

Dear Sir / Madam,

I am writing to strongly object 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 traffic pollution levels within Middleton Stoney are already excessive and to add yet more traffic is negligent.

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 ( eg 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. The success rate of delivering mitigations to traffic flow within the village of Middleton Stoney as result of the Upper Heyford delivery is exactly nothing. With a poor track record of delivering any kind of relief to the ever increasing traffic there is no confidence that Great Wolf resorts would either consider nor deliver on any mitigation scheme to alleviate the increase in both construction traffic and visitors in their cars. 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 cause 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.

Given the strength of local feeling and the incongruity of the proposal it would be of serious concern if elected members were to do anything other than refuse the application.

Kind regards

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Hillside  
Middleton Stoney  
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**Middleton Stoney Resident & Parish Councillor**