

Stonehaven
Alchester Road
Chesterton
OX26 1UN

12th December 2019

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

Dear Ms Whitehead,

R.e. Great Lakes UK ltd - Application Ref 19/02550/F

It is with deepest concern that I write to you about the proposed.

I strongly object to this application for a Great Wolf Lodge Water Theme Park in the small village of Chesterton. The planning proposal does not agree with the local development plan and there no valid reason why planning permission should be granted.

My young family and I moved to Chesterton nearly 6 years ago. We are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton. My daughter also enjoys riding her pony on the local roads.

Here are my concerns in relation to the above planning application:

With up to 500 family sized rooms, an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900 spaces, the additional traffic, from over 1000 additional vehicles plus construction vehicles, that this venue would generate daily gives me great concern for local residents and businesses where traffic congestion is already an issue. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct visitors to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair as they are already used as a rat-run for commuters. There have also been many other proposals approved in Bicester which will also increase local traffic. There is clearly a significant reliance on car travel to the proposed site with 900 car parking spaces proposed. This goes directly against the Cherwell strategy of reducing car usage.

Construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, not only adding to traffic on the roads but

creating more air and noise pollution. This also applies to the 600 lower skilled staff required for this facility and would also require people to travel from elsewhere. I would also like to add here that the low-skilled employment opportunities this proposal offers goes against Cherwell's aim of prioritising knowledge-based investment to the area.

The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is greater than the size of Chesterton village alone. It would be overbearing on our small village and another more suitable site for this size of venture should be considered.

The proposed 500,000 sq ft hotel, water park and adventure park would be set on a greenfield site where a public footpath passes. In accordance with government policies, developments such as that proposed should be directed to brownfield sites. The proposal will have a significant and irreversible impact on the land and views of the site.


I am a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for diverse wildlife including the great crested newt, which is a known protected species in these areas. The loss of this sports facility for me would also mean I will need to travel to an alternative 18 hole golf course further afield. This is unsustainable, increasing car usage for me and others.

It is abundantly clear from the plans that little consideration has been given to maintain building design within keeping for the local area. The size of the structure dwarfs any building within Chesterton and Bicester. This puts it totally out of proportion with any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture.

The outdoor nature walk on the proposed application is adjacent to one of the primary arterial routes of the UK, the M40 and presents a direct health risk through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

For all the reasons I have detailed above, I strongly object to this poorly considered and unwanted proposal and ask for it to be refused.

Yours Faithfully,



Mr Christopher Messum