 and many members will leave and therefore could put the business into a position that does impact its viability.

These are some of my primary objectives to this development, which will have a negative and detrimental impact on a village and the villages which live in it. It is also a destruction of greenfield spaces and will impact wildlife not just in this area but all around, as increased volumes of traffic will by default lead to further animal injuries and deaths on the roads. Finally the belief by the developers that the 1000 additional cars a day will follow set routes which will avoid the village and that their customers will take their public transport into Bicester Village is so unbelievable in its naivety it beggars belief that they think that this is what will happen.

Please do not hesitate to contact me if you require any further information or input.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Colin Maw