

7<sup>th</sup> January 2020

Development Management,  
Cherwell District Council  
Bodicote House,  
Banbury

By email

**Comments on application 19/02550/F:  
Redevelopment to provide new Leisure Resort, Chesterton, Oxon. (Great Wolf)**

The designated area of Mid-Cherwell Neighbourhood Plan is adjacent to the parish of Chesterton. MCNP Forum wishes to object to this application.

The application documents are wholly inadequate in their analysis of traffic generation resulting from the proposed new development, which will significantly increase traffic volumes on routes connecting to the M40 and elsewhere. These roads also pass through parishes in the Mid-Cherwell neighbourhood plan area – in particular the B430 through Ardley with Fewcott and Middleton Stoney, the A4095 through Kirtlington, and the B4030 through Lower Heyford and Middleton Stoney.

These parish communities already suffer with rising traffic volumes as a result of development at Heyford Park and Bicester, and should be protected from further increases resulting from this application.

We support the objections and concerns expressed by Kirtlington Parish Council and others regarding the impact of traffic serving this proposal. We also agree with concerns expressed by them and others regarding the non-conformity of the proposed scheme with NPPF and Local Plan policies regarding sustainability, building in open countryside, and loss of existing recreational facilities.

If, against our wishes, this application were to be approved, a S.106 agreement to provide significant traffic-calming measures must extend to cover villages within the MCNP area, and the parishes concerned must be consulted as to the location and nature of those measures.

This proposal should be refused.