

27th December 2019

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

Dear Ms Whitehead

Ref: Great Lakes UK Ltd - Planning Application No: 19/02550/F

I would like to formally lodge my strong objection to the above-mentioned planning application. The reasons for my objection are below:

- The proposal is not in accordance with the local development plan and there is absolutely no material consideration that would warrant planning permission being granted.
- The traffic impact will be massive. Chesterton is already used as a rat run to avoid J9 of the M40 when heading to the A34 and traffic increases substantially on the frequent occasions when there are problems/delays on the A34 and M40. Add to this the increase in traffic due to the expansion of Kingsmere, as well as traffic going to and from this resort and the unsuitable roads will be unable to cope. And, prior to this there will be two years worth of construction traffic - heavy vehicles passing through this and surrounding village roads which were never intended to be used so heavily. Their estimated 31,000 deliveries equates to 65 deliveries per working day of the construction through our villages. Not to mention the impact that's already been felt because of the ever-expanding Bicester Village.
- The suggestion that this will provide jobs and economic benefits to the local area is nonsense - there is practically zero unemployment and the jobs and wages offered by Bicester Village mean the local young people that Wolf Resorts expect to employ will not be available and staff will need to come from outside of the immediate area. This will cause further traffic chaos and pollution.
- People visiting the resort will, according to the Wolf representatives at the consultations, stay for one or two nights. It's unlikely therefore that they will leave the resort to take advantage of local facilities, but that they will stay where everything is provided for them without having to drive anywhere else.
- The golf club will lose 9 holes meaning that golf club members are likely to move to other golf clubs thus losing business for the already established club and hotel. It is also debatable how sustainable a 9-hole golf course is. What will happen if the club cannot survive? Job losses and the loss of a recreation facility for local people.
- The loss of the golf club will also lead to a loss of habitat for various species of wildlife including birds, rabbits and deer.

- The resort will use an enormous amount of water, not just for the park, but in the laundering of bedding, towels etc. Add to this the energy required to heat the water and the hotel and the various restaurants and this becomes a completely unnecessary energy pit completely against current trend for reducing energy and slowing climate change.

And finally,

- this project will ruin a historic English village for good. Chesterton has had more than its fair share of housing built over the past five years, including the house in which I live. If you were to ask all of the new residents of Chesterton why they chose to move here, you'd find that the majority moved because they were looking to experience a rural village community to live in.

I respectfully ask that the Council seriously consider the many and various reasons against the proposal set out by me and others when they consider the Application.

Yours sincerely



Mrs Judith Phillips

cc: Clerk, Chesterton Parish Council