

Date:

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

Address:

23 BECKDALE CLOSE
BICESTER
OX26 2GT

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)

DARYC CLEUCH
(print)

Pease add any additional comments here:-

23 Yortisme Drive
Chesterton
Bicester
OX26 1UT

Ms. Clare Whitehead, 18th December 2019
Case Officer,
Development Management,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury
OX15 4AA

Dear Ms. Whitehead,
ref: Great Lakes U.K. Ltd. Planning Application
No: 19/02550/F.

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

The plan is unsustainable in an inappropriate location on the edge of the village. There is total reliance on car travel which goes against the strategy of reducing car usage.

The site which comprises some 500,000 sq ft is currently a greenfield site which will have a significant and irreversible impact on the landscape.

Chesterton which is already a 'rat run' experiences major traffic congestion from traffic on M40 and A34, and could not cope with this additional traffic.

The proposal is contrary to Charnwell's ~~strategic~~ strategic aim of prioritising Knowledge Based business investment as a priority thereby offering employment supporting 'Knowledge Economy'. There are no economic benefits to local businesses.

The design is not in-keeping with the local area.

Further loss of sports facilities

contributes unacceptably towards poor well-being in the community. It is unhealthy to place an outdoor facility so close to a motorway with resultant deterioration in air quality and noise pollution from additional traffic.

The number of visitors envisaged will have a significant impact on the area and is entirely the wrong location.

I trust this application will be refused for all the above reasons.

Yours faithfully,



23 Fortescue Drive
Chesterton
Bicester
OX26 1UT

Ms Clare Whitehead

19 December 2019

Case Officer

Development Management
Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

Dear Ms Whitehead

ref. Great Lakes UK Ltd - Planning Application

No: 19/02550/F

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

The plan is unsustainable in an inappropriate location on the edge of a village.

2

The development includes 900 car parking spaces with 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 alternative 18 hole courses. Therefore more causing more unsustainable and increased car usage.

The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

The applicant is looking to put 500,000 sq. ft. of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.

The existing road infrastructure and that of surrounding villages can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already

3

a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34.

Unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems. It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmead, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location.

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'.

Hotel rooms only available to Great Wolf resort guests - this does not assist the growth of other businesses in the areas providing

4

employees with a place to stay overnight. No local businesses support the scheme to 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 retained by Great Wolf and not shared with local businesses in the area. Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employees employment from other areas therefore increasing traffic movements.

It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact.

5

on this rural location.

This scheme comprises a total floor area of 500,000 sq. feet in two/three overbearing large blocks, not in keeping with the local area. Schemes in such a location 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

Why close 9 of the 18 holes. The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.

How will they safeguard the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable?

With the loss of the North Oxford 9-hole golf course to housing, open space provision, rapidly disappearing in Cherwell.

6

Totally unacceptable when it serves such an 'important purpose in communities and for well-being.

With potentially over 2000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process. This is a speculative planning application in the wrong location and should be refused on this basis.

Ecological impact - there will be loss of greenfield habitat for abundance of wildlife

Public outdoor space on site will be right next to the M40 motorway (unhealthy due to noise and fumes)

Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.

hastily, my wife and I carefully chose a house located in a village. I strongly

7

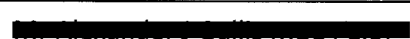
object to Chesterton being encroached upon by a development of the size and nature of the one proposed by Great Lakes US Ltd which will destroy the feeling of living in a rural environment.

Yours faithfully

Brian Clifton (Mr.)

Date: 17 December 2019

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


23 Meadow Gardens
61 Jackson Road
Oxford
Oxfordshire
OX2 7TS

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, 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)

Ms Clare Whitehead
Development Management
Cherwell District Council.
OX15 4AA

15 December 2019

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

Sir,

I have recently been made aware of the proposed Water Park at Chesterton Golf Club, which simply defies any logic. Why? Because:

1. Free (unhindered) access to such a facility would usually be a prerequisite, but even before any such development occurs, the local access roads are extremely busy, and:
 - a. Include the added hazard of not having any footpaths into or out of the village. Many people currently walk to work at the Golf Club from Chesterton, and also make the treacherous trek to Blue Diamond, and Tesco, along which road Great Wolf traffic would also venture.
 - b. The routes from main trunk roads also need consideration. The A34 currently carries more than it was ever designed for, resulting in long delays *everyday*. Additional traffic from M40 J9 or J10 would also cause massive congestion in addition to that currently experienced on a daily basis.
2. Although it would be propitious to create your own sewer, and maybe you will, there is still the likely lack of capacity in local utilities, which would require more road-works to rectify, resulting more traffic congestion on our already overcrowded roads.
3. Every day, from about 4pm, the water pressure drops due to additional demand, because the capacity of the main supply has not been increased to take account of recent development in the village. Even with a massive new water main, with such a colossal additional requirement for fresh clean water, I am very concerned that demand will exceed capacity, particularly in view of the major developments planned for Bicester. During a long, hot, summer, when Thames Water introduces a hose-pipe ban, would Great Wolf reduce consumption? I very much doubt it. Great Wolf would be prepared to pay a fine, while local residents suffer loss of a vital commodity.
4. Why would anyone cut a golf course in half? After speaking to several people who play golf at the local facility, I can confirm not one of them would entertain the idea of only playing 9 holes, when the norm is 18 holes. This in turn would lead to the remaining half being closed, because it is no longer viable, and thus create more car journeys to other golf courses, and inevitably lead to Great Wolf taking over the entire golf course to extend their facility, which is not welcomed in the first place.
5. Such a facility would require a huge amount of staff – far more than is available from the local population, which would involve extending the commuting radius to around 40 miles.
6. There are no bus routes, or shops in Chesterton, so “popping” in to Town (Bicester), would always involve battling with Great Wolf traffic, so why on earth would we welcome such an enterprise in our village. We wouldn't!

Most towns all over this country are over populated, all roads are used beyond their designed capacity, and everything is under resourced, so squeezing a massive facility particularly into *this* area, would be insensitive, and irresponsible, and I haven't even touched on the tragic impact on local wildlife.

It would be appreciated if you would completely, totally, and utterly, reject this proposal.

Yours Faithfully



Martyn Howden

Date: 16.12.2019

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

Address:

23 ORCHARD RISE
CHESTERTON OX26 1US

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(Sign)

RITA WARREN
(print)

Please add any additional comments here:-

Date:

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

Insert sender's address:

23 Pool St
Woodward House
NN11 3TS

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]

Yours faithfully,

[Redacted signature]

SIGNATURE

HEIDI KIRTLAND

PRINT NAME

To submit comments electronically visit:

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

Date: 7-12-19

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

Address:

23, THE GREAT
CHESTERTON
BICESTER
OXON
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.

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,


(sgd)

GRETA MARRIOTT
(print)

Pease add any additional comments here:-

Sylvia Kelly

24 Banks Furlong

Chesterton, Bicester

OXON OX26 1UG

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

REF: Great Lakes UK Ltd - Planning Application
number: 19/[02550](#)/F

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

1: The location for this proposal is in an

inappropriate location. A development which includes 900 car parking spaces with a reliance on car travel goes against the Cherwell proposal of reducing car usage.

- Reducing the 18 hole golf course by half means users who prefer 18 holes will need to travel further, again creating more car usage.

2: Putting 500,000 square foot of buildings on a greenfield site will have significant and irreversible impact on the landscape.

3: The existing road infrastructure will not cope with the extra daily increase of traffic volume plus the construction traffic. The roads are already used as an alternative route /rat run and when there are issues on the M40 or A34 major traffic congestion occurs.

- The routing plans are via already stressed routes such as Middleton Stoney,

Weston-on-the-Green and Wendlebury. The A34 which already has significant traffic problems

would become worse with traffic being directed on to it to reach the proposed development.

- It will also add to the numerous other significant proposals that have recently been approved ie Kingsmere, Bicester Gateway and Bicester Heritage. Our road networks will not cope with the extra volume of traffic, and the proposal is in the wrong location.

4: Hotel rooms are only available to resort guests. This does not assist the growth of other businesses in the area providing employees with a place to stay overnight.

- No local businesses will benefit from this development as Great Wolf's aim is to keep all guests on site to use their facilities (restaurants, bowling alleys ect).

5:Low rise design of this development means that the buildings and car parking will be spread across the site thus having an urbanising impact on this rural location.

-Will they be safeguarding the remaining 9 holes surely there should be significant investment plans to ensure this remains viable.

6: With potentially over 2000 visitors each day this proposal will have a huge impact on this area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process. This speculative planning application is in the wrong location and should be refused on this basis.

7: This development will lead to a loss of greenfield habitat for an abundance of wildlife.

8: Public outdoor space on this site will be situated next to the motorway, very unhealthy due to noise and traffic fumes.

- Deterioration in air quality and noise pollution from additional traffic, construction traffic and service vehicles.

Sylvia Kelly

15/12/2019

Date:

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

Insert sender's address:

24 Btenheim Rise
Kings Sutton
OX17 3QX

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.

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Additional comments:

Yours faithfully,



SIGNATURE

K. KAINBOW

PRINT NAME

To submit comments electronically visit:

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

MR D. F. LEADSCOTT
24 CHESTNUT CLOSE
CHESTERTON BICESTER
OX26 1XD
20/12/2019

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

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

Dear Ms Whitehead

We are writing this letter to formally object to the proposed application (as above).

Significantly we would like to express concern with regards to the impact this will have on the road network in and around Chesterton which is already under stress with the amount of traffic currently using the routes. The A34 cannot cope with the volume of traffic already with regular accidents blocking the carriageway for hours at a time.

This proposal along with other proposals such as Kingsmere, Bicester Gateway and Bicester Heritage cannot be managed at an acceptable level not just for Chesterton but our neighbouring villages, Weston on the Green, Middleton Stoney and Wendlebury. Surely there should be consideration on the impact on local residents and how this impacts on their daily life?

As this facility is only available to guests of the resort how will this benefit the local area? Unemployment is not an issue in the surrounding areas so what are the plans for staffing? The resort and its facilities are designed to keep residents on site, again how will this benefit the local area?

A development of this size will also have a significant impact on the landscape and views of this site along with the loss of green field habitat and wildlife. There will be a deterioration in air quality and additional noise pollution from the increase in traffic, construction and service vehicles.



D. F. LEADSCOTT
20/12/2019

Mr & Mrs Leadbeater
24 Chestnut Close
Chesterton
Oxon
OX26 1XD

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

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

Dear Ms Whitehead

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A development of this size will also have a significant impact on the landscape and views of this site along with the loss of green field habitat and wildlife. There will be a deterioration in air quality and additional noise pollution from the increase in traffic, construction and service vehicles.



MRS C LEADBEATER.
20/12/2019

Date:

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

Address:

24 HAMPTON CLOSE
BICESTER
OXFORDSHIRE
OX26 4UG.

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,


(sign)

KIM HUDSON
(print)

Please add any additional comments here:-

Date: 22nd Dec 2019

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

Address: 24 Penrose
Gardens OX26 1Dg

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,



CL TINGEY
(print)

Please add any additional comments here:-

Date:

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

Address:

24, The Green
Chesterton
Oxon
OX26 1UU

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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,


AUSON ELLACOTT
(print)

Please add any additional comments here:-

Date:

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

Address:

25 Longfield Road
Bicester
OX26 1DP

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)

Neola Colby
(print)

Please add any additional comments here:-

Simon Goddard

26 Banks Furlong

Chesterton

OX26 1UG

15th December 2019

Ref: Great Lakes UK Ltd – planning application No: 19/02550/F

Dear Madam,

I am writing with regard to the above planning application reference. I feel that the proposal is not in accordance with the local development plan and that there is no material consideration that would warrant planning permission being granted.

The development including a 900 space car park is in a completely inappropriate location on the edge of a village. The applicant is looking to put 500,000sq ft of building on a Greenfield site which will have an irreversible impact on the landscape, flora and fauna. With the climate issues that are facing us, I believe that allowing a polluting application that encourages such a large volume of additional cars, uses precious water and destroys natural habitat is an abominable idea.

The traffic impact to an area that is already enclosed by major routes – M40 and A34 will cause additional congestion and increased traffic volume. Chesterton is already used as an escape route in times when there are traffic issues on these roads.

Please do not allow this planning application to go forward.

Yours Faithfully,



Simon Goddard

Ms Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Toby Goddard

26 Banks Furlong

Chesterton

OX26 1UG

15th December 2019

Ref: Great Lakes UK Ltd – planning application No: 19/02550/F

Dear Madam,


When I heard about the water park I thought that it sounded fun. The more I heard people talking about it, I started to feel worried. I had not realised that it would be so big and so near Chesterton. I am concerned that it will be built on Greenfield sites. We have been learning about our environment and the impact of this type of project at School. We have had debates for and against and it really makes you think.

For me, the important issues are animal habitats being destroyed, extra cars bringing noise and pollution and traffic. It is already dangerous on our Village roads when I ride my bike. My Mum teaches Cycling Proficiency and is always shocked at the volume of traffic that we experience in the middle of the day through the Village.

Please do not allow this planning application to go forward.

Yours Faithfully,



Toby Goddard 

Ms Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Isabelle Goddard

26 Banks Furlong

Chesterton

OX26 1UG

15th December 2019

Ref: Great Lakes UK Ltd – planning application No: 19/02550/F



Dear Madam,

My Mum and Dad have been talking about the water park plans. I thought that it sounded like a good idea at first because it sounded like a fun place, but when they explained that it would be built on green land then I changed my mind.

We have been doing debating at Chesterton CE Primary School about building on Greenfield sites. I was against using green sites because animal habitats are being destroyed. With the waterpark, the amount of pollution from the cars going into the car park will help destroy our planet. I don't think it is a very necessary building.

Please do not allow this planning application to go forward.

Yours Faithfully,


Izzy Goddard 

Ms Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Louise Donohoe"/>
Address	<input type="text" value="26 Chestnut Close,Chesterton,Bicester,OX26 1XD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object to this development that is to be built on greenfield. I feel that the location is inappropriate and unsustainable. Chesterton is a small village with character surrounded by other villages all of which would not be able to cope with the increase in traffic volume. There is no footpath out of Chesterton meaning we have to walk on the road, with an influx of traffic this would become highly dangerous. The impact on the landscape would significantly reduce the character of the village, not to mention the wildlife that would disappear. Bicester is already home to the major tourist attraction - Bicester Village, which at peak times causes a ripple effect with traffic. I find it hard to see how this resort will benefit local businesses as it is all self contained similar to Centre Parcs. Also, like Centre Parcs I feel it is not really for the people of Bicester or surrounding villages, as it is not something you can decide to visit for a couple of hours at a reasonable price - It is a holiday park. Yet all the reports I read about this proposal fail to mention this, which is very misleading to the local community."/>
Received Date	<input type="text" value="28/12/2019 18:54:34"/>
Attachments	

Mrs Sarah Stanway-Shaw
26 Fortescue Drive
Chesterton
Bicester
Oxon
OX26 1UT

3/12/20

Reference. Great Lakes UK Ltd – Planning application No 19/02550/F

Dear Sirs

I write to object, in the most strongest terms, to the proposed development of a Great Wolf Resort in Chesterton.

The most obvious reasons include.

Environmental impact
In-adequate highways to cope with the traffic
Major effect on all surrounding villages
Not in keeping with the area
A significant construction within a rural community


Bicester amenities should be expanded not reduced.
Bicester Golf Club serves the golfing community in Bicester.
The destruction of this golf course reduces even further local amenities.

This is a profit making venture that provides no purpose to the community.

An increase in employment opportunity has no bearing on the local community.
The promise of boosting the economy is mis-representation.

This is a proposal that should not be given any serious consideration.
Any planning applications should be rejected on the basis it is ludicrous in every aspect.

Yours faithfully


Sarah Stanway-Shaw

Miss Rebecca Shaw
26 Fortescue Drive
Chesterton
Bicester
Oxon
OX26 1UT

3/12/20

Reference. Great Lakes UK Ltd – Planning application No 19/02550/F

Dear Sirs

I write to object to the above planning proposal.

I am not an expert on building plans and regulations however, I currently live in the lovely village of Chesterton and simply don't understand why such a ghastly development would even be considered at this location?

I've heard through school friends that Great Wolf have attended their schools and made presentation to the pupils on what a great water park this would be providing the local community with an additional leisure facility and boost the local economy.

Then I understand that actually this water park will only be available to locals at non peak times and is really intended for holiday makers who will travel from all over the UK to stay in the hotel and use the on-site facilities. How does this benefit us?

This has to be a most desperate marketing plan from the Great Wolf team to lower themselves to such tactics? Surely highlighting that they themselves know this proposal is completely out of context.

My Dad plays at the golf course and he and most of the members will leave if this proposal goes through. This means that 300 members will move to alternative clubs outside Bicester. How crazy is that especially considering the desire to reduce car usage? Surely given the residential growth of Bicester this 18 hole course should remain and not be destroyed?

I would like to walk around the outskirts of the village but as there are limited footpaths and with a regular flow of cars using Chesterton as a short cut it is extremely dangerous. The Great Wolf development I believe will have a 900 car car-park and employ 600 people? Please consider the risk to lives (and the animals).

All my friends tell me that our district council will never consider this proposal as it is a gamble by the developers who know they are pushing the boundaries. My friends and I trust Cherwell to refuse this application and allow us to live in the rural community we love.

Yours faithfully


Rebecca Shaw

**Mr Philip Stanway
26 Fortescue Drive
Chesterton
Bicester
Oxon
OX26 1UT**

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

03/12/20

Reference. Great Lakes UK Ltd – Planning application No 19/02550/F

Dear Sirs.

I write to object, in the most strongest terms, to the above mentioned planning application.

This is an opportunistic planning approach from developers that have ignored National Planning Policies as well as Cherwell District councils own 2031 local planning guidelines on greenspace, transport and population expansion.

In addition, statements made by the consultants employed by Great Wolf are so “wide of the mark” and flawed in their attempt to justify this totally inappropriate proposal for this site. For example.

Transport and Highways.

The consultancy company have already proved their ignorance on existing highway issues in and around Bicester. Their proposals to “re-route” the traffic from the village of Chesterton to the M40 exits of the B430 expose their naivety on the huge effects to other villages and their total disregard for the impact traffic will have on this area. Our highways are simply not adequate for current traffic let alone this ridiculous proposal. There **WILL BE** traffic accidents and loss of life.

Local Economic Benefit.

The proposed hotel is not for general visitors of Bicester. It is intended for their own guests. These guests will be fully encouraged to utilise the facilities within the complex subsequently providing no benefit to local business.

The 600 staff required will not benefit the local community. Local unemployment is not an issue as employers in the local hotel and leisure industry currently struggle to attract local employees.

The build and construction will be awarded on a national (or International) scale as will all other service requirements. Local business will not be able to compete and will not be invited to tender.

Inappropriate location.

The proposed site is a green field location on the edge of a village. It is an 18 hole golf course that has served the local community for many years and will continue to provide a

fantastic facility to support the expansion on Bicester. This proposal will have an irreversible impact removing green infrastructure and wildlife.

Unsustainable.

As a business proposal it is not sustainable. Great Wolf have not fully analysed the UK market. Other similar ventures have not succeeded in the UK. There are other proposals currently being made in more suitable "holiday" locations. The destroyed landscape will remain long after Great Wolf exit and leave this currently beautiful location ruined

Other observations as to why this planning application should never be given serious consideration include.

The construction of a 500,000 sq foot building on a site 1.5 times the size of Bicester Village in a rural village community.

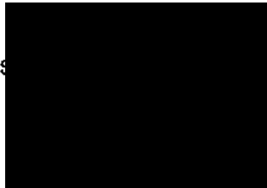
Absolutely not in keeping with the local area

Ecological impact.

Pollution, noise, displacement of a public footpath, impact on open countryside and water stress based on the estimated 155,000 cubic metres of water per year required.

This is a proposal that should not be given any serious consideration.
Any planning applications should be rejected on the basis it is ludicrous in every aspect.

Yours



Phil Stanway

Miss Emma Shaw
26 Fortescue Drive
Chesterton
Bicester
Oxon
OX26 1UT

3/12/20

Reference. Great Lakes UK Ltd – Planning application No 19/02550/F

Dear Sirs

I write to object to the proposed development of a Great Wolf Resort in Chesterton as set out in the above planning application.

Having spent the past few years studying the effects of Urban Sprawl on communities this is clearly a prime example of how a small village like Chesterton will be completely destroyed by this outrageous proposal.

The proposed location is a greenfield site. The ecological impact is significant.

CDC should never allow this ludicrous proposal to be given any serious consideration. It is simply not in keeping with local and national strategy on planning development.

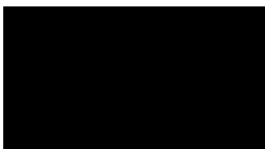
Great Wolf need to lick their wounds and turn to more suitable sites that would actually embrace their arguments. Currently all their comments that this proposal will benefit the community are totally flawed.

Please consider how accurate their claims are on

Benefits to the local community?
Economical boost to the area?
No impact on the landscape?
Limited effect on already overly congested highways?

They are pushing the boundaries and know it. They have even used strategies like visiting local schools to encourage support. Desperation tactics at its lowest level.

This proposal should be refused point blank.



Emma Shaw

Date: 20/11/20

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

Address:

26 Mauwyske Road
Kingston
KT2 7AL

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 500,000 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. 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'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)

David St Quintin
(print)

Please add any additional comments here:-

As a regular visitor to this beautiful + quiet village I am horrified at these plans + the extra traffic that will travel through Chesterton bringing noise, pollution + safety issues.

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="Terence Waterson"/>
Address	<input type="text" value="26 Osprey Close,Bicester,OX26 6YH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Unacceptable increase of road traffic on country roads increased levels of pollution. M40 A41 A43 all have problems with queuing traffic. Recent road improvements have not helped traffic flow. Bicester cannot cope now with the traffic going to the Bicester Shopping Outlet. Yet more of our green belt is under threat. This will have a major impact on our wildlife. We already have seen a dramatic drop in hawks, frogs, hedgehog and grass snakes over the, past 30 years that we have lived here in Bicester."/>
Received Date	<input type="text" value="28/11/2019 13:00:23"/>
Attachments	

Date: 20/12/2019

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



Address:

27 GERMAN OAK WAY
BICESTER
OX26 3WB

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)

KN REYNOLDS
(print)

Please add any additional comments here:-

Date: 12.12.2019

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

Address:

27 Germander Way
Bicester
OX26 3WB

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)

CATH EVANS

(print)

Please add any additional comments here:-

This development is just too big for the infrastructure to cope with. It's for tourists not local people & is just totally wrong for a small village like Chesterton.

From:**Sent:** Wednesday, December 18, 2019 2:33 PM**To:** DC Support <DC.Support@cherwell-dc.gov.uk>**Subject:** Objection to Planning Application No: 19/02550/F

Date: 18/12/2019

Ms Clare Whitehead

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

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

Dear Ms Whitehead,

I am writing to you to passionately object to this application for a large-scale water theme park in the small, rural 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 beautiful greenfield site providing locals with a healthy sporting facility, which will be lost to a vast, inappropriately sized concreted area with large, unsympathetic 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 potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed *half a million 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 and pollution.

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; again, increasing the levels of traffic and pollution as 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.

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.

To conclude, I would like to reiterate that I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and to the detriment of the local businesses and residents and I humbly ask that it be refused.

Yours sincerely,

27 Lea Road,
Abington
Northampton
Northamptonshire
NN1 4PE

Date: 5.1.2020

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

Carl Sucharyna Thomas
27 Lea Road
Northampton
NN14PE

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. It is where my family home is, and as such, I know the area well in enough to strongly believe that there is absolutely no need for such a development in this location, nor is it in line with the local development plan.

The proposed site is currently a stunning greenfield site providing a healthy outdoor facility for young children and their families, which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village, as well as spoiling the character of this area. Not only will the building be out of place but, in building on a greenfield site, there will be a significant lose of wildlife habitat, which goes against the general public feeling of conservation.

Having driven to and from my house for year, I am concerned by the 900-space car park, which indicates the anticipated huge volume of extra traffic that will be travelling to and from the site, causing yet more congestion issues on an already congested area. This will create 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.

Aside from the traffic issue, I am concerned that the development will syphon off employees from existing local businesses who already struggling to find staff, thus leading to potential closures in buinesses at a tim when we are supposed to be supporting our highstreets and local enterprise. On the other hand, it could well draw in new employees who have to travel into the site, thereby compounding the traffic issues previously raise further. 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,

____Carl Sucharyan Thomas_____
(sign)

____CARL SUCHARYNA THOMAS_____
(print)

Date:

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

Insert sender's address:

27 PITMAYTON
CLOSE
BANBURY
OX16 1AH

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]

Yours faithfully,

[Redacted signature]

SIGNATURE

CATALIN LET

PRINT NAME

To submit comments electronically visit:

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

Date:

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

Address: 27 Sheep Street,
Bicester
Oxfordshire
OX26 6JF

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)

RICKY MITCHELL
(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	Chris Pringle
Address	27 The Green, Chesterton, Bicester, OX26 1UU
Type of Comment	Objection
Type	neighbour
Comments	<p>I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these sports facilities in this location. Chesterton is a small village on the outskirts of Bicester which already has an increasing traffic problem through the village. Specifically, traffic along Green Lane and the A4094 has increased significantly over the past 5 years due to developments in Chesterton as well as continued growth of Bicester. The proposed development will further exacerbate this issue. This kind of development in a village location is not sustainable; the development includes space for 900 cars causing over 1000 daily traffic movements routed via either GPS or signage through Chesterton, Bicester, Wendlebury, Little Chesterton or Middleton Stony. Despite attempts to direct customers through signage, a vast majority of GPS users will be directed through local villages, including Chesterton. The recent developments at Kingsmere, Bicester Village, Bicester Tesco, Bicester Gateway and Bicester Heritage are already adding significant strain to our road infrastructure and this development only serves to further exacerbate the problem. In addition, this will further add to local air and noise pollution caused by traffic. This hotel offers little to no benefit to Chesterton or the local community. As the hotel is only available to Great Wolf waterpark guests, this does not assist with providing accommodation for employees, tourists or business guests that are staying in the local area. The resort intends to keep all its guest on-site so there is no economic benefit to local businesses (hotels, restaurants, shops etc). Given the difficulty local businesses are already having hiring staff, Great Wolf only serves to impair this further, putting even more strain on local businesses. The resort takes away what is an excellent 18-hole Golf course, removing a much-enjoyed facility from both the residents of Chesterton and surrounding towns/villages and forcing those users to travel further to get to other courses, against Cherwell's strategy of reducing car usage. The change sets a strong and negative precedent to destroy and build-over golf courses which puts at risk the remaining 9 holes. Given the recent loss of the Oxford 9-hole golf course to housing this is totally unacceptable, especially when the development in question provides no benefit to the local community. The resort aims to build 500,000 sq ft of buildings on a greenfield site which will have an irreversible and significant impact on the landscape and views as well as a negative ecological impact to the green field habitat used by local wildlife. I do not see how this development positively impacts Chesterton or any of the local communities given that it exacerbates our traffic problems, offers no direct benefit to the local community, removes regularly-used facilities from the local community, destroys our local green field habitat and offers no economic benefit to local business. If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me know as soon as possible the date of the meeting. Finally, please note that my submission is in respect of the proposed development. Whilst I have taken every effort to present accurate information for your consideration, as I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.</p>
Received Date	15/12/2019 13:30:01
Attachments	The following files have been uploaded: GWResorts-CP.pdf

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	Clare Downs
Address	27 The Green, Chesterton, Bicester, OX26 1UU
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing in reference to the above planning application. As a resident of Chesterton this application has raised serious concerns with me and my family. I want to formally object to the development of this facility in this location. Chesterton is a small rural village on the outskirts of Bicester, within the last few years there has been significant development within the village and the surrounding area. This has already had an adverse effect on the village, and surrounding areas which includes increased traffic, air pollution, safety concerns and noise pollution. This development is not suitable nor appropriate on the edge of a village, the infrastructure of the village and surround areas will not be able to sustain this kind of development. The proposed routing plans are not enforceable and visitors will most likely follow routes advised by sat-nav. The development brings nothing to Chesterton or our local community - the hotel is only useful to waterpark guests so doesn't benefit the local area and the hotel aims to keep guests within the resort so doesn't benefit local business. Additionally, although this resort claims to be a boost for local jobs, local businesses are already struggling to find new staff so this resort would likely have a negative impact to other local businesses and hence the community. The development takes away a 18-hole Golf course already used by the local community at a time when other Golf courses such as Oxford are also being built on for houses. This resort will destroy local habitat for wildlife as well as building on greenfield land in our village.</p>
Received Date	15/12/2019 13:40:23
Attachments	The following files have been uploaded: GWResorts-CD.pdf

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=""/>
Name	<input type="text" value="Mr Stringer"/>
Address	<input type="text" value="27 White Way,Kidlington,OX5 2XA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this application on the grounds of the irrevocable destruction of countryside to serve sheer greed and profit. Once the countryside and its beauty, peace and wildlife has gone, its gone! What about future generations; it is their planet too! and we are allowing it to be sold off to line the pockets of greedy businesses. This is an issue of morality. Cherwell District Council you will have blood on your dirty greedy hands if you allow this."/>
Received Date	<input type="text" value="28/01/2020 03:09:43"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Janet Davies
Address	28 Fortescue Drive, Chesterton, Bicester, OX26 1UT
Type of Comment	Objection
Type	neighbour
Comments	<p>I am a local resident in Chesterton and a member of Bicester Hotel and Golf Club. I wish to object to this planning application as I do not believe it is in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. As a long standing member of Bicester Golf Club a viable local golf club I see no reason to build such a development on an already existing leisure facility. To reduce the course from eighteen to nine holes will destroy it as a competitive golf course and would represent a serious loss of this facility to the local area and community. With the planned loss of North Oxford Golf Club to a housing development this golf course is important in the local area. The club is an active social hub with a large number of members over a varied social demographic. We should be looking to increase recreational facilities in an area with a ever growing population not reducing them. The club engages in golf competitions with the Oxfordshire community and is a significant charity fundraiser for local charities. All of this will be lost if the course is changed to nine holes. There will also be a loss of employment opportunities if the golf course is changed. If the golf club changes I will no longer remain as a member at the golf course or the gym and will be one of many members who will do the same. This could result in the facility no longer being financially viable and result in a loss of employment opportunities in that sector. Knowing the golf course well the area for development is subject to frequent flooding during the winter months. If this area is built on it will significantly increase the risk of flooding in this area and increase of surface water run off into the local river Gaggle Brook that will increase the flooding risk which is already significantly high downstream in Wendlebury. I feel that such a development would be unsustainable in this inappropriate location on the edge of a village. The development includes parking spaces for nine hundred cars which due to the location of the development demonstrates the reliance on car travel. This is contrary to the Cherwell Strategy of reducing car usage in the area. Current golf club members will have to travel to alternative golf courses therefore also adding to increased car usage. The proposed development comprises of 500,000 sq.ft of buildings on what is currently a greenfield site and this will irreversibly remove an important green infrastructure and disrupt important ecological habitat for a wide range of wildlife that is simply not found in other areas due to the unique development of the current golf course. One of the worst impacts of this development would be to local traffic problems. This area and Chesterton in particular has suffered drastically over recent years due to the ever increasing growth in the area and particularly the impact caused by traffic visiting Bicester Village, Kingsmere, Bicester Gateway and Bicester Heritage developments. The proposed development is estimated to increase the traffic flow into the area by one thousand plus cars a day. In addition to this there will be construction traffic. The local network of country roads is just unsuitable to deal with this large increase in traffic all heading to the same location. The routes planned into the site already are under enormous pressure and cant cope with the current levels of traffic. Slightly further afield the major road networks of the M40 and A34 in particular cant cope with current levels of traffic and are already predicted to significantly increase traffic flow from other already approved developments without the addition of this development. Traffic is regularly static on these routes from the M40 from junction eleven to ten in the morning and junction eight to ten in the evening and on the A34 from Oxford to Junction in the afternoons. The development will add a predicted extra one thousand cars a day to this already heavily congested area. Cherwell and the local areas strategic aim is to prioritize Knowledge based business as a priority. This development will have rooms only available to Great Wolf Residents and will do nothing to assist growth in the local business community. The aim of the Great Wolf Resort will be to keep guests on site to use their facilities so will</p>

add no local benefit to other local entertainment establishments. In an area of high employment where current employers are already finding it hard to recruit the type of employees that Great Wolf will be targeting it is hard to see a real benefit to local people seeking employment. It may result in employees travelling from further afield, by car as the site is not served by public transport, in order to work at the resort. This again will be contrary to the Cherwell strategy of reducing car usage. The design of the resort is completely out of keeping with the local area. Having already accommodated a substantial development in the Bicester Hotel and spa other developments in this area should be small scale, detached buildings at low height enhancing the character of the local area as outlined in the Cherwell Council's Countryside design summary 2008. The low rise design to make it less visible means that the buildings and car park will create a substantial footprint in a rural location. The site will sit right next to the M40 motorway and is totally unsuitable for a public outdoor spaces accommodating two thousand visitors a day due to already existing poor air quality and noise pollution to which the development will add even more. This planning application is a purely speculative application in the wrong location and with a potential two thousand visitors a day will have a significant negative impact on the local area as outlined above. Great Wolf should have worked with Cherwell through the correct local plan process in order to locate a suitable site for this development. This development is not wanted by local village residents or the local Bicester population. It will only have a negative impact in the area and on this basis I believe this application should be refused.

Received Date

23/12/2019 18:26:33

Attachments

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Jack Davies
Address	28 Fortescue Drive, Chesterton, Bicester, OX26 1UT
Type of Comment	Objection
Type	neighbour
Comments	<p>I am a local resident in Chesterton and a member of Bicester Hotel and Golf Club. I wish to object to this planning application as I do not believe it is in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. As a long standing member of Bicester Golf Club a viable local golf club I see no reason to build such a development on an already existing leisure facility. To reduce the course from eighteen to nine holes will destroy it as a competitive golf course and would represent a serious loss of this facility to the local area and community. With the planned loss of North Oxford Golf Club to a housing development this golf course is important in the local area. The club is an active social hub with a large number of members over a varied social demographic. We should be looking to increase recreational facilities in an area with a ever growing population not reducing them. The club engages in golf competitions with the Oxfordshire community and is a significant charity fundraiser for local charities. All of this will be lost if the course is changed to nine holes. There will also be a loss of employment opportunities if the golf course is changed. Knowing the golf course well the area for development is subject to frequent flooding during the winter months. If this area is built on it will significantly increase the risk of flooding in this area and increase of surface water run off into the local river Gaggle Brook that will increase the flooding risk which is already significantly high downstream in Wendlebury. I feel that such a development would be unsustainable in this inappropriate location on the edge of a village. The development includes parking spaces for nine hundred cars which due to the location of the development demonstrates the reliance on car travel. This is contrary to the Cherwell Strategy of reducing car usage in the area. Current golf club members will have to travel to alternative golf courses therefore also adding to increased car usage. The proposed development comprises of 500,000 sq.ft of buildings on what is currently a greenfield site and this will irreversibly remove an important green infrastructure and disrupt important ecological habitat for a wide range of wildlife that is simply not found in other areas due to the unique development of the current golf course. One of the worst impacts of this development would be to local traffic problems. This area and Chesterton in particular has suffered drastically over recent years due to the ever increasing growth in the area and particularly the impact caused by traffic visiting Bicester Village, Kingsmere, Bicester Gateway and Bicester Heritage developments. The proposed development is estimated to increase the traffic flow into the area by one thousand plus cars a day. In addition to this there will be construction traffic. The local network of country roads is just unsuitable to deal with this large increase in traffic all heading to the same location. The routes planned into the site already are under enormous pressure and cant cope with the current levels of traffic. Slightly further afield the major road networks of the M40 and A34 in particular cant cope with current levels of traffic and are already predicted to significantly increase traffic flow from other already approved developments without the addition of this development. Traffic is regularly static on these routes from the M40 from junction eleven to ten in the morning and junction eight to ten in the evening and on the A34 from Oxford to Junction in the afternoons. The development will add a predicted extra one thousand cars a day to this already heavily congested area. Cherwell and the local areas strategic aim is to prioritize Knowledge based business as a priority. This development will have rooms only available to Great Wolf Residents and will do nothing to assist growth in the local business community. The aim of the Great Wolf Resort will be to keep guests on site to use their facilities so will add no local benefit to other local entertainment establishments. In an area of high employment where current employers are already finding it hard to recruit the type of employees that Great Wolf will be targeting it is hard to see a real benefit to local people</p>

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Received Date

23/12/2019 19:15:30

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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	Paul Davies
Address	28 Fortescue Drive, Chesterton, Bicester, OX26 1UT
Type of Comment	Objection
Type	neighbour
Comments	<p>I am a local resident in Chesterton and a member of Bicester Hotel and Golf Club. I wish to object to this planning application as I do not believe it is in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. As a long standing member of Bicester Golf Club a viable local golf club I see no reason to build such a development on an already existing leisure facility. To reduce the course from eighteen to nine holes will destroy it as a competitive golf course and would represent a serious loss of this facility to the local area and community. With the planned loss of North Oxford Golf Club to a housing development this golf course is important in the local area. The club is an active social hub with a large number of members over a varied social demographic. We should be looking to increase recreational facilities in an area with a ever growing population not reducing them. The club engages in golf competitions with the Oxfordshire community and is a significant charity fundraiser for local charities. All of this will be lost if the course is changed to nine holes. There will also be a loss of employment opportunities if the golf course is changed. Knowing the golf course well the area for development is subject to frequent flooding during the winter months. If this area is built on it will significantly increase the risk of flooding in this area and increase of surface water run off into the local river Gaggle Brook that will increase the flooding risk which is already significantly high downstream in Wendlebury. I feel that such a development would be unsustainable in this inappropriate location on the edge of a village. The development includes parking spaces for nine hundred cars which due to the location of the development demonstrates the reliance on car travel. This is contrary to the Cherwell Strategy of reducing car usage in the area. Current golf club members will have to travel to alternative golf courses therefore also adding to increased car usage. The proposed development comprises of 500,000 sq.ft of buildings on what is currently a greenfield site and this will irreversibly remove an important green infrastructure and disrupt important ecological habitat for a wide range of wildlife that is simply not found in other areas due to the unique development of the current golf course. One of the worst impacts of this development would be to local traffic problems. This area and Chesterton in particular has suffered drastically over recent years due to the ever increasing growth in the area and particularly the impact caused by traffic visiting Bicester Village, Kingsmere, Bicester Gateway and Bicester Heritage developments. The proposed development is estimated to increase the traffic flow into the area by one thousand plus cars a day. In addition to this there will be construction traffic. The local network of country roads is just unsuitable to deal with this large increase in traffic all heading to the same location. The routes planned into the site already are under enormous pressure and cant cope with the current levels of traffic. Slightly further afield the major road networks of the M40 and A34 in particular cant cope with current levels of traffic and are already predicted to significantly increase traffic flow from other already approved developments without the addition of this development. Traffic is regularly static on these routes from the M40 from junction eleven to ten in the morning and junction eight to ten in the evening and on the A34 from Oxford to Junction in the afternoons. The development will add a predicted extra one thousand cars a day to this already heavily congested area. Cherwell and the local areas strategic aim is to prioritize Knowledge based business as a priority. This development will have rooms only available to Great Wolf Residents and will do nothing to assist growth in the local business community. The aim of the Great Wolf Resort will be to keep guests on site to use their facilities so will add no local benefit to other local entertainment establishments. In an area of high employment where current employers are already finding it hard to recruit the type of employees that Great Wolf will be targeting it is hard to see a real benefit to local people</p>

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Received Date

23/12/2019 18:11:15

Attachments

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Megan Davies
Address	28 Fortescue Drive, Chesterton, Bicester, OX26 1UT
Type of Comment	Objection
Type	neighbour
Comments	<p>I am a local resident in Chesterton and a member of Bicester Hotel and Golf Club. I wish to object to this planning application as I do not believe it is in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. As a long standing member of Bicester Golf Club a viable local golf club I see no reason to build such a development on an already existing leisure facility. To reduce the course from eighteen to nine holes will destroy it as a competitive golf course and would represent a serious loss of this facility to the local area and community. With the planned loss of North Oxford Golf Club to a housing development this golf course is important in the local area. The club is an active social hub with a large number of members over a varied social demographic. We should be looking to increase recreational facilities in an area with a ever growing population not reducing them. The club engages in golf competitions with the Oxfordshire community and is a significant charity fundraiser for local charities. All of this will be lost if the course is changed to nine holes. There will also be a loss of employment opportunities if the golf course is changed. Knowing the golf course well the area for development is subject to frequent flooding during the winter months. If this area is built on it will significantly increase the risk of flooding in this area and increase of surface water run off into the local river Gaggle Brook that will increase the flooding risk which is already significantly high downstream in Wendlebury. I feel that such a development would be unsustainable in this inappropriate location on the edge of a village. The development includes parking spaces for nine hundred cars which due to the location of the development demonstrates the reliance on car travel. This is contrary to the Cherwell Strategy of reducing car usage in the area. Current golf club members will have to travel to alternative golf courses therefore also adding to increased car usage. The proposed development comprises of 500,000 sq.ft of buildings on what is currently a greenfield site and this will irreversibly remove an important green infrastructure and disrupt important ecological habitat for a wide range of wildlife that is simply not found in other areas due to the unique development of the current golf course. One of the worst impacts of this development would be to local traffic problems. This area and Chesterton in particular has suffered drastically over recent years due to the ever increasing growth in the area and particularly the impact caused by traffic visiting Bicester Village, Kingsmere, Bicester Gateway and Bicester Heritage developments. The proposed development is estimated to increase the traffic flow into the area by one thousand plus cars a day. In addition to this there will be construction traffic. The local network of country roads is just unsuitable to deal with this large increase in traffic all heading to the same location. The routes planned into the site already are under enormous pressure and cant cope with the current levels of traffic. Slightly further afield the major road networks of the M40 and A34 in particular cant cope with current levels of traffic and are already predicted to significantly increase traffic flow from other already approved developments without the addition of this development. Traffic is regularly static on these routes from the M40 from junction eleven to ten in the morning and junction eight to ten in the evening and on the A34 from Oxford to Junction in the afternoons. The development will add a predicted extra one thousand cars a day to this already heavily congested area. Cherwell and the local areas strategic aim is to prioritize Knowledge based business as a priority. This development will have rooms only available to Great Wolf Residents and will do nothing to assist growth in the local business community. The aim of the Great Wolf Resort will be to keep guests on site to use their facilities so will add no local benefit to other local entertainment establishments. In an area of high employment where current employers are already finding it hard to recruit the type of employees that Great Wolf will be targeting it is hard to see a real benefit to local people</p>

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Received Date

23/12/2019 19:23:43

Attachments

1.
9th December 2019

Mrs Susan Harley
28, Hometree House
7, London Road
Bicester OX26 6BP

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

This planning application referred to above is terrible and I want to object to it. The proposal is not in accordance with the local development plan and I see no material considerations that would warrant planning permission being granted.

I do not live very near - I live in Bicester, but I regularly visit both Chesterton and little Chesterton. The proposed site, on the edge of a small village, comprises 500,000 sq. ft of built form on what is currently a green field site. This will irreversibly remove important green infrastructure and disrupt ecological habitats. The proposal will also lead to significant and irreversible impact on the landscape and views of the site.

The thing that worries me the most is the traffic impact. My journey to these parts is already difficult. The existing road infrastructure (and that of surrounding villages) already can't cope, and the extra 1000+ daily increase in traffic volume, plus construction traffic will have a dreadful impact. Chesterton is already a notorious 'rat-run' and suffers from major traffic congestion as an escape route from the M40 or A34. I am partly disabled and I already feel unsafe on the roads around there. A MASSIVE car park is proposed. This would lead to far too much extra traffic - how are the tiny local roads supposed to cope? This proposal would also redirect traffic onto the A34 which already encounters significant traffic problems. **The proposed development is obviously in the wrong location.**

I also believe that the proposed design is not in keeping with the local area. Schemes in such a location should be of small scale, with detached buildings at low height (like the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.

Please - don't make me fear to travel to this area. There are numerous reasons why this planning application is unwise, unsafe, and completely contrary to the local development plan. Please dismiss it.

Best wishes



Susan Harley

28 Rudloe Road,
Clapham
London
SW12 0DS

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

14 December 2019

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

Dear Ms Whitehead,

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.

I am a regular visitor to Chesterton as my girlfriend's family are based there. It is evident that this is close-knit community with residents that care about the village. I cannot see how a development of this scale is in keeping with the local landscape or sustainable. I do not believe that the village will benefit in any way from it, and the already busy roads will become even more congested and dangerous.

I do not understand why a small village, with minimal infrastructure has been selected for this project. There is simply not enough space for it and the location of a water park and resort is totally in opposition to the surrounding area.

It would be a tragedy for a village that dates back to the Domesday Book to be destroyed by an unnecessary and ecologically disruptive development.

Yours sincerely,

A solid black rectangular box used to redact the signature of Alexander Dixon.

Alexander Dixon

28 Rudloe Road,
Clapham
London
SW12 0DS

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

14 December 2019

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

Dear Ms Whitehead,

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.

Although I no longer live in Chesterton, I grew up in the village and it was my home for over twenty years. I do not wish to see the village and its local community destroyed by this development.

The existing roads cannot cope with the amount of current traffic. The roads are dangerous for any pedestrians trying to walk along them, with traffic speeding along them as the village has already become shortcut for many drivers. I live in London and find it much safer to walk and run here than in a small country village, which is ridiculous. The volume of traffic the development of this resort will bring will make access to the village almost impossible for its residents and visitors, and hazardous for the villagers, including the many young families and children who live there.

This development will ruin the character of the village. Once a local farming community, it will be turned into a congested area, swamped by this monstrous development. A greenfield site will be lost with vast ecological impact. This is evidently an unsustainable project, and no consideration has been given to the negative environmental consequences it will bring, namely in the increase in traffic and destruction of local habitats. This development will bring no economic benefit to the village and the resort will not be available to be used by local residents, meaning that they are forced to live with it but not welcomed into it at all.

I am appalled that the Council is even considering such a development. There has been total disregard for the impact this will have on local residents and the wider community. Families who have lived in the village for generations will be forced to leave, pushed out by this atrocious development, and the village landscape will be irrevocably altered for the worse.

Yours sincerely,



Lucy Steiner

28 The Green
Chesterton
Oxfordshire
OX26 1UU
17th December 2019

TO: 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

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

I list below my reasons for objecting:

Unsustainable in an inappropriate location on the edge of a small Oxfordshire village. The development includes 900 parking spaces with 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 alternative 18 hole courses. Therefore increasing car usage. The site comprises 500,000sq.ft of built form on what is currently a lovely greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

The whole impact of the landscape will change as the applicant is looking to put 500,000sq.ft of buildings on the lovely greenfield site, which is not a pleasing view for a small Oxfordshire village.

Chesterton existing road infrastructure can't cope with the extra 1000plus daily increase in traffic volume, plus

construction traffic!! Chesterton is already a "rat-run" and experiences major traffic congestion as an escape route during many traffic issues on M40 or A34 (Which almost seems daily)

It is suggested for what I think unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34, which already has horrendous traffic problems!

The Road networks around Bicester that have been approved recently just will not cope with a proposal that clearly is in the wrong location.

This proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge Based business investment as a priority, thereby offering employment to "Knowledge Economy"

Hotel rooms only available to Great Wolf resort guests, does not in my view assist the growth of other businesses in the areas providing employees with a place to stay overnight. Great Wolf resorts will encourage all their guests to stay on site offering them restaurants, bowling alleys, retail shops etc. This will give no support to our local businesses in the area.

As I am a owner of a local business myself, we are already finding it hard to recruit employees, I think Great Wolf will be targeting employees away from existing local business which will have a negative economic impact, or they will bring in employment from other area therefore adding to the increase of the traffic.

It is an inefficient and therefore a bad design. The low-rise design to ensure it is less visible, has meant the buildings and car park have spread across the site having major urbanizing impact on his rural location. This scheme comprises of a total floor area of 500,000sq ft. in two/three overbearing large ugly blocks. Please this surly cannot be seen as in keeping with Chesterton and local villages!!

Why?? Close 9 of the 18 holes, the company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.

Will the other 9 holes remain?? This is really sad for me as my husband is a Professional Golfer and has his own golf business/ retail shop locally. With the loss of the 9-hole golf course to housing, open space provision rapidly disappearing in Cherwell. Totally unacceptable when it serves such an important purpose in communities and for well being. The Great Wolf resort could be very destructive for his Golf business.

2,000 visitors each day potentially will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This speculative planning application in the wrong location and should be refused on this basis.

I am an avid dog walker and moved to Chesterton because of its location. My concern with the Great Wolf resort is the loss of green field with an abundance of wildlife and the increased traffic will have a real negative Ecology effect on Chesterton and local areas.

I am also concerned about the deterioration in my air quality and noise pollution from additional traffic, construction and continuous service vehicles. The site itself will be right next to the M40, not a healthy location for a sport facility, noise and fumes!

Yours sincerely

A solid black rectangular box used to redact the signature of Julie Bishop.

Julie Bishop

28 The Green
Chesterton
Oxfordshire
OX26 1UU
17th December 2019

TO: 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

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

I list below my reasons for objecting:

The Great Wolf Resorts is unsustainable in an inappropriate location on the edge of a small Oxfordshire village. The development includes 900 parking spaces with 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 alternative 18 hole courses. Therefore increasing car usage. The site comprises 500,000sq.ft of built form on what is currently a lovely greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

The whole impact of the landscape will change as the applicant is looking to put 500,000sq.ft of buildings on the lovely greenfield site, which is not a pleasing view for a small Oxfordshire village.

Chesterton existing road infrastructure can't cope with the extra 1000plus daily increase in traffic volume, plus construction traffic!! Chesterton is already a "rat-run" and experiences major traffic congestion as an escape route during many traffic issues on M40 or A34 (Which almost seems daily)

It is suggested for what I think unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34, which already has horrendous traffic problems!

The Road networks around Bicester that have been approved recently just will not cope with a proposal that clearly is in the wrong location.

This proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge Based business investment as a priority, thereby offering employment to "Knowledge Economy"

Hotel rooms only available to Great Wolf resort guests, does not in my view assist the growth of other businesses in the areas providing employees with a place to stay overnight. Great Wolf resorts will encourage all their guests to stay on site offering them restaurants, bowling alleys, retail shops etc. This will give no support to our local businesses in the area.

As I am a owner of a local business myself, we are already finding it hard to recruit employees, I think Great Wolf will be targeting employees away from existing local business which will have a negative economic impact, or they will bring in employment from other area therefore adding to the increase of the traffic.

It is an inefficient and therefore a bad design. The low-rise design to ensure it is less visible, has meant the buildings and car park have spread across the site having major urbanizing impact on his rural location. This scheme comprises of a total floor area of 500,000sq ft. in two/three overbearing large ugly blocks. Please this surly cannot be seen as in keeping with Chesterton and local villages!!

Why?? Close 9 of the 18 holes, the company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.

Will the other 9 holes remain?? This is really sad for me as I am a Professional Golfer and own a golf business/ retail shop locally. With the loss of the 9-hole golf course to housing,

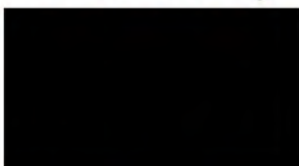
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2,000 visitors each day potentially will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This speculative planning application in the wrong location and should be refused on this basis.

I am an avid dog walker and moved to Chesterton because of its location. My concern with the Great Wolf resort is the loss of green field with an abundance of wildlife and the increased traffic will have a real negative Ecology effect on Chesterton and local areas.

I am also concerned about the deterioration in my air quality and noise pollution from additional traffic, construction and continuous service vehicles. The site itself will be right next to the M40, not a healthy location for a sport facility, noise and fumes!

Yours sincerely

A solid black rectangular box used to redact the signature of Adam Bishop.

Adam Bishop

28 The Green
Chesterton
Oxfordshire
OX26 1UU

18th December 2019

**TO: 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

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

I list below my reasons for objecting:

The Great Wolf Resorts is unsustainable in an inappropriate location on the edge of a small Oxfordshire village. The development includes 900 parking spaces with 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 alternative 18 hole courses. Therefore increasing car usage. The site comprises 500,000sq.ft of built form on what is currently a lovely greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

The whole impact of the landscape will change as the applicant is looking to put 500,000sq.ft of buildings on the lovely greenfield site, which is not a pleasing view for a small Oxfordshire village.

Chesterton existing road infrastructure can't cope with the extra 1000plus daily increase in traffic volume, plus construction traffic!! Chesterton is already a "rat-run" and experiences major traffic congestion as an escape route during many traffic issues on M40 or A34 (Which almost seems daily)
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The Road networks around Bicester that have been approved recently just will not cope with a proposal that clearly is in the wrong location.

This proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge Based business investment as a priority, thereby offering employment to "Knowledge Economy"

Hotel rooms only available to Great Wolf resort guests, does not in my view assist the growth of other businesses in the areas providing employees with a place to stay overnight.

Great Wolf resorts will encourage all their guests to stay on site offering them restaurants, bowling alleys, retail shops etc. This will give no support to our local businesses in the area.

As my daughter and son in law are owners of a local business they are already finding it hard to recruit employees, I think Great Wolf will be targeting employees away from existing local business, which will have a negative economic impact, or they will bring in employment from other area therefore adding to the increase of the traffic.

It is an inefficient and therefore a bad design. The low-rise design to ensure it is less visible, has meant the buildings and car park have spread across the site having major urbanizing impact on his rural location. This scheme comprises of a total floor area of 500,000sq ft. in two/three overbearing large ugly blocks. Please this surly cannot be seen as in keeping with Chesterton and local villages!!

The closing of 9 of the 18 holes seems ridiculous; the company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.

Will the other 9 holes remain?? This is really sad for me as my son in law is a Professional Golfer and has his own a golf business/ retail shop locally. With the loss of the 9-hole golf course to housing, open space provision rapidly vanishing in Cherwell. Totally unacceptable when it serves such an important purpose in communities and for well being. The Great Wolf resort could be very destructive for his Golf business.

2,000 visitors each day potentially will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This speculative planning application in the wrong location and should be refused on this basis.

I am an avid dog walker and moved to Chesterton because of its location. My concern with the Great Wolf resort is the loss of green field with an abundance of wildlife and the increased traffic will have a real negative Ecology effect on Chesterton and local areas.

I am also concerned about the deterioration in my air quality and noise pollution from additional traffic, construction and continuous service vehicles. The site itself will be right next to the M40, not a healthy location for a sport facility, noise and fumes!

The other concern is that there is a shortage of water in the Thames valley area, The Great Wolf would only be adding to this problem, not only as the name suggests "Water park" but all the usage for running the whole facility, hotel etc.

Hand off Chesterton, lets keep it as a lovely rural Oxfordshire village and lets not it be a brand for the UK.

Yours sincerely



Alex Bainbridge



X Date: 15th December 2019

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

X Address:

28 WILLOW DRIVE
BUCKINGHAM
MK18 7JH

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.

X Yours faithfully,

(sign)

X NICOLA COPE

(print)

Please add any additional comments here:-

X Date: 15/12/19

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

X Address:
28 WILLOW DRIVE
BUCKINGHAM
MK18 7JH

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

Yours faithfully,

X 

(sign)

X MARK COPE

(print)

Please add any additional comments here:-

Date:

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

29 Eynsham Park
Witney
OX29 6PR.

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. There are no material considerations that would warrant planning permission being granted.

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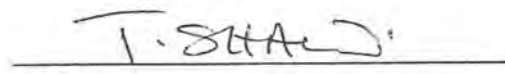
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Yours faithfully,



(sign)



(print)

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="Janet Sprake"/>
Address	<input type="text" value="29 Hatch Way, Kirtlington, Kidlington, OX5 3JS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am writing to object in the strongest terms to this application for an enormous water theme park in the small rural village of Chesterton. This area is at present a stunningly beautiful sporting facility which provides many local people with great facilities. The proposed development is designed to attract visitors from far and wide, there is no benefit to the local community at all. Indeed, the estimated 500,000 visitors annually will add hugely to the already over congested road system in this area of Oxfordshire. The A34, M40 and A4095 are already at capacity and this nightmare proposal only serves to makes things so much worse. I do hope you will refuse planning permission for this monstrous development which would mar Chesterton and the surrounding villages for ever."/>
Received Date	<input type="text" value="31/12/2019 10:39:34"/>
Attachments	

Date: 20/12/2019

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

Address:

29 Helton Drive
Bicester
Oxon
OX26 6YJ.

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)

MR. BILL NELSON
(print)

Please add any additional comments here:-

Date: 12.12.19

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

Address:

MIKE ILBERTY
29 REDDING CLOSE
BICESTER
OX26 6SR

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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Yours faithfully,


(si

MIKE ILBERTY

(print)

Pease add any additional comments here:-

Date: 12.12.19

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

Address:

29 Redwing Close
Bicester
OX26 6SR

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,

(sig

(print)

EMMA ILBERY

Please add any additional comments here:-

David Bloomfield
29 St Peter's Crescent
Bicester
OX26 4XA

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

24th December 2019

Dear Ms Whitehead,

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

I wish to strongly object to the Great Wolf Planning application ref No: 19/02550/F for the following reasons.

Loss of Amenity and Traffic

I am too infirm now to play golf at Bicester Golf Club, but I was a member since the 1970s. I have been keeping my hand in by coaching my grandson at the driving range over the last few years. It is very disappointing to learn of this planning application, as my grandson will no longer have the same opportunity as I, to play at a local 18-hole Golf club close to Bicester. If my grandson can join Kirtlington Golf Club, (I understand it is reaching membership capacity) his longer journey will take him past the new Water Park and all the traffic congestion that will create. Many of us have queued into similar parks such as centre parcs and are aware of the peak load leaving site and arriving. At the Public exhibition, the consultants compared the extra traffic flow to a small "Aldi" type Supermarket, but the parking space will be 3 times the size of Tesco extra!

Rural Character of Chesterton will be spoilt forever, in breach of Cherwell District Council saved policy C8 of the 1996 Local Plan

This application must be rejected as the development would have a significantly harmful effect on the setting of Chesterton and on the rural character and appearance of the area. It would conflict with Cherwell District Council saved policy C8 of the 1996 Local Plan, which seeks to avoid sporadic development in the open countryside.

Bicester 18-hole Golf Course is itself rural in character and is a beautiful open green space to enjoy as you approach Chesterton on the A4095 especially between autumn and spring when the sun is low in the sky and casting long shadows across the verdant expanse of parkland. "The environmental statement volume 2 Appendix 13.8 accurate visual representations" document, is inaccurate in that it ignores the fact that presently views can be enjoyed across the 18-hole Golf course from the A4095.

Suburbanisation of the historic village of Chesterton

The site access needed to provide safe access to the Water Park would also have a visually suburbanising effect on Chesterton, as would the new footway along the A4095 required by the highways authority to provide a safe pedestrian access to the Water Park. The winding A4095 would

no longer provide a rural approach to the village. The existing pleasant rural character of the 18-hole golf course and the contribution the 18-hole golf course plays in the rural setting of the village, would be lost.

Yours sincerely,



David Bloomfield

Date: 4/1/20

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

Address:

29 West Hawthorn Rd
Ambrosden
OX25 2SA

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)

M DOWLING
(print)

Pease add any additional comments here:-

From: Mrs. J. M. Hartley

30, Fortescue Drive,
Chesterton.
BICESTER.
Oxon. OX26 1UT.

19 December 2019.

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

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

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

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

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

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

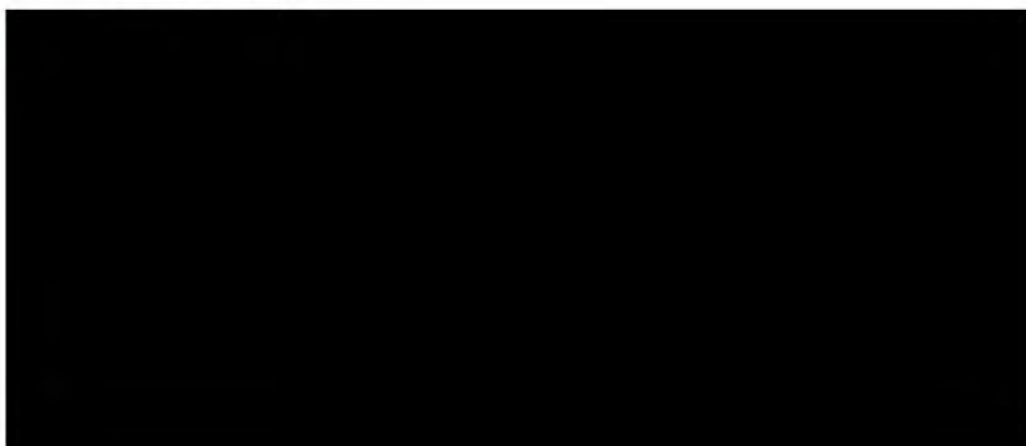
As for the impact on the road network infrastructure, the impact of this proposal is totally unsustainable. The village roads are already overcrowded as they are used by rat-runners. It is sometimes impossible to get into or out of the village without taking a massive detour. Just to get into Bicester,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

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

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

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

Yours faithfully



From: G.N. Hartley,

30, Fortescue Drive,
Chesterton.
BICESTER.
Oxon. OX26 1UT.

18 December 2019

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

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

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

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

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

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

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

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

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

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



Ms Clare Whitehead
Case Officer
Development Manager
Cherwell District Council
Bodicote House
Bodicote
OX25 4AA

Marilyn Heslop
30 Orchard Rise
Chesterton
OX26 1US

20th December 2019

REF Great Lakes UK LTD

Planning Application Number 19/02550/F

Dear Ms Whitehead.

I would like to strongly oppose the planning application by Great Lakes.

Chesterton is a small village and is no place for a resort of this size.

Traffic through Chesterton and the surrounding villages will be intolerable.

Visits to the resort will not be freely available to local people on a day pass basis, contrary to what they say.

The golf course is a long established, much used facility and to forgo half of it will no doubt mean the loss of members who want to use a full 18 hole golf course.

I strongly believe the course would close within 2 years if this monstrosity should ever be permitted.

Then if allowed now, would surely increase in size again, if they are allowed to get their foot in the door.

Traffic would increase immensely and the roads in the village are already in poor condition and in some places barely wide enough for 2 cars to pass.

I strongly urge the council to oppose this application.

We have had 2 new housing estates within the last 3-5 years, we have had our fair share.

This is completely the wrong location for a development of this size.

Your Hopefully.



PAUL BRAIN
30 ORCHARD RISE
CHESTERTON
BLCESTER
OX26 1US

REF: Great Lakes UK Ltd

- Planning application number:
19/02550/F

20/12/2019.

Dear Ms Whitehead. (Case officer, Development management, CDC)

I write with my objection to the above planning application.

The proposal does not comply with the local development plan. There are no material considerations that would warrant planning permission being granted.

The development is unsustainable. It is in a very inappropriate location on the edge of a village.

No transport links available. Complete reliance on car and lorry use. 900 parking spaces. Against CDC strategy of reducing car use.

Current golf club members will leave and drive to other 18 hole courses. Further away. I am a member there. "Serious" golfers do not join 9 hole golf courses as a member.

A huge complex built on a greenfield site. Irreversible damage to fauna and flora, of which there are many varieties which I see everytime I go there

The damage which would be done ecologically is incalculable.

The enormous construction will ^{be a} blot on the landscape, will impact on the landscape and views across the area.

Roads through the village of Chesterton and other surrounding villages are already a rat run. The additional 1000+ vehicle movements a day will make the traffic situation impossible.

The infrastructure is not in place to support this. A few new road signs will not make it ok.

Given all the ongoing developments close by in Bicester. The road network cannot cope with this added enormous burden, aside from it being in completely wrong location.

Having investigated CPC policy it is clear this is not a knowledge based business, which is the stated priority in CPC's strategy

Unemployment in the area is very low, staffing will be from outside of the area. No local economic benefit. Further increase of traffic movement.

The guests to the resort will not leave the site, historically the case with similar resorts elsewhere. They will also be encouraged to stay there, not go off site. Therefore no benefit to the local economy

The design and aesthetics of the build are horrendous, not in keeping with the local area. A few stone detached low level houses may be acceptable not a monolith on this scale.

The golf course provides a valuable sports facility for the local area. It is completely viable and successful. It has an important purpose in the community for pleasure and well being.

A nine hole course is not viable, people will not attend and rather travel further to a proper 18 hole course

This is a completely speculative planning application. Surely Great Wolf's first consultation should have been with CDC to determine a suitable area as part of the local plan.

They have solely prayed upon the greed of the Vendor

Given this absurd speculation for something in completely the wrong location it should be refused on this basis

Noise and air pollution, along with light pollution are already a major concern. This development would multiply pollution to the area hugely.

Please refuse this application it is not in any way viable

Thank you.



PAUL BRAIN

Date:

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

Address: 31 Artillery House,
Clang Quay,
Dublin D08 W58

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.



(sign)

CRISPIN RODWELL

(print)

Please add any additional comments here:-

Date: 15.12.19

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

Address:

31 Hopton Road
Thame
Oxon
OX9 3TS

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)

Rebecca Fowler
(print)

Please add any additional comments here:-

Sewage + Water

**31 The Village Close
Upper Arcott
Bicester
OX25 1QU**

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

12 December 2019

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

Dear Sirs,

I am writing to object to this application for a water theme park to be located on the edge of the village of Chesterton, on the grounds that this proposal is not in accordance with the Local Development Plan.

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

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

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

This is a speculative planning application which is in the wrong location and should be refused on the grounds that have been listed above.

Yours faithfully,



Mrs Sue Jones

Date:

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

Insert sender's address:

31 WEST STREET
BANBURY
OX16 3HA

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]



Andrew Gill

SIGNATURE

PRINT NAME

To submit comments electronically visit:

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

Matthew Swinford

From: Graham Barnett <[REDACTED]>
Sent: 03 January 2020 21:48
To: DC Support
Subject: Great Lakes UK Ltd - Planning Application No. 19/02550/F

I wish to object to the proposal to build a totally unnecessary water park on a green area of our country.

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

It is an inefficient and therefore bad design. The building is a 3 & 4 storey design but considered to be relatively not visible. The buildings and car parking have spread across the site having significant urbanising impact on this rural location, not in keeping with the local area. Schemes in such a location should be of small scale, detached buildings at low height enhancing the character of the local area as outlined in CDC Countryside Design Summary 2008.

To concrete over even more green space in this country location, in the name of a sporting facility that is no more than a business development, is an environmental disaster that can never be reclaimed and should not receive planning permission.

The proposal to bring 500,000 visitors and their associated vehicles into an already heavily trafficked area can only cause air, water and other climatic implications unacceptable to local residents. In particular the suggested routing of traffic along the B430 through Weston on the Green will only cause additional problems on an already congested road, which in turn will force traffic through local villages on totally unsuitable roads.

I strongly urge refusal.

Graham Barnett
31 Westlands Avenue
Weston on the Green
OX25 3RE

3 January 2020

Rev Michael White
32 Fortescue Drive,
Chesterton
OX26 1UT

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

19th Dec 2019

Dear Sirs,

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

With reference to the application mentioned above I wish to strongly object based on the points identified below:

- Chesterton is a small historic village which is on the course of Akeman Street – a Roman Road. 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. The 500,000 square feet of building on a greenfield site will remove an important green space and cause the abundant wildlife significant disruption to its ecological habitats. The development is, therefore, unsustainable and in an inappropriate location on the edge of this small village.
- Chesterton is already a 'rat-run' and experiences major congestion resulting from traffic delays on the A34 and M40. The projected additional projected 1000 daily car movements on the existing road infrastructure is unsustainable and would seriously affect the air quality in Chesterton and increase noise pollution for the local residents. In addition to the other significant proposals in Bicester the suggested routing plans via Middleton Stoney and Weston on the Green will seriously affect the already stressed A34, A41, A4095 and B430. In addition, the proposed development of the Bicester Sports Association will also significantly impact upon the traffic flow through the village and should be taken into consideration.
- The design of the building with its massive water tower is not in keeping with the village and with the loss of a beautiful 18-hole golf course.
- There will obviously be great difficulty in finding employees for this venture – there is little unemployment in Bicester and certainly none in Chesterton. This will inevitably cause potential employees being brought in from outside the area causing yet more traffic chaos.

There are no material considerations that would warrant planning permission being granted and I, therefore, strongly request that planning permission not be granted for this application.

Yours faithfully,



Rev Michael White



19th December 2019

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

32 Fortescue Drive
Chesterton
Bicester
OX26 1UT

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

Dear Sirs

I strongly object to this application for a massive water theme park with the capacity for 2000 visitors in my small village of Chesterton. This area does not need such a development and it is not in line with the local development plan.

Currently and historically the proposed development site provides a Greenfield site, and a healthy sporting facility which would be lost to large, uncharacteristic buildings, unsuitable for our village. Local flora and fauna would be decimated.

Furthermore, the 900-space car park indicates the massive anticipated traffic that would be using our already overstretched, narrow roads. It must be born in mind that when there are difficulties on the nearby major roads, (M40, A34, A41, A4095 and B430) Chesterton, and other nearby villages, bear the brunt, often experiencing massive tailbacks of traffic. Whilst on the subject of traffic, our village, being close to those roads are already subject to unacceptably poor air quality without the expected increase due to the Great Wolf proposal. Not only will visitors to the water park use the 900 space car park, but also users of the conference facilities and the staff, none of whom will live on site.

Bicester has very low unemployment and currently those recruiting in the areas of hospitality, care homes, supermarkets (Tesco and Sainsburys) are already experiencing difficulties. It is not beyond the realms of probability that Great Wolf would poach staff from these businesses with the lure, perhaps, of free use of the facilities a given number of times per annum, or an extra 50p per hour, thus causing untold damage to these local businesses.

The local community will not benefit from the proposed development. The 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 will be unlikely during school holidays and weekends when local families would be free to visit. Furthermore, as guests will be encouraged to remain on site for meals and other requirements, there can be little expectation of any benefit whatsoever to the local hospitality industry.

All in all, this is a proposal which will only benefit Great Lakes UK Limited and the application, if granted, would be a total disaster for those of us who live, not only in Chesterton, but also the other villages in the surrounding area and users of local infrastructure.

Again, I strongly object to this unwanted and unneeded proposal which is completely out of keeping with its rural location, and I ask that the application is refused.

Yours faithfully



The Reverend Doreen White

Date:

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

Insert sender's address:

JIM WELLS
32 WINTON ROAD
WOODFORD WALSE
NN11-3TR

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:

Fantastic.

Yours faithfully,

SIGNATURE

JIM WELLS

PRINT NAME

To submit comments electronically visit:

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

Date:

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

Insert sender's address:

CHRIS JONES
32 MARSHALL ROAD
BANBURY
OX16 4QR.

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:

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Additional comments:

[Empty box for additional comments]

Yours faithfully,



CHRISTOPHER JONES

PRINT NAME

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

Date: 21/11/20

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

Address:
Ms Suzannah Trotter
32 Orchard Rise
Chesteron
Bicester
Oxon
OX26 1US

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

Dear Sirs,

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

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

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesteron 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)

SUZANNAH TROTTER

(print)

Pease add any additional comments here:-

Date: 10/12/19

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

Address:

33 Coopers Green
Bicester
OXON
OX26 4XJ

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)

J. LAWRENCE

(print)

Pease add any additional comments here:-

33 Grebe Road, Bicester, OX26 6EL

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

11 December 2019

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

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan. I would ask you to take the following observations into consideration when considering the application.


This project is not sustainable, it is not in an appropriate location for the size of the structures. The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area. Additionally the golf course will no longer be viable, no golfer will play on a 9 hole course. The loss of this facility will mean that golfers now have to find another amenity which increases car use even further

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

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further.

There will be no benefit economically or otherwise to the local community. Visitors will remain on site and will be spending their money there. Local residents will not be able to visit the development as it is solely for the projected 2000 visitors who will be housed in one of the two or three overbearing buildings on site. These buildings are not in keeping with the small scale, detached low height buildings that currently exist on the site.

Yours faithfully


Mrs Karen Oates

Date:

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

Address:

32 MILL LANE
WESTBURY
BUCKINGHAMSHIRE
NN13 5BF

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)

PAUL BROOMHAM.

(print)

Please add any additional comments here:-

Date:

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

Address:

34 COLLEGE HOUSE
HIGH ST
BRACKLEY
NORTHANTS
NN13 7NR

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)

UGRA SHEPHERD

(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="William Scott"/>
Address	<input type="text" value="34, Stockleys Lane, Tingewick, Bucks"/>
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 the proposal to build the Great Wolf Water Park on the back 9 of the Bicester Golf Course in Chesterton. My grounds for doing so are that the additional 500,000 visitor vehicles coming into this village location each year will cause considerable traffic and pollution issues for Chesterton and the surrounding area. The existing local roads are already under pressure from the increase in traffic from Bicester's prodigious expansion over the last few years. A further increase of this magnitude will cause significant congestion and cannot be justified. This planning application must be rejected."/>
Received Date	<input type="text" value="08/12/2019 13:37:07"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Judith Scott"/>
Address	<input type="text" value="34, Stockleys Lane, Tingewick, Bucks"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to register my objection to this planning application as it is contrary to Cherwell's strategic aim to give priority to Knowledge Based business investment. Only low skilled, low paid jobs will be generated of which Bicester has an abundance. The plans comprise a total floor area of 500,000 sq. ft in two or three large blocks. This is not in keeping with the local area. Schemes in such a location should be small scale enhancing the character of the area as outlined in Cherwell Council's Countryside Design Summary 2008. How can you possibly approve a scheme that is so obviously the opposite of the Council's documented objectives. This must be rejected."/>
Received Date	<input type="text" value="11/12/2019 16:04:26"/>
Attachments	

Date: 10/12/2019

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

Address:

35 Browning Drive
Bicester
OXON
OX26 2XN

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) Alex Petrovic

Mrs P. Petrovic

(print) MR A PETROVIC

Please add any additional comments here:-

Empty box for additional comments.

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	kevin prior
Address	35 Buckingham Road,Bicester,OX26 2NU
Type of Comment	Objection
Type	neighbour
Comments	<p>The planning application form question 13 state - 'foul water to main sewer'! It then states 'unknown' to the question are you proposing to connect to existing drainage system? I believe the nearest main sewer is on the north east corner of the golf course! We are talking about a large quantity of effluent here. Surely this should be justified and detailed on the design drawings prior to any application being accepted? How could any approval be granted without clarification on this? The application question 15 also states no trade effluent I assume the leisure pool is treated. Won't there be there a discharge from the filtration into the drainage system? There is a big light pollution issue here. What is being done to mitigate this? There will be a major impact of wildlife (nocturnal) and insects. Also there will be a further impact on the view of the night sky in the area. Regards</p>
Received Date	10/12/2019 15:21:11
Attachments	

Date: 17. 12. 2019

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

Address:

35 Daisy Bank
Abingdon
OX14 3TW

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,

[Redacted signature]

[Redacted name]
(print)

Please add any additional comments here:-

I visit Chesterton daily and am planning to move to Chesterton in the very near future.

Date:

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

Address: 35 Elderfield Road
Caversfield
OX27 8UD

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)

Julia Rose

(print)

Pease add any additional comments here:-

Date:

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

Address:

35 ELDERFIELD ROAD
OX27 8UD

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)

SADIE ROSE
(print)

Please add any additional comments here:-

Date: 17/02/2020

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

36 Maple Rd
Bicester
Oxon
OX266 2Y

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)

17.2.20

20/12/2019

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

37 Hatch Way
Kirtlington
Kidlington
Oxfordshire
OX5 3JS



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, 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.

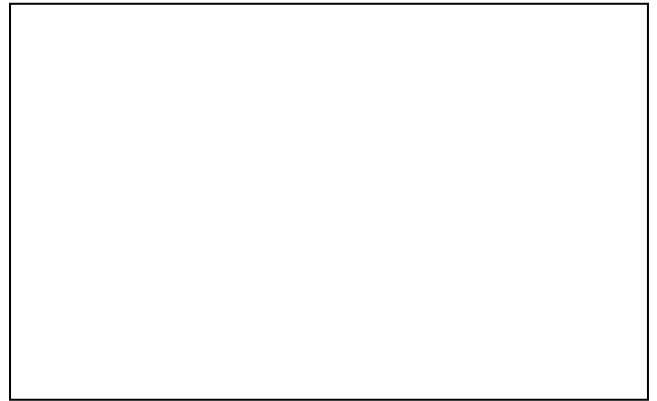
Yours faithfully,

VERITY ARMSTRONG 20-12-2019

Date: 27 January 2020

37 Southmoor Road
Oxford
OX2 6RF

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



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. 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 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.

The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

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)

JANE BYAM SHAW.

(print)

Date:

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

Insert sender's address:

EVA BAGY
47 WITCOMBE
DRIVE
BANBURY OX16 0SP

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]

Yours faithfully,

[Redacted signature]

SIGNATURE

EVA BAGY

PRINT NAME

To submit comments electronically visit:

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

Date:

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

Insert sender's address:

38 Abbey Road
Banbury
OX15
OX16 0HQ

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

Dear Madam / Sir,

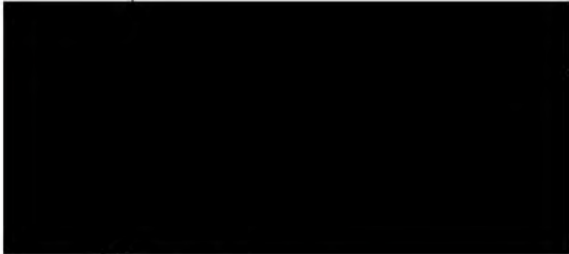
I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

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 rectangular box for additional comments]



Philip Richardson

SIGNATURE

PRINT NAME

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

Date: 16/12/19

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

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



Dear Sirs,

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,

[Redacted signature]

GROFFERTY MILLS

38 Kennedy Road, Bicester, OX26 2BQ

[Redacted address]

X Date: 14/12/19

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

X Address:

38 SHEARWATER DRIVE
BICESTER
OXON
OX26 6YS

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.

X Yours faithfully,



(sign)

X
K. CASTLE

(print)

Pease add any additional comments here:-

X Date: 15/12/19

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

X Address:

38 Shearwater Drive
Bicester
Oxon
OX26 6YS

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

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Yours faithfully,

X 
(sign)

X M CASTLE
(print)

Pease 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	
Name	Dr David Winfield
Address	39 Alchester Road, Chesterton, Bicester, OX26 1UW
Type of Comment	Objection
Type	neighbour
Comments	<p>This proposal will not maintain the nature and character of the local villages e.g Chesterton and Weston-on-the-Green. The local road infrastructure is inadequate for the proposed visitor numbers. 500,000 visitors per year equates to 125,000 car arrivals (occupancy of 4 per car), 250,000 car return journeys; using well-published authoritative figures, this equates to an additional 15,000 metric tons of carbon dioxide per year (average three hour journey, 50 mph on national speed limit single carriageways (RAC figures), epa.gov average carbon emission for passenger cars). How will this be off-set for the County's carbon neutral target? If by tree planting, what land has been identified for this and who will bear the cost? Green environment will be destroyed. How will its current ecological role (carbon off-setting, water drainage etc) be replaced? Refer to wild life organisations for Oxfordshire for information on the endangered species in this location. What endangered species Survey has been performed and how will they be protected? There are no effective proposals to disguise the intrusive profile of the 84feet tall structures from distant view. Only three native trees can grow to this height by maturity and in ideal conditions and there is no proposal to utilise them in the plans. What will the carbon footprint of the amenity be? How will the County achieve its objective of carbon neutrality by 2050? What studies have been undertaken to demonstrate the local infrastructures (roads, drainage, sewerage etc) will cope with the additional load created by 500,000 visitors per year? There has been no viability study to demonstrate this American type of amenity will be successful in the UK or at this location. It will have to compete with an even larger amenity (a London version of Disney Land in Dartford, Kent in 2024). It seems obvious that British families will prefer a visit to Disney Land over a trip to Chesterton. Just how sustainable will it be? Bicester has a thriving economy; there has been no loss of major employer in the area that has created a need for fresh investment. What studies have shown Bicester needs a boost to its tourism given that Bicester Village is saturating its local road infrastructure? What scientific evidence is there that the project will increase and not detract from biodiversity? How will the project increase the residents' enjoyment of the local rural countryside given the facility will be indoors and the surrounding environment will be a man made green area with non-native plant, shrub and tree species? How will the destruction of bird, flora and fauna habitat be compensated for? Given the UK has a national policy of not allowing parents to remove their children from school during term time, how will the load of 500,000 visitors be distributed evenly throughout the year and not just concentrated at weekends and school holidays, thereby creating an enormous increase in traffic at these times? In what way will the facility be a benefit to the whole local population and not just to those with a young family that might use it (if day passes are allowed?) It will decimate the ability of the local population to enjoy the countryside by participating in rural sports like golf and therefore not encourage the enjoyment of the existing rural environment. There are other brownfield locations in the UK with far better road and transport access that would not destroy the character of the rural environment where new investment is desperately needed to boost the local economy and employment possibilities than in this particular location.</p>
Received Date	07/01/2020 10:20:00
Attachments	

39 Alchester Road
Chesterton
OX26 1UW

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

7th January 2020

Dear Ms Whitehead

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

I am writing to register an objection to the above planning application because:

1. It is purely speculative and does not comply with Cherwell's Local Development Plan and there are no material considerations that would warrant planning permission being granted.
2. There is no reason whatsoever for the first Great Wolf Lodge in the UK to be located on the site in question as it would not meet an economic need and would not provide facilities for local people, but would be geared to attracting visitors from further afield.
3. It would replace 46 acres of a mature green habitat on the edge of Chesterton where locals have enjoyed a quiet round of golf for years with a Great Wolf Lodge like those in states of America the size of California, Arizona and Colorado so that its American owners can expand 'overseas'.
4. The massive scale and function of the proposed facilities, geared to attracting 500,000 visitors a year, is totally inappropriate for the edge of a village like Chesterton (population c 1,000).
5. Having a footprint of 1.5 times the size of Bicester Village, it would have an unacceptable urbanising effect on Chesterton and the surrounding rural area.
6. There are a host of serious concerns and factors which all confirm its unsuitability, not just for Chesterton, but for the locality as well as for the District of Cherwell, the City of Oxford and for Oxfordshire as a whole. Those obvious to me are outlined below and overleaf.

Impacts on Traffic. The application would result in significantly greater numbers of vehicles on local roads, but would not meet a local economic need or provide needed facilities for local people. Therefore, it 'flies in the face' of crucial local initiatives¹ to reduce car use and would create a significant increase in carbon emissions. The 'worked example' overleaf based on the projected annual number of visitors alone travelling on single carriageways gives an indication of just how large the increase would be as well as the potential costs of off-setting. The actual costs would be much higher because a high proportion of families would travel at higher speeds on motorways.

¹ For example: Cherwell's and Oxfordshire's strategy for reducing car use; and Oxford City's £19 million investment to achieving net carbon zero sooner than 2050.

Estimated Potential Carbon Emissions from Visitors

Assuming there would be 500,000 visitors a year made up of families that travel 4 people per car, there would be 125,000 cars which would amount to 250,000 car journeys (including their return journeys).

If the cars were to travel an average of 3 hours each journey, at an average speed of 50 m.p.h. on national speed limit single carriageways (RAC figures), the 125,000 cars would emit 15,000 metric tons of carbon per year (based on esp.gov average carbon emissions for passenger cars).

Offsetting this by for example, planting trees in the UK would cost in the region of £193,000 per year (figures from carbon footprint.com). Presumably this cost would fall upon the Local Authority, specifically Council Tax payers.

It is acknowledged that some families may not travel by car, but the extra journeys families with cars make during their stays plus journeys made by conference attendees, staff, suppliers and contractors would more than make up the numbers.

Even before the Kingsmere Retail Park and Bicester Business Parks open, local roads cannot cope with traffic generated by Bicester Village so the last thing this area needs is another sizeable visitor attraction that aims for 500,000 visitors a year from outside the local area. The increased volume and weight of vehicles on narrow 'ancient' village roads would cause them to deteriorate even further making them more hazardous to drive along thereby increasing the risk of accidents and the cost to local residents of repairing and maintaining them.

There have been occasions when Little Chesterton and Chesterton have felt 'under siege' by Bicester Village traffic using village roads to escape hold-ups on the A41. The Great Wolf Lodge would make such events more of a regular occurrence particularly as by the time it opens, there would be even more traffic due to the completion of developments at Kingsmere and Bicester Office Park.

No one yet knows quite how much all these developments will impact on traffic flows around Bicester. However, this facility would undoubtedly exacerbate the situation. The proposed solution to instruct visitors and contractors to use the A34 and B430 instead of the A41 and A4095 would be ineffective because of Satnav and would only shift the problem elsewhere. Providing shuttle buses to and from local stations would not prevent visitors from using their cars.

Because of the difficulty of parents taking their children out of school during term times, the flow of traffic to and from the proposed Great Wolf Lodge would be more concentrated at weekends and during school holidays thus coinciding with peaks in Bicester Village traffic.

Sustainability Issues. There is no guarantee that the proposed Great Wolf Lodge would be viable particularly as it would be a new entrant to the UK market. Neither is there any guarantee that it would generate enough return on investment for its private equity fund parent organisation. Even the most successful company's ventures 'overseas' can fail - often because of unforeseen changes in 'local' circumstances and differences in consumer preferences.

The Great Lodge Hotel would be *larger* than many of its counterparts in America yet it is untested here and its popularity would not be as assured. It would not be a 'one-of-a-kind family resort' in this country. It would face robust competition from other well-established and very popular family

friendly resorts (for example, Center Parks, Gulliver's and Butlin's) as well as others due to open in the near future. And, none of these have accommodation within earshot of a major motorway.

The Great Wolf Lodge would, no doubt, make a great deal of being the first one in the UK. However, the novelty would soon wear off and, in 2024 it would be totally eclipsed by the London Resort located in Dartford, Kent. This £3.2 billion Disneyland theme park with 3,500 hotel rooms will quickly bring about a 'seismic' change in the geography of visitor attractions in the UK. It will have the magnetic pull of a 'supernova' drawing in families with children towards the south east of the country i.e. in a completely opposite direction from London to here.

The Great Wolf Lodge would fall back on Bicester Village visitors to boost its occupancy rates. This would change the proposition completely: instead of being primarily a family friendly resort, it would be more of a hotel with over-spill parking for Bicester Village. As such, it would duplicate facilities at Bicester's Park and Ride and undermine the viability of other local hotels.

Impact on the Landscape. The Great Lodge would dominate the surrounding rural landscape due to the 'industrial' scale of the proposed buildings, the climbing wall and the 84ft high tower. There would be limited scope on the site for enough landscaping to 'soften' the perspective and there are no contours to 'offset' the height of its buildings and other facilities. Note: there are only 5 common trees in the UK that can grow under ideal conditions to 84ft in maturity and they include Ash, which is under threat from disease and Elm, which is virtually extinct (tvc.org.uk refers).

Design. The proposed design is totally incompatible in form and function with its rural setting and does not enhance the character of the local area. It has the outdated appearance of a barracks or an eastern bloc institution of some kind. In view of the number of people to be accommodated, there are concerns about whether there would be sufficient capacity in the local infrastructure. For example, it would put considerable strain on local water resources², the sewage³ system.

There is also a question of where the 498 families would spend their time. Given that this site is small in comparison with other UK resorts, there must be an assumption that families would spend time off-site. This would lead to even more cars on local roads and an increase in carbon emissions.

Lack of Economic Benefits. The proposal would not fill an economic need as the local economy is thriving and is set to continue doing so for the foreseeable future. The proposed annual £2.4 million contribution to business rates is less of a deciding factor here than it might be in other areas such as those suffering from the decline of traditional industries. By locating here, the Great Wolf Lodge would actually find it difficult to recruit staff locally and would need to bring people in from further afield, thus, adding to the number of cars on local roads.

There is no guarantee that the notional economic benefits arising from its workforce or guests spending in the local area would materialise. There would also be little prospect of businesses in the surrounding areas benefiting because the Great Wolf Lodge would provide all-inclusive facilities for its guests. The proposed development would also give rise to significant 'dis-benefits' such as the extra cost of repairing and maintaining roads and carbon off-setting (see text box on Page 2).

² Enough water for an Olympic sized swimming pool would be needed for the indoor water park.

³ If all 498 rooms were occupied by families of 4, there would be an extra 1,992 staying overnight i.e. almost double the population of Chesterton.

Loss of Sports and Recreational Facilities. The Great Wolf Lodge would result in the loss of one of the very few places left in this locality where local people can undertake health and fitness activities in peaceful and relaxing surroundings. Not only would the golf course be halved, the whole ambience and immaculate setting of the Bicester Hotel, Golf and Spa could not help but be spoiled by having the Great Wolf Lodge as its neighbour. This would be a travesty as one of its key benefits for locals is that they can go there without having had to encounter Bicester Village traffic.

The promise of discounted day passes, which would probably only be available when there is spare capacity, would potentially only benefit those with small children rather than the whole community.

Ecological Impact. The proposal would have a devastating impact on a well-established green habitat at a time when vast swathes of green spaces in the locality are being lost to development. However, the difference in this case, is that there is no justification for replacing such a large area of greenery, shrubs and trees with 500,000 sq. ft. of buildings and a 900 space car park. It would inevitably affect a whole range of species some of which are being endangered.

The proposed landscaping and even the 5.75 hectare nature trail (on less than 1/3 of the 18.6 hectare site) would be mere *'tokenism'* and, it would hardly be *'natural'* because of high levels of disturbance and trampling. In addition, the whole development would negate the efforts made by Cherwell and local people to create Burnehyll Woodland as a buffer from urbanisation emanating from Bicester.

Concluding Remarks. It makes no sense at all for the first Great Wolf Lodge in the UK to be located here particularly as it would not meet any significant local needs. It would *'clog up'* local roads, impinge on the lives of local people, create a *'blot on the rural landscape'* and destroy habitats for wildlife. All of this would be to fulfil the ambitions of its American owners to expand *'overseas'* and meet the needs of people from outside this area rather than those who live here.

There is also a very *real* danger of it ending up as a huge *'white elephant'* because of the robustness of competition from other family friendly resorts. The London Resort (Disneyland UK) due to launch in 2024, would literally *'pull the rug from under its feet'* before it has even had time to carve out a secure niche in the UK market. This location would lose its allure and even advantages such as proximity to Bicester Village would pale into insignificance compared with the advantage of proximity to the London Resort. Clearly, common sense needs to prevail to avoid such an unfortunate eventuality for the sake of all stakeholders.

Yours sincerely

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

D. WINFIELD B.Sc.

40 Windmill Avenue
Bicester,
OX26 3DY

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

10 December 2019

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

Dear Sir/Madam,

I am writing to whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. This is not a facility for the benefit of local residents.

The existing road infrastrure (and that of the surrounding villages) cannot cope with the addition of up to 1000 vehicles on a daily basis. Chesterton is already a rat-run and experiences major traffic congestion as an escape route during the many problems that arise on the M40 or A34. The suggested routing to this development will cause excessive congestion on the A41, B430 and of course the A4095 which runs directly through the village. This enormous traffic issue points again to the fact that this proposal is in the wrong location.

The current golf course is a greenfield site providing a sporting facility which will be lost to a vast inappropriately sized concrete area with large uncharacteristic buildings for a small village. The plans for a 900 space car park indicate 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 potentially adding to the associated health issues currently being identified nationally.

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. Staff will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

The design of the development is not suitable – low rise builds are to be spread across the site, thereby urbanising it. The large overbearing blocks housing the hotel and the water park are not in keeping with this rural site. Schemes in such a location should be small-scale as outlined in Cherwell's Countryside Design Summary, 2008

[REDACTED]
Mrs Angela Walmsley [REDACTED]
[REDACTED]

Date: 13/12/2019

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

ADRIAN KEELING
41 HIGH ST
WARWICK
CV34 4AX

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. 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 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.

The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

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. KEELING
(print)

Date: 13/12/2019

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

CAMILLA RENTS
41 HIGH ST
WARWICK
CV34 4AX

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

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Yours faithfully,

(sign)



C. RENTS
(print)

Date: 14.12.19

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

Address:

42 Buckingham Gate
Cuglestone
Milton Keynes
MK6 5AA

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)

Morenikeji Anuwa

(print)

Please add any additional comments here:-

Date: 11.12.2019

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

Address: 42 BUCKNELL
ROAD
OX 26 2DG.

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,


(sign)


(print)

Pease add any additional comments here:-

Date: 11.12.2019

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

Address: 42 BUCKNELL
ROAD
OX 26 2DG.

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)

CATALINA NICKSON
(print)

Please add any additional comments here:-

42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

10 December 2019

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

Dear Sir/Madam,

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

Although I no longer live in Chesterton, this is my home and I do not want to see it's character and community swallowed up by the scale of the development that is being proposed by Great Lakes.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

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

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. These people will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Yours faithfully,

Oliver Chapman



42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

10 December 2019

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

Dear Sir/Madam,

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

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

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

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

The loss of the golf course – this cannot continue with just 9 holes – this simply adds to the loss of open space and sports amenities in the growing area that Bicester has become. These sports facilities are championed by local councils for the well-being of all.

Yours faithfully,

Nicholas Chapman



42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

10 December 2019

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

Dear Sir/Madam,

I am writing to whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. This is not a facility that can be shown to have a need for provision, in this area or any other.

The current golf course is a greenfield site providing a sporting facility which will be lost to a vast inappropriately sized concrete area with large uncharacteristic buildings for a small village. The plans for a 900 space car park indicate 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 potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,000 visitors annually. As all these visitors must arrive by road this is going to add unprecedented stress to the already highly congested 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 congestion on these roads is already well known even on a national scale, rarely does a day go by without the mention of an accident or excessive delays on these routes.

Economically there is very little benefit from this development for the local area. Oxfordshire has very low unemployment. The resort's requirement for 600 lower skilled staff will either attract employees away from existing local businesses or necessitate finding staff from some distance, thereby increasing road movements even further. There is no provision for staff accommodation within the resort. As there is no public transport all staff will have to travel by vehicles – the possibility of cycling or walking from nearby will prove far too dangerous due to the volume of traffic and inadequate pavements. Furthermore it should be pointed out that the provision of low skilled employment opportunities are contrary to Cherwell's strategic aim of prioritising knowledge-based employment.

Yours faithfully,

Deborah Chapman

Date: 4/1/20

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

Address:

42 TURNBULLY WAY
BILCOTE
OX26 4YQ.

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)

STUART ROSE

(print)

Please add any additional comments here:-

MR PETER MARSH
43 ARCHESTER RD
CHESTERTON
OX26 1UW
15 Dec 19.

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

With reference to the above planning application here are my objections.

TRAFFIC IMPACT

① The road infrastructure in and around our village cannot at present cope with the increase in traffic due to the massive housing developments, damaged roads beyond repair by large construction vehicles. This village is also a rat run to avoid Bicester village and junction 9 of the M40. To add more traffic with heavy construction vehicles to build the Great Wolf Resort will change + damage our village forever.

② Lack of Economic Benefits for the local area.
Local residents will not be using this resort as Great Wolf have stated this will be for the residents of their hotel.

③ No decent employment only competition for existing businesses struggling to recruit staff.

I am amazed that Cherwell would even entertain granting planning for this monstrosity and the dreadful impact on the residents of Chesterton this would have.

Yours sincerely



Mrs LAURIAN MARSH

H3 ALCHESTER RD

CHESTERTON

OX26 1UW

15th DEC 19

Ms GARE WHITEHEAD

CASE OFFICER

DEVELOPMENT MANAGEMENT

CHEWELL DISTRICT COUNCIL

BODICOTE HOUSE

BANBURY

OX15 4AA

REF GREAT LAKES UK LTD-PLANNING APPLICATION NO 19/02550/F

Dear Ms Whitehead

With reference to the above planning application here are my objections.

① The road infrastructure in and out of our village cannot at present cope with the increase in traffic due to the massive housing developments surrounding us. Damaged roads caused by large construction vehicles beyond repair.

This village is also a rat run to avoid Bicester Village and junction 9 of the M40. To add more traffic with construction vehicles to build this resort and the thousands of visitors to it will change and damage our village forever. I also predict there will be many accidents on these small village roads with the unprecedented increase in traffic.

② Lack of economic benefits for the local area.

Local residents will not be using this resort as Great Wolf have stated this will be for the residents of their hotel.

③ No decent employment only competition for existing businesses struggling to recruit staff.

I would have thought common sense would ~~dictate~~ dictate that the village of Chesterton is a totally inappropriate location for this resort.

Yours sincerely
Kaurian Dushy

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	E Druce
Address	43 Hatch Way, Kirtlington, Kidlington, OX5 3JS
Type of Comment	Objection
Type	neighbour
Comments	<p>Negative impact on the local community and environment. This development would see an unacceptable increase in the volume of traffic locally through villages as well as the A34 which are already under stress with the amount of existing traffic. The increase in traffic will create not only increased levels of air pollution but an increased risk to residents to RTCs. This project offers no benefit to the surrounding community either socially or economically as the aim of the company is to keep visitors within the resort rather than providing a spring board to encourage visitors to engage with local business and beautiful countryside. This development also provides a credible and severe risk to the local wildlife in the area which has already experienced disruption with the development of the kingsmere estate and surrounding business parks. This is a beautiful area which we should be showcasing by supporting local business and celebrating the rich biodiversity of our countryside - say no to this development to preserve our local area and support the community.</p>
Received Date	20/02/2020 23:43:45
Attachments	

Date:

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

Insert sender's address:

JLPHILLIPS
44 EAST ST
BANBURY
OX16 3LJ

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

Dear Madam / Sir,

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

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

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

Additional comments:

Yours faithfully,



SIGNATURE

JLPHILLIPS

PRINT NAME

To submit comments electronically visit:

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

44, Fallowfields

Bicester

OX26 6QS

Development Manager

Cherwell District Council

Bodicote House

Bodicote

Banbury, OX15 4AA

7th December, 2019

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

Dear Sirs,

I am writing as a long term resident of Bicester and as a person who has seen many changes in the town, some worthwhile with others being less acceptable.

The proposal to build a waterpark of this size on a Golf Course in the village of Chesterton is totally unacceptable and there is no need for it at all.

Additional traffic will be generated in Bicester at a time of increased building, contributing to tailbacks on the major routes, especially on Howes Lane. A car park of 900 spaces indicates the anticipated huge volume of extra traffic that will be travelling to and from the site.

In addition, the development will provide very little benefit to the local area, which already has low unemployment.

The loss of 9 holes of the Golf Course at a time of increasing demand from new residents on Kingsmere & Elmsbrook does not make any sense when there is more demand for leisure activities.

I strongly object to this unwanted and undesirable proposal, totally out of character with the surrounding rural environment.

Yours faithfully,

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

(Nobby Hill)

Date: 28.1.20.

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

44 HAMFIELD
WANTAGE
OXON
OX129EQ

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) ANDREW
HEBERT

X Date: 15th Dec 19

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

X Address: 44 SHEARWATER DRIVE
BICESTER
OX26 6YS

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

Dear Sirs,

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

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

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.

X Yours faithfully,



(sign)

X CARLA LEVERTON

(print)

Please add any additional comments here:-

Mr James Soper
45 Alchester Road
Chesterton
Oxfordshire
OX26 1UN

23-12-19

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

Dear Ms Whitehead

Regarding Great Lakes UK Ltd – Planning Application No: 19/02550/E

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

My comments on the application are as follows:

- It is unsustainable.
 - It is unsustainable on an inappropriate location on the edge of a small village which does not even have a village shop or post office. The development includes 900 car parking spaces with a significant reliance on car travel, which absolutely goes against the Cherwell Strategy of reducing car usage.
 - The 18-hole golf course users will have to drive to alternative 18-hole golf courses, which means this is increasing car usage – again, unsustainable and against the Cherwell Strategy.
 - The site application comprises HALF A MILLION square foot of built form on what is currently a greenfield site, irreversibly destroying important green infrastructure and disrupting ecological habitats.
- Impact on Landscape
 - The applicant is looking to put HALF A MILLION square foot of buildings on this greenfield site which will have significant and irreversible impact on the landscape and views of the site. This destruction is unacceptable.
- Traffic Impact
 - The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume PLUS construction traffic. Chesterton is

- already a rat-run and experiences major traffic congestion as an escape route during the many (daily) traffic issues on the M40 and or A34.
 - Unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems and there is no space to expand the A34.
 - It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks ultimately CANNOT cope with this additional traffic and the proposal is in the wrong location.
- Lack of Economic Benefits for Cherwell and Local Area
 - This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge-Based business investments as a priority, thereby offering employment supporting the 'Knowledge Economy'.
 - 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.
 - No local businesses support the scheme to 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 will be retained by GW and not shared with local businesses in the area.
 - Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, GW will either take employees away from local business which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. Unemployment in Oxfordshire is not rife and so where do they expect these employees to travel from? Bicester Village already has to travel employees up from London to satisfy its requirements.
- Design
 - It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location and I have raised these points already above.
 - This scheme comprises of a total floor of HALF A MILLION square foot in two or three overbearing large blocks which are not in-keeping with the local area. Schemes in such a location should be of small scale, detached buildings at low height (similar to the design of the existing golf club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.
- Loss of Sports Facilities
 - Why close 9 of the 18 holes? The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.
 - How will they safeguard the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable? As mentioned previously the current golfers will wish to travel elsewhere to use 18-hole golf courses and therefore business at the golf club will be lost and car usage increased, adding to the congestion.

- With the loss of the North Oxford 9-hole golf course to housing, open space provision is rapidly disappearing in Cherwell which is completely unacceptable when it serves such an important purpose in communities and for well-being.
- Lack of Consultation
 - With potentially over 2000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis. Its impact is already destructive in its potential and causing much concern for the majority of Chesterton residents.
- Ecological Impact
 - This proposal will bring about significant loss of greenfield habitat for an abundance of wildlife.
- Air/Noise Quality/Pollution
 - Public outdoor space on site will be right next to the M40 motorway and A34 which will be unhealthy due to noise and fumes.
 - Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles, plus the lack of oxygen-providing vegetation which will have been cleared.

I trust you will consider my points and bear them in mind when reviewing this application.

Yours sincerely



Mrs Camilla Soper
45 Alchester Road
Chesterton
Oxfordshire
OX26 1UN

23-12-19

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

Dear Ms Whitehead

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

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My comments on the application are as follows:

- It is unsustainable.
 - It is unsustainable on an inappropriate location on the edge of a small village which does not even have a village shop or post office. The development includes 900 car parking spaces with a significant reliance on car travel, which absolutely goes against the Cherwell Strategy of reducing car usage.
 - The 18-hole golf course users will have to drive to alternative 18-hole golf courses, which means this is increasing car usage – again, unsustainable and against the Cherwell Strategy.
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- Impact on Landscape
 - The applicant is looking to put HALF A MILLION square foot of buildings on this greenfield site which will have significant and irreversible impact on the landscape and views of the site. This destruction is unacceptable.
- Traffic Impact
 - The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume PLUS construction traffic. Chesterton is already a rat-run and experiences


major traffic congestion as an escape route during the many (daily) traffic issues on the M40 and or A34.

- Unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems and there is no space to expand the A34.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks ultimately CANNOT cope with this additional traffic and the proposal is in the wrong location.
- Lack of Economic Benefits for Cherwell and Local Area
 - This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge-Based business investments as a priority, thereby offering employment supporting the 'Knowledge Economy'.
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 - No local businesses support the scheme to 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 will be retained by GW and not shared with local businesses in the area.
 - Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, GW will either take employees away from local business which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. Unemployment in Oxfordshire is not rife and so where do they expect these employees to travel from? Bicester Village already has to travel employees up from London to satisfy its requirements.
- Design
 - It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location and I have raised these points already above.
 - This scheme comprises of a total floor of HALF A MILLION square foot in two or three overbearing large blocks which are not in-keeping with the local area. Schemes in such a location should be of small scale, detached buildings at low height (similar to the design of the existing golf club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.
- Loss of Sports Facilities
 - Why close 9 of the 18 holes? The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems.
 - How will they safeguard the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable? As mentioned previously the current golfers will wish to travel elsewhere to use 18-hole

- golf courses and therefore business at the golf club will be lost and car usage increased, adding to the congestion.
- With the loss of the North Oxford 9-hole golf course to housing, open space provision is rapidly disappearing in Cherwell which is completely unacceptable when it serves such an important purpose in communities and for well-being.
- Lack of Consultation
 - With potentially over 2000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis. Its impact is already destructive in its potential and causing much concern for the majority of Chesterton residents.
 - Ecological Impact
 - This proposal will bring about significant loss of greenfield habitat for an abundance of wildlife.
 - Air/Noise Quality/Pollution
 - Public outdoor space on site will be right next to the M40 motorway and A34 which will be unhealthy due to noise and fumes.
 - Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles, plus the lack of oxygen-providing vegetation which will have been cleared.

I trust you will consider my points and bear them in mind when reviewing this application.

Yours sincerely



Camilla Soper

Date: 21.1.20

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

Fiona Temple
45 Beversbrook
Road
London
N19 4Q7

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)

FIONA TEMPLE

(print)

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="Lorraine Lebby"/>
Address	<input type="text" value="45 Fair Close,Bicester,OX26 4YN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There is to much building in and around Bicester, the roads cannot take the extra traffic now, this is a small village, and I feel all our green fields are being built on. It's bad enough with all the the extra housing, and no extra schools, Doctors, Dentist, etc. This is not for the people of Bicester, and it will not bring anymore money into the town, as there is nothing in the town."/>
Received Date	<input type="text" value="03/12/2019 22:51:46"/>
Attachments	

Date: 26/12/19

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



Address:

Hottelton Drive
Bicester
OX26 64J

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)

R. PARSONS

(print)

Please add any additional comments here:-

Date: 26/12/19

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

REC

Address:

16 Heron Drive
Bicester
OX26 6YJ

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)

I. PARSONS

(print)

Please add any additional comments here:-

Emma Rowe
46 Manor Court
Weybridge,
Surrey
KT13 8RG

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

DATE 11th January 2020

For the attention of: Ms Clare Whitehead, Case Officer

Dear Clare,

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

I am writing to you in order to express my objection to the above planning application, which is completely inappropriate and does not meet the requirements of the local and national planning policy.

The reasons for my objection are as follows:

- Traffic
 - The development is proposing 900 car parking spaces and clearly relying heavily on visitors travelling by car. The local highways infrastructure cannot cope with the current level of road users and an extra 1000+ vehicles per day from this development will have a detrimental effect on the local residents.
 - The proposed routing for traffic through local villages is inappropriate and only considers visitors travelling from one area of the country. It is naïve to believe that visitors will ignore their satnavs and follow signage instead. Bicester Village has tried to implement a similar strategy without success.
- Lack of Economic Benefit
 - The planning application states that the resort will be a closed site, with all amenities, entertainment, restaurants, retail units etc, provided. This does not encourage visitors to spend money in the local economy and the circa £5m of economic benefit stated by the applicant does not have sufficient substantiation.
 - Whilst the applicant has stated the resort will bring approx. 600 new jobs to the area, they have not considered the impressively low levels of unemployment in Bicester (circa 80 people) and that employees will have to travel, most likely by car, from further afield.
 - Furthermore, local businesses already struggle to recruit sufficient levels of employees, especially those with the skills that this development will be targeting. Therefore the development will have a detrimental effect on local businesses.
 - The type of business being proposed does not meet Cherwell Districts Councils strategic aim of prioritizing 'Knowledge Based' business.

- Design
 - The size, scale and aesthetic of the development do not enhance the character of the local area.
 - The 500,000sqm floor area represents significant urbanization of a green field site and not appropriate for a countryside location which is next to a conservation area.
 - The design does not meet the requirements of Cherwell's Countryside Design Summary 2008.
- Sustainability
 - The additional traffic created by the development will increase the noise and air pollution levels. The M40 already creates significant noise pollution for the residents of Chesterton and it is unacceptable to approve a development that will negatively impact the quality of life and potentially the health of the existing population.
 - There will be a significant loss of green space for local wildlife.
 - The applicant's plans do not make any ambitious or even significant sustainability proposals.
 - The large footprint of the proposed structures will re-direct rain water from its natural course which can be detrimental to the landscape and local watercourses. Furthermore the current water and drainage infrastructure in Chesterton is at capacity and cannot cope with a development of this size.
 - The proposed nature trail is just a relocation of a public footpath which at some locations will be diverted from open green space to instead pass through a mass of buildings. Furthermore there is no parking allocated for visitors of the nature trail so it is unclear how this will be accessible for people as there are no safe footpaths or cycle routes to Chesterton.

I do not understand why there has been a lack of consultation, Great Lakes UK should have worked with Cherwell District Council to find an appropriately allocated site through the local plan process. This is a speculative planning application in the wrong location and should be refused on that basis.

In light of the above, it is clear that the proposed development does not meet the requirements of the local development plan, there are no material considerations that would warrant planning permission to be granted. I therefore request that you do NOT grant permission for this application.

Yours sincerely,



Emma Rowe

47 Alchester Road, Chesterton, Bicester, OXON OX26 1UN

Email. 

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

11 December 2019

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

Dear Sirs,

I wish to strongly object to the above application on the grounds that this proposal is not in accordance with the Local Development Plan and goes against the government strategy of reducing reliance on cars.

It is in an inappropriate location on the edge of a small historic village. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. As more houses and industrial units are being built within the immediate vicinity of the village the roads will carry more and more traffic and will not cope – never mind if this development adds enormously to the weight of traffic on these roads. The M40, A34, A41, A4095 and B430 are more or less at saturation point on a daily basis, certainly in rush hour periods – the projected 2,000 visitors each day will all arrive by car (there is no other transport option) and they will be arriving during peak periods, it is simply not feasible to suggest that these movements on the roads will be staggered and at non peak times. This huge volume of traffic is already causing a serious deterioration in air quality for local residents.

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

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

Yours faithfully,
Mrs C M Steiner



Date: 13/12/19

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

Address: 47 Heather road
Southwold, Bicester
OX26 3JA

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)

Callum Wishart

(print)

Please add any additional comments here:-

Date:

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

Address:

47 LABURNHAM RD
MAIDENHEAD
BERKS
SL6 4DE

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 500,000 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)

EMMA WINTER
(print)

Please add any additional comments here:-

I GREW UP IN CHESTERTON AND MY PARENTS STILL LIVE IN THE VILLAGE. I AM VERY SADDENED BY THIS PROSPECT AND I OPPOSE IT.

***48 Hanover Gardens
Bicester
OX26 6DG***

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

12 December 2019

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

Dear Sir/Madam,

I wish to object in the strongest possible terms to this application for a large-scale water theme park on the edge of the village Chesterton.

The existing road infrastructure cannot cope with the projected extra 1,000 + daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. Bicester is a growth town and with the huge amount of new homes and businesses that have been built in the last few years comes an equally enormous increase in local traffic. It is unacceptable for this development to add to the already completely overstretched A34, A41, A4095 and B430. There will be a serious deterioration in air quality and a substantial increase in noise pollution for local residents. The plans for a 900 space car park confirm the expected level of cars and vehicles.

Economically there is very little benefit from this development for the local area. Oxfordshire has very low unemployment. The resort's requirement for 600 lower skilled staff will either attract employees away from existing local businesses or necessitate finding staff from some distance, thereby increasing road movements even further. There is no provision for staff accommodation within the resort. As there is no public transport all staff will have to travel by vehicle – the possibility of cycling or walking from nearby will prove far too dangerous due to the volume of traffic and inadequate pavements. Furthermore it should be pointed out that the provision of low skilled employment opportunities are contrary to Cherwell's strategic aim of prioritising knowledge-based employment.

It is unacceptable that a beautiful 18 hole golf course is to be sacrificed to this project. This is a wonderful green open space which provides a facility for local people, it goes against all local and government advice that facilities like this should be closed. Golfers will have to find other venues, travelling to these by car of course.

Yours

Mrs H

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="Mrs S Parnell"/>
Address	<input type="text" value="48 Somerville Drive,Bicester,OX26 4TU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is the wrong facility being considered in the wrong place. The village of Chesterton is not equipped to deal with what this facility offers. Bicester and surrounding areas are already over Developed, with traffic at a standstill most days. I'm not sure what our council is thinking putting all of this development in one place. Not too mention the warehouses that are also going up,increasing the amount of lorries around the area. The facility at the centre of this application,is not for the people of Chesterton or Bicester. I for one am considering moving away because of all the development and traffic issues. Nothing is being done for the residents of Chesterton and Bicester."/>
Received Date	<input type="text" value="18/12/2019 19:50:22"/>
Attachments	

49 Alchester Road
Chesterton
Bicester
OX26 1UN

20th December 2019

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

Dear Ms Whitehead

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

I am writing to object whole heartedly to this application to develop a massive water theme park and hotel in the village of Chesterton. There is no need for a development such as this in the local area. The facility is intended primarily not for local people, but for guest families arriving by car to stay overnight at the vast hotel.

There would be no substantial employment benefit because the area already has high employment. In fact the developers have said they would provide bus services to transport workers in from other areas.

The proposed site is currently a greenfield providing popular, successful and healthy sporting facilities. The proposed development by contrast would cause pollution and noise and would fly in the face of Cherwell's declaration of a 'Climate Emergency'.

The proposed resort would attract approximately 500,000 visitors annually into an area being developed beyond its capacity. The A4095 through Chesterton would carry a significant proportion of the traffic. It is unsuitable as an A road and is already overloaded. Traffic through Weston on the Green and Middleton Stoney would also be increased unacceptably. Congestion issues on the M40, A34, A41, A4095 and B430 would be increased further.

The proposed development is not in accordance with the local plan and the buildings proposed are not in accordance with planning guidelines.

Once again, I strongly object to this unwanted and unneeded proposal which is against planning guidelines and against the local plan. I ask that it should be refused.

Yours sincerely

Mrs B. Ambler



MS. C. WHITEHEAD
DEVELOPMENT MANAGEMENT
CHERWELL DISTRICT COUNCIL
BODICOTE HOUSE
BODICOTE
BANBURY OX15 4AA.

49 ALCHESTER ROAD
CHESTERTON
OX26 1UN

9. 12. 2019.

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

DEAR SIRS,

I AM APPALLED THAT YOU HAVE BEEN ASKED TO CONSIDER THIS PLANNING APPLICATION. IT MUST BE AN AFFront TO YOUR INTEGRITY & SENSE OF CARE FOR THE COMMUNITY.

THE MOST WORRYING ASPECTS OF THIS INAPPROPRIATE SCHEME ARE:

- 1 INAPPROPRIATE SITE CLOSE TO HISTORIC VILLAGE
- 2 900 SPACE CAR PARK - INDICATES SIGNIFICANT RELIANCE ON CAR TRAVEL - AGAINST CHERWELL STRATEGY
- 3 IRREVERSABLE DESTRUCTION OF WILD LIFE HABITAT
- 4 CREATION OF A 500,000 SQ FT ABANDONATION NOT IN KEEPING WITH THE AREA
- 5 ROAD INFRASTRUCTURE WHICH WILL TRY TO COPE WITH EXISTING TRAFFIC + 1000 POSSIBLE MOVEMENTS DAILY FROM THIS PROPOSED RESORT, + BICASTER VILLAGE TRAFFIC + CARS

2.

5. CONT'D) - WHICH COMMUTE TO & FRO THROUGH THE
3 EVER EXPANDING RESIDENTIAL PROJECTS.
THIS WILL SERIOUSLY AFFECT - A34, A41, A4095
& B430

6. WHEN ALL TOO FREQUENT PROBLEMS OCCUR ON
THE M40 THESE ROADS & SURROUNDING VILLAGES
BECOME RAT RUNS WHICH WILL LEAD TO A
SUBSTANTIAL INCREASE IN NOISE POLLUTION +
A DECREASE IN AIR QUALITY.

7 BENEFITS TO LOCAL VILLAGES - NONE!

(a) IT WILL NOT BENEFIT LOCAL BUSINESS'S.

(b) IT WILL NOT PROVIDE LOCAL JOBS AS LOCAL
UNEMPLOYMENT IS VERY LOW.

(c) THE LOCAL GOLF COURSE WILL BECOME
9 HOLES ONLY - DRIVING SERIOUS PLAYERS
TO SEEK AN 18 HOLE COURSE FURTHER AWAY -
MORE TRAFFIC JOURNEYS

FOR ALL THE ABOVE REASONS, THIS PLANNING
APPLICATION IS POORLY PLACED & I HOPE YOU
WILL REJECT IT BUT RIGHT.

FAITHFULLY



DAVID AMBLER.