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

I write to object to the above-mentioned planning application. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

I visit Chesterton regularly and live next to the already overused and very often stationary A34. This proposed project will add to the burden placed on village roads by the regular problems affecting the M40 and A34. Despite its assurances that it will only make a negligible increase in traffic, a 900-space carpark would suggest that it is expecting the vast majority of its guests to arrive by car. In addition, 600 staff, deliveries, and servicing the site would add to the burden being placed on the rural road network. There will be no other means of accessing the site other than local roads through small villages.

The loss of this greenfield site will have significant and irreversible impacts upon the landscape and views of the site, together with a loss of habitat for the wildlife that presently lives there. There will also be a loss of sporting provision for the local community when another golf course disappears. Local residents will then have to travel by the road network to access another course.

This proposal offers no economic benefit to the area. It will employ staff that are already difficult to recruit by local business. Its guests will be encouraged to stay on site to use the restaurants, shops, and other attractions that will be provided, local businesses will not be used by the resort's customers. The hotel rooms will only be available for resort guests and not for other visitors to the area.

The design and immense size of the buildings proposed by Great Wolf will overshadow the village of Chesterton. Its 84ft tall water tower, 4 storey hotel block, and food and entertainment court will have a floor area of 500,000sq. ft. It does not enhance the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008, and is not sympathetic to the buildings already at the Golf Club.

The village and surrounding area will all suffer from noise and light pollution, and a reduction in air quality. As Bicester seeks to become a "Greener" town with the construction of the "Garden" area, this proposal will reverse any benefits it may have seen.

Please consider these points when deciding upon this proposal. This is an International Private Company looking to increase its profits at the expense of the villagers in this area. They will be the only beneficiaries from this project.

Yours sincerely



Imogen Arnold