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

10 December 2019

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

Dear Sir/Madam,

I am writing to whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. This is not a facility for the benefit of local residents.

The existing road infrastrure (and that of the surrounding villages) cannot cope with the addition of up to 1000 vehicles on a daily basis. Chesterton is already a rat-run and experiences major traffic congestion as an escape route during the many problems that arise on the M40 or A34. The suggested routing to this development will cause excessive congestion on the A41, B430 and of course the A4095 which runs directly through the village. This enormous traffic issue points again to the fact that this proposal is in the wrong location.

The current golf course is a greenfield site providing a sporting facility which will be lost to a vast inappropriately sized concrete area with large uncharacteristic buildings for a small village. The plans for a 900 space car park indicate 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 and potentially adding to the associated health issues currently being identified nationally.

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. Staff will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

The design of the development is not suitable – low rise builds are to be spread across the site, thereby urbanising it. The large overbearing blocks housing the hotel and the water park are not in keeping with this rural site. Schemes in such a location should be small-scale as outlined in Cherwell's Countryside Design Summary, 2008

[REDACTED]
Mrs Angela Walmsley [REDACTED]
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