

11 Lander Close
Chesterton
Bicester
OX26 1DH

27th December 2019

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

Dear Ms Whitehead

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

I would like to formally lodge my strong objection to the above-mentioned planning application. The reasons for my objection are below:

- The proposal is not in accordance with the local development plan and there is absolutely no material consideration that would warrant planning permission being granted.
- The site comprises 500,000 sq ft of buildings on what is currently a greenfield site, irreversibly removing important green infrastructure and disrupting ecological habitats and causing a significant and irreversible impact on the landscape and views of the site.
- The traffic impact will be massive. Chesterton is already used as a rat run to avoid J9 of the M40 when heading to the A34 and traffic increases substantially on the frequent occasions when there are problems/delays on the A34 and M40. Add to this the increase in traffic due to the expansion of Kingsmere, as well as traffic going to and from this resort and the unsuitable roads will be unable to cope. And, prior to this there will be two years worth of construction traffic - heavy vehicles passing through this and surrounding village roads which were never intended to be used so heavily. Their estimated 31,000 deliveries equates to 65 deliveries per working day of the construction through our villages. Not to mention the impact that's already been felt because of the ever-expanding Bicester Village.
- The design is inefficient and unsuitable - the low-rise design means that the site has spread, the idea being that this will be less visible but leading to significant urbanisation, adversely impacting this rural location.
- The scheme comprises a total floor area of 500,000 sq ft in two or three overbearing, large blocks, not in keeping with the local area. Schemes in such a location should be of a small scale, detached buildings at a low height, similar to the existing golf club, enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary 2008.
- The suggestion that this will provide jobs and economic benefits to the local area is nonsense - there is practically zero unemployment and the jobs and wages offered by Bicester Village mean the local young people that Wolf Resorts expect to employ will not be available and staff will need to come from outside of the immediate area. This will cause further traffic chaos and pollution.

- People visiting the resort will, according to the Wolf representatives at the consultations, stay for one or two nights. It's unlikely therefore that they will leave the resort to take advantage of local facilities, but that they will stay where everything is provided for them without having to drive anywhere else.
- The golf club will lose 9 holes meaning that golf club members are likely to move to other golf clubs thus losing business for the already established club and hotel. It is also debatable how sustainable a 9-hole golf course is. What will happen if the club cannot survive? Job losses and the loss of a recreation facility for local people.
- The resort will use an enormous amount of water, not just for the park, but in the laundering of bedding, towels etc. Add to this the energy required to heat the water and the hotel and the various restaurants and this becomes a completely unnecessary energy pit completely against the current trend for reducing energy and slowing climate change.

And finally,

- with potentially over 2,000 visitors per day, this proposal will have a significant impact on the area and therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis.

I respectfully ask that the Council seriously consider the many and various reasons against the proposal set out by me and others when they consider the Application.

Yours sincerely



Ray Phillips

cc: Clerk, Chesterton Parish Council