

The Thatched Cottage  
Bignell View  
Chesterton  
Bicester  
OX26 1UJ

14<sup>th</sup> December 2019

Ms Clare Whitehead  
Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Dear Clare

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

**Objection to Great Wolf Hotel and Water Park proposal in Chesterton, Bicester**

I hereby strongly object to the proposal to build a Hotel and Water Park on the edge of our village in Chesterton. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission to be granted.

Our 300 year old Thatched Cottage is located on the A4095. I am extremely concerned about the severe increase in traffic directly outside our house and throughout the country lanes to and from the village. During busiest times, I would envisage traffic queuing outside our house with car engines running continuously. As we live in a Thatched Cottage, we have no front garden and our period windows are single glazed. The additional traffic would increase noise pollution and reduce air quality.

The A4095 is already an extremely busy 'rat-run'. I can always tell if there are traffic problems on the M40 or A34 because it becomes difficult to pull out of our driveway as cars use the A4095 as an escape route. I cross the road at least four times per day, walking my children to and from Chesterton school, and it already remains difficult and dangerous to cross due to the high volume of cars.

The existing road infrastructure, and that of neighbouring villages, can't cope with the extra 1000+ daily increase in traffic volume. Roads in Chesterton are narrow and dangerous to walkers, joggers, cyclists and dog walkers already. Increased traffic would increase these dangers.

I remain concerned about the significant disruption and pollution from a 2 year build programme. The village has already undergone the building of two new housing estates with heavy construction vehicles and the road being dug up several times, needing temporary traffic lights to manage the traffic. This village has had enough disruption and building already.

This proposal is unsustainable due to its inappropriate location on the edge of our village. The Great Wolf development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The scheme

comprises a total floor area of 500,000 sq.ft on this greenfield site which will have a damaging and irreversible impact on the landscape and views of the site. It has a negative ecological impact with loss of green field habitat for an abundance of wildlife.

With potentially over 2,000 visitors each day, acceptance of this proposal will have a disastrous impact on the area and therefore Great Wolf should have worked with Cherwell District Council to agree a site through the correct local planning process. This is a speculative planning application, in the wrong location and should be refused on this basis

Great Wolf will need to find 400+ employees. Businesses in Bicester already struggle to find the required workforce to meet their needs. I don't feel there is a need for more job availability in the locality, in fact, Great Wolf will either take away employees from local businesses or they will bring in employment from other areas, therefore increasing traffic volume. I refute Great Wolf's claims of benefitting the local economy. The proposal will not benefit the local economy in Chesterton – for example the Red Cow Pub and The Chesterton Hotel, as there will be accommodation and on-site / fast food available within the Great Wolf complex.

I urge Great Wolf to consider finding a new location for this proposal. In accordance with Government policies, such developments should be directed towards brownfield sites.

I strongly oppose this development and will be active in the campaign to stop this going ahead. Please reconsider.

Yours sincerely

A solid black rectangular box redacting the signature of Jackie Meek.

Jackie Meek