

19<sup>th</sup> December 2019

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

32 Fortescue Drive  
Chesterton  
Bicester  
OX26 1UT

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

Dear Sirs

I strongly object to this application for a massive water theme park with the capacity for 2000 visitors in my small village of Chesterton. This area does not need such a development and it is not in line with the local development plan.

Currently and historically the proposed development site provides a Greenfield site, and a healthy sporting facility which would be lost to large, uncharacteristic buildings, unsuitable for our village. Local flora and fauna would be decimated.

Furthermore, the 900-space car park indicates the massive anticipated traffic that would be using our already overstretched, narrow roads. It must be born in mind that when there are difficulties on the nearby major roads, (M40, A34, A41, A4095 and B430) Chesterton, and other nearby villages, bear the brunt, often experiencing massive tailbacks of traffic. Whilst on the subject of traffic, our village, being close to those roads are already subject to unacceptably poor air quality without the expected increase due to the Great Wolf proposal. Not only will visitors to the water park use the 900 space car park, but also users of the conference facilities and the staff, none of whom will live on site.

Bicester has very low unemployment and currently those recruiting in the areas of hospitality, care homes, supermarkets (Tesco and Sainsburys) are already experiencing difficulties. It is not beyond the realms of probability that Great Wolf would poach staff from these businesses with the lure, perhaps, of free use of the facilities a given number of times per annum, or an extra 50p per hour, thus causing untold damage to these local businesses.

The local community will not benefit from the proposed development. The resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy which will be unlikely during school holidays and weekends when local families would be free to visit. Furthermore, as guests will be encouraged to remain on site for meals and other requirements, there can be little expectation of any benefit whatsoever to the local hospitality industry.

All in all, this is a proposal which will only benefit Great Lakes UK Limited and the application, if granted, would be a total disaster for those of us who live, not only in Chesterton, but also the other villages in the surrounding area and users of local infrastructure.

Again, I strongly object to this unwanted and unneeded proposal which is completely out of keeping with its rural location, and I ask that the application is refused.

Yours faithfully



The Reverend Doreen White