

Mrs P Appleton  
14 Chestnut Close  
Chesterton  
Bicester  
Oxon  
OX26 1XD

Thursday 19<sup>th</sup> December 2019

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

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

Dear Ms Whitehead,

I strongly disagree with the proposed Great Wolf Development planned for a Green field site, adjacent to the village of Chesterton.

The major concerns are the currently unsuitable local road infrastructure around not only the village, but that of the other local villages and the impact on Bicester itself. With an anticipated daily increase in vehicles of over 1000 the M40 and A34 struggle to cope with existing current traffic levels, let alone a new development with 900 Car parking spaces reliant on car travel to access the resort. The village of Chesterton is already used as a rat run as traffic looks to escape the two main routes, as well as being a back route into the ever expanding town of Bicester, the current road networks cannot cope with all this additional traffic. The roads into the village from all directions are not designed to take this traffic.

I feel it is also unfair on the villages of Weston on the Green and Middleton Stony who will have to cope with the additional traffic and potential queues on the A4095 and B430 as resort vehicles are booked in at the main reception area.

Due to the proposed location on an existing Greenfield site, this resort would have a big impact on the habitats of existing wildlife, and it would also take away half of the current sports facility meaning that anyone who currently uses the 18 hole course would have to drive elsewhere to find a suitable facility.

If the go ahead is given for this totally unsuitable development, there would be nothing to stop Great Lakes Ltd from attempting to purchase the land next door and building an even larger development in the future taking away the current sports facility completely. Also the aim of this resort is to only be available to users of the resort, therefore keeping guests on site during their stay using the facilities on site, and providing no benefit to local business.

Chesterton has recently taken its share of new housing, which we understand is necessary to cope with the current demand but we feel this resort style development of 500,000 sq ft of buildings is a step too far and totally out of place adjacent to a small village location. I cannot see that this development will be of any benefit to the Bicester area whatsoever.

Yours Sincerely,



Mrs Paula Appleton