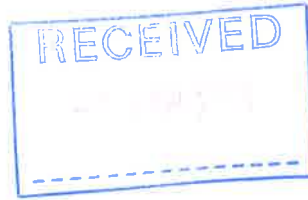


From: Lieutenant Colonel G D Chapman

**2 Chestnut Close  
Chesterton  
Bicester  
Oxfordshire  
OX26 1XD**



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



1 January 2020

Dear Ms Whitehead

**Great Lakes UK Ltd - Planning Application No. 19/12550/F**

I wish to object to the proposed Great Wolf Resorts development on what amounts to half of Bicester Hotel Golf and Spa's golf course and is not in accordance with any development plan I have seen. Also, the proposed development is completely inappropriate for this location so near the village. Chesterton is becoming (has become) the preferred location for any expansion or development in the area of Bicester and there is insufficient space for anything else.

My main concerns include:

1. The size of the proposed development would have a significant impact on the surrounding area and would look completely out of place.
2. The local roads are already inadequate to cope with the demands of the existing hotel and spa, the Bicester Sports Association development and the new residential housing both in Chesterton and in Bicester itself.
3. Whichever way access to the development is proposed it would have to be through the small rural villages of either Chesterton, Middleton Stoney, Weston on the Green or Kirtlington. None of these have enough traffic infrastructure to cope with the extra volume of traffic.
4. All the major highways in the area (M40, A34 and A41) are unfit for their current usage with frequent delays and extensive traffic queues sometimes stretching back for miles, particularly at weekends and Bank Holidays.
5. Users of the golf club will not wish to play on a 9-hole course and would therefore have to drive to alternative 18-hole courses. This appears to be unsustainable and increases car usage.
6. What provision is being made for the public footpath running through the area and for the disturbance to local wildlife inhabiting the area.

7. Design. The buildings and car park areas have been spread over a considerable area thus having a considerable urbanizing effect on its rural location.

8. I can see no benefit economically for the local area. It appears that Great Wolf intend that all guests stay on site to use their restaurants, shops, bowling alleys and other facilities. Recruiting staff is already difficult for local businesses thus Great Wolf would be taking staff from other local businesses or bringing in employees from other areas thus increasing traffic movements.

Doubtless there are even more factors to be considered but I consider that the Council have more than sufficient reasons to disallow this Planning Application. Please ensure that these objections are made known to members of the Planning Committee.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.