

Chesterwood,
Alchester Road,
Chesterton,
Oxon, OX26 1UN

17th December, 2019

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

Dear Ms Whitehead,

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

I am writing to you concerning the above planning application which I believe will have a huge impact on the village where I have lived since 1983. When I moved here it was a small rural village in a quiet location. Since then we have been bombarded with growth which has resulted in the rural village life being eroded away. We now have the constant noise of surrounding major roads, including the M40, as well as Sports Playing Fields and a number of housing developments.

I believe that the proposed development by Great Wolf in this location is totally unacceptable on the following grounds:

The site, although on the edge on the village, will result in even more congestion on our minor roads and this, in fact, goes against the Cherwell strategy for car reductions.

I understand that this proposal will be of little economic benefit to our local area. Both the proposed hotel and the other self-contained in-house facilities will be available for guests only so will not benefit local businesses. As this appears to be the case it would seem more appropriate that this self-contained amenity should be located somewhere where it will have no negative impact on the existing community. Why subject both Chesterton and the surrounding villages with an imposition that offers us no benefits?

The existing roads are already being overloaded with extra traffic from Bicester Village, new housing developments and sports fields and there are already proposals for more building in the surrounding areas. The proposed resort will increase this problem and our road will be used as a rat-run even more than it currently is.

Finally, I believe there has been a lack of proper consultation with Cherwell as with in excess of 2000 visitors per day this would certainly have been deemed inappropriate.

Yours sincerely,



Barbara Nowakowski