

Ms Clare Whitehead
Development Management
Cherwell District Council.
OX15 4AA

15 December 2019

Ref: Great Lakes Ltd – Planning app No 19/02550/F

Sir,


I have recently been made aware of the proposed Water Park at Chesterton Golf Club, which simply defies any logic. Why? Because:

1. Free (unhindered) access to such a facility would usually be a prerequisite, but even before any such development occurs, the local access roads are extremely busy, and:
 - a. Include the added hazard of not having any footpaths into or out of the village. Many people currently walk to work at the Golf Club from Chesterton, and also make the treacherous trek to Blue Diamond, and Tesco, along which road Great Wolf traffic would also venture.
 - b. The routes from main trunk roads also need consideration. The A34 currently carries more than it was ever designed for, resulting in long delays *everyday*. Additional traffic from M40 J9 or J10 would also cause massive congestion in addition to that currently experienced on a daily basis.
2. Although it would be propitious to create your own sewer, and maybe you will, there is still the likely lack of capacity in local utilities, which would require more road-works to rectify, resulting more traffic congestion on our already overcrowded roads.
3. Every day, from about 4pm, the water pressure drops due to additional demand, because the capacity of the main supply has not been increased to take account of recent development in the village. Even with a massive new water main, with such a colossal additional requirement for fresh clean water, I am very concerned that demand will exceed capacity, particularly in view of the major developments planned for Bicester. During a long, hot, summer, when Thames Water introduces a hose-pipe ban, would Great Wolf reduce consumption? I very much doubt it. Great Wolf would be prepared to pay a fine, while local residents suffer loss of a vital commodity.
4. Why would anyone cut a golf course in half? After speaking to several people who play golf at the local facility, I can confirm not one of them would entertain the idea of only playing 9 holes, when the norm is 18 holes. This in turn would lead to the remaining half being closed, because it is no longer viable, and thus create more car journeys to other golf courses, and inevitably lead to Great Wolf taking over the entire golf course to extend their facility, which is not welcomed in the first place.
5. Such a facility would require a huge amount of staff – far more than is available from the local population, which would involve extending the commuting radius to around 40 miles.
6. There are no bus routes, or shops in Chesterton, so “popping” in to Town (Bicester), would always involve battling with Great Wolf traffic, so why on earth would we welcome such an enterprise in our village. We wouldn't!

Most towns all over this country are over populated, all roads are used beyond their designed capacity, and everything is under resourced, so squeezing a massive facility particularly into *this* area, would be insensitive, and irresponsible, and I haven't even touched on the tragic impact on local wildlife.

It would be appreciated if you would completely, totally, and utterly, reject this proposal.

Yours Faithfully



Martyn Howden