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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.

Having grown up in the village, it is devastating to hear of the impact that this development will have on the already quickly disappearing green space around the village. The location of the Great Lakes resort seems entirely inappropriate based on the size and infrastructure of Chesterton. Cherwell's strategy of reducing car pollution seems to have been ignored in this application, given the large 900 space car park, and the projected additional c.1000 extra daily car movements. Chesterton has increasingly become a cut through for commuters and becomes very congested whenever there is a traffic problem on the surrounding A34 or M40. There is already so much development ongoing in Bicester; with little change to local roads, that they are already stressed and cannot cope with additional pressure.

I am appalled to see that yet another greenfield site would be built on; the 500,000 square feet of building is neither small scale nor detached. This would remove beautiful green space as well as disrupt the environments of wildlife. Both the construction of and the daily running of the development will significantly increase the noise and air pollution in the village. The design of the buildings is not in keeping with the character of the local area; in fact, the absurdity of a leisure park in such a small village would be laughable, if it wasn't so concerning.

Economically, Bicester does not need this development: local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, 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.

I am horrified that the calm and tranquil village which was my childhood home is going to be ruined by this development. I urge you to consider the impact this will have on the current and future generations of the village. To be clear, I strongly request that planning permission is not granted for this application.

Yours faithfully,



Hannah Scotland