

## Matthew Swinford

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**From:** Helen Plumbe [REDACTED]  
**Sent:** 08 January 2020 19:14  
**To:** DC Support  
**Subject:** Proposed planning for Great Wolf Resort

Helen Plumbe  
Mulsanne, Alchester Road,  
Chesterton  
OX26 1UN

Ref: Great Lakes UK Ltd-Planning Application No:19/02550/F

Dear Sir/Madam,

I wish to register my objections to the above planning application proposal which is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

The plan is for buildings covering 500,000 sq.ft. and parking for 900 vehicles to be located on the edge of the village thereby destroying a greenfield site, impacting upon wildlife habitats and the environment. The resort design is not in keeping with the surroundings (e.g. Golf Club) so would not enhance the character of the local area as recommended in Cherwell Council's Countryside Design Summary, 2008.

As a local resident I am greatly concerned about the additional traffic that this proposal will incur, initially in the building and later the running of the resort.

The existing road infrastructure struggles to cope with the current volume of traffic as the village expands and is used to avoid problems/closures on the M40 and A34. There are currently plans to close local main roads during the next few months requiring large amounts of traffic to use the village as a diversion. The roads are already in a poor state of repair and an increased volume of traffic past the school will increase air pollution as well as danger at drop off/pick up times. There is no justification for the deterioration of air quality and the rise in noise pollution which will be created by the arrival of, initially, numerous construction and service vehicles and, on completion of the project, thousands of visiting cars every week in the surrounding area. We all know the claim that traffic will be directed to use routes away from the village is ridiculous...Satnav won't consider local residents!

As far as benefits for the local community, I cannot see any. There would be a negative effect on local businesses who would have their potential employees poached by Great Wolf unless of course they are planning to bring employees in from other areas creating even more traffic. Local businesses will not gain economically as Great Wolf will intend keeping their clientele 'in house', not encourage them to use local restaurants and entertainments. Allowing the proposal to go through is not supporting our local economy so is in conflict with Cherwell's strategic aim of making Knowledge based business their priority.

In conclusion, I am strongly opposed to the proposed Great Wolf Resort and trust the council will take my objections into consideration before reaching their decision.

Yours faithfully,

Helen Plumbe