

42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

10 December 2019

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

Although I no longer live in Chesterton, this is my home and I do not want to see it's character and community swallowed up by the scale of the development that is being proposed by Great Lakes.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. These people will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Yours faithfully,

Oliver Chapman

