

10 Wellington Close,
Bicester,
Oxon,
OX26 4TQ

FAO:

The Development Manager,
Cherwell District Council,
Bodicote House,
Banbury,
Oxon,
OX15 4AA.



15.11.19.

RE: PLANNING APPLICATION No: 19/02550/F

Dear Madam / Sir,

I am objecting to the above planning application for the reasons shown on the attached information sheet.

In addition to the points that have been noted, I would like to raise the issue of the development causing an increased flooding risk to the area. As for those workers (if they can be found) - Where would they live? There is no spare housing capacity in Bicester.

Yours faithfully,

11/11



WOLF FREE
ZONE



WOLF FREE
ZONE

Say 'No' to Great Wolf Resorts in Chesterton, Oxon

Planning Application No: 19/02550/F

Great Wolf Resorts, an American water theme park company, are stopping at nothing to get their first park in the UK. Usually located on the edge of major American towns and cities, they are 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. In its place they will be forced to endure:-

- 500,000 visitors a year to this vast private enterprise – an estimated 60% larger floorspace than Bicester Village.
- A 4 storey, 500 family room hotel = more than 2,000 visitors daily capacity.
- Minimum 1800+ additional car movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.
- An 84ft high water tower building (likely to be the tallest building in Cherwell) and 900 space car park.
- 2,000 construction workers and projected 31,000 deliveries over two-year construction period = 65 deliveries/day through local villages.
- A substantial increase in air and noise pollution.
- The proposed 600 job opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff.
- Disruption of village lifestyle for thousands of residents in Chesterton and neighbouring villages.
- A self-contained resort. 98% of guest in the USA remain on site. Therefore, it is of no real economic benefit to the local community.
- Day passes very expensive, dependent upon hotel occupancy and would need to be booked well in advance. This will **NOT** be a public amenity!
- It is unsustainable – our village infrastructures would not cope with the additional traffic through Chesterton, Weston on the Green & Middleton Stoney.
- The golf club will lose 9 holes of their much played 18 holes. (Will the remaining 9 holes survive? If not, what then?)
- Irreversible damage to our rural community, felt for generations to come.

This application is not in accordance with the Cherwell Local Development Plan. There are no material considerations that should warrant planning permission being granted.

Please sign your objection to this ill-placed planning application overleaf. Thank You.
On behalf of Chesterton Parish Council, Community Centre, 2 Geminus Rd, Chesterton, Oxon OX26 1BJ.

I formally object to Planning Application:

No- 19/02550/F.



Mrs

*10 Wellington Close,
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Oxon,
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