

Kathleen J Stone
71 Orchard Rise
Chesterton
Bicester
Oxon. OX26 1US

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

12th December, 2019

Ref: Great Lakes UK Ltd – Planning Application 19/02550/F

Dear Ms Clare Whitehead,

I find the Great Wolf Resorts planning proposal does not meet the local development plan, there are no material considerations that warrant planning permission being granted.

The proposed location, on the edge of Chesterton village, which requires 900 car parking spaces, 500 square foot of building, on what is already a greenfield site, not only takes away 9 of the 18 holes of Bicester golf course putting golfers in the position of having to travel further afield to play 18 holes, it disrupts the ecological habitats of the wild life living on the greenfield site.

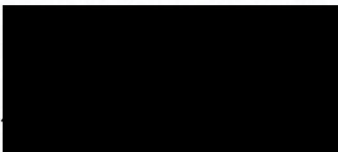
Also, there would be an increase in vehicles using the local roads, the existing infrastructure both through Chesterton and surrounding villages, cannot cope with the extra 1,000+ vehicles daily that would come into the area. Chesterton already suffers from congestion as an escape route when there are problems on the M40 and A34. This goes against Cherwell Strategy of reducing car usage. The plan to direct traffic through Western on the Green and Wendlebury is not acceptable, like Chesterton it suffers enough as a 'rat run' or alternative route when M40 is at a standstill. The extra traffic on the motorway and A34 will result in more accidents and therefore more congestion on local roads.

There are no benefits for local business as the Hotel is only interested in its own holiday guests and not overnight business guests staying in the area for work purpose. Any benefits would be in their own interest as their guests will have all their needs met at Great Wolf Resort. This is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment.

The design of building low-rise, to be less visible, has resulted in a bad design, spreading buildings and car park over a large area, not as outlined in Cherwell's Countryside Design Summary 2008.

Great Wolf should have worked with Cherwell, being allocated a site via the correct local plan process. This is a speculative planning application in the wrong location and should be refused.

Yours sincerely



Kathleen J Stone.