

Saxons
Little Chesterton
Bicester
Oxon OX25 3PD

Ms C. Whitehead
Case Officer, Development Management
Bodicote House
Bodicote
Banbury
Oxon OX15 4AA

16th December 2019

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

Dear Ms Whitehead,

Please consider this letter, in regards to the Great Wolf (Great Lakes UK) Family Water park in Chesterton, Oxfordshire. As a resident of Little Chesterton, and someone who has resided in and around Bicester for over fifty years, I am firmly opposed to such a large, unwarranted, and unnecessary development, in any form, being approved

The Great Wolf proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

The existing road infrastructure around Chesterton, Bicester and the surrounding villages will be unable to cope with the extra daily thousand-plus increase to traffic volume. The extra vehicles do not even take into account the required construction traffic, which will also be larger and heavier. Chesterton, itself, is already a 'Rat-Run' and experiences significant traffic congestion on a regular basis when issues arise on the M40 or A34.

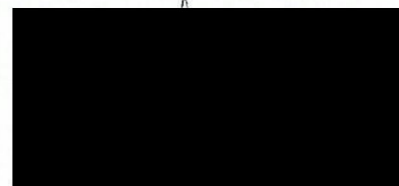
Little Chesterton, a hamlet just outside Chesterton on a single-track road, is highly likely to be used as the most direct path between Junction nine of the M40 and the Water Park facility. This road: already suffers from the wear and tear of increased traffic in the area; is awkward for bi-directional traffic; and will be very difficult to improve/upgrade. The proposal to provide road signs to direct traffic on selected, defined, routes will be impossible to guarantee that there will be no increased traffic through the hamlet. Satellite Navigation systems are almost certain to direct vehicles through Little Chesterton, as this route is almost certain to be deemed the shortest, quickest and cheapest.

The proposal to direct traffic on routes already stressed through villages such as Ardley, Middleton, Stoney and Weston-on-the-Green is unacceptable. This proposal is to return the old A34 (now B430) to the dark days of this route pre the opening of the M40. Many of the roads in this area, being 60 MPH zones, are not fit for increased traffic levels; they are narrow in places, with blind bends, hidden entrances and over-grown verges and hedgerows. It can be seen on a daily basis that people who live away from this area have no appreciation for the area that they drive through, and, hence, do not drive appropriately.

Increased traffic WILL bring with it a number of increases: pollution, both noise and vehicle emissions; road degradation, pot-holes & verge collapse; and litter on the side of the roads. The blatant disregarding of rubbish is already an issue on local roads, and one that will be sure to increase in line with increased traffic volumes. Litter is a blight to the eyesight and a danger to wildlife, livestock and pets.

In short, this area is not suitable for the proposed Great Wolf development.

Your Sincerely,



Paul Andrews