

Nick & Michelle Hardcastle
4 Flavian Close, Chesterton, Oxon, OX26 1DF

29 December 2019

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 1AA

Dear Ms Whitehead

19/02550/F - Great Lakes UK Ltd Planning Application, Chesterton

I write in order to lodge my strong **objection** to the above application.

The proposal is not in accordance with the local plan nor could a development proposal of this nature in this location ever be remotely acceptable. The simple reason is due to the urban nature of the proposal and the sites rural location.

Once again our small village is being targeted for inappropriate development. The main issues are Landscape Impact, Highway Traffic Impact and detriment to the Residential Amenity of the Chesterton residents.

Landscape Impact

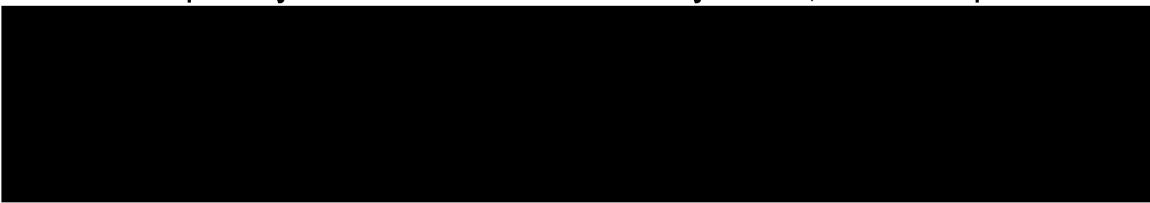
The current land use is a golf course which is a soft green landscape buffer which also provides significant habitat for local wildlife. I suspect all the ecology reports will tell you that there is nothing of any interest, no protected species etc. I have only lived in the village for 2 years but i know we have in our garden: Bats, owl, Kestrel, fallow deer, fox to name wildlife i have seen and photographed.

Highways

Great Wolf say that they like to be located close to major motorway networks. This is clearly a good idea but only if there proposed site is accessible without having to travel through one of the three village such as Chesterton and Little Chesterton, Weston on the Green or Middleton Stoney. All of these villages currently suffer from a significant level of rat running and this proposal would result in an increase in traffic to all three villages.

Residential Amenity

The residents amenity in Chesterton and the other villages is already substantially affected on a daily basis at peak times due to rat running. This proposal with its conservative estimate of an additional 1,000 plus vehicles movements per day will cause further road safety issues, noise and pollution.



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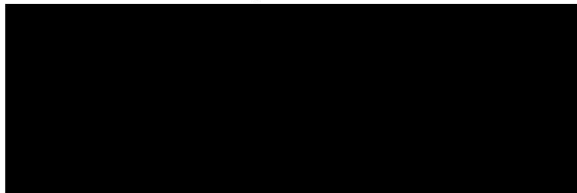
The loss of 9 holes on the golf course will, i am told by golfers, probably result in the closure of the remaining 9 holes and then we will be subject to further inappropriate proposals.

This should surely be located at the intersection of the M40 and the M42, literally off a motorway junction/intersection.

The proposal is clearly in the wrong location, brings only negative impacts to Chesterton and its neighbouring villages. The facility is not for the local people, it does nothing for the local area. Any jobs are of low value and low pay in an area where we have practically full employment. This will undoubtedly result in the need to attract staff from a distance who will need to drive, increasing all the impacts above and either putting a strain on the 900 car parking spaces or result in inappropriate and unsafe parking off the main roads and grass verges approaching the development.

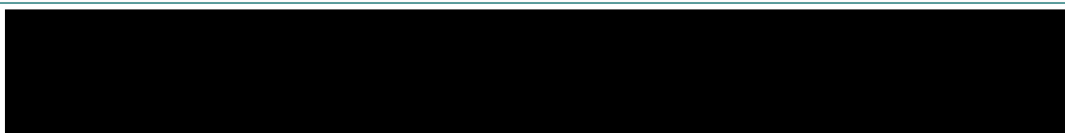
I therefore request that you recommend this application to committee for refusal in the strongest terms possible.

Yours sincerely

A large black rectangular box redacting the signature of Nick Hardcastle.

Nick Hardcastle

CC - Chesterton Parish Council

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