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15<sup>th</sup> December 2019

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

Ref: Great Lakes UK Ltd – Planning Application No: 19/02550/F.

To Whom it may concern,

**R.e. Great Wolf Lodge Water Theme Park Proposal IN Chesterton**

It is with deepest concern that I write to you about the proposed Great Wolf Lodge Water Theme Park.

My family and I moved to Chesterton 5 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 weeks having discovered more about it, my concerns have grown even further. Please see below:

- **Road infrastructure** – with 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900-1000 spaces, the road infrastructure is not able to cope with the amount of traffic 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.
- 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, creating more **air and noise pollution**.

- There are currently **no footpaths** to and from the site and unless these are provided, as you state in your proposal, visitors will need to use their cars, your proposed shuttle bus or taxi's to access the surrounding area should they wish.
- 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 4 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 this increase the risk of accidents.
- The proposed four storey 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.
- 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 historical nature of the Cotswold stone has been utilised across the area for generations. It is abundantly clear from your plans that little consideration has been given to maintain building design within keeping for the local area. The **size of the structure** (80 foot indoor water park and four storey hotel) 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.
- If you were to decide to provide local residents the opportunity to obtain day passes during non peak periods to fill your resort, it would cost the average family of four in the region of £160, based on the market value of a day pass in your American resorts, this far from presents a reasonable opportunity for local residents.
- Finally, we should also look at the benefits 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 you are suggesting in your plans 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.

I would be grateful for acknowledgement of this letter.

Yours Sincerely,

Mrs Laura Evans