

Date: 15th December 2019

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Foxtownsend Farmhouse
Heyford Road
Kirtlington
Oxfordshire
OX5 3HS

Ref: Great Lakes UK Ltd - Application Ref:
19/02550/F

Dear Sirs,

I wholeheartedly object to this application for a private large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately-sized concreted area with large uncharacteristic buildings for a small village. I note that the plan indicates a footprint that will be 60 per cent larger than Bicester Village!

The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality, potentially adding to the associated health issues currently being identified by the latest scientific research and reported nationally. Indeed I note that Oxfordshire County Council recently voted to oppose the proposed Oxford-Cambridge expressway scheme for precisely these reasons.

This will be a private resort attracting a proposed 500,000 visitors and their vehicles annually into an area already suffering from severe and constant traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The Conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

Economically, the development will provide very little benefit to the local area, which already has very low unemployment. Its requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

This resort will not be open to the public. The possibility of local families being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' business plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

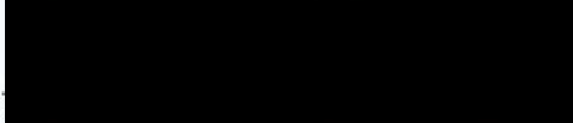
In fact local shops and restaurants are likely to be adversely affected because their existing customer base may well be deterred by the vastly increased volume of traffic in the area, a factor that will also have a knock-on effect on other local tradesmen such as electricians, builders or gardeners whose work requires them to drive from customer to customer in the local area.

So it seems to me that local tax-payers in Cherwell will bear the brunt of this super-sized private resort - but will reap no benefits.

It is quite simply the wrong scheme in the wrong place.

Once again, I strongly object to this unwanted and un-needed proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

JUDITH CHADMAN

(print)