

From: G.N. Hartley,

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18 December 2019

Ms. Clare Whitehead,
Case Officer,
Development Management,
Cherwell District Council,
Bodicote House,
Bodicote.
BANBURY. OX15 4AA.

Ref: Great Wolf Resorts – Planning Application No: 19/02550/F.

I am writing to object to the above planning application. There are several aspects to this proposal which are, without doubt, not viable.

It is quite evident that this proposal falls completely outside the CDC Local Plan for this area and there is nothing in it to warrant any consideration being given to approving this proposal.

The first question must be: "Is there a need for such a facility in this country?". The answer to that is NO! This is not the United States, with thousands of miles of open space and equally hundreds of miles between conurbations. There are already sufficient facilities of this kind (e.g. Centre Parks, Thorpe Park, and various 'Holiday' Camps like Butlins/Pontins) in this country and no-one is more than 2 hours away from a facility.

One of their stated reasons for coming to the UK is to get a foothold in Europe. As the UK is now definitely leaving the EU, that reason for their coming here ceases to have any relevance – they will now have to go onto the Continent!

They obviously have no concept of our UK culture. This is a small rural community, with limited resources. Stating that they wish to help the local community with employment and economic growth, they couldn't be further from the truth. The local community is Chesterton/Little Chesterton villages – NOT Bicester town. The village has a population of around 1000, made up of a 60/40% split between those already gainfully employed and those retired. Where are their staff to come from? Not the local community, so they will either have to be bused in or drive in, adding to the already overloaded road system. If Great Wolf are going to attempt to recruit staff from Bicester itself, they will find that they have NO staff. Organisations already in the Bicester area are finding it impossible to fill their vacancies. Help the local community economically? We have one Public House, one Hotel and a Golf Club/Hotel/Spa. When patrons of the resort are encouraged to use the resort facilities, how will they contribute to our village economy?

The road infrastructure around the village is already at breaking point. Residents are already taking long detours as the only way to get into/out of the village. During the building phase, we will have to put up with construction traffic – diggers, graders, juggernauts – which the current roads were never designed to accommodate. Once building is complete, then we shall be inundated with the visitors. How will they come? Obviously by road. Have Great Wolf never heard of Satellite Navigation?

Regardless of any directions which Great Wolf give out, and however many signs are erected in attempts to divert these visitors, they will use their SatNavs. The SatNav will direct them to Junction 9 of the M40. It will then direct them onto the A41 towards Bicester. It will then take them off the A41 at the first exit – Little Chesterton. This is a tiny, virtually single-track, road, through the village to the crossroad, straight over this crossroad down another very narrow road – The Hale. Great Wolf refuse to acknowledge this, stating that they will have signs 'denying access' to resort visitors and, in any case, they will have their own postcode. That will make no difference at all, unless Great Wolf are able to access every single SatNav in the country and reprogramme it!!!!

Add to this the increased traffic that will accrue due to the application for expansion by Bicester Sports Association, and the two villages will become totally gridlocked.

Yours faithfully

