

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

Vicarage Farmhouse  
Alchester Rd  
Chesterton  
OX26 1UQ

14<sup>th</sup> December 2019

**Re: Great Lakes UK Ltd – Planning application No. 19/02550/F**

Dear Ms Whitehead

I am writing to object to the proposed Great Wolf Resort planning application for the following main reasons:-

- It is unsustainable being located on the edge of Chesterton village on a greenfield site, obliterating the important green infrastructure and habitats.
- 500,000 sq ft of buildings are proposed which will permanently negatively impact on the local landscape and views.
- The existing road infrastructure through Chesterton and other surrounding villages wouldn't be able to cope with the forecasted 1000+ daily increase in traffic volumes. Chesterton is already a "rat run" and when there are serious road issues on the nearby M40 and A34 it suffers from serious congestion.
- This would just add to the numerous other existing/proposed projects eg Kingsmere, Bicester Gateway, BSA etc.
- There are no apparent benefits to the local community as rooms are only available to Great Wolf Resort guests and local unemployment is very low, so staff are likely to travel in from other towns, generating additional traffic and congestion to the already busy roads.

There are numerous other reasons for requesting that these plans be stopped including it being contrary to Cherwell's strategic aim regarding prioritising Knowledge Based business investment, loss of sports facility, deterioration in air quality, noise pollution etc.

This is a speculative planning application, in the wrong location and should be refused on this basis.

Your sincerely



Owen Sayer