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December 19, 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 am writing to express my objection to the Great Lakes planning application referenced above.

Having spent a lot of time visiting the exhibitions put on by Great Wolf resort and reading their literature, I cannot see their proposal is in any way in accordance with the local development plan and cannot see any considerations that would warrant planning permission being granted.

Even now, every day I find myself caught up in traffic. The road from Weston-on-the-Green to Ardley is just awful and there is no escape from it as every minor road is used as a 'rat run' meaning they become just as bad and places such as Chesterton are just awash with cars. Avoiding that route completely and heading towards Bicester and the queues are just as long, if not longer. How can it possibly make any sense at all to add a further 1000 plus cars to the small localised area every day?

From my knowledge of talking to some local businesses, none of them are in favour of the scheme. Great Wolf resorts claim they will bring economic benefits to the area – how exactly? It is well known their business model is to keep as many people on site utilising their own shops, restaurants etc. In fact one of their representatives actually told me this when trying to convince me there would be no problem with people 'swamping' Chesterton and they were unlikely to leave the complex.

The sheer size and design of the proposed complex is not in-keeping with the local area and certainly does not do anything to enhance the character of the area. In fact it will be the opposite with an irreversible impact on the local environment.

I understand that Cherwell's strategic aim is to prioritise Knowledge based business investment, thereby offering employment supporting the 'Knowledge Economy' – from everything I have seen this proposal is contrary to that aim. Given the traffic situation highlighted above I would also say it is contrary to the Cherwell strategy of reducing car usage.

Yours sincerely



Emma Altham