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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.

10 December 2019

Dear Ms Whitehead

The proposal is not in accordance with the local development plan and there is no material consideration that would warrant planning permission to be granted.

Usually located on the edge of major American towns and cities, Great Wolf is trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat.

My objections include:

1. Unsustainable

The location on the edge of a small historic village is unsustainable. The development includes 900 car parking spaces with a significant reliance on car travel which goes against Cherwell Strategy of reducing car usage.

Users of the existing golf now have to drive to alternative 18 hole golf course increasing car usage.

500,000 sq ft of buildings are planned on what is currently a Greenfield site, removing important green infrastructure, disrupting ecological habitats and view of the site which will be irreversible.

2. Traffic impact

The existing road infrastructure and surrounding villages will not be able to cope with the 1800+ additional vehicle movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.

Chesterton is a “rat run” and experiences major traffic congestion when there are traffic issues on M40 or A34.

The routing plan, via already stressed routes is unacceptable - through Middleton Stoney, Weston on the Green and Wendlebury. The proposal also directs traffic onto the A34 which

already very congested.

3. Location of economic benefit for Cherwell and local area

The proposal conflicts with Cherwell's strategic aim of prioritising "Knowledge Based" business investment as a priority.

Great Wolf aims to keep all guests on site throughout the duration of their stay so they use their restaurants, bowling alleys, retail shops etc. Local businesses will therefore not benefit from this proposed development. The additional traffic congestion Great Wolf guests, staff and deliveries generates may well harm local businesses.

4. Poor design

The low rise design, to reduce the visibility of the development, means the buildings and car park sprawls across the site which creates an urbanising impact on the rural location.

The two/three overbearing large blocks with a floor area of 500,000 sq ft are not in keeping with local area. Schemes in such a location should be small scale, detached buildings at low level, similar to the existing golf club, enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.

5. Loss of sports facility

The company accounts for the existing golf complex demonstrate that the 18 hole golf course is a viable business so there doesn't seem to be any reason to close 9 holes and build on it. Open spaces for sports facilities should be protected for communities well being.

6. Lack of consultation

This proposal will have over 2000+ visitors each day and have a significant impact on the area. Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is speculative planning application is in the wrong location and should be refused on this basis.

7. Air and noise pollution

There will be a deterioration in air quality and noise pollution from the additional traffic the development will generate.

Yours sincerely

Caroline Foster