

Mithian Cottage
Northampton Road
Weston -on-the-Green
Oxon OX25 3QH

31st December 2019

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

Dear Ms Whitehead,

Planning Application reference: 19/02550/F for Great Wolf Resort in Chesterton

Please accept this letter as my objection to this proposed application. It is wholly inappropriate for the location identified and with far reaching negative implications for the surrounding communities. My main objections can be identified as

- (1) Traffic
- (2) Sustainability
- (3) Decremental impact on landscape and habitat

Firstly, the access route identified as the B430 to the intended site. This is a B road with minor roads adjoining it. Whilst it may be located to other major roads the B430 is a road that connects villages. It is already a "Rat Run*" and on a daily basis is over utilised by heavy vehicles. If there is a problem on the A34 or M40 traffic becomes gridlocked along the B430. Such problems are often weekly if not more frequent. By using this route to access for Building, Servicing, Maintenance and Bookings to this intended resort it will cause immense traffic nightmares and will cause immeasurable suffering to many local residents. The B430 is inappropriate to support this application. In addition, traffic rarely adheres to the speed limit and if one is walking along this road one does so at one's own peril. This does even begin to consider the potential decrease in air quality and increased light and noise pollution. It will encourage excessive road usage in an already congested area.

Secondly, Chesterton is a village, surrounded by neighbouring villages. It is **not** a Town or City and development of this size is totally inappropriate to the location. There will be **no** benefit to the local communities. What legacy are Cherwell wanting to leave future generations- This resort is a merely a self- contained holiday park born out of the prospect of profit at the expense of quality of life for

existing residents. Consideration of this proposal in a village is quite frankly appalling. It will be like putting an inclusive self-contained holiday park next to a retirement home.

Thirdly, the landscape will suffer extensively, the local wildlife and natural habitat areas will be diminished if not destroyed. This resort proposes a wildlife area which will be utilised by few and will be a managed area thereby destroying natural established areas that cannot be replaced. For what? An activity park whose visitors will contribute nothing to the local area. Such a development will have a negative impact on the environment and impact the health and welfare of its residents. Perhaps there is a place somewhere in the UK for such a development but it certainly is not Chesterton. It should be focused in an area with high unemployment, a town or city somewhere that requires regeneration not a quaint historic village in a rural county.

Therefore, please note my objection for this proposed planning application. Do not allow our villages to be destroyed with inappropriate and unnecessary resorts. Listen to you residents who care about their surroundings and have a vested interest in its evolving development. GWR will spread destruction within our rural county like a cancer.

Yours sincerely

A solid black rectangular box used to redact the signature of Mrs Stephanie J. Aldridge.

Mrs Stephanie J. Aldridge

Cc : Weston -on-the-Green Parish Council