

Dear Sirs,

The government's recent decision to expand Heathrow Airport has been ruled 'unlawful' by the Court of Appeal because it falls foul of the Paris Accord on the agreement within the **United Nations Framework Convention on Climate Change** . I feel that this is worth mentioning to you because I believe it is another good reason to object to the Planning Application submitted by The Great Wolf Resorts for a hotel and Waterpark on part of the site on the Chesterton golf Course.

This application if successful could result in **an extra 1800 vehicles A DAY** clogging the already over-crowded A34, A41, M40, A40, A4095 and surrounding roads. Plans include car parking for 900 cars which is only marginally less vehicles than those accommodated in **the 1000 space Westgate Carpark**, resulting in a substantial increase in air and noise pollution – recent scientific research links traffic pollution in particular to a number of health conditions such as asthma. The traffic chaos will cause substantial pollution and damage to a large swathe of historic villages, green belt and natural habitat for wildlife, year-round. The footprint of the new complex will be **60 per cent larger than Bicester Village shopping centre**.

It is also worth pointing out that this isn't a local amenity, because to use the facilities, most guests would need to book an overnight room at the four-storey hotel complex, with its capacity for around **2000 guests a night**. The business model is based on near full-occupancy with guests intended to stay on site to use facilities. This means few day passes available for local families, particularly during popular school holidays as stated by GWR themselves on **EVERY site of EVERY Great Wolf Resort across the US**. Great Wolf Resorts have made little effort to spell this out to residents of the surrounding villages and the town of Bicester. It is also worth noting that nowhere on their site could I find a resort in an area comparable to Chesterton most of them being built adjacent to big freeways not small rural locations.

In addition there will be little or no 'trickle down' benefit to local businesses as customers will stay at the hotel and use bars, shops, restaurants on site before returning home. There are currently very low unemployment levels in the types of jobs to be offered by GW (bar staff, cleaners, waiters) Many restaurants and pubs already struggle to fill these vacancies so competition with the Great Wolf Lodge will make staffing issues even more problematic.

How can this development be part of a genuine '**need**' in the area? It surely doesn't come under the banner of '**need**', not being a hospital, Community Centre, library, Police Station or indeed anything that is required for the genuine **need** of the community. How can three Wolf Resorts prove '**need**'?

In closing I submit my complete and total opposition to this application.

Yours sincerely,

Barbara