

Date:

Ms Clare Whitehead
Development Manager
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Insert sender's address:

2 Leather Lane
Meddinton Cheney
OX17 2GE

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local **resident / business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- The scheme will bring a variety of new jobs to the area with opportunities for young people to train in and foster careers in hospitality management, engineering and aquatics management. Local construction professionals will also benefit from the large number of jobs created through construction of the scheme.
- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

Yours faithfully,



SIGNATURE

Cheryl Linton

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

Date: 22/12/19

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

7 MAUNDE CLOSE
CHESTERTON
OX26 1DJ

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,

(sign)

(print)

HANNAH GODIN

Please add any additional comments here:-

Ms Clare Whitehead
Case officer Bodicote House.
Cherwell District Council
Planning Application 19/02550/F

7 Orchard Rise
Cherwell
Bicester
OX261UG
24/12/19

Dear Madam,

I object strongly to this application. It is unsustainable. The infrastructure is completely unsuitable. The road access is poor, the water & sewage under strain already, low local unemployment will mean extra workers will have to be bussed in adding to pollution & traffic. This development is not appropriate for a village location!

Yours sincerely
Hilary Walbank

Hilary Walbank.

Mr John Walbank

7 Orchard Rise

Chesterton

Bicester

OX26 1US

24th December 2019

Ms Clare Whitehead

Case Officer, Development Management, Cherwell District Council,
Bodicote House, Bodicote, Banbury OX15 4AA

Planning Application No: 19/02550/F

Dear Madam

I object to the application:

The extra traffic on the small country roads, which are at capacity, especially when there is a problem on the A41 or M40 will be grid locked at busy times.

The scheme claims no significant impact on the water supply and sewage system which is undergoing remedial work at present because of overflow when it rains- another nonsense.

Yours sincerely

A large black rectangular redaction box covering the signature of John Walbank.

John Walbank

Date: 22/1/20

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

J. BOYACK
7 PARK CLOSE
KIRKINGTOW
OX5 3HZ

Ref: Great Lakes UK Ltd - Application Ref:
19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The Conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,

J BOYACK

(sign)

(print)

Date: 22/1/20

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Ref: Great Lakes UK Ltd - Application Ref:
19/02550/F

J BANTON
7 PARCH CLOSE
KIRKBYTON
OX5 3HZ

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Yours faithfully,



(sign)

J BANTON

(print)

Date:

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

7 Talisman Road
Bicester
OX26 6HR

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

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For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



(sign)

AMANDA HOLLYER

(print)

Please add any additional comments here:-

Date:

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Address:

7 The Green
Chesterton
Bicester
OX26
OX26 1UU

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

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Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

Cath Norman

(print)

Please add any additional comments here:-

Date:

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

8 Chestnut Close
Cherwell
OX26 1XL

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

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J. Doyle
(print)

Please add any additional comments here:-

Date: 12/12/19

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

Mr Trevor Sullivan
8 Tollesdown Drive
Chesterton OX26 1UT

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/E

Dear Sirs,

I wholeheartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

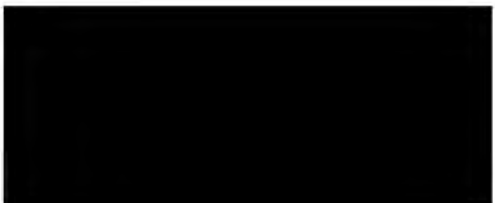
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Trevor Sullivan

(print)

Please add any additional comments here:- MOST POINTS ARE COVERED IN THIS LETTER!
THE VILLAGE IS AN AGEING POPULATION, NO HOUSES, NO PATHWAYS AND
ROADS ARE ALREADY USED AS A RAT RUN, THERE IS NO INFRASTRUCTURE
IN PLACE FOR CURRENT SITUATION. NOT REQUIRED!
THIS COMPLETELY WRONG LOCATION, NOT THOUGHT OUT AT ALL!

Jilla-

Date: 12. DECEMBER 2019.

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

MRS VALERIE SULLIVAN
8 FORTESCUE DRIVE
CHESTERTON
OXON. OX26 1UT

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

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Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,


(sign)

VALERIE SULLIVAN.
(print)

Please add any additional comments here:-

Just to confirm, I have used this prepared letter as it covers extensively all the points I would have used in my own objection. I moved to Chesterton from Bicester seven years ago, to escape the constant building and road works, what is happening here is a disaster. V. Sullivan.

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Doug Stephens"/>
Address	<input type="text" value="8 Harborne Road, Tackley"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I'm concerned about the access to this site. While geographically next to the M40, if there's no access off the motorway, the villages and roads will just become rat runs for traffic looking to access the site. There are nurseries and schools along these routes, as well as there being a major impact to wildlife. Unless a dedicated junction is provided on the M40 for traffic to come and go, this should not be approved, and there needs to be some control in place to prevent the village traffic increasing."/>
Received Date	<input type="text" value="20/02/2020 06:55:56"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
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Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Adina Pestritu"/>
Address	<input type="text" value="8 Jaspers Row, Ambrosden, Bicester, OX25 2AT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached"/>
Received Date	<input type="text" value="08/01/2020 20:32:04"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• scanned-81245208-2020-01-06_17-03-56-986.pdf

8 Jaspers Row
Ambrosden
Bicester
Ox25 2at

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Date 5th January 2020

Dear Clare Whitehead,

Objection to Planning Application Ref: 19/02550/F – Proposed Water Park by Great Wolf

I wish to object to the above mentioned planning application. I currently live in Ambrosden in Cherwell District and have witnessed the impact the significant developments delivered in Bicester (Kingsmere, the Eco town, Bicester Village and Tesco etc) has had on the associated infrastructure, in particular the highway network.

I am concerned that this significant development is purely speculative from the developer and for such a impactful development, the applicant should have made representations to Cherwell District Council through the local plan process to be allocated a site – this should have made much more sense rather than just submitting a planning application that hasn't been fully thought through.

It appears to me that there are significant negatives relating to this proposal (unsustainable, impact on highway, loss of open space, impact on landscape, loss of golf course) and negligible positives (perceived economic benefit which will mostly go to Great Wolf) so on this basis I think the application should be refused and Great Wolf should seek an alternative and more sustainable and appropriate site for this development.

In addition to the above, my objection is on the following grounds:-

1. Unsustainable form of development

This is a significant development that will attract high levels of visitors every day and Cherwell District Council's (CDC) Policy SLE3 states that such developments should be located in highly sustainable locations adjacent to a multitude of transport modes to reduce the reliance on car usage. Policy ESD1 also seeks to distribute new developments to sustainable locations to tackle Cherwell's commitment to climate change. The site is on the edge of Chesterton village in an inherently unsustainable location with low accessibility to public transport and the scheme provides for 900 car parking spaces (therefore promoting car usage) and is therefore contrary to Policy SLE3 and ESD1.

The site is currently greenfield, open space and policy BSC10 seeks to ensure there is sufficient quantity and quality of open space, sport and recreation provision by protecting and enhancing existing provision. The planning system should be supporting the redevelopment of previously developed, brownfield sites, or allocated sites in sustainable locations adjacent to public transport modes, not on a greenfield site that will irreversibly remove valuable open space. This is totally the wrong location for such a proposal and whatever gestures or promises the applicant provides for in terms of improved access, bus services or cycle routes, the site is in an inherently unsustainable location and not appropriate for such a development.

2. Landscape Impact and Design

The proposed scheme is not in-keeping with the local area which is characterised by 2/3 storey buildings which are detached and in clusters. The Countryside Design Summary (2008) published by CDC provides guidance for developments in locations such as this and supports developments of small scale, low height and detached. Also saved Policy T5 of the Cherwell Local Plan 1996 states that new

hotels in rural locations will only be approved where they would largely be accommodated in existing buildings of totally replace an existing commercial operation.

Policy ESD13 states that successful design should contribute to an area's character representing the traditional form, scale and massing of buildings. Paragraph 170 of the NPPF states that planning decisions should recognise the intrinsic character and beauty of the countryside.

The development consists of a large bulk of 500,000 sq.ft of built form and mass and at a significantly greater height than any of the other buildings in the vicinity of the site and this is all to be delivered on what is currently greenfield site with no buildings on it. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

3. Traffic

Policy ESD1 supports new developments that reduce the need to travel by car and Policy SLE4 states that new developments should facilitate the use of sustainable modes of transport. CDC's 1996 saved Policy TR7 states that developments that will attract a large number of vehicles onto minor roads will not normally be permitted.

The existing road infrastructure cannot cope with the projected extra 1000 – 1,500 daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. The applicant is seeking to re-route traffic down the A34 particularly and doesn't appear to appreciate the issues that we already encounter on the A34. The slip road at Weston on the Green is notorious for accidents due to the short length of the slip road. Great Wolf is directing traffic to use this slip road so will exacerbate the already significant issues. There is no reference or consideration for this aspect in the Applicant's Transport Assessment.

The proposal is therefore contrary to Policies SLE4 and saved policy TR7.

The proposal is not in accordance with the development plan and represents an unsustainable form of development delivering 500,000 sq.ft of built form on a greenfield site whilst also putting significant pressure on the existing road network. It is totally the wrong location for such a significant development and as such this planning application should be refused.

Yours faithfully,

A solid black rectangular box redacting the signature of Adina Pestritu.

Adina Pestritu

Ms C. Whitehead
Case Officer, Development Management
Bodicote House
Bodicote
Banbury
Oxon OX15 4AA

8, Kennedy Road
Bicester
Oxon OX26 2BG

24th December 2019

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

Dear Ms Whitehead,

Please consider this letter, in regards to the Great Wolf (Great Lakes UK) Family Water park in Chesterton, Oxfordshire. As a resident of Bicester and someone who has resided in and around Bicester for most of my eighty years, I am firmly opposed to such a large, unwarranted, and unnecessary development, in any form, being approved.

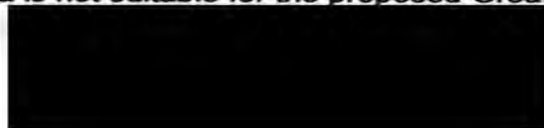
The Great Wolf proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

I have seen many changes to this area in my time, many good but with some not so. It is accepted that many places like Bicester and its surrounding villages needs to accept change and grow accordingly. However, there must be a clear need, be properly planned, and local conditions fully taken into account. Sadly, planning in and around the Bicester area is one area that has been lacking over the years. All too often it is the infrastructure that has lagged behind, especially on the Southern and Western areas of the town.

My main concern will be the increased volume of traffic that this facility will bring. It will add to the gridlocking issues already suffered at Junction 9 & 10 of the M40 and along the A41 much of which is due to the retail developments of the south side of town, which will only increase further when more open in the near future. The increase in traffic will be sure to cause environmental issues: noise pollution; vehicle emissions; and litter. I am sure the appeal of Bicester Village, being so close to the proposed location for the Great Wolf development, will be hard to turn down and this will have a significant impact on Chesterton itself.

In short, this area is not suitable for the proposed Great Wolf development.

Your Sincerely



Evelyn Andrews

December 21, 2019

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

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

Dear Ms Whitehead,

I have lived in and close to Bicester for over 80 years, mostly in Bicester, and have seen many changes, some good and some not so good. My main concern is the volume of traffic in the Bicester area. At weekends and Bank Holidays the roads around Bicester become gridlocked, and I feel that if this Great Wolf Resort is allowed to transpire, it will only add to the traffic chaos that we already have.


Secondly, if this project is allowed, no amount of road signs will deter people from using Chesterton and Little Chesterton as a rat run. Which will in turn effect many property values.

The roads in the area are just not made for this volume of traffic and will need to be intensely upgraded.

It is a sad moment that the golf course will have to be cut in half. I have been a member since the course was first opened to which I am a founding member. I know that several existing members will leave if this happens and I am sure the golf course will die as a result.

I do hope the planners will see sense and reject this resort as I feel that it will only bring harm and resentment to the surrounding area.

Yours faithfully,



Les Andrews
8, Kennedy Road
Bicester, Oxon OX26 2BG

Date: 10.12.19.

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

8 ORCHARD RISE
CHESTERTON
OX26145

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,


(sign)

CLAIRE GAUL
(print)

Please add any additional comments here:-

TRAFFIC!

Date:

22/01/2020

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Ref: Great Lakes UK Ltd - Application Ref:
19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

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Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

8 Park Close
Kirtlington
OX5 3HR

(print)

Paul Drake

██████████
8 Penrose Gardens
Chesterton
Bicester
OX26 1DG

Development
Cherwell District Council
Bodicot House
Bodicot
Banbury
OX154AA

16th December 2019

Dear Sirs,

REF: GREAT LAKES UK LTD - APPLICATION REF: 19/02550/F

We are writing to you to formally put in writing that we object to the application for a large-scale water theme park in the small village of Chesterton. The village cannot and would not sustain a vast development in this location. There is no need for it and logistically Chesterton and the surrounding villages could not support it.

I have outlined the objections below:

1. The roads that lead to this greenfield site are not built for this purpose. Little Chesterton (one of the villages to the current site of Bicester golf club that leads from M40 AND A41 floods and is a single track road.
2. Signage and the road that runs parallel to the current site called "The Hale" are not fit for purpose. The road has potholes and is not wide enough and people often speed along there. The Hale used to be 50MPH and its recently changed to 30MPH but is only indicated at one end. Regular commuters that use it as a rat run have not adapted. When there is more traffic it would be even more dangerous. Pre-school and Primary school Children use this road to walk to school. The pavements that run along side the A4095 are not wide enough, with the two way traffic that currently goes through the village. Especially on the first bend that comes through the village from the North side.
3. The speed bumps in the village have pot holes in them and with the estimated 500,000 visitors and their vehicles annually to the area already suffering from congestion for Bicester Village, Bicester Heritage Site and Silverstone from Junc 10; there would be more cost to the council for the upkeep which isn't happening currently. And with that many cars you would add to congestion with road closures to fix these problems.
4. There are no benefits to the local community for this proposal. They do not offer day passes and locals don't tend to shop at Bicester Village so won't be paying to stay over night at a location when their own home is within 5miles for free. The clientele who might come may be coming from further afield and the company have said that restaurants and shopping facilities will all be under one roof so there won't be a need for them to leave the premises.
5. Would this company be paying any tax to our government, any council tax or would the tax money generated be going out of the country? The local residence have already paid for the roads and surrounding infrastructure.

6. The 600 lower skilled staff will either be lured from other Bicester businesses, which are already understaffed; or will commute and use their cars to this village location. New business such as Next and M&S, Sports facilities such as the Local Gym's and the new David Lloyd pool that is due to open.

There is no provision for staff accommodation on site.

7. We looked online at other waterparks and their surroundings. Milton Keynes have a couple and the roads and roundabouts are fit for purpose so you can see the logic of building them there. Woburn has a centre parks, Swindon, Birmingham, Bracknell etc all have water/theme parks and access to support it. This village location doesn't support the current traffic let alone extra traffic that would ensue. Also these other sites are all within an hour of Bicester.

8. On the other side of Bicester we recently had an Eco village built, the main focus of which was to build a sustainable estate. Having a waterpark that wastes gallons of water, electricity and gas flies in the face of the conservation the council has already permitted. The proposed site is opposite Chesterton Belt. Added noise pollution, light pollution, smell from chlorine and other waste that needs to be pumped away from the site, due to the restaurants and bedrooms along with the waterpark its self contradicts the reasons given for building the Eco Village. The waste will also need to be filtered away through the small village of Chesterton into an already over used system that cuts across fields. Areas around the village already flood. Fields along the Hale for example and Little Chesterton. Will the proposal be "Consistent with the Governments zero carbon buildings policy".

9. The traffic at Middleton Stony traffic lights will be backed up even more so during peak traffic times with the estimated 500,000 extra cars, not to mention delivery lorries once its built or the disruption, noise and waste while the site would be being built.

10. We also believe that the proposal in this location on the M40 with flood lights, a colourful imposing building and slides would be a huge distraction for the safety of motorway drivers on the M40.

This article in the Oxford Mail said there was a probe into the increase in accidents on the M40 at Junc 9 - Junc 10 stretch. Statistically this will only increase due to the increase in traffic by the proposal.

<https://www.oxfordmail.co.uk/news/13098707.increase-crashes-section-m40-subject-probe/>

Public safety all around this proposed site is a huge concern. I have also looked into why other proposals in the village have not been permitted and outlined a few below that are all in the same area along the M40 next to the proposed site:

- An erection of an Agricultural building that would have less of a detrimental affect on the surrounding areas was rejected (Application NO: 06/02274/F **"INAPPROPRIATE, INTRUSIVE" IN THE OPEN COUNTRYSIDE.**
- Sports fields opposite the Bicester Golf club, which marked out a football/rugby pitch was rejected
- Flood lights for the Sport ground were rejected due to high pollution and distraction to the M40 drivers

I have also looked at the The Cherwell Local Plan2011 - 2031 (Part 2) that is requiring Bicester to expand.

Vision

3.4 Local Plan Part 1 contains the following vision for the District: "By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than today. Those who live and work here will be happier, healthier and feel safer."

The quality of life will be detrimentally impacted and the increased traffic imposed on residence will not be safe.

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Debbie Daly
8, Slade Hill
Mixbury
Brackley
NN13 5RT

18 December 2019

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

I am writing to object to above application on the grounds of its impact on the local area, local businesses and its ecological and environmental damage. Also, the proposal does not align with the local development plan and is wholly out of keeping with the area.

Firstly, I work at Bignell Park Barns which is directly opposite the proposed development site. Its construction and eventual use would lead to an unsustainable level of traffic and impact on the local community and the country roads. This would directly, negatively affect my colleagues and I, who travel from the surrounding villages daily for work and all the other companies located at Bignell Park Barns.

Secondly, this enormous development is totally out of keeping with existing, non-residential land use in the area. Its design and vast footprint would significantly transform what is a rural, green and countryside setting in an irreversible way. Local planning guidance, design requirements and economic benefit priorities do not support the use of land in this location for this purpose.

Finally, the environmental and ecological damage caused by a development of this type, on a green field site, is contrary to collective efforts to protect green spaces, wildlife and natural habitats. Both directly through the loss of the green space itself, and indirectly from the disruption and enabling work of the construction – wildlife, trees, hedgerows and water will be permanently lost as part of the development.

In summary, the proposed development, land use and construction would be detrimental to local residents, businesses and infrastructure, and would significantly damage the environment and ecology of the area. It is therefore inappropriate and should be rejected.

Yours sincerely

Debbie Daly (Mrs)

Date: 15th December 2019

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

8 Vespasian Way
Cherston
OX26 1BA

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Cherston is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



S M COOPER
(print)

Pease add any additional comments here:-

Empty box for additional comments.

Date: 15th December 2019

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

8 Kespasian Way
Chesterton
OX26 1BA

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

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For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



(sign)

R J COOPER

(print)

Pease add any additional comments here:-

Date:

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

4 Augustan Road
Chesterton
Beicester
OX26 1BB

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

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Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

Lucy Tingey-Taylor
(print)

Please add any additional comments here:-

Date:

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

8 Chestnut Close
Chersterton
NE Bicester
OXON
OX26 1XD

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

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Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,


(sign)

S. L. DOYLE
(print)

Please add any additional comments here:-

Date: 17/12/19

CDC
FEB
03 2020
POST ROOM

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address: 9 Geminus Rd
Chesterton
Bicester
RECEIVED 26 18J
3 FEB 2020

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,

(sign) 

GEMMA BOXALL
(print)

Pease add any additional comments here:- Bicester is cited as a new NHS town so if a new development goes in what will Greatwolf do to help the area live up to the new healthy town model. What will they do to minimise health impact during construction & operations

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	David Harvey
Address	9 Hatch Way, Kirtlington, Kidlington, OX5 3JS
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the construction of the Great Wolf Resort by Great Lakes UK Ltd. The urgent national, indeed global, priorities at present are to reduce carbon emissions and to avoid any more destruction of natural biodiversity and habitats. Construction, maintenance and use of this unnecessary resort, will have a considerable carbon footprint and increase the national CO2 output, totally at odds with national objectives. There will also be considerable destruction of greenfield sites and natural habitats, an enormous 500,000 square feet has been mentioned, together with destruction of 9 holes of a landscaped golf course and removal of established trees; activities that are not in accordance with either the local development plan or national environmental targets. In addition, its location on the edge of a small historical village is entirely inappropriate and unacceptable. Use of the facility would involve a considerable increase in daily car movements through Chesterton and neighbouring villages, up to 1000+ vehicle movements daily have been forecast. This increase in traffic is contrary to Cherwell's strategy of reducing car usage and will exacerbate problems with the already overused roads such as the A4095, with an increase in surface erosion, noise, pollution and CO2 emissions. It would appear that the facility would be largely self-contained with visitors remaining on-site. Thus, there would be no significant advantages for local businesses or to residents of the local villages who will have to tolerate the degradation of their environment because of the construction of this unnecessary resort. For the above reasons I request that planning permission not be granted.</p>
Received Date	30/12/2019 10:16:10
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Paula Harvey
Address	9 Hatch Way, Kirtlington, Kidlington, OX5 3JS
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to register my very strong objection to this proposed development. Firstly, as a resident of Kirtlington, I fear that this 'Water Park' would add hugely to the traffic using the A4095, and already that road is very busy, and dangerous, through our village. Secondly, the site chosen is a greenfield site, and as such, is a part of our beautiful rural landscape. Building a large, obtrusive, industrial-looking complex will make it an eyesore. Thirdly, I see absolutely no benefit to the local area from such a development; clearly, the developers will make large amounts of money, but the local economy will not benefit, since it will be a self-contained site, and visitors will eat and sleep within the park. I would ask you, please, to help to preserve as much as we can of our rural environment, and to reject this application.</p>
Received Date	10/12/2019 11:00:04
Attachments	

Ms Claire Whitehead

Development Officer

Cherwell District Council

Bodicote

Banbury

Oxon OX15 4AA

Ms Alice C Grant

9 Lander Close

Chesterton

Oxon

OX263FS

17/12/19

Ref – Great Lakes UK Ltd- Planning Application 19/02550/f

Dear Ms Whitehead

I would like to raise my thoughts of the above planning application reference Great Lakes UK Ltd

Please let me raise some points of the above planning application

- 1/ 500,000 possible visitors a year on roadways that are already struggling to cope
- 2/ Irreversible damaged to our rural community which will be felt over generations to come
- 3/ I was led to believe that Bicester Golf and Country Club was on a greenfield site and building a 500,000 square ft of buildings.
- 4/ We are looking at over 2000 construction workers and added vehicle traffic, mostly 4/6 and 8 axel lorries carrying heavy loads . This in turn causing stress to current unsuitable damaged roads which already are in desperate need of repair.
- 5/ Disturbingly there is a slip road through little Chesterton (Single Road) hardly suitable for cars from the A34 to Chesterton to what would be Great Wolf – I can imagine If there are traffic problems on the A34 Oxford to Bicester which there often is – all Great Wolf traffic will use this single track road . This would be a disaster. We already see a great traffic increase from Thursdays to Sundays for Bicester Village. Add Great Wolf traffic which could be up to 1000 plus cars, you can imagine the problems that would cause. There would also be a great stress on the Middleton Stony, Weston on the Green and Wendlebury roads to.
- 6/ A disruption of village lifestyle for thousands of residents in Chesterton and surrounding Villages
- 7/ A substantial increase in air and noise pollution.
- 8/ This is resort plan is totally in the wrong place /area location. It is unsuitable to have such a large resort built in a rural area of many small villages and towns. This could totally destroy village / Town life

I hope Cherwell Council see sense in not accepting planning permission for this application

Many Thanks

Alice Grant

A large black rectangular redaction box covers the contact information, including a phone number and an email address, located to the right of the name Alice Grant.

Ms Claire Whitehead

Development Officer

Cherwell District Council

Bodicote

Banbury

Oxon OX15 4AA

Mr Liam Grant

9 Lander Close

Chesterton

Oxon

OX263FS

17/12/19

Ref – Great Lakes UK Ltd- Planning Application 19/02550/f

Dear Ms Whitehead

I would like to raise my thoughts of the above planning application reference Great Lakes UK Ltd

I am extremely concerned on the planning and development of Great Wolf Resorts in Chesterton ,

The application includes 500,000 square feet of buildings on a greenfield site which will have a significant and irreversible impact on the surrounding landscape and local population. It is also disturbing knowing at least 500,000 visitors a year may want to visit this Great Wolf Site.

Having lived in Bicester/Chesterton for the pass 25 years it is obvious to me that local businesses Already struggle for recruit from the local population , where will Great wolf find their workforce from, I would imagine from outside the area , which in turn would increase traffic in surrounding areas. On already inappropriate roads etc.

We are also looking at over 2000 construction workers and added vehicle traffic , mostly 4/6 and 8 axel lorries carrying heavy loads . This in turn causing stress to current unsuitable damaged roads which already are in desperate need of repair.

I hope Cherwell Council see sense in not accepting planning permission for this application

Many Thanks

Liam Grant



Ms Claire Whitehead

Development Officer

Cherwell District Council

Bodicote

Banbury

Oxon OX15 4AA

Mr Julie Grant

9 Lander Close

Chesterton

Oxon

OX263FS

17/12/19

Ref – Great Lakes UK Ltd- Planning Application 19/02550/f

Dear Ms Whitehead

I would like to raise my thoughts of the above planning application reference Great Lakes UK Ltd

I was led to believe that Bicester Golf and Country Club was on a greenfield site and building a 500,000 square ft of buildings. I am sure this would have a great effect on the landscape and views of this site.

It is also disturbing knowing at least 500,000 visitors a year may want to visit this Great Wolf Site .

Chesterton , Bicester and the surrounding villages already struggle to cope with current traffic conditions , not only do we have the threat of Great Wolf traffic , but in addition to that Bicester over the next 5-10 years there will be an additional 4-5 thousand new houses being develop including some huge industrial parks.

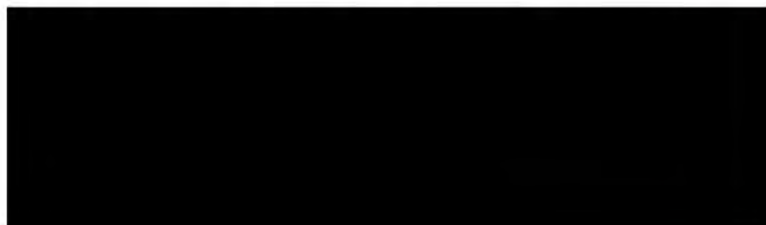
We are looking at over 2000 construction workers and added vehicle traffic , mostly 4/6 and 8 axel lorries carrying heavy loads . This in turn causing stress to current unsuitable damaged roads which already are in desperate need of repair.

Disturbingly there is a slip road through little Chesterton (Single Road) hardly suitable for cars from the A34 to Chesterton to what would be Great Wolf – I can imagine If there are traffic problems on the A34 Oxford to Bicester which there often is – all Great Wolf traffic will use this single track road . This would be a disaster. We already see a great traffic increase from Thursdays to Sundays for Bicester Village. Add Great Wolf traffic which could be up to 1000 plus cars, you can imagine the problems that would cause. There would also be a great stress on the Middleton Stony, Weston on the Green and Wendlebury roads to.

I hope Cherwell Council see sense in not accepting planning permission for this application

Many Thanks

Julie Grant



Ms Claire Whitehead

Development Officer

Cherwell District Council

Bodicote

Banbury

Oxon OX15 4AA

Geoff
Mr Julie Grant

9 Lander Close

Chesterton

Oxon

OX263FS

17/12/19

Ref – Great Lakes UK Ltd- Planning Application 19/02550/f

Dear Ms Whitehead

I would like to raise my thoughts of the above planning application reference Great Lakes UK Ltd

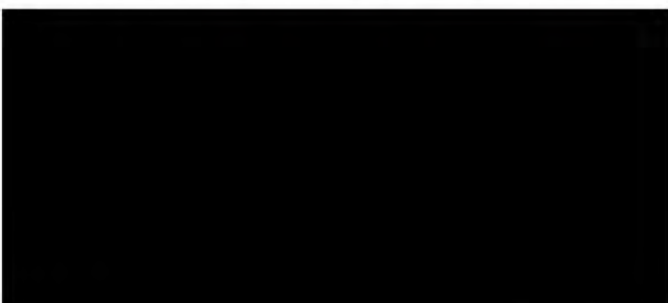
I recently moved to Chesterton where I wanted to join a 18 hole golf course to play with my friends. As you are aware If this plan is accepted then Bicester Golf and Country Club will only have 9 holes,

This obviously would cause great inconvenience to myself and my friends it would also mean we would have to travel elsewhere to play golf again increasing the traffic flow around Chesterton/Bicester and surrounding areas.

I was led to believe that Bicester Golf and Country Club was on a greenfield site and building a 500,000 square ft of buildings. I am sure this would have a great effect on the landscape and views of this site.

Furthermore, this would increase the traffic volume in surrounding areas up to 1000 cars a day. Plus, the extra construction traffic and delivery vehicles. Chesterton and surrounding areas already experience major traffic congestion as an escape route during many traffic issues on the M40 and A34 – Especially since Bicester Village was opened. Disturbingly there is a slip road through little Chesterton (Single Road) hardly suitable for cars from the A34 to Chesterton to what would be Great Wolf – I can imagine If there are traffic problems on the A34 Oxford to Bicester which there often is – all Great Wolf traffic will use this single track road . This would be a disaster. We already see a great traffic increase from Thursdays to Sundays for Bicester Village. Add Great Wolf traffic which could be up to 1000 plus cars, you can imagine the problems that would cause. There would also be a great stress on the Middleton Stony, Weston on the Green and Wendlebury roads to.

I hope Cherwell Council see sense in not accepting planning permission for this application



Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Joanna Bullivant
Address	9 Norreys Drive, Chesterton, Bicester, OX26 1DL
Type of Comment	Objection
Type	neighbour
Comments	<p>As a local resident I object to this development in the strongest possible terms. The whole area around the A34, M40 junction 9 and Bicester itself is already suffering from severe traffic congestion that presents a daily challenge to drivers and to our children. I have an autistic daughter with asthma and we moved from Bicester to Chesterton with a view to increasing peace and quiet and air quality and reducing the stress of noisy, crowded environments. This development threatens to destroy the quiet village community of Chesterton, endanger the health of residents and make commuting almost impossible where it is already difficult, as well as turning an attractive area of green space into a gigantic car park. I see virtually no benefit for the local community and significant disadvantages with a large volume of traffic going through the village. The prospect of visitors driving in in the height of summer is, frankly, appalling. I consider this a totally inappropriate planning application which will serve only to enrich and entertain individuals who have nothing to do with our community, while damaging the local environment and community. I emphatically ask for it to be roundly rejected by the council, and my voting in the next council elections will be predicated on the outcome of this matter.</p>
Received Date	29/12/2019 11:26:56
Attachments	

Mrs Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

9 Orchard Rise
Chesterton
Bicester
OXON, OX26 1US

12th December 2019

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sir/Madam

I would like to register my objection to the Great Wolf planning application.

My main objection (I have many) would be the increase in traffic through our beautiful village (1000 cars plus per day). Our traffic situation has already been made worse with all the building we've endured over the past few years and this would be unbearable.

We do not need employment, in fact our unemployment rates for the village and surrounding area is very low.

The planned buildings themselves are not in keeping with the local area and two to three overbearing blocks will look unsightly!

There is an abundance of wildlife living where the site is planned and this loss of habitat for the animals is sad.

This is not for Chesterton, save our village and do not agree to the planning permission!

This will be c500,000 sq ft so 60% bigger in floor space than Bicester Village and that is just not on!

Please don't allow this to make it through planning.

Yours faithfully

Jo Martin

Mrs Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

9 Orchard Rise
Chesterton
Bicester
OXON, OX26 1US

12th December 2019

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sir/Madam

Please accept this letter as my strong objection to the Great Wolf proposal!

I'm eleven years old and my beautiful village is going to be ruined by the monstrosity that will be Great Wolf if you allow it to go ahead.

Cars are already terrible thundering through the village and with another 500,000 cars a year this will be just awful.

Wildlife habitats will be taken away and nature harmed.

I hope this never gets through planning.

Yours faithfully

Jack Martin

Mrs Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

9 Orchard Rise
Chesterton
Bicester
OXON, OX26 1US

12th December 2019

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sir/Madam

I would like to strongly object the Great Wolf proposal. I have lived in Chesterton for most of my life, in which I feel safe and content. I used to go to the small school in Chesterton. Many parents allow their children to walk to school because they feel it is safe for them to do so. Building this resort will lead to 500,000 extra cars going through our village. In addition to this, parents will not feel comfortable letting their children be independent and walk to school.

This will be 60% bigger in floor space than Bicester Village and that is just not on!

Please don't allow this to make it through planning.

Yours faithfully

A large black rectangular redaction box covers the signature area. A hand-drawn scribble is visible below the redaction.

Emily Martin

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Trudy Brock
Address	9 Roman Close, Kirtlington, Kidlington, OX5 3EX
Type of Comment	Objection
Type	neighbour
Comments	<p>I do not think the Great Wolf project is going to bring benefit to the close surrounding area, or the greater area in general. I believe the project will make traffic in the village of Kirtlington and surrounding areas incredibly challenging. The main road through the village is already far too hazardous than should be allowed. My greatest concern, however, is the environmental impact this project will have. At a time when we are only just beginning to appreciate how close our world is to irretrievable crisis point, we should be putting money, time, and passion into cleaning the rivers and waterways so that children, as well as flora and fauna, can thrive in them. To create such monsters of buildings, and to pour chemicals into water so that people can enjoy themselves when our rivers and waterways are already so polluted is, frankly, irresponsible to the planet. Our children deserve better from us. I would like to see a full and in depth report on the environmental impact of this project. I suspect we will find the poisons from chemicals, waste, traffic etc will be a greater negative than anything positive brought forward. We have to take this negative impact as being the most important, above all other factors, including traffic.</p>
Received Date	22/01/2020 15:13:05
Attachments	

Date:

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

WILLIAM VETCHER
9 THE GREEN CHESTERTON
OX26 1UH

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



(sign)

WILL VETCHER

(print)

Please add any additional comments here:-

Mrs Gillian Norman
10 Banks Furlong,
CHESTERTON,
BICESTER,
OX26 1UG

14/12/2019

ref/Great Lakes UK Ltd--Planning application
No:19/02550/F

I am writing to inform you of my worries and objections to the proposed development of this Water Park in my village vicinity.

At the present we are slowly being swallowed up by new house builds, factory units, new hotels, vast shopping complexes and much more, all within a mile radius of our lovely village. I appreciate the fact that Bicester has been chosen for this kind of development and we have to move with the times. However there surely must reach a saturation point of containment of these new builds?

Already we are straining to cope with extra traffic, local facilities of schools, doctors, emergency services, local policing, basic shopping within reach of the local villages etc.

It cannot be comprehended as to how the 1000 plus increase of road use will affect our country roads leading to the village of Chesterton that is already being used as a rat run to the A34 and M40. In the centre of the village on the Alchester Road is a school, day Nursery, church, pub and much more with pedestrians on the pavements (narrow) and crossing the road all day, it is stressful for local people understanding its dangers but for anyone here for a short holiday they will have no understanding at all.

I believe that this huge complex is being considered for the totally wrong location altogether. The site is the one last green lung for the area around the village, goodness knows what effect all the industrial traffic will have on our air quality as it is? what is going to happen when all these holiday makers driving to Chesterton, is going to make! 900 cars plus all the delivery vans etc to the hotel and where will the workers in the complex park? there is no bus service here any more if any villagers need to get to Bicester for shopping its by Taxi or car.

Bicester Village is a great draw obviously to our town, however its not for basic shopping and is a very exclusive place for very expensive goods, its popularity is nationwide and hence traffic to here is always heavy and smelly !!! this Christmas places outside the village had to be acquired for all the thousands of extra cars and coaches, it doesn't bear thinking about if the thousand od extra visitors are added to this, because as sure as is they will all want to visit Bicester old and new!

Let every one be under no illusion, this development will only benefit the guests of the Wolf Resort. Local people will be unable to partake of their facilities and Hotel rooms will only be let to paying guests of the resort. Local businesses are ready finding recruitment difficult, so it follows that the staff of the resort will be taken from local shops, stores etc. Seemingly it remains obvious that there will be no benefit to us locals all facilities for the resort will be onsite, restaurants, bowling alleys, swimming, retail shops, entertainment, are our local

facilities ,pubs,shops ,cinema ,country walks going to be high on the list ?I suggest not!

Finally let us consider the impact of the building itself on our beautiful tree lined green area ,that we all love to walk through and get our lungs filled with clean free air!

From what is obvious to all is that this HUGE complex is just that Huge,it will be a great BLOT on our lovely green and pleasant land.Blending in will not be in any way an option ! 500.00 square feet in two or three enormous blocks ,car parks for 1000 cars ,these schemes in this area should enhance the plot not detract from the site. Also it will be removing 9 of the holes at the Golf Club ,there a few opportunities left for healthy local exercise and social pleasure left locally ,already North Oxford has lost its golfing course to housing and industry ,what will be left soon for the well-being of our community?

Please consider the impact on our wildlife and wooded areas all essential nowadays for the greening of our wonderful country,how can we fight to preserve what is left of these fields and woodlands,where are the bees going to go for pollination of our food,how can we sustain all this brick and concrete? Many ,many questions, it is no longer possible to sit back and do nothing,everyone must play their part and question these decisions being made by large conglomerates in other countries as well as here ,it is so easy to knock down and destroy,but far more difficult to plant and wait for maturity that will progress our people into a healthy lifestyle,housing and infrastructure but surrounded by nature and breathable air. This WOLF planning application I believe is totally wrong for this area and should be built in a more suitable location.

Yours sincerely

Gillian Norman (Mrs)



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

Date: 16/2/2020.

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The Conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

CAROLYN LITTLE

(print) DAVID LITTLE

10, Blatchingdon Park Stables,
Blatchingdon,
OX5 3DN

Addressee:
Ms Clare Whitehead
Case Officer
Development Manager
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Joe Rotherham
10 Chestnut Close
Chesterton
OX26 1XD

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

To whom ever it may concern,

I would like to register my objection the above planning objection.

The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

- The Site is Unsustainable
 - being on the edge of the village, where increased traffic will have a detrimental effect on health. School hours particularly are already very difficult, the mornings and afternoons will make the school practically impassable with extra traffic.
 - Extra traffic goes against Cherwell strategy of reducing cars
 - The site is currently greenfield and is very important ecologically
- Landscape impact. 500,000 sq ft of new buildings on this site will have a significant impact on the landscape and views
- Traffic.
 - The traffic in Chesterton is already terrible, commonly being used as a rat run or diversion when there are problems on the M4 or A34
 - A development like this would need its own exit and dedicated road from a major trunk road
- Lack of Economic Benefits
 - The proposal is contract to Cherwells strategic aim of prioritising Knowledge Based business investment
 - Hotel rooms are only available for Great Wolf guests, which does not assist the growth of local businesses
 - Great Wolf wants to keep all guests on site, to maximum their own profits.
 - Bicester Village and other local firms already find it hard to find staff. Great Wolf will be a further drain on local talent making it harder for businesses to find staff

- Design
 - The site is spread too wide increasing the urbanising impact on the area
- Lack of Consultation
 - With more than 2000 visitors a day the proposal should worked with Cherwell to be allocated a site through the correct local planning process.
- Air/Noise Quality/Pollution
 - The deterioration of air quality and noise pollution is unacceptable.

Regards

Joe Rotherham

Addressee:
Ms Clare Whitehead
Case Officer
Development Manager
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Jess Rotherham
10 Chestnut Close
Chesterton
OX26 1XD

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 - The deterioration of air quality and noise pollution is unacceptable.

Regards

Jess Rotherham



Addressee:
Ms Clare Whitehead
Case Officer
Development Manager
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Tim Rotherham
10 Chestnut Close
Chesterton
OX26 1XD

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 - The deterioration of air quality and noise pollution is unacceptable.



Tim Rotherham

Addressee:
Ms Clare Whitehead
Case Officer
Development Manager
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Donna Rotherham
10 Chestnut Close
Chesterton
OX26 1XD

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

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 - The deterioration of air quality and noise pollution is unacceptable.

Regards



Donna Rotherham

Addressee:
Ms Clare Whitehead
Case Officer
Development Manager
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Will Rotherham
10 Chestnut Close
Chesterton
OX26 1XD

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

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- Air/Noise Quality/Pollution
 - The deterioration of air quality and noise pollution is unacceptable.

Regards

Will Rotherham

10 Falcon Mead
Bicester,
OX26 6YU

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

10 December 2019

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Bicester Golf Course will no longer be viable – nobody will play on a 9 hole course. The loss of this sports facility simply adds to the loss of open space and sports amenities in the growing area that Bicester has become. Green open spaces and sports facilities are championed by local councils for the well-being of all.

Yours faithfully,


Mrs Anne Smith

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

10 Fortescue Drive
Chesterton
Bicester
Oxon
OX26 1UT

22 December 2019

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

Dear Ms Whitehead,

I would like to register my objection to the above planning application. The proposal is not in accordance with the local development plan and there is nothing in the proposal that warrants planning permission being granted.

My Objections to the development are:

- The structure is inappropriate to the landscape.
- It is on a Greenfield site.
- The loss of 9 holes of an excellent golf course.
- The impact on the area caused by increased traffic volumes.
- It will bring no economic benefit to the local area.
- It will damage the local area's hospitality trade.
- Is another Hotel required in the Bicester area?

I trust you will take my objections into consideration when making a decision on this plan.

Yours Sincerely



Robert E Webster

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

10 Fortescue Drive
Chesterton
Bicester
Oxon
OX26 1UT

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- The structure is inappropriate to the landscape.
- It is on a Greenfield site.
- The loss of 9 holes of an excellent golf course.
- The impact on the area caused by increased traffic volumes.
- It will bring no economic benefit to the local area.
- It will damage the local area's hospitality trade.
- Is another Hotel required in the Bicester area?


I trust you will take my objections into consideration when making a decision on this plan.

Yours Sincerely

A solid black rectangular box used to redact the signature of Valerie M Webster.

Valerie M Webster

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA


10 Hodgson Close
Fritwell
OXON
OX27 7QB

17 December 2019

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

I am writing to object to above application on the grounds of its impact on the local area, local businesses and its ecological and environmental damage. Also, the proposal does not align with the local development plan and is wholly out of keeping with the area.

Firstly, I work at Bignell Park Barns which is directly opposite the proposed development site – its construction and eventual use would lead to an unsustainable level of traffic and impact on the local community and the country roads. This would directly, negatively affect my colleagues and I who travel from the surrounding villages/towns daily for work.

The area has limited service by public transport and the recent growth in development in the surrounding area and the outskirts of Bicester have put significant strain on infrastructure. This has become evident in the congestion at key junctures with Bicester, along the B430 and route to the area from the A34, and the repeated degradation of road surface quality in the village. This influx of traffic during construction and ongoing use of the site would also significantly impact air quality and pollution – this is especially concerning in a village attracting more young families to live here.

Secondly, this enormous development is totally out of keeping with existing, non-residential land use in the area. Its design and vast footprint would significantly transform what is a rural, green and countryside setting in an irreversible and irresponsible way. Local planning guidance, design requirements and economic benefit priorities do not support the use of land in this location for this purpose.

Finally, the environmental and ecological damage caused by a development of this type, on a green field site, is contrary to collective efforts to protect green spaces, wildlife and natural habitats. Both directly through the loss of the green space itself, and indirectly from the disruption and enabling work of the construction – wildlife, trees, hedgerows and water will be permanently lost as part of the development.

In summary, the proposed development, land use and construction would be detrimental to local residents, businesses and infrastructure, is contrary to planning policy, and would significantly damage the environment and ecology of the area. It is therefore inappropriate and should be rejected.

Your sincerely,



Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	David McKenny Scott
Address	10 Larkspur Square, Bicester, OX26 3WL
Type of Comment	Objection
Type	neighbour
Comments	<p>I am extremely concerned about the potential detrimental impact this development will have if it is allowed to proceed 1) Traffic / Environmental / Air & Noise pollution. This proposed development sits in rural Oxfordshire, on the edge of one village, Chesterton and in close proximity to other villages such as Ardley, Middleton Stoney, Weston on the Green. The surrounding roads already have to deal with the Rat Run conditions between 0630-0900 and 1600- 1830 Monday to Friday. It has to be assumed that, like most residential entertainment establishments Great Wolf would be encouraging guests to depart from 1000-1300 and new guests arrive between 1330-1600. This would effectively mean high levels of toxic pollution around this area for at least 12 hours per day. This is hardly ideal considering that there is a Primary School in the village of Chesterton which would mean that the children (aged between 4-11) could be exposed to this pollution for at least 8 hours per day, 5 days a week. Surely this must be very worrying to expose such small children to this potential danger at such an early stage of their physical and mental development 2) Building Design / Landscape Impact The site comprises of approximately 500,000 square feet in 2/3 blocks (buildings) and parking space for 900 cars. This area is currently a greenfield site so the proposed development is likely to have a significant irreversible impact on the local environment. What will happen if Great Wolf decides, perhaps in a few years time, that the project is not economically viable. Will they simply close the company and leave Cherwell District Council to clear up the mess. Interestingly this has happened before on Entertainment complexes which have proved unprofitable - Camelot Park in Lancashire, American Adventure in Derbyshire and Frontierland in Lancashire are just some of the examples. In these instances when the Parks become unprofitable, the gates of the parks were closed and the sites were left for nature to reclaim, leaving an ugly blot on the landscape. This would be very sad to see and very detrimental to the charm of rural Oxfordshire 3) Potential for a detrimental effect on the local economy The business model for Great Wolf is to keep their guests fully engaged during their stay at their resort and minimising the opportunity to spend any of their monies with local businesses. So where is the benefit to the local economy? I believe that the suggestion is that this venture will create 600 more jobs for local people but where will these people come from? If it is from currently people employed in the Services industries locally then the logical approach would be for Great Wolf to pay more than existing companies and "steal" their staff. This would be great for these employees. This could lead to a potential situation where existing businesses, who do support the local economy, could struggle to find staff, leaving them with no alternative other than to increase their wages to match Great Wolf. Again this is good news for the employees but could sufficiently damage the business model of the current companies that they decide to cease trading. This would surely be worrying if this were to impact the traders at Bicester Village who do bring in customers who do spend money with local traders Alternatively, Great Wolf could decide to bring staff in from around Oxfordshire/Buckinghamshire but considering how difficult it is to get to this area by using public transport then surely this would just lead to more traffic on a road traffic infrastructure which struggles to cope with the current level of traffic on the road 4) Currently there is an 18 hole golf course on the site with a very strong and vibrant Senior Section At a time when the Government and Health Industries are strongly encouraging Seniors to keep active it seems strange and counterproductive to significantly reduce an exercise opportunity in the open which is currently providing them the opportunity to enhance their physical and mental wellbeing I really do think this is a very bad idea and am struggling to see what the benefit is for the local community</p>
Received Date	11/12/2019 14:47:21

Attachments



Date: 23.12.19

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

10 ORCHARD RISE
CHESTERTON
NR BICESTER
OXON
OX26 1US.

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



(sign)

T.F. WALTON

(print)

Please add any additional comments here:-

Sewage problems already showing.

Date: 23.12.19

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

10 ORCHARD RISE
CHESTERTON
NR. BYCESTER
OXON
OX26 1US.

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new employees travelling into the site, thereby increasing car journeys further. (There is no provision for staff accommodation on site). These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

K. E. WALTON

(print)

Please add any additional comments here:-

Especially road congestion

X Date: 14/12/2019

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

X Address:

10 SHEARWATER DRIVE
LANGFORD VILLAGE
BICESTER
OXON OX26 6YS

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

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For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,

X

(sign)

X

(print)

V. A. FINLAY

Please add any additional comments here:-

X Date: 15/12/19

X Address:
10 SHEARWATER DRIVE
LANBORN VILLAGE
BICESTER
OXON
OX26 6YS

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Ref: Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Sirs,

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For the above reasons, I strongly request that planning permission NOT be granted for this application.

X Yours faithfully,


(sign)

X D.R. FINLAY

(print)

Pease add any additional comments here:-
On traffic generation alone this application should be rejected. we already have congestion issues around Bicester. Once done you cannot reverse it. Listen to the people!!

Date: 07.12.2019

Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Address:

10, THE GREEN,
CHESTERTON
NR BICESTER
OXON
OX26 1UU

Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location.

This is currently a stunning greenfield site providing a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. The 900-space car park indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and the potentially adding to the associated health issues currently being identified nationally.

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This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

E. Pullen
(print)

Please add any additional comments here:-

Cordy Maling
10 Vespasian Way
Chesterton
OXON
OX26 1BA

12th December 2019

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Ms Whitehead

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

I'm writing with regard to the above proposal by Great Lakes UK Ltd and wish to raise a number of points, not least that this is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Traffic

The existing road structure can't cope with an additional 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already used as a by-pass route to counteract the busy roads leading in and out of Bicester. Congestion is already bad enough without adding more cars to the vicinity.

The routing plans are also completely unviable via Middleton Stoney, Weston on the Green and Wendlebury. These are already exceedingly busy routes with commuters and act as a by-pass for traffic leaving the M40 and heading onto the A34. The A34 is also a renowned hotspot for traffic congestion already, with the A41 at gridlock most of the time due to Bicester Village.

The road networks simply cannot cope with additional traffic – already Bicester has approved Kingsmere, Bicester Gateway, Bicester Heritage and continuing extensions to Bicester Village. The road network is not sustainable.

Landscape impact

With a site comprising 500,000sq ft of buildings on a greenfield site, it will remove vital countryside and disrupt ecological habits, if not destroy them.

Every morning I wake to the sight of wildlife - deer skipping across the fields, rabbits, foxes and an abundance of birds.

The countryside is shrinking, and wildlife is being squeezed into smaller and smaller areas to roam. It's that or take on the increasingly busy roads to try and escape to freedom (M40, A34, A41, B4030). We are gridlocked by main roads already and this resort will not help with the conservation of our wildlife.

Economic benefits

Cherwell has a strategic aim of prioritising knowledge based businesses to the area, thereby offering employment to support the 'knowledge economy'. This does not fit in with the outlined strategy.

None of the local businesses will benefit from such a resort in the area – the hotel rooms are for guests of the resort only. All guests will be encouraged to park up and stay on site for the duration of their stay – using the restaurants, retail outlets and other facilities. This does not bring business or economic growth to the area. They will not venture out and treat it more like Centre Parcs – park up and stay put.

Loss of sports facilities

It appears that taking over golf courses for development is becoming increasingly popular in the area. With the loss of North Oxford 9-hole course to housing, Chesterton is now losing 9-holes to a water park. How is this supporting the local community, keeping people active and looking after their well-being?


Air/Noise Quality/Pollution

It's already a noisy village without the disruption of construction traffic and then thousands of visitors. The roads in Chesterton are at a capacity already. Also with the proposed plan, the public outdoor spaces on site will be located right next to the motorway – how can this be healthy for guests with all the car fumes?

Lack of Consultation

With the potential of over 2,000 visitors a day this proposal will have a massive impact on the local area and I strongly believe that Great Wolf should have worked closer with Cherwell to find a suitable site through the correct local plan process. Surely there are other more viable sites to consider and not those on the edge of a tiny village.

Yours sincerely



Cordy Maling

10 Wellington Close,
Bicester,
Oxon,
OX26 4TQ

FAO:

The Development Manager,
Cherwell District Council,
Bodicote House,
Banbury,
Oxon,
OX15 4AA.



15.11.19.

RE: PLANNING APPLICATION No: 19/02550/F

Dear Madam / Sir,

I am objecting to the above planning application for the reasons shown on the attached information sheet.

In addition to the points that have been noted, I would like to raise the issue of the development causing an increased flooding risk to the area. As for those workers (if they can be found) - Where would they live? There is no spare housing capacity in Bicester.

Yours faithfully,

11/11





WOLF FREE
ZONE



WOLF FREE
ZONE

Say 'No' to Great Wolf Resorts in Chesterton, Oxon

Planning Application No: 19/02550/F

Great Wolf Resorts, an American water theme park company, are stopping at nothing to get their first park in the UK. Usually located on the edge of major American towns and cities, they are trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat. In its place they will be forced to endure:-

- 500,000 visitors a year to this vast private enterprise – an estimated 60% larger floorspace than Bicester Village.
- A 4 storey, 500 family room hotel = more than 2,000 visitors daily capacity.
- Minimum 1800+ additional car movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.
- An 84ft high water tower building (likely to be the tallest building in Cherwell) and 900 space car park.
- 2,000 construction workers and projected 31,000 deliveries over two-year construction period = 65 deliveries/day through local villages.
- A substantial increase in air and noise pollution.
- The proposed 600 job opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff.
- Disruption of village lifestyle for thousands of residents in Chesterton and neighbouring villages.
- A self-contained resort. 98% of guest in the USA remain on site. Therefore, it is of no real economic benefit to the local community.
- Day passes very expensive, dependent upon hotel occupancy and would need to be booked well in advance. This will **NOT** be a public amenity!
- It is unsustainable – our village infrastructures would not cope with the additional traffic through Chesterton, Weston on the Green & Middleton Stoney.
- The golf club will lose 9 holes of their much played 18 holes. (Will the remaining 9 holes survive? If not, what then?)
- Irreversible damage to our rural community, felt for generations to come.

This application is not in accordance with the Cherwell Local Development Plan. There are no material considerations that should warrant planning permission being granted.

Please sign your objection to this ill-placed planning application overleaf. Thank You.
On behalf of Chesterton Parish Council, Community Centre, 2 Geminus Rd, Chesterton, Oxon OX26 1BJ.

I formally object to Planning Application:

No- 19/02550/F.



Mrs

*10 Wellington Close,
Bicester,
Oxon,
OX26 4TQ*

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Patricia Clissold
Address	10 Woodpecker Close, Bicester, OX26 6WY
Type of Comment	Objection
Type	neighbour
Comments	<p>This application was not allowed for or registered in the Local Plan Part 1. It is planned to be built on a green field, successful golf course. This golf course has a lot of wildlife present including corn buntings which are now a rarity. It is a very popular golf course providing enjoyable and healthy exercise outside for older people. The planned hotel is very big and will have a detrimental effect on all the older hotels nearby in Chesterton and in Weston on the Green. It will create too much traffic, use up too much water and contribute to sewage. It will be detrimental to wildlife and will contravene the policies of CDC on the environment. The planned huge car park will prevent absorption of rain water by virtue of its hard surface.</p>
Received Date	10/12/2019 17:37:23
Attachments	