

From: Ev corkery
Sent: 08 January 2020 16:43
To: DC Support
Subject: Email of Complaint regarding Great Wolf Resorts Proposal

I object strongly to the proposed Great Wolf Resort for the Village of Chesterton currently a beautiful rural village near to where I live with my family in Weston on the Green.

The proposed development is in Chesterton, not near Chesterton!

500,000 visitors per year from all over the UK + 400 employees will significantly increase in traffic generated and would have a major negative impact on already very busy roads in poor state of repair, affecting Chesterton, Little Chesterton, Middleton Stoney, Weston on the Green, Bucknell, Ardley with Fewcott, Bletchingdon and Kirtlington.

Bicester town would experience even more traffic on already congested road system, particularly the A41 and A4095. Potential increase in accidents and traffic jams.

A4095 through Chesterton already very busy as through road to Witney and used as a rat run when regular problems hit the A34 and M40 junction 9.

Chicane on A4095 by Chesterton Hotel, would severely damage and be dangerous.

Roads in Chesterton are narrow and dangerous to walkers/joggers/cyclists/dog walkers already. Increased traffic would increase these dangers.

Satnavs will take people the quickest route, ie. through Little Chesterton which is an extremely narrow single-track lane with 90-degree corners and limited passing places, very dangerous road.

With additional housing on Kingsmere, traffic entering/leaving/using Vendee Drive will be hugely increased, prior to giving consideration to the extra traffic for the waterpark and greatly increased BSA facility.

In accordance with government policies such developments should be directed to brownfield sites.

Design of the development is not in keeping with the Oxfordshire landscape

We feel an 80ft high indoor water park is definitely not in keeping!

A 4 storey hotel twice the height of the existing Bicester Golf Hotel with potentially

500 rooms x 4.5 people with an average occupation 2-3 nights = 1000+ car movements per week.

Plus Food delivery vehicles, laundry services, Plus the amount of water being used constantly will surely have an effect on water pressure in surrounding villages?

There will be a significant disruption and pollution from the 2-year build programme Noise pollution – cars, people, night entertainment

Light pollution during evening/nighttime (Carpark for 900+ cars), plus the large increase in evening light resulting from the BSA application pitch lighting

Air pollution from extra vehicles of all sizes (cars, deliveries/construction).

This will not benefit the local economy in Chesterton (Red Cow and Chesterton Hotel will not benefit due to on-site/fast food service (outweighing any positives)).

Benefits to Chesterton village community?? Purely profit-making venture for GWR?

Bicester Village causes traffic gridlock, plus two more hotels are already under construction and a retail park. We cannot have any more, the infrastructure around will not cope and rural communities will be further destroyed.

Constant work on Kingsmere, Vendee Drive, Middleton Stoney road from Bicester, Howes Lane, the new warehousing and the expansion of the Bicester Sports Association site all impact on Chesterton hugely.

Expansion of Bicester Health Club and hotel already underway will result in major increase of traffic through village.

Substantial expansion of village school to almost double its current size will result in major increase in traffic/footfall through village

A34 is already unsuitable for the amount of traffic using it.

Plans for warehousing along the A41 will result in a vast increase in heavy traffic.

Protection of wildlife (e.g. Great Crested Newts) and green spaces between A34, M40 and proposed expressway needs preservation– not reducing. So much green space/trees etc lost due to Kingsmere and other developments around Bicester.

POETS (Planning Oxfordshire's Environment and Transport Sustainability).

Please take note that I strongly OBJECT to this proposal.

Regards

YM Pickup

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