

**31 The Village Close  
Upper Arncott  
Bicester  
OX25 1QU**

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

12 December 2019

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

Dear Sirs,

I am writing to object to this application for a water theme park to be located on the edge of the village of Chesterton, on the grounds that this proposal is not in accordance with the Local Development Plan.

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. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

This is a speculative planning application which is in the wrong location and should be refused on the grounds that have been listed above.

Yours faithfully,



Mrs Sue Jones