

**'MID WICKET',
Shepherd's Close
Weston-on-the-Green,
Oxfordshire, OX25 3RF**

December 24th 2019

Planning Application:: 19/02550 - Great Wolff Resorts

This application is wholly inappropriate for the proposed location and the sheer scale of the activities for which they are applying on the verge of an ancient village will mean that Chesterton would be totally changed forever.

By what right does this foreign enterprise consider that they can come along pay a great deal of money to professional advisers to prepare an application when it is patently obvious that there are abundant reasons why it should be refused?? Inward investment to the United Kingdom is normally to be encouraged but not in circumstances such as this.

As a resident of Weston-on-the-Green it is obvious to predict that the development would generate a huge increase in traffic through the village according to the routing plans. We are already a 'rat-run' and the A34 almost daily causes significant traffic problems as does the M40. Remember, what is being proposed would be in addition to numerous other applications which have recently been approved, e.g.: Kingsmere, Bicester Gateway, Bicester Heritage and not forgetting Bicester Village which continues to grow. The road networks simply cannot cope.

I mention other major points affecting our village consideration of which this application deserves to be rejected.

The proposal is contrary to Cherwell's strategic aim of prioritising knowledge-based investment, and has not attracted local business support which is an indication that refutes the Applicant's suggestion of wider economic benefits. On the contrary, Great Wolff's intention is to keep customers 'on site', so as to use their own facilities. As far as recruitment of local labour is concerned, Great Wolff will be targeting largely the same people that local businesses are already proving difficult to find. The likelihood is that some employees will be taken away from local firms and some will be brought in from areas that are further away - thus worsening the traffic problem.

There are many other reasons for refusing to approve this application - ranging from the unhealthy effects of the location being next to a major Motorway - e.g. noise, deterioration of air quality etc. to the huge quantity of water that will be used from Cherwell's already short supply, and the risk of pollution from chemically treated drainage systems. Indeed, Cherwell's own consultants (Tyrens) refer to the need to "reduce water demand in this highly water stressed area".

There is nothing at all of merit in this proposal and I am frankly surprised that the Applicants have spent time and money in submitting it.

George Lamb