

**From:** Jo Cogan  
**Sent:** 28 February 2020 19:24  
**To:** Planning  
**Subject:** Objection to Great Wolf Development

Dear Sir / Madam

I am writing to object very strongly to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (e.g. in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. It seems to me that the developers of the scheme have no real knowledge of local conditions nor any serious plans to deal with construction traffic (including both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would be of significant detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities, and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

**Jo Cogan**  
**Rectory Cottage**  
**Bicester Road**  
**Middleton Stoney**  
**OX25 4TD**