

From: Mrs. J. M. Hartley

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19 December 2019.

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

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

I am sure that this proposed development does not, in any way, fall within the requirements of the CDC Local Plan for this area and, therefore, should not be granted planning permission.

The location and scale of this proposal is totally inappropriate for this small Oxfordshire village. The scale of the proposed site is 1½ times the size of the Bicester Village complex. The car park of a normal 'superstore' has, on average, spaces for 300 vehicles – Great Wolf are proposing 900 vehicle spaces!

All of the above is proposed to be placed on 9 holes of a golf course. How can that be allowed to happen? Members of the Bicester Golf Club will be forced to find another 18-hole course if they wish to continue playing properly. That is going to impact adversely on CDC's requirement to reduce carbon emissions, as those members will now have to drive to another site, perhaps some distance further, thereby increasing their use of their vehicles.

A construction of this scale will almost certainly be visible from throughout the village, thereby creating an eyesore and ruining the ambiance of a rural Oxfordshire village.

As for the impact on the road network infrastructure, the impact of this proposal is totally unsustainable. The village roads are already overcrowded as they are used by rat-runners. It is sometimes impossible to get into or out of the village without taking a massive detour. Just to get into Bicester, it has been a requirement to initially go in the opposite direction to the B430, turn right to Middleton Stoney traffic lights and then right again into Bicester. On this particular subject, account must also be taken of the fact the Bicester Sports Association have submitted a planning application to greatly increase their facility – opposite the main entrance to the golf club. If that application is approved, the traffic coming into and out of the village will increase many fold. The road network will become even more congested. Now add on Great Wolf traffic and the village roads will become totally gridlocked!

There will be little or no economic benefit to the local community. The facilities that are being proposed are designed to keep all their guests 'on site', thereby contributing nothing to the local economy, but everything to Great Wolf.

They state that they will require some 500-600 staff. Where are these coming from? Local businesses are already having difficulty in filling their staffing requirements. What are they going to do – bus them in from Birmingham? That will add even more chaos to the already overcrowded and congested roads!

The proposed 'outside rambling area' will certainly be unhealthy due to its proximity to the M40 motorway – noise and vehicle exhaust fumes. This aspect will, of course, also be exacerbated by the increased traffic during construction and subsequent use.

Yours faithfully

