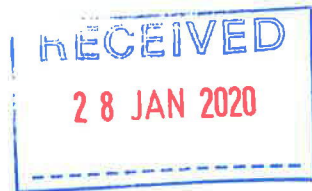


Margaret V G Webster  
Bignell Garden House Chesterton Oxfordshire OX26 1UF

CDC  
28 JAN 2020  
POST ROOM

27 January 2020

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



Dear Ms Whitehead

**Planning Application 19/02550/F – Great Lakes Ltd – Redevelopment to provide new Leisure Resort in Chesterton**

I live in the village of Chesterton – I am in total amazement that this proposal has been allowed to gain any credibility and that Great Lakes Ltd were not immediately directed to a brown field site in an area with an adequate road system.

I absolutely object to this application. All my points below are of complete relevance.

**1. Traffic Generation**

The impact of volume of traffic to surrounding villages.  
Traffic volume will continue to rise because of development in Bicester and Heyford Park. The reduction of the number of holes at the Golf Course would mean its closure. An inadequate course would mean members would drive further afield for a proper course.

**2. Air Pollution**

Children & Adults will be playing and at leisure adjacent to one of the busiest motorways in England.

**3. Noise Pollution**

The development would be impacted by the M40. Chesterton and all surrounding villages would be impacted by the further noise created by the volume of traffic on route to the "Resort" during construction and then forever more at completion. The resort would bring added noise pollution to Chesterton by its very existence, day in, day out for our lifetimes.

**4. Ecological Impact**

The obvious loss of a green field site and the impact on wildlife

**5. Landscape Impact**

This resort would have horrendous and irreversible impact on the landscape and views of Chesterton village and its surrounds forever.

**6. Loss of Golf Course/Sports facility**

This is a sports facility – Why would it be necessary to close 9 holes? There is no proof that the current development is having financial problems. Is this just a way of closing the facility all together and then getting planning for further housing??

**7. National & Local Plan Policies**

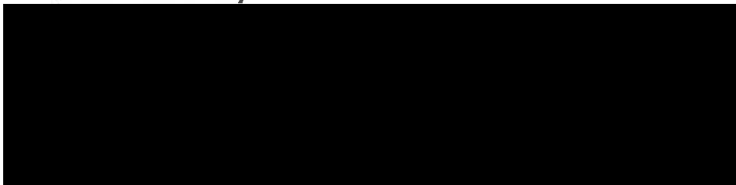
This application does not comply these policies on any level.

**8. Great Wolf will not be a Local Amenity and will not have any significant local economic benefit**

Local people will not be able to use the facilities on a daily basis – it is a destination resort. Great Wolf will not assist in the growth of local employment or businesses. The very nature of this resort keeps everyone on site. Employees will be either drawn away from existing businesses or be brought in from other areas, creating even more traffic.

**This proposal should be refused.**

**Yours sincerely**



**Margaret V G Webster**