

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

3 The Quadrangle  
King's End  
Bicester  
OX26 6HZ

20 December 2019



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



Dear Madam,

I write to object to this application by Great Wolf for a large-scale water theme park in the village of Chesterton. There is no need for such a development in this location.

The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. There will be over 4.5 hectares of building on a green-field site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife.

I doubt the existing road infrastructure can cope with the huge number of daily car movements. The area is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents. Also it adds to other proposals approved in recent times for the Bicester area (eg Graven Hill, Kingsmere, Bicester Gateway, Bicester Heritage)

Local businesses report that they are already finding it difficult to recruit the employees Great Wolf will be targeting. This means the employing people from other areas, thereby further increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

Turning to the golf course, the loss of 9 holes means more open space provision is lost which is not acceptable when it serves such an important purpose in the local community and for it's well-being. Existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I ask that planning permission NOT be granted for this application.

Yours faithfully,



I C Brown

Cc The Parish Clerk, The Community Centre, 2 Geminus Road, Chesterton, Oxon, OX26 1BJ