

12 Chestnut Close
Chesterton
Bicester
OX26 1XD

22nd December 2019

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

Ref: Great Lakes UK Ltd – Planning Application No: 19/02550/F

I am writing to strongly object to the above planning application that I believe is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

This proposed development will have a detrimental impact on the existing road structure for Chesterton, as well as that of surrounding villages.

These roads cannot cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on the M40 or A34.

Unacceptable routing plans via already stressed routes ie Middleton Stoney, Weston on the Green and Wendlebury, would also direct traffic onto the A34 which already encounters significant traffic problems. The road networks cannot cope with this additional traffic especially as it adds to the numerous other significant proposals that have been approved in Bicester recently ie Kingsmere, Bicester Heritage, Bicester Gateway.

Together with this there is the loss of green field habitat for the abundance of wildlife. We need to nurture our green fields for the wildlife not destroy them !

This monstrosity has the potential for over 2,000 visitors each day and the proposal will have a significant impact on the area, therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis.

THIS MUST NOT GO AHEAD !

Yours truly

Marilyn Simpson

