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27th December 2019

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

Dear Ms Whitehead

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

I am writing to strongly object to the Great Wolf Resorts proposal referenced above. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

There are a number of significant reasons why this proposal should not go ahead.

The plan is unsustainable in an inappropriate location on the edge of a village. The 900 car parking spaces and the heavy reliance on car travel not only for guests visiting the resort, but also for workers and suppliers, clearly and unquestioningly goes against the Cherwell Strategy of reducing car usage.

One can see clearly that the existing road infrastructure (and that of the surrounding area) will not cope with the extra daily increase in traffic volume from such a development. Chesterton village is already taking a huge increase in the volume of traffic, being used as a 'rat-run' for commuters from the ever growing Bicester area. In addition the traffic during the day has increased significantly, being chosen as a preferred route for travellers, rather than taking the A41 and A34 towards Oxford. The roads in Chesterton, Weston-on-the-Green and Wendlebury will be impacted hugely by the significant increase in traffic from this development.

The plan to build 500,000 sq. ft buildings positioned on a greenfield site is horrendous. This will cause an irreversible impact on the landscape. The noise, air and light pollution from a project such as this is unsustainable as well.


Recruitment in the area is already challenging for local businesses. Recruiting labour to run the hotel and complex will require sourcing staff from beyond the local area and will create traffic issues with workers travelling to and from the resort.

The cycleways and pathways running to the proposed development are non-existent, and the road infrastructure at present is bordering on dangerous for cyclists and walkers.

The last nine holes has become an incredible nature reserve sustaining all forms of wild life. This would be obliterated if the said development goes ahead.

I strongly object and ask that you refuse planning on this development.

Yours sincerely


Louise Abbs