

Stonehaven
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Chesterton
OX26 1UN

12th December 2019

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

Dear Whom it may concern,

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

It is with deepest concern that I write to you about the proposed Great Wolf Lodge Water Theme Park in the small village of Chesterton. I strongly object to such a development in this location. The planning proposal is not in agreement with the local development plan and there no valid reason why planning permission should be granted.

My family and I moved to Chesterton nearly 6 years ago and during this time the beauty of this area and the strength and spirit of the local community have overwhelmed us. My young family and I are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton.

I was astonished when I first heard of this proposal and over the past few months having discovered more about it, my concerns have grown even further. Please see below:

- **Traffic impact and Road infrastructure** – with up to 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900 spaces, the road infrastructure is not able to cope with the amount of traffic, over 1000 additional vehicles plus construction vehicles, that this venue would generate daily. 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 holidaymakers 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.

- The 945-1350 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**.
- There is clearly a **significant reliance on car travel** to the proposed site and goes directly against the Cherwell strategy of reducing car usage.
- 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 on par with the size of Chesterton village alone. It would be **overbearing** on a small village and another more suitable site for this size of venture must therefore be considered.
- If residents of the water theme park are wanting to leave to explore the surrounding areas which likely will include Bicester Village and Bicester Heritage, there is no doubt they will drive through the small village of Chesterton, again increasing **air and noise pollution**. Living in a small village has been the choice of many old and new residents and where a village brings country living, we own a pony for our 7 and 5 year old with whom we hack the local area with. We have on several occasions witnessed **careless and fast driving** from the current high level of traffic, which inevitably will increase significantly and thus increase the risk of accidents.
- The proposed 500,000 sq ft hotel, water park and adventure park would be set on **green belt land** where a **public footpath** passes. This is a footpath I personally use regularly whilst running as it allows me to run in an area of natural beauty and away from already busy public highways. 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.
- My husband is 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 will mean my husband will travel to an alternative 18 hole golf course further afield which is therefore **unsustainable** and increasing car usage for him and others.
- The historical nature of the Cotswold stone has been utilised across the area for generations. 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 a 10-mile radius. This puts it totally out of proportion within any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture. It is my belief that this is ill conceived, quickly drawn and merely the drafting of a large cooperate entity wishing to capitalise on an already overdeveloped retail environment.
- Let's look at the risk to those families that would attend the theme park. An outdoor nature walk adjacent to one of the primary arterial routes of the UK, the M40, presents a direct **health risk** through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

It is clear that whilst a resort of the nature that has been put forward could be conceived in the UK, the positioning for this particular proposition is, for all the reasons I have detailed above, hastily gathered and rather ill-conceived and I strongly object.

I would be grateful for acknowledgement of this letter.

Yours Sincerely,



Mrs Diane Messum