

Matthew Swinford

From: Richard Plumbe <[REDACTED]>
Sent: 08 January 2020 19:43
To: DC Support
Subject: Proposed planning for Great Wolf Resort

Mr Richard Plumbe
Mulsanne,
Alchester Road,
Chesterton
OX26 1UN

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

Sir / Madam

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

Bicester and its surrounding environs such as Chesterton have for a number of years now been, and are still, experiencing unprecedented levels of new buildings - both commercial and residential. This is placing enormous challenges on the local infrastructure, the quality of the air, local services such as G.P practises and is having devastating effect on our wild life. The plan is for buildings covering 500,000 square feet and parking for 900 vehicles to be located on the edge of Chesterton and, in doing so, will destroy one of our rapidly diminishing greenfield sites. The resort design is not in keeping with the surroundings of the gold club and would not in any way enhance the character of the local area as recommended in Cherwell Council's Countryside Design Summary, 2008.

As a local resident and dog walker who currently has to daily run the gauntlet of traffic due to the unsuitable pathways and traffic using the village as a rat run, I am greatly concerned about the additional traffic that this proposal will incur.

The existing road infrastructure is already failing to handle the hundreds, if not thousands, of cars, lorries and buses as they seek to avoid the seemingly daily accident and lane closures on the M40 between Junction 9 and Junction 10. Allied to this, the roads are already in a perilous state of repair with huge pot holes damaging cars and forcing them dangerously close to the footpaths. The increased volume of traffic past the school will increase air pollution as well as endanger both local residents and pupils at drop off/pick up times. There can be no justification for the deterioration of air quality and the rise in noise pollution which will be created by the arrival of large construction and service vehicles and then thousands of visiting cars every week in the surrounding area.

I struggle to foresee any benefits for the local community indeed there would be a negative effect on local businesses. There is a limited pool of local possible workers which means that existing businesses would lose their employees to Great Wolf unless they are planning to bring employees in from other areas thereby creating even more traffic. I understand that Great Wolf will intend keeping their clientele 'in house', hence further damaging local businesses such as restaurants and pubs will suffer economically.

In allowing the proposal to go through this will not in any way not enhance or support the local economy and is in direct 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

