

Dr A-M. IZAC

The Garden House, 1 Chesterton Court

Chesterton OX26 1UP

Ms. Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

Re: Great Lakes UK Ltd- application Ref: 19/02550/F

Chesterton, 16 December 2019

Dear Ms. Whitehead,

I absolutely and whole-heartedly object to this application for a large-scale water theme park on the edge of our small village of Chesterton. There is no need whatsoever for such a development in the proposed location.

As a resident and house owner in Chesterton I know that property values will decrease with such an inappropriate development nearby. Indeed, this development is totally out of place and character in our small and old village. It is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Whilst the developer will benefit financially from this development, neither Chesterton nor the Cherwell area will get a share of these benefits. Staff will have to be hired from non-local areas as we have almost full employment locally. The business model of Great Wolf consisting of providing all facilities on-site to their visitors, local businesses will not be able to benefit from this theme park. Cherwell Council will benefit as Great Wolf will pay corporate taxes. The question then is: what are the costs which residents in Chesterton and other nearby villages will have to bear for Cherwell Council to see an increase in its corporate Council tax revenues? Is this in the public interest?

A first cost to the local community will be the additional traffic caused by 2000 visitors per day to the water-based theme park. Roads around the projected site and around the villages closest to it, are in a bad state of repairs because current levels of traffic are already extremely high. This significant additional traffic will further degrade local road infrastructure and result in increases in car accidents and air pollution. At peak traffic times it will be impossible for local residents to get anywhere, as currently is the case thanks to Bicester Village during sale periods such as Black Friday and all other sales over the yearly calendar. Increased air pollution has various deleterious health effects which local communities will have to bear. It also contributes to climate change and runs against the principles of



pro-active environmental management that are expected to be implemented by all local Councils following the Government's declaration of a national climate change emergency.

Various other deleterious environmental effects will be triggered by the building and operating of this resort. These include replacing a beautiful natural landscape by a built area of 500,000 square feet, displacing natural habitats, decreasing soil, plant and animal biodiversity and in the process changing the water cycle. All these environmental effects will contribute to climate change instead of slowing it down. Again, this is a counterproductive use of the area selected for Wolf resort since we are in a national climate emergency.

Once again, I absolutely oppose this un-needed resort as it will not benefit residents and businesses, given its business model, and it will create a string of environmental issues contributing to climate change as well as negatively affecting human health. I ask that Cherwell Council representing the interests of all residents refuse this application.

With best regards,



Anne-Marie Izac, PhD (Australia) in Environmental and Natural Resources Economics; MBA (France); M.Sc. (USA) in Systems Ecology