

Great Wolf Resorts

I am writing to object to the proposed planning application by Great Lakes UK Ltd. (Planning Application No. 19/02550?F) regarding the proposed development of the Great Wolfs Resort on part of the golf course near to Chesterton on land to the east of the M40 and south of the A4095.

The objections are as follow:-

This development does not seem to accord with local development plans and as such there appears to be no reason to grant planning approval.

1. One of the main factors is the impact that such a development would have on traffic around the locality. The local traffic routes already suffer from a high level of congestion especially when there are problems with traffic flows on the M40 and A34 and 'rat run's through villages such as Weston on the Green to escape these issues. The recent developments around Bicester have already added greatly to such traffic flow. With a significant number of visitors envisaged for this development as space for 900 vehicles would indicate which would be required to ensure its profitability, and who could only access the site by road transport, this would add greatly to existing traffic problems.

2. There does not appear to be a significant economic benefit to the local area from this proposal. The aim of Great Wolf to provide all facilities such as restaurants, retail shops and sports facilities on site to their hotel guests and visitors would provide little if any benefit to local businesses. Though this development would require the recruitment from a local labour force this is likely to create more problems with local expanding businesses who are also looking to recruit locally and could lead to the recruitment of such labour from out with the local area leading to even greater traffic problems. The development of a 500-room hotel together with the other suggested facilities can only add to these problems.
3. The scale of the development on what is essentially a greenfield site appears to go against existing rules regarding such sites as well as having an impact on wildlife in the area. It also would appear to have a significant impact upon the landscape around Chesterton.
4. Whilst the loss of the existing sports facility is less of a problem than the others mentioned above it does illustrate the thinking behind the proposal. To change an existing 18-hole golf course to a 9-hole golf course shows that those behind the proposal are only interested in what might appeal to their hotel guests. Those local

golfers would have to look elsewhere to find alternative facilities which is not being helped by the proposed closure of North Oxford Golf Club. This again is likely to add to car journeys.

I am sure that there are several other factors that could be and will be raised by others who oppose this planning application. We can only trust that are views are listened to sympathetically and that this planning application is rejected.

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