

12 December 2019

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Ms Clare Whitehead,
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Ref: GREAT LAKES UK Ltd – PLANNING APPLICATION No: 19/025550/F

Having attended two of Great Wolf Resorts presentations on their proposed holiday complex it is obvious the development they propose is not within the Cherwell Local Plan. There are no material considerations that would warrant planning permission being granted.

Loss of Sport/Recreational Facility. The Cherwell Local Plan includes 'Meeting the Need for Open Space, Sport & Recreation' The location of the proposed development will take away an existing open-air recreational amenity, an 18-hole golf course. It is widely acknowledged that an 18-hole golf course is excellent for 'outdoor exercise'. It will mean the existing 18-hole golf course users would now have to drive to alternative 18-hole courses. Therefore, unsustainable and increasing car usage.

Traffic Impact. It is obvious the existing road infrastructure in Chesterton and that of the surrounding villages will not be able to cope with the extra 1000 + daily increase in traffic volume, plus construction traffic. It is well known that when there are traffic issues on the A34 and M40 the roads in and around Chesterton are used as an escape route and becomes heavily congested and has in the past the roads in the village have been grid locked, causing difficulty for the emergency services. The routing plans are unacceptable via already stressed routes ie. Middleton Stoney, Weston on The Green and Wendlebury.

Lack of Economic Benefits for Cherwell and Local Area. This proposal is contrary to Cherwell's strategic aim of prioritising , 'Knowledge Based', business investment as a priority, thereby offering employment Supporting the 'Knowledge Economy'. The hotel rooms available will only be for Great Wolf Resort guests. This will not be of benefit to other businesses in the area requiring overnight accommodation for their employees. It was evident in the Great Wolf presentations that their aims are to keep all guests on site to use their restaurants, retail shops etc. so retaining all economic benefits, with none being shared with local business's.

