

Date: 20 Feb 2020

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

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



Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

This is currently a stunning greenfield site providing a healthy sporting facility – important when insufficient exercise is having dire effects on the nation's health - which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. Impermeable surfaces contribute to the difficulties caused by heavy rainfall, of which it seems we can expect more. 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, A34, A41, A4095 and B430. 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. Oxford already has a considerable number of conference facilities. How will this project aid the Government's intention to halt global warming? This sort of development is a prime example of attitudes that need to be rejected in future

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, and the Government's latest statements on immigration policy state that low-skilled workers will not be eligible for visas.

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.

Once again, I strongly object to this unwanted, unnecessary and thoroughly undesirable proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,

A solid black rectangular box redacting the signature of the sender.

(sign) The Bell House,
Kirtlington OX5 3HT

(print) MARGARET FOREY

