**GREAT WOLF RESORTS OBJECTION LETTER – PROMPT SHEET**

Now is the time to write your firm objection letters to the Great Wolf Resorts proposal and send them to Cherwell District Council, and support Chesterton Parish Council’s aim of a minimum 2,000 objection letters. **Remember, one letter per resident, not per household**, typed or clearly handwritten. Please pass this information on to your relatives/friends/associates even if they live outside the area to enable them to register their objections too.

**Thank you for your much-needed support.**

**YOUR LETTER MUST INCLUDE THE FOLLOWING INFORMATION:**

* **Your name, address & the date** (otherwise it will be classed as ‘anonymous’ and will not be included)
* **Addressee:** 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.**

**Please DO NOT email the case officer direct as this will not guarantee that your email will reach the planning portal.**

If you prefer to submit your own objection, it can be done in one of three ways:-

* By post to the above address.
* By email to: dm.comments@cherwell-dc.gov.uk.
* By submitting your letter (.pdf document) onto the Cherwell Planning Portal.

**How to submit a comment or document directly on to the Cherwell Planning Portal**

1. Google ‘Cherwell Planning Portal’.

2. Click on ‘View a Planning Application’ and then ‘View the Online Register’ at bottom of page.

3. Scroll to bottom of page and insert Planning Application Ref in box - 19/02550/F. Click on ‘Search’.

4. Application Details page appears. Click on ‘Reference Number’ on left.

(if you click on ‘Supporting Docs’ at this point, you can view all the application documents).

However, click on blue box ‘Comments on this Application’.

5. Type in your name, email address and address.

6. Click on the ‘select option’ box next to ‘Your Comments’ and select ‘Objection’. Then either

a) Type your objection comments in the ‘Comments Box’ beneath (32,000-character limit)

Or:

(b) to add your objection letter saved as a pdf file, click on the ‘Add File’ box further down and

add your document. In the ‘description’ box, type ‘Objection’.

7. Click box to agree to terms and ‘Submit’.

(For further assistance tel: 01295 227006)

When making their decision, Cherwell District Council’s Planning Committee will only be able to acknowledge ‘material considerations’ most of which are listed below. Please write your own individually worded letter (or submit your comments online as above), to include one or more of the points below:

**Good Opening statement:-**

* The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

1. Unsustainable

* Unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage.
* The 18-hole golf course users now have to drive to alternative 18 holes courses. Therefore unsustainable and increasing car usage.
* The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

2. Landscape Impact

* The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.

3. Traffic Impact

* The existing road infrastructure (and that of surrounding villages) can’t cope with the extra 1000+ daily increase in traffic volume, plus construction traffic.Chesterton is already a ‘rat-run’ and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34.
* Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.
* It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location.

4. Lack of Economic Benefits for Cherwell and Local Area

* This proposal is contrary to Cherwell’s strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the ‘Knowledge Economy’.
* Hotel rooms only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight.
* No local businesses support the scheme to reinforce Great Wolf’s suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so economic benefits retained by Great Wolf and not shared with local businesses in the area.
* Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements.

5. Design

* It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location.
* This scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in keeping with the local area. Schemes in such a location should be of small scale, detached buildings at 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.

5. Loss of Sports Facility

* Why close 9 of the 18 holes. The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.
* How will they safeguard the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable?
* With the loss of the North Oxford 9-hole golf course to housing, open space provision rapidly disappearing in Cherwell. Totally unacceptable when it serves such an important purpose in communities and for well-being.

6. Lack of Consultation

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

7. Ecological Impact

* Ecology - Loss of green field habitat for abundance of wildlife.

8. Air/Noise Quality/Pollution

* Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)?
* Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.