


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

11th December 2019

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

Dear whom it may concern,

I wish to strongly object to the planning application 19/02550/F – Great Wolf Resort in Chesterton.

I believe the proposed location is completely unsustainable and the small village infrastructure would not cope with the additional traffic. A minimum of 1800 + additional car movements daily on already congested roads including the A34, A41, A4095 & B430 affecting Bicester is unacceptable. Not to mention there would be a substantial increase in air and noise pollution in the area due to this.

There is a vast amount of wildlife in the local area whose natural habitats will be destroyed by this development. There are deer, foxes, bats, badgers, hedgehogs, great crested newts, geese and wild birds to name just a few. Under the Wildlife and Countryside Act 1981, these animals are protected and this development would be in breach of this legislation.

The 4 storey, 500 family room hotel with an 84ft high water tower will likely be the highest building in the whole of Cherwell. This does not fit in with the landscaping of the local area.

In the USA, Great Wolf Resorts are located on the edge of major American towns. This application is trying to force their way into the small historic village of Chesterton. It is just not suitable location. I can think of many places in the UK where this application would be better suited and cannot understand why this small village has been proposed as an option. This application would destroy the village and disrupt the lifestyle for thousands of residents in Chesterton and neighbouring villages.

I moved to this village in November 2018, I fell in love with the village and the green space which surrounds it. It is quiet, peaceful and full of friendly neighbours. I believed this location would be ideal to start a family, unfortunately now with this application coming to life, I feel torn and disheartened. I do not feel it is safe to raise children opposite this large scale construction site. It has been estimated that 2,000 construction workers and a projected 31,000 deliveries over the two year construction period which would equal to 65 deliveries a day through the local village. Along with the increase in traffic and the pollution this would cause, I

would no longer want to live or raise a family in the local area. There would be irreversible damage to our rural community and destroy the village I now call home.

This application is not in accordance with the Cherwell Local Development Plan. There is no need for this development and there are no material considerations that should warrant planning permission being granted. This development is unjust, unreasonable and inappropriate for the village of Chesterton. I strongly request that planning permission in **NOT** granted for this application.

Yours Sincerely,

Charley Cronin