

Leon House  
Rocky Lane  
Haywards Heath  
West Sussex  
RH16 4RN

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

13 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.

Despite never having lived in Chesterton myself, I have visited my mother in law many times and believe it this development to be entirely inappropriate and unsustainable based on the size and infrastructure of the village. As I understand, the development includes a large 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. The existing roads cannot cope with the projected additional c.1000 daily car movements. Chesterton is already a cut through and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, it is unacceptable for the routing planned via Middleton Stoney, Weston on the Green and even Wendlebury to put even more pressure on the already stressed A34, A41, A4095 and B430.

Furthermore, the impact of the development on the environment will be substantial and irreversible. The 500,000 square feet of building on a greenfield site, will remove important green space and disrupt the habitats of an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area. Importantly, there will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents from the additional traffic burden.

The economic impact of the development is also not welcome: Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses to their detriment, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

For the above reasons, I strongly request that planning permission is not granted for this application.



Christopher Scotland