

Richard McDonald
9 Fortescue Drive
Chesterton
Bicester OX26 1UT
Date: 22/12/2019

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

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

Dear Ms Whitehead

I wish to lodge my objection to the proposed development (ref 19/02550/F) for the Great Wolf Resort in Chesterton. I have a number of concerns regarding the impact of this development will have on Chesterton and the surrounding areas.

My primary concern is the impact of the increase of traffic that the new resort will attract. The roads around Chesterton already have a significant volume of traffic as it is, without the additional traffic that will be generated from a facility with 500 guest rooms. This will generate 100s of additional vehicles on the roads around Chesterton from guest journeys, staff travel to and from the resort and suppliers and service staff travel to and from the site. This will add to the air pollution in the village from traffic, it will increase the delays for car users attempting to get into Bicester and Oxford to work and schools and finally it will increase the danger for cyclists and pedestrians attempting to travel to Bicester as there are currently no pedestrian paths by the roads and no cycle paths. Unless significant work is done to add capacity to improve the roads around Chesterton and to provide safe routes for cyclists and pedestrians to get in to Bicester, then this development should not go ahead.

Following on from the above points around traffic impact, I am concerned that increased car use is unsustainable given the impact this will have on adding to carbon emissions. Whilst some provisions have been made for shuttle buses to bring people in from Bicester train stations, I am disappointed that additional options such as using the Park and Ride + Shuttle or other similar measures have not been included.

I feel strongly about the concerns I have outlined above and would like to see the planning proposal rejected unless these concerns have been adequately addressed.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Richard McDonald.

Richard McDonald