

Date: 22 December 2019

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



5 Buchan Road

Bicester

Oxfordshire

OX26 2YQ

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

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)



(print)

Please add any additional comments here:-

Date:

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

Address:

5 CAMPION PLACE,
BICESTER,
OX26 3EH.

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,



(signature)

KEIS HINDHAUGH

(print)

Please add any additional comments here:-

PRIMARY CONCERNS - LOSS OF TREES
- TRAFFIC
- LOSS OF GOLF FACILITY (AS PEOPLE WILL NOT TRAVEL FOR 4 HOLES)

Date:

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

Address:

E CAMPION PLACE
BICESTER
OX26 3EH

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

Yours faithfully,



C. HINDHAUGH
(print)

Pease add any additional comments here:-

Date:

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

Address:

5, CAVERTON MAINS
KELSO
TD5 8GJ

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)

T. THOMAS

(print)

Please add any additional comments here:-

Mrs Heidi Abbott

5 CHRISTIAN CROSS

CRISTILLION

0726 127

15.12.19

Mrs CHAR WHITEHOUSE

CASA OFFICER

DEVELOPMENT MANAGEMENT

CHARDWELL DISTRICT COUNCIL

BODICOTE HOUSE

BODICOTE

BOMBAY OXIS AHA

REF: GREAT LAKE UK LTD

PLANNING APPLICATION NO 19/02550/F

~~My~~ My REASONS FOR OBJECTING TO THIS PROPOSAL
ARE AS FOLLOWS

1/ THIS SCHEME COMPRISES OF A TOTAL AREA
OF 500,000 SQM IN TWO/THREE LARGE BLOCKS
NOT IN KEEPING WITH THE LOCAL AREA OR
CHARDWELL COUNCILS COUNTRYSIDE DESIGN SUMMARY
2008.

2/ WITH POTENTIALLY OVER 2000 VISITORS A DAY

THIS PROPOSAL WILL HAVE A SIGNIFICANT IMPACT ON THE AREA. GREAT WOLF SHOULD HAVE WORKING WITH CHANNEL TO BE ALLOCATING A SITE THROUGH THE CORNER LOCAL PLANNING PROCESS.

3 LOSS OF HALF A GREAT COLIC COURSE GOING TO HAVE TO TAKE TO OTHER COURSES.
LOSS OF HABITAT FOR WILDLIFE

4 PUBLIC OUTDOOR SPACE NEXT TO 1440 UNHEALTHY DUE TO NOISE + FUMES.

5 INCREASE OF TRAFFIC VOLUME + CONSIDERABLE IN TRAFFIC EXISTENCE IS ALREADY A RISK RUN

6 NO LOCAL BUSINESSES SUPPORT THE SCHEME AS GREAT WOLF AIM TO KEEP GUESTS ON SITE TO USE THEIR RESTAURANTS ETC.

1 COURSE GO ON + ON BUT NOISE.

(CARBON FOOTPRINT)

(MINS)

Date:

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

Address:

5 Flavin Close
Chesterton
OX26 1DF.

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.

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

Yours faithfully,



13/12/19

(print)

Pease add any additional comments here:-

Empty box for additional comments.

Date: 15/12/19

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

Address:

5 Flavin Close
Chesterton
OX26 1DF

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,



ADAM POWLEY
(print)

Please add any additional comments here:-

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 Name	<input type="text" value="Raia Browning"/>
Address	<input type="text" value="5 Foundry House, Walton Well Road ,Oxford"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to object to this proposal in the strongest terms. This proposal would have a very detrimental effect on the small village of Chesterton. The village would not benefit, as the water park would not be open to the public. I go to Chesterton on a weekly basis for a ballet class at the community centre. The village would be swamped by visitors in their cars going to the water park. All my friends in Chesterton are very much against the proposal, because of the impact on their lives. And I would be affected by the traffic congestion coming into Chesterton due to the water park. There are perfectly adequate facilities for swimming elsewhere in the area."/>
Received Date	<input type="text" value="08/01/2020 15:24:33"/>
Attachments	

From:

Sent: Sunday, December 15, 2019 3:52 PM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Chesterton Parish Council Clerk <clerk@chestertonparishcouncil.org.uk>

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

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

15th December 2019

5 Green Lane
Chesterton
Oxfordshire
OX26 1UR

Dear Ms Whitehead,

Please accept this firm objection against the development proposal from Great Lakes UK Ltd which is not in accordance with the local development plan, and there are no material considerations that would warrant planning permission being granted.

In light of current and future environmental affairs being inclined towards sustainability, the proposed development of a 500,000 sq. ft of buildings on this greenfield site is wholly unsuitable, and unsustainable in an inappropriate location on the edge of a village.

The development includes 900 car parking spaces, which is a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The 18 hole golf course users, now have to drive to another 18 holes course, this too increasing car usage.

Paramount for me is the irreversible damage that would be caused to the greenfield site, removing important green infrastructure, and disrupting ecological habitats.

Yours sincerely,

From:

Sent: Sunday, December 15, 2019 4:18 PM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Chesterton Parish Council Clerk <clerk@chestertonparishcouncil.org.uk>

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

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

15th December 2019

5 Green Lane
Chesterton
Oxfordshire
OX26 1UR

Dear Ms Whitehead,

Please accept this firm objection against the development proposal from Great Lakes UK Ltd which is not in accordance with the local development plan, and there are no material considerations that would warrant planning permission being granted.

The existing road infrastructure (and that of surrounding villages) can not cope with the extra 1000+ daily increase in traffic volume, plus the construction traffic. Chesterton is already used as a 'rat-run', and experiences major traffic congestion as it is used as an escape route during the many traffic issues on the M40 and A34.

These are unacceptable routing plans via already stressed routes through Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic off of the A34 through Little Chesterton, which already encounters significant traffic problems.

This proposal adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage), so the road networks can not cope with this additional traffic, and I insist that this proposal is for a completely inappropriate location.

Your sincerely,

Matthew Swinford

From: helen jackson [REDACTED]
Sent: 04 January 2020 18:35
To: DC Support
Cc: Clerk Westononthegreen
Subject: Ref: Great Lakes UK planning application 19/02550/F

For the attention of Cherwell District Council,

I am writing to raise my objection to this planning application which is not in accordance with our local development plan. It would be a massive development in a pretty rural environment on a green field site. In our local area Bicester is already developing at an enormous rate with new business, retail sites and housing estates. Our village is extremely busy with traffic and often becomes congested when there problems on the M40 and A34. I often have to wait for 10 minutes to be able to turn right out of the lane that I live in.

The added pollution from traffic for people who live in the area and the impact on our local wildlife will also be detrimental and must be taken into account.

Yours sincerely

Mrs Helen Jackson
5 Knowle Lane
Weston on the Green
Oxon
OX25 3QJ

[REDACTED]

From: Ian Jackson
Sent: Saturday, January 4, 2020 7:36 PM
To: DC Support <DC.Support@cherwell-dc.gov.uk>; Clerk Westononthegreen <clerk@westononthegreen-pc.gov.uk>
Subject: FAO Cherwell District Council,

It is with strong objection that I write.

The planning application above is in direct conflict with local development plans, of which there is already saturation with respect to the following.

There is absolutely no need for any such a development in our locality. If there was, residents would have asked for one.

The proposed development does, will add insult to injury, fueling pollution from vehicles, and light. We knew it anyway but there is disturbing and recent evidence that reveals light pollution is having as serious affect on wildlife, and us Humans.

The spread of development is bad enough in Bicester, but the local area surrounding it is quickly morphing into a colossal estate of concrete, commerce, industry, and light pollution, in which traffic is gridlocked most of the time.

Surrounding villages are, and will be, used as shortcuts, adding to what is already a heavily congested area. Regularly vehicles exceeding the lawful weight limit use these shortcuts

Sincerely

--

Ian Jackson

5 Knowle Lane

Weston on the Green

Oxon

OX25 3QJ

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

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Date: 22.12.19

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

Address: S Lander Close,
Cherwell
Oxon.
OX26 1DH.

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. Cherwell 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.

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

Yours faithfully,


(sign)

J. Good + R Good
(print)

Please add any additional comments here:-

CDC
-3 JAN 2020
POSTROOM

RECEIVED

5 Larch Close

Bicester

Ox26 3xw

2 January 2020

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 feel I must object to the proposed Great Wolf Resorts application close to Chesterton on the grounds of environmental insensitivity and further destruction of habitat ^{close to} in an area already being hugely overdeveloped. In view of what we now know about the impact of human activities of this kind on climate and environment, we simply cannot allow yet more destruction to greenfield sites and the pollution of yet more vehicles if we want to survive as a species and preserve the earth we live on simply for material gain and "leisure". We need our countryside for our own sanity, and for the wildlife that live there, which we need to survive, and also to protect against flooding. Our roads in this area are already overwhelmed by traffic - these country areas just cannot take more and don't need the increased pollution. I do hope you will bear these issues in mind when you consider the application.

Yours Sincerely, [REDACTED] Mrs. (ADRIENNE LEE)

Date: 22-12-19

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

Address:

S MANDE CLOSE
CHESTERTON
OXON
OX26 1DJ.

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.

Yours faithfully,



(sign)

C. BAKER

(print)

Please add any additional comments here:-

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	Katy Layton-Jones
Address	5 NETHERCOTE ROAD, TACKLEY
Type of Comment	Objection
Type	neighbour
Comments	<p>This proposal is a ludicrous imposition on Oxfordshire and its residents. It goes against all principles of sustainable development as specified in NPPF. It delivers absolutely NOTHING for local people - no houses and no infrastructural improvement. It represents the grossest example of commercial opportunism at the expense of an irreplaceable natural environment. The impact of traffic on existing roads that are already stretched to capacity will be severe and crippling to local businesses and residents. It should be refused in the clearest and firmest possible terms. Any reluctance to refuse this proposal will be viewed by people across the county as an abandonment of the electorate and will be reflected in future elections.</p>
Received Date	20/02/2020 11:21:40
Attachments	

Date: 15th December 2019

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

Address:

5 Orchard Rise
Chesterton
Bicester
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)

EEM EILERTSON
(print)

Please add any additional comments here:-

Worried about extra traffic



Date: 02/03/2020

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

Address

5 Pound Close,
Kirtlington
OX5 3JR

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 thereby 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. Its 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 District Council'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)

(print) Mrs Liping Liu



Date: 7/1/20

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

Address:

S RUSLANE AVE
BLCESTER
OX26 3EE

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

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)

(print)

Please add any additional comments here:-

Date: 17 February 2020

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

Gareth Lewis
5 Roman Close
Kirtlington
OX5 3EX

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)

Gareth Lewis

(print)

Date: 12/12/19

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

Address:

S THE GLADES
LAUNTON
BICESTER
OX26 5ED

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)

ANNIE SPARKS

(print)

Please add any additional comments here:-

Date: 7/12/2019

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

Address: 5 The Green
Chesterton
OX26 1UU

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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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)

Scott Edwards
(print)

Pease add any additional comments here:-

Date: 7/12/2019

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

Address:

5 The Green
Chesterton
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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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)

Charlotte Massey
(print)

Please add any additional comments here:-

5 Tibbs Yard, The Lane
Chesterston
OXON OX26 1UX

19th December 2019

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

Dear Ms Whitehead

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

As a resident of Chesterston I wish to strongly object to the above planning application due to its complete inconsistency with the Cherwell Local Development Plan. There has already been significant development in and close to the village over the last few years which has substantially increased traffic into, out and around the village. There is no need for a leisure development of this kind and size in a village location which will add traffic to the already hopelessly congested A34, A44 and M40 junction. These roads are almost daily blocked and Weston-McGreen, Middleton Honey and Chesterton continue to be used as regular "rat runs" - extremely dangerous for Chesterston which has a primary school at its centre. When every person and organisation is being urged to use cars less it seems incredible that this application is going to attract in excess of 1,800 additional cars daily onto these and other roads, adding to a substantial increase in air and noise pollution.

The planning application has no sustainable elements to it (a subject close to all district council's hearts) using vast quantities of unsustainable building materials, being delivered via 31,000 deliveries over two years. Landscaping will need to be massive to hide an 84ft water tower and will entail the destruction of a well used, existing leisure facility and natural area. It is inconceivable that Great Wolf will not wish to expand the resort in future years, presumably to the detriment to the rest of the golf course.

This is an un-needed, unsustainable resort, that will provide no benefit to residents or local businesses and that will damage not only the environment but also the well-being of a village community. I ask that Cherwell District Council refuse planning permission for this ill-conceived development.

Yours sincerely



Jenny Bailey

Date: 13/12/2019

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

Address: 6 AUGUSTAN ROAD
CHESTERTON
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.

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

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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)

SIAN CHANDLER
(print)

Please add any additional comments here:-

**Mr Pete Wardell
6 Banks Furlong
Chesterton
Bicester
OX26 1UG**

29 December 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 am writing to register my very strong objections to the proposed siting of the Great Wolf holiday camp on part of the Chesterton Golf course. This is an unsustainable large industrialised 'leisure' site that will detrimentally affect the finely balanced ecology and add to the already strained power, water and sewage, and transport resources coupled with the fact that it will add to the areas pollution problems.

Having briefly looked at the initial outline planning application -19/02550/F- I find it hard to find any logical reason why consideration should be given to this proposal as it conflicts with the local development plan.

First, it lacks any financial benefits for the local and wider Cherwell area. Investment and jobs during construction will be on a large scale and by large firms and will not involve the local workforce to any great degree. When it is built, cheap, low paid labour will be shipped in to add to the strain on the local transport and housing infrastructure. Any locally employed will dilute the local available workforce and depress the local economy with NO positive offset. Having investigated its business model at Great Wolf facilities that are up and running, that model stands on keeping its guests on site at all times to maximise their income and profit, and as it has been successful for them there, they are not going to change a winning formula to reduce their profits. That being the case there is very little or no economic advantage to the area, and strongly indicates that there is no need for such a facility here.

Secondly, any traffic plan that is connected to this proposal you can disregard and throw out of the window. Now they will give you reports on traffic flows and expected journeys, and assumptions on traffic generation, but all of this is done in isolation and with little reference to other traffic generating projects that are being built or are planned for the immediate area. The proposers will stress that the traffic links serving the area are excellent and can cope with the increased flows, and sidesteps the issue that these links feed into local overused, and in some cases near end of life roads to get to their site. The B430 and the A4095 are not fit for the proposed increased traffic flows, and

not being arterial routes would fall to the local authority to repair when they start to fail, and not the Highways Agency. The stress and strain on our transport infrastructure for no positive gain again shows there is no need for this development here.

Finally, there will be no advantage gained by the local population by this proposal being built here. Chesterton, by this one large unnecessary development, will become absorbed and become a suburb of Bicester and loses its separate identity unless people with foresight and the village's interests in mind stop this proposal in a village that has had much recent development. The proposers will say that their facilities will be open to locals BUT day passes will be expensive, subject to such terms and limitations that it will not be a facility that is available to a large number of the local population. The Golf club will cease, the front nine holes will quickly be taken over once this proposal is in being, in fact I suspect that this proposal is just part one and expansion is already in the minds of the developers. Being that there is no gaining of a leisure facility, such as there is with the sports association proposed expansion, which WILL be able to cater for the whole of the local population, and in fact we will lose the golf club which again is available to all, it is the final indicator that there is no need for this large, overpowering, village engulfing, industrialised, fun factory to be sited so close to a village that we were assured would remain a village by the local development plan.

Yours sincerely,

P Wardell

**Mrs Janet Wardell
6 Banks Furlong
Chesterton
Bicester
OX26 1UG**

28 December 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 write to protest in the strongest possible terms against the planning application to build a Great Wolf resort on Bicester Golf course in Chesterton. It is totally contrary to the Local Development Plan, and the Cherwell Strategy of reducing car usage, and there will be absolutely no economic benefit to the local area. The proposed development is on a greenfield site, and with buildings that comprise 500,000 sq. ft. of total floor area, plus a car park of 900 spaces, it will completely destroy the ecology and landscape of the area.

It will have a major impact on what is already a congested and over-used road network, which has already worsened with the other significant, ongoing, building projects in the Bicester area, e.g. Kingsmere, Bicester Gateway, Bicester Heritage, and the warehousing on the junction of Middleton Stoney road and Howes Lane. There is no public transport in Chesterton, therefore the resort will totally rely on car travel both for guests and the workforce. The village of Chesterton is already a rat-run for vehicles trying to avoid the busy A41 and A34, and the proposed routing will increase congestion along the B430 and the A4095. Additionally, when incidents occur on the M40 between junctions 9 and 10, which may necessitate closure of the motorway, the B430 is one of the alternative routes. This goes through the villages of Middleton Stoney and Weston-on-the-Green, which are again used as rat-runs already. Therefore, the whole road network in this area will be unable to cope with any additional traffic generated by the resort which will only add to the current congestion.

Chesterton is still a village, despite the creeping encroachment from Kingsmere, but a development of this size will destroy the rural nature of this particular area. The current golf course fits well into the landscape, and despite the low-rise design of the Great Wolf resort, this will spread further across the site, and make it appear and feel a more urban space. It is of concern that we will lose an 18-hole golf course, meaning that members who wish to play 18 holes will need to travel elsewhere. Indeed, should the development go ahead, how long would it be before the remaining 9 holes be taken over by Great Wolf, losing a local amenity? As it is a 'resort', it is presumed that guests will be encouraged to stay on site for the duration of their stay, and not use any other amenities in the local area. This also means that, despite any 'sweeteners', those who live locally will not benefit – any day passes are likely to be limited, as guests staying at the resort are the priority, and will also be expensive judging by those advertised on the company website in resorts in North America.

As local businesses, such as hotels and retailers, are already finding it difficult to recruit staff in the local area, it is unlikely that Great Wolf will find it any easier. They will either take staff away from existing local businesses, or need to employ people from other areas, thus increasing traffic movements. This type of employment will not support Cherwell's strategic aim of prioritising a 'Knowledge based economy' in the area, and will not offer anything to the economy of the area as a whole.

The costs will far outweigh any 'benefits' such a development may bring – in fact it is hard to see any benefits at all from this proposal. It will destroy a rural location, increase congestion, and mean the loss of a sports facility for local people. It is not in accordance with the local plan, and there is no demonstrable need for a resort either in this area or indeed the whole of the UK. It is based on an American model, which is fine where there is plenty of space, and perhaps where there is high unemployment. As there is neither in Cherwell, I strongly urge the Planning Committee to refuse this application.

Yours sincerely,

J E Wardell

Date:

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

Address:

6 Fortescue Drive
Chesterton
OXON
OX26-1UT

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.

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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)

LINDA MASON CHARLES MASON
(print)

Pease add any additional comments here:-

Village is too small for that sort of development, it will spoil it.

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 Name	<input type="text" value="Charles Mason"/>
Address	<input type="text" value="6 Fortescue Drive, Chesterton, Bicester, OX26 1UT"/>
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="03/01/2020 14:30:35"/>
Attachments	

6, Hillside. Ditton Priors

Bridgnorth, Shropshire

WV16 6SZ

13/1/20

For the attention of 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

I am writing to oppose the above planning application as the proposal is not in accordance with the local development plan.

However, my main objection concerns the irreversible change of land use. In this time of environmental and ecological catastrophe, the loss of this greenfield site is short-sighted in the extreme. As farming has to change, more land will be required to make it sustainable, with the use of fewer inputs, to produce food for an ever growing population. When diversity became a priority, planning permission was granted for change of land use from agriculture to leisure, as in this case to a golf-course, because it meant the land remained 'green' and there was always the possibility of a reversal to productive farm land. This planning application removes that possibility completely as it comprises 500,000 sq.ft. of building and 900 car parking spaces.

As well as the implications laid out above, this development will devastate the habitat for the abundant wildlife presently found on the site, as well as scarring the landscape.

Yours sincerely,

Alison Redgrave



6 Lander Close
Chesterton
Bicester
Oxfordshire
OX26 1DH

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

21st December 2019

Dear Ms Whitehead,

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

I am writing to object to the above planning application – it seems anything but aligned with the local development plan, and I can see no real factors considerations that would justify granting planning permission.

At a detailed level I believe the traffic impact of the proposed development would be unacceptable:

- Chesterton will be impacted to a high degree. Much of the traffic to and from the site will go through Chesterton with its dangerous A4095 bend, narrow roads (eg The Hale) and parked cars. Even now, Chesterton functions as a 'rat run' and problems on the M40 or A34 see increased levels of traffic in Chesterton. This proposed development can only exacerbate safety, quality of life, and air quality issues.
- The road network in the Bicester area is already over-stressed by residential, commercial and retail developments (eg Bicester Village, Kingsmere, Bicester Gateway – and even Upper Heyford). To add an extra 1,000+ traffic movements is folly and surely beyond the capacity of the network
- During and after construction routing plans will not just impact the problematic A34 and A41, but also see increases in traffic volume in villages such as Wendlebury, Middleton Stoney and Weston on the Green. These increases will impact air quality, safety, and quality of life

Further, this development will have significant ecological issues, removing large swathes of green field habitat for a varied abundance of wildlife. In a world that is concerned about mass extinction, in which bird and insect (eg bee) populations are plummeting, this is just the wrong thing to do. Beyond that, putting 500,000 sq ft of buildings on a green field site will have a non-reversible and deeply unattractive impact on the landscape and views of the site.

Finally, the proposed development is on the edge of a village (Chesterton) – that's just the wrong place to put a highly urbanised leisure development. The impact on village life of traffic, during construction and after; the loss of leisure facilities (golf course) aimed at local residents; the lack of economic (or any other) benefits for village residents; the impact on

local wildlife; and the impact on noise and air quality – all of these indicate that the planning application is just inappropriate.

So, please do recommend the rejection of the application.

Yours sincerely,

[Redacted signature]

Leslie Smith

[Redacted contact information]

Date:

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

Insert sender's address:

Gt Glan
6 Little Owl Drive
Banbury
OX15 4BW

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:

[Empty box for additional comments]



GUGAN GHAI

SIGNATURE

PRINT NAME

To submit comments electronically visit:
<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

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	
Name	Sally Smith
Address	6 Maunde Close,Chesterton,Bicester,OX26 1DJ
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. We feel that the location of this development is unsustainable and in an inappropriate location on the edge of a village. I understand the resort car park will have 900 spaces - these holidaymakers would need to rely heavily on car travel in order to travel to and from the resort increasing traffic through the village using small village roads and in particular from the A41 - cars would be directed through Little Chesterton by maps and satnavs. This lane is narrow and winding, totally unsuitable for traffic of this scale. During the public exhibitions we spoke to Great Wolf's representatives, they acknowledged the site was totally inappropriate but 'was the only site available'.... we felt this wasn't a good enough reason to justify building a development of this size, decimating the local environment and seriously impacting on the local community on this scale, just because they think that a more appropriate site isn't available! When I mentioned to them about the lane through Little Chesterton their response was 'we'll put signs at the entrance to the lane from the A41'. They may think this will deal with the situation on paper, but in reality when traffic along the A41 is backed up (a frequent occurrence leading up to Bicester Village, Tescos, Drive Thru McDonalds and (opening in the new year) the new retail park and gym complex) their satnav will direct them through this lane. Especially on usual changeover days, Fridays, Saturdays when the A41 is at it's busiest. In reality people really won't take notice of these signs when they see a more direct and quicker route and 'cut through' through Little Chesterton. Forecasts suggest in the region of 2000 visitors to the resort a day, on top of the traffic already experienced through our small village and tiny roads which is totally unacceptable. It will become more of a rat run that it already is and will make our roads far more dangerous for locals and our children, not to mention increased pollution. It would also draw traffic in through other surrounding villages that are already stressed, especially when there are problems (which there are frequently) on the M40/A34. With regard to the golf course - we feel that if they reduce the number of holes to 9, the main of the membership will need to drive much further away to play a full round adding to the traffic situation through both our village and villages on the way to other golf courses. Concreting over this greenfield site will also disrupt ecological habitats and once that is gone, it's gone. It was shocking to hear the sheer scale of this development and the destruction it would cause to the local environment and wildlife. With regard to Great Wolf's claim of the development being of benefit to the local community - a closed holiday resort, all facilities on site, how is there any benefit to locals or local businesses? If anything it would be detrimental to local business by taking away/targeting possible employees and bookings to stay in the area. We can see no benefit whatsoever. The design of the development wouldn't at all be in keeping with its surroundings either. 500,000 sq.ft. on a greenfield site, not at all sympathetic to the local vicinity. I also don't understand why it would be built so close to the motorway, especially the 'public outdoor space' - constant motorway noise and exhaust fumes - with the addition of visitors' cars and service/staff vehicles coming and going, it's a totally unacceptable location on all levels (that Great Wolf themselves have fully admitted!) and another far more suitable and less impacting location should be sought for this development.</p>
Received Date	13/12/2019 16:08:05
Attachments	

Date: 15/12/19

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

Address:

G ORCHARD RISE
CHESTERTON
BICESTER
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.

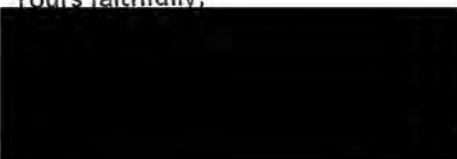
The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, 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,


ROBERTA HARRIS
(print)

Please add any additional comments here:-

Sewage problems?

Date: 19/12/19.

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

Address:

G ORCHARD RISE
CHESTERTON
BICESTER
OX 26 1UJ

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

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,



DAN HARRIS
(print)

Please add any additional comments here:-

wrong place!

Date: 22 JAN 2020

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

6 PARK CLOSE
KIRTLEINGTON
OXON OX5 3HR

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

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, 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 500,000 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)

(print) D WRIGHT

From:

Sent: Wednesday, December 18, 2019 10:45 AM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: Ref: Great Lakes UK Limited - Application Ref: 19/02550/F

Dear Sirs,

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

I wish to object strongly to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted.

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 existing road infrastructure and that of surrounding villages cannot cope with the projected extra 1000+ daily increase in traffic volume, plus construction traffic. 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 recently (Kingsmere, Gateway, Bicester Heritage, Extension to Bicester Village), 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. The road networks cannot cope with this additional traffic and the proposal is in the wrong location.

The proposed scheme comprises a total floor area of 500,000 sq. ft. in two/three overbearing large blocks. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority. Local businesses are already finding it difficult to recruit the employees whom Great Wolf will be targeting. They will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. No local businesses support the scheme - with Great Wolf aiming to keep all guests on site to use their restaurants, bowling alleys, retail shops etc. there will be very little (if any) economic benefit to local businesses.

•

Nine holes will be lost from the beautifully landscaped golf course - how will the remaining nine holes be safeguarded? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose for local communities. It appears that no provision has been made to protect the Public Footpath which currently runs across the golf course.

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

6 Price Close

Bicester

Oxfordshire

OX26 4JH

From:

Sent: Tuesday, December 17, 2019 11:36 AM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

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

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

I wish to object strongly to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted.

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

6 Price Close
Bicester
OX26 4JH

Date: 10th December 2019

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

Address:

6 TURBS YARD
THE LANE
CHESTERTON
OXON
OX26 1UX

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.

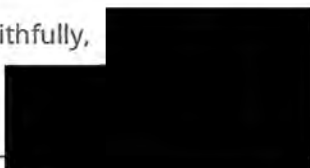
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Once again, I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

DAVID BILLINGTON
(print)

Please add any additional comments here:-

Date: 2/1/2020

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

Address:

6 VESPASIAN WAY
CHESTERTON
BICESTER
OX26 1DA

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. ARCHER
(print)

Please add any additional comments here:-

Date: 2/1/2020

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

Address:

6 VESPASIAN WAY
CHESTERTON
BICESTER
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.

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Yours faithfully



(sign)

S. ARCHER

(print)

Please add any additional comments here:-

Date:

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

Address:

7 Augustan Road
Chesterton
OX26 1BB

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

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)

DANIEL WALTERS
(print)

Please add any additional comments here:-

Date:

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

Address:

7 Augustan Road
Chesterton
Bicester
OX26 1BB

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

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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)

Jennifer Hinton

(print)

Please add any additional comments here:-

Date: 13/12/19

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



Address:
* 7 CAMPION PLACE
BURE PARK
BICESTER.
OX26 3EH

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)

D. D. EVANS
(print)

Please add any additional comments here:-



7, Chesterton Court
Chesterton
Bicester
Oxfordshire
OX26 1UP

17 December 2019

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



Dear Ms Whitehead

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

I strongly object to this planning application.

The proposal is not in accordance with the local development plan and having been to one of Great Lakes' presentations, I cannot see any material considerations that would warrant planning permission to be granted – even with any amendments.

My objections are based on Traffic and availability of suitable labour

To make this development viable there has to be a substantial increase in traffic and if the resort demonstrates a return on the initial investment, we can expect further development applications, further impacting the surrounding villages. Despite improvements to the A34 / M40 interchange, queuing traffic still happens daily at that pinch point which is particularly hazardous at the M40 exit. Both local and central government will be required to foot the bill. There also existing traffic pressures at the Middleton Stoney / M40 interchange.

The existing retail centres and hotels together with the local supermarkets all draw upon low or unskilled labour to sustain their enterprises. Great Lakes UK Ltd will need to draw from the same labour pool. The shortage will need to come from somewhere outside the community, irrespective of the applicant's absurd suggestion they will be bused into the resort to lower traffic levels. I understand Cherwell District Council has a strategic aim of prioritising Knowledge Based business investments. It has to, because the price of housing is beyond affordability for this sector of employee currently living in the neighbourhood.

Great Lakes UK Ltd make no secret that they want to attract holiday makers from outside the wider community and hold them on site to maximise returns. And paradoxically if the holiday makers left the site to visit Bicester Village for example, they add to the traffic levels again and put pressure on the Village by flooding them with customers whose primary visit to the area is to spend at Great Lakes. To me this project will further oblige Bicester Village to increase its car parking again and increase staff shortages to cope with overcrowding.

Great Lakes UK Ltd's proposal adds no benefit to the area. In fact the enterprise would be a major burden on the existing road infrastructure, undermine existing employers and run contrary to Cherwell District Council's own objectives in serving the community that elected it.

Yours sincerely


Roger Bottomley

Mr + Mrs Jenock
7 Chestnut Close
Chesterton
OX26 1X0

22/12/19

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

Re: Great ~~Wolves~~ UK Ltd
Planning Application No 19/02550/F

Dear Ms Whitehead,

The proposal of the Wolf resorts is completely not in keeping with the village environment that Chesterton is. This planning proposal should be refused without question.

I've lived in Chesterton for 23 years and over those years the increased traffic has had a massive impact on our Village. The village roads struggle at the moment and if there are 2000 visitors a day, how much more traffic will that be?

The main infrastructure (~~main~~ ^{Main Roads}) struggles with the traffic at the moment.

The 2000 visitors will have to arrive in Chesterton along the main roads and then the small tiny village roads.

The capacity of traffic will be just too much for our village and surrounding village.

The Bluester area has had so much development recently. Minasmere, Bluester Gateway, Bluester Heritage and living locally there are so many new warehouses on the outskirts of Bluester. I will also mention Bluester village. Always busy and Chesterton is used as a 'rat run' on so many days.

I feel the Wolf resorts development is a stand alone site and not on the edge of a village and so close to many villages.

A massive 500,000 sq ft of building on a present Greenfield site. This will have a significant and irreversible impact on the landscape of this part of Oxfordshire.

All of this added traffic would mean the deterioration in air quality and noise pollution

Please think of our village and the surrounding villages and the many people this proposal would affect. We have as a community put up with so much over the last few years with the changing face of this part of Oxfordshire and this is definitely one planning application too many. Please refuse this proposal

yours sincerely [redacted] PJEACOCK [redacted]

Date:

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

Address:
7, FLEETWOOD DR.
NEWTON-LE-WILLOWS
WAIZ OWP

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)

A. THOMAS

(print)

Pease add any additional comments here:-

7 Fortescue Drive
Chesterton
Oxfordshire
OX26 1UT

20th December 2019

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

Dear Ms Whitehead

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

I have been a resident of Chesterton for approaching 25 years. Having attended the Great Wolf Resort public meetings and studied their detailed planning application for the development of Chesterton Golf Club, I consider these proposals to be totally ill-judged. The resort is in the wrong location, its size, scale and scope is not good for local development, is not targeted for local users, provides no localised benefit and meets no criteria for leisure and recreational demands for the residents of Chesterton, Bicester and the surrounding area. It meets no local plan criteria or district strategy that I am aware of.

From the presentations, this ill-judged scheme is intended to provide a 49 room hotel, with 902 car parking spaces on a 46 acre site, to service Great Wolf visitor numbers of 500,000 per annum, staying an average booking of 1.6 nights, with an average 4.16 persons per room.

This is clearly a family orientated resort. Families will travel by car to the rural location of Chesterton, attracted by the numerous on-site facilities, water rides, meals and entertainment; plus, its easy access to the national motorway links from the South, Midlands and North. This vehicular accessibility to the location is clearly the main reason chosen by Great Wolf. It is for this same reason that the scheme is flawed.

Their proposed routes for access from junctions J9 or J10 of the M40 and then onto the A4095 cannot be guaranteed, this is by their own admission. The surrounding road infrastructure is inadequate for the increased traffic flow Visitors could find themselves on minor unclassified and B roads. The consultancy reports of estimated increase in vehicular moments do not take into account if they stray away from the A4095. This could have a severe impact on Chesterton. The crossroads junction of the B340/Ackerman Street is dangerous and at its other end the Little Chesterton crossroads has had several unreported accidents of cars pulling out from Howes Lane. Similarly at the Fortescue Drive junction there is not enough space for two cars to pass. Traffic on this same route to and from the A41 new and proposed Bicester Gateway developments have to pass along a country lane which up to recently was overgrown.

Since the completion of two new recent residential developments in the village, what was the 25A/21 bus service no longer exists. In fact only one bus serves the village, this operates only on a Monday and I believe departs around 11.30am and returns at 1.30pm.

It is interesting to note that Great Wolf resort strategy for transportation like our bus service is also non – existent. It centres on car parking for 902 spaces.

No coach parties are expected, but analysis has been undertaken to demonstrate that a coach could access the site if required and drop off under the Port Cochere, they will have provision for a turning space.

80 cycle park spaces (40 guests/40 staff) are to be provided. That is for up to 460 full time and 600 total staff and for up to 2,000 visitors per day.

Great play is made of creating a totally new cycleway/ footpath proposed from the A4095 site entrance, to The Hale junction, at the top of the village. None existed before, because there was no need! To the South, a cycleway/footpath from the main development will use the existing Golf Course entrance, but here it will end; there is no further link onto Ackerman Street/ Green Lane; nor will it link up towards the Hale. There will be no circular route, merely two separate routes. In addition, it should be noted that the village has no walkable footpaths or cycle routes existing, or proposed, in or out of the village, either towards Bicester, or in any other directions.

Clearly, pedestrian access, or cyclist usage and access to the site does not figure highly, in reality.

Mention is made that "a staff mini-bus could be provided", and is likely to call at both railway stations, town centre and local centre. A mini-bus bay is allocated. The additional Transport Assessment Swept Path analysis details a 6.33m vehicle. Such a fifteen-seater would have to make 40 trips x 2, each day to ferry up to 600 employees there and back. "It is envisaged a staff shuttle bus will be available to Chesterton residents for".

Similarly, it is proposed that a guest shuttle bus service will operate, linking the resort to each of the two Bicester rail stations, between the hours of 9am to 5pm, on a once every 2-hourly basis, timed to meet arriving/departing trains. "The shuttle bus service will be advertised to guests at the time they book their stay and include details of times". No details of operator, or operational feasibility is provided in their Transport Assessment. For comparison, the Bicester Village shuttle link to both these stations runs every 15 minutes from 8.30 to 21.30.

Clearly, there is no real sustainable transport policy, their latest consultancy amendments I would suggest, are merely an add-on afterthought and a paper exercise intended to rebuff initial criticism, but having no material substance.

For the two and a quarter year construction phase, site workforce will be encouraged to use public transport (there is none in Cheston) and car share. "Companies which employ a significant number of workers will consider the use of crew buses. A shuttle bus may be employed to connect site to Bicester North". Great Wolf's own estimates anticipate employing 945-1,350 workers. That is a lot of movements for one shuttle bus.....

Large construction projects employ numerous specialist trades and subcontractors. They will not all come from Banbury or London Marylebone! They will travel from throughout the surrounding regions and by the very nature of site construction and the provision of their own tools and equipment, will be van or car based. No mention either is made of anticipated site vehicular movements for muck-away and earthwork phase, which will be considerable for such a 46 acre landscaped site and the building and infrastructure footprint.

The development then is clearly and totally geared towards the car. They state: "expected visitors will be drawn from a catchment area encompassing a 125 mile drive of the site". The consultancy reports and trip generation analysis modelling of three Great Wolf resorts in USA and mode modelling from Woburn Center Parcs confirms that visitor numbers, including staff, arriving by any other mode of transport other than car is minimal, the latter in fact is only 2%...

How does their published 500,000 visitors per annum equate to actual car movements per stay?

Quoted figures for their own room occupancy vary at rate of between 4.16 and 4.5 and 2.25 if fully occupied. If we take the figures from the latest November 19th Transport Assessment, by Motion Consultancy, their forecasts are based on 500 bedrooms, with a typical room residency of 4.5 guests per room, which equates to 2,250 guests per day if hotel fully occupied and 1,668 at other times, (providing a residency of level of 3.336).

This is confirmed in Table 2.2 occupancy and guest arrivals/departures from modelling based on Woburn, Center Parcs and three of their own US sites, totalling **12,940** guests per week. (This by the way could equate to 672,880 visitors per annum).

Table 2.4 equates these guest arrivals/departures to guest vehicle arrival and departure trips shows a total of 4,140 cars for the week. This equates to an average car occupancy rate of 3.125. (This could by the way equate to 215,280 cars per annum).

These figures show only arrival and departure by guests and their associated car journey in and out of the modelled site(s). "Existing resort guests have an average duration of stay of 1.6 days, although the business plan seeks to increase this".

It is therefore safe to assume that Great Wolf resort visitors are likely to make trips out, and take more the longer the duration of stay; especially bearing in mind the pull and the nearby vicinity of the surrounding areas. Three local attractions could be Bicester Village, Blenheim Palace, Oxford University.

Using the same analysis from their Table 2.2,

If, each of those 4,140 visitor cars:

- Made one extra trip + 4,140 = 8,280 car journeys for the week = 430,560 per annum
- Plus second extra trip + 4,140 = 12,420 car journeys for the week = 645,840 per annum
- Plus third extra trip + 4,140 = 16,560 car journeys for the week = 861,120 per annum

These assumptions are more than borne out by their own Table 2.1 showing vehicle trip generation, based on surveys for existing Great Wolf resorts. It is not possible to ascertain total day/week figures from the time slots used. However a reasonable comparison can be obtained from:

Weekday Daily 07.00 – 19.00 in and out = 1,977

Saturday Daily 07.00 – 19.00 in and out = 2,761

These figures are again borne out by Appendix E, for estimated Great Wolf Resort vehicle movements in and out over a 24 hour period:

Weekday in and out 1991 total x5 = 9,955

Weekend in and out 2,766 total x2 = 5,532

15,487 vehicle trips for week

805,324 vehicle trips per annum

It is unlikely these visitor figures will be any less, in reality the likelihood will be an increase, as day visitor passes are now suggested to be made available on days when 80% occupancy levels are not reached, those local day trippers, will inevitably travel in by car.

I understand Chesterton forms part of a Green Buffer Policy for Bicester and surrounding area. The village categorisation for growth is deemed as minor housing development, infilling and conversion.

It is intended to be kept free from build development which would be harmful to the rural character of the landscape and to provide a rural approach to maintain the character and identity of Chesterton as a historic village. The Cherwell Local Plan presumption is in favour of sustainable development and that development should only be resisted or refused on transport grounds where residual impacts of development are severe.

I would suggest that such a large development over its 46 acre site with an extra 15-16,000 car trips a week around the village of Chesterton's 390 houses should easily be considered severe.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Roger Herbert

Mrs Janice Herbert
7 Fortescue Drive
Chesterton
Bicester
Oxfordshire
OX26 1UT

To:

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

20th December 2019

Dear Ms Whitehead

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

I am writing to strongly object to the above development for several reasons but mainly the potential increase in traffic volume within the surrounding area. Chesterton has already become a rat run for traffic turning off the A34 and traffic in the local area outside of the village is already congested. The huge number of residents the site is planning to attract would put further stress on local roads each week.

Furthermore the resort would have no benefit for local people – it aims to attract visitors from all over the UK and hotel rooms will only be available to residents – no rooms will be available to local businesses wishing to put people up in the area. Residents will be encouraged to use facilities on site and therefore local businesses will not benefit economically.

Also the design of the site is completely inefficient, sprawling across a huge area, as I understand a total floor area of 500,000 square feet of greenfield land.

It is entirely inappropriate and not in accordance with the local development plan.

Yours sincerely

A solid black rectangular box used to redact the signature of Janice Herbert.

Janice Herbert

Date: 19/2/2020

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

7, GRANGE PARK,
STEEPLE ASTON,
BICESTER
OX25 4SR

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) _____


(print) _____
Paul Barber

Date: 17/12/19.

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

Address:

7 IRETON CLOSE
CHALGROVE
OX44 7RZ

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)

MIRJANA EDMONDSON

(print)

Pease add any additional comments here:-

Kenneth Talbott
7 Mansfield Road
Ravenshead
Nottingham
NG159HA

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

Date 10 Feb 2020

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

Dear Ms. Whitehead,

Although I do not live in Chesterton my job takes me to Biscester regularly and I have a good friend that lives in Chesterton. I would like to make the following observation.

Unsustainable 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 highly sustainable locations adjacent 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 will 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 open space. This is totally the wrong location for such a proposal and whatever gestures or promises the applicant provides in terms of improved access, bus services of cycle routes, the site is inherently unsustainable and not appropriate for such a development.

Landscape Impact

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**.

Design

It is an inefficient and therefore bad design. The building is a 3 and 4 storey design but considered to be relatively not visible. The buildings and car parking are spread across the site having significant urbanising impact on this rural location. This scheme comprises of a total floor area of 500,000 sq. ft. in overbearing large blocks, not in-keeping with the local area. If CDC were to allow schemes in such a location they should be of small scale, detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. (This square footage is twice the size of Bicester Village) and similar to the proposed xis Jct 9 development. The proposed public outdoor space on site will be right next to a major motorway (unhealthy due to noise and fumes).

Ecological Impact

The planning proposal is for a built-over area of 500,000 ft² including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control, lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35. The proposed, re-modelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species.

Traffic Impact

The Transport Assessment submitted to support the application uses data and assumptions that we state have significant flaws:

- Great Wolf has advised that the average stay is currently 1.6 days and this leads them to assume that they will see relatively even turnover levels through the week.
- It confirms that the proposed site will act as a family resort and the majority of guests will be families with children.
- Signage from the site will direct visitors to J9, A34 and the B430 but then suggests only 50% of car visitors will use this route.
- The traffic data only includes 5 planned development schemes and fails to take into account other significant developments with planning permission.
- The comparisons are made to Center Parcs who operate a significantly different model with fixed changeover dates and longer stays of 3-7 nights.
- Construction traffic will not be directed through Chesterton leaving the only option as the B430.

As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic, which is already notoriously bad on this part of the road network. The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430 to junction with B4095. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50%. The traffic charts within the Traffic Assessment assume that virtually no one will use Church Lane/Road in Weston on the Green as a route to access the site. On the numerous occasions that there is an issue at the A34 / M40 J9 junction we see volumes of traffic utilising this small village road as a cut through to avoid A34 gridlock. This will increase danger to residents in the village with it being the main road through the centre of the village. The traffic data in the proposal fails to recognize this and the impact that this proposal will have on a small village and rural roads. The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilise Chesterton and the B430 as a cut through to the A34 and increase traffic through the villages. It also fails to include the distribution centre / business park, Axis J9, which may also utilise Chesterton, Middleton Stoney and the B430 to access the

A34 / A40 / A44 and areas West. In the application absolutely no traffic is projected to cross the B430 at the A4095 junction and continue further west on the A4095 towards Witney / Blenheim Palace / Cotswolds or to cut up other west leading roads at Weston on the Green, Akeman Street, Bletchingdon (via A34 and Islip Road) or Middleton Stoney trying to tourist areas via A40, A44 and the Cotswolds, which is clearly wrong and misleading with modern satnavs. Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 to head South, which means that lorries exiting the site will need to travel back up to the J9 M40 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south towards Islip.

Lack of Economic Benefits for Cherwell and Local Area

This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'.

The proposed hotel rooms are only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight and therefore does not add to 'rooms' in the area. There is no local businesses support in Weston on the Green to the scheme that would reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc. so economic benefits would be retained by Great Wolf and not shared with local businesses in the local area. Local businesses are already finding it hard to recruit Hospitality industry employees that Great Wolf will be targeting. As such, Great Wolf will either take scarce employees away from local businesses, which will have a negative economic impact, or they will have to bring in employment from other areas therefore increasing traffic movements.

Air/Noise Pollution/Quality/Water table

There will be a resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. An enormous amount of water will be used from Cherwell's already short supply, whilst drainage of water treated with chemicals could pollute our already overwhelmed waste system. Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". We see that the Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done. This is not something that can be sorted after outline permission is granted but we believe instead must make up part of any initial

Local Development Plan

This proposal is contrary to the Cherwell Local Development Plan and to its strategic aims for

- i) sustainable development in an historic landscape;
- ii) preservation and enhancement of biodiversity;
- iii) reduction in the use of private motor vehicles and their effect on climate change. The impact of this development on the extended local area (including several neighbouring parishes) is so large that there is no overall mitigation that should allow planning permission to be granted. We note that the proposed site is not located within any defined settlement boundary, and thus is within the open countryside. The site is not allocated for any development in the adopted Development Plan and thus is contrary to an adopted and up to date plan, which commands full weight in the decision-making process. The site is also shown on the Green Infrastructure theme map (maps at Appendix 5 of the Local Plan) as an existing 'Outdoor' Sports Facility (protection of existing sites falls under Policy BSC 10). The proposals would be contrary to Policy ESD 13 in as much as they would cause, at the very least, undue visual intrusion into open countryside. The preamble to this policy also highlights Bignell Park and the Roman roads around Bicester as features of value; the proposals would affect the setting of the park and these roads.

On so many levels this proposal fails to meet the planning requirements. The developers have produced flawed and inaccurate data to bolster their weak arguments. The council should see through this as merely smoke and mirror tactics to achieve an audacious punt at building the wrong development in the wrong location. I also note that there is a campaign of obtaining signatures to a single, standard and generic letter of support for the proposals, many from outside the area. I would hope that you view these accordingly and note the lack of credibility that they convey. In summary, I urge the planning committee to stick to their principles and heed the groundswell of objections and robustly dismiss this application. We need to save what little there is of the countryside and character surrounding this charming historical village and protect the environment from this monstrosity.

Ken Talbott