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25 January 2020

Ms Clare Whitehead MRTPI
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote, Banbury
Oxfordshire, OX15 4AA

Dear Ms Whitehead,

Objection to The Great Wolf Resort Proposals

I live in Chesterton with my family (just off the A4095 in fact) and am writing to you to add my own strong objection to the above planning application to the very many that you have no doubt received already.

The fundamental reasons for refusal are in my opinion as follows.

By way of background I have worked as a chartered surveyor in the property industry for many many years and I have to say that this proposal stands out as one of the most opportunistic, ill-conceived and inappropriate planning applications I have ever seen. It flies in the face of the approved local plan. Our planning framework is built upon exactly doing what it says on the tin- i.e. making a plan for our communities after considering all matters and delivering and sticking to that plan. Otherwise there would be little point in planning at all and chaos would reign. If approved this proposal would constitute a massive departure from the approved plan which would encourage similar proposals.

I think it is important to note that the US developer/operator has zero experience of operating outside of North America. It has no experience or understanding of our culture, economics, demographics and planning system. It has no presence whatsoever in the UK. Basically "It doesn't get it!"

The proposal is located in a completely unsustainable location and in practice would be completely reliant on car travel contrary to all planning policies.

The traffic generated will impact dramatically Chesterton and on all the surrounding villages and indeed Bicester itself. The A4095 is effectively a collection of minor country roads rather than a purpose built route and has developed as something of a rat run to avoid the congested A34 and A41. It is getting increasingly congested itself. The area road network is already challenged by the developments underway and those further planned for the

Bicester area. I have spoken to some of the promoters of such schemes who themselves are concerned about The Great Wolf proposals and the impact they might have on the viability of their own approved plans.

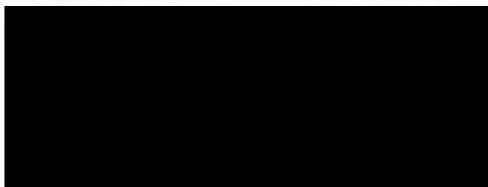
The development is proposed as a "Resort". It is not intended in anyway to serve the needs of those living in Cherwell. The Great Wolf Business model is based on attracting families who would be most likely living say 1 to 2 hours away and travelling to stay at the resort for a few days. As is common in the US once there the company would be upselling food, beverage, arcade games and merchandise etc to the occupants. Any suggestion that a few day passes might be given has to be regarded with deep suspicion-it is not their normal policy as their profits are generated by people staying at the resort.

The massive scale of the proposals on what is basically a green field site containing no buildings would detrimentally impact on the landscape and environment. Indeed national planning policies state that development such as is proposed should be located on brown field sites in sustainable locations.

The loss of half of the well established golf course would in turn eventually mean the inevitable loss of the other half as it would become unviable. No doubt in time further pressure would then build up to develop that part of the site for further commercial purposes. I believe existing outdoor sporting and leisure facilities are a valuable amenity and should be protected.

I do hope that considering all the evidence and strong objections to these proposals from many quarters you will recommend to the planning committee that this wholly inappropriate development proposal should be refused.

Kind Regards

A solid black rectangular box used to redact the signature of Stephen Webster.

Stephen Webster

A handwritten signature in blue ink, consisting of a long, sweeping horizontal stroke with a diagonal line crossing it from the bottom left.