

West Green Cottage  
Kirtlington Road  
Chesterton  
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Oxfordshire  
OX26 1UQ

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

2<sup>nd</sup> February 2020

Dear Ms Whitehead,

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

I wholeheartedly object to this application for a large-scale water theme park in our small village of Chesterton.

This is currently a stunning greenfield site which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates 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 the potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A41, A4095 and B430 and especially the A34. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority.

This 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 is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours sincerely,

Rick Peter