

Date: 17/01/2020

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



MS Barbara Emery  
1. Shannon Road  
Bicester  
Oxon OX26 2RH

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,



BARBARA EMERY  
(print)

CDC  
21 JAN 2020  
POST ROOM

'MID WICKET',  
1 Shepherd's Close, Weston-on-the-Green,  
Bicester, OX25 3RF

December 24th 2019

Planning Application: 19/02550 - Great Wolff Resorts

I strongly object to this Planning application as basically the project is totally in the wrong location.

Chesterton, a small village since Medieval times would receive no benefits from this proposed project whatsoever and it would be a massive intrusion into the lives of the villagers and the whole surrounding area. There are concerns in relation to water supplies, drainage and if allowed would remove a pleasant greenfield site into a huge badly designed hotel for 2,000 guests, with facilities for leisure, restaurants, shops etc as well as car parking for 900 vehicles.

We in Weston already have traffic problems when there are incidents/accidents on either the M40 or A34 and with new projects under construction on the outskirts of Bicester (large housing estates, several hotels and huge warehousing facilities) the traffic is bound to get worse. Junction 9 on the M40 has constant hold-ups of traffic as it is a major intersection between the Midlands and the South of England. The A34 has long been unsuitable for the amount of cars and lorries using it.

I urge the Planning Authorities to reject this proposal.

Georgina Lamb

**'MID WICKET',  
Shepherd's Close  
Weston-on-the-Green,  
Oxfordshire, OX25 3RF**

December 24th 2019

**Planning Application:: 19/02550 - Great Wolff Resorts**

This application is wholly inappropriate for the proposed location and the sheer scale of the activities for which they are applying on the verge of an ancient village will mean that Chesterton would be totally changed forever.

By what right does this foreign enterprise consider that they can come along pay a great deal of money to professional advisers to prepare an application when it is patently obvious that there are abundant reasons why it should be refused?? Inward investment to the United Kingdom is normally to be encouraged but not in circumstances such as this.

As a resident of Weston-on-the-Green it is obvious to predict that the development would generate a huge increase in traffic through the village according to the routing plans. We are already a 'rat-run' and the A34 almost daily causes significant traffic problems as does the M40. Remember, what is being proposed would be in addition to numerous other applications which have recently been approved, e.g.: Kingsmere, Bicester Gateway, Bicester Heritage and not forgetting Bicester Village which continues to grow. The road networks simply cannot cope.

I mention other major points affecting our village consideration of which this application deserves to be rejected.

The proposal is contrary to Cherwell's strategic aim of prioritising knowledge-based investment, and has not attracted local business support which is an indication that refutes the Applicant's suggestion of wider economic benefits. On the contrary, Great Wolff's intention is to keep customers 'on site', so as to use their own facilities. As far as recruitment of local labour is concerned, Great Wolff will be targeting largely the same people that local businesses are already proving difficult to find. The likelihood is that some employees will be taken away from local firms and some will be brought in from areas that are further away - thus worsening the traffic problem.

There are many other reasons for refusing to approve this application - ranging from the unhealthy effects of the location being next to a major Motorway - e.g. noise, deterioration of air quality etc. to the huge quantity of water that will be used from Cherwell's already short supply, and the risk of pollution from chemically treated drainage systems. Indeed, Cherwell's own consultants (Tyrens) refer to the need to "reduce water demand in this highly water stressed area".

There is nothing at all of merit in this proposal and I am frankly surprised that the Applicants have spent time and money in submitting it.

George Lamb

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Christine Bishop"/>
<b>Address</b>	<input type="text" value="1 The Lane,Chesterton,Bicester,OX26 1UX"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I am both a resident of Chesterton and a member of the golf club and I strongly object to this proposed development. My main objections are: Access and Transport - this is a small village with narrow roads which is often used as a rat run which simply cannot sustain any increase in traffic. The proposed developers are attracted to this site because of Bicester Village indicating that they expect their guests to visit this facility thus increasing traffic in the village. Pollution - the proposed hotel and amenities will increase both the level of noise and air quality which would be particularly bad during the two year construction phase. Loss of 18 hole golf course - I would not want to belong to a 9 hole golf course and would look to move to another club thus increasing my road travel and that of other members who choose to do the same. Economic Impact - developers indicate that they will be bringing around 600 new jobs to the area. Where on earth are all these people coming from? I suggest that they would come from outside the area and so exacerbating the current extensive list of vacancies in this area. The proposed development is a rather tacky version of Centre Parcs and certainly not in keeping with a pretty Oxfordshire village. The nearest facility of this type is only 30 miles away so it is surprising that the developers choose to be so close to their competitors. To summarise, I can see no benefits from the proposes and only negatives and request that this application be rejected."/>
<b>Received Date</b>	<input type="text" value="02/01/2020 13:58:05"/>
<b>Attachments</b>	

1 The Lane  
Chesterton  
Bicester  
OX26 1UX  
9th December 2019

Ms Clare Woodhead  
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 Woodhead,

As a resident of Chesterton and a member of Bicester Golf and Country Club I object in the strongest possible terms to this proposed development, in particular:

### **Access and Transport**

As a small village with narrow roads on the shortest route between Bicester and the Middleton Stoney road it is already a busy route. In particular the M4/A34 roundabout is a nightmare in the mornings and drivers avoid it by cutting through the village and joining the A34 at the Wendlebury junction. This development will significantly increase this traffic both for Clients and staff, most of whom must come from the Bicester area.

The planning suggests that traffic will be diverted away from the village, even going south on the A34 to direct via Weston on The Green (already heavily loaded), anyone with a sat nav knows this will not happen, they will go on the A41 and through Chesterton or Little Chesterton.

Whilst the Hotel is only for residents, according to one of the presentations I attended one of the driving forces for picking the proposed location was the proximity to Bicester Village. Clearly they are attracting clients who also want to visit Bicester Village, the only sensible route is through the village – this is not accounted for in their submission.

The construction traffic for the development will be huge and will have a very detrimental effect on the physical road structure which is not currently adequate for large vehicles.

### **Pollution**

The roads through the village are narrow and the houses very close to the edge of the road and will experience significantly increased pollution, both noise and air quality. This would be particularly bad during the construction phase.

### **Loss of 18 hole Golf Course**

The reduction of the golf course to 9 holes will result in many members leaving to go to other 18 hole courses. This is not only the loss of one of only 2 courses nearby, but increase the travel impact of the many Chesterton members.

### **Economic Impact**

Bicester is growing at a ridiculous rate with new houses, shopping centres, hotels, sports centre etc and it is already evident as a resident that the infrastructure is struggling to cope

Quite where the staff are going to come from, I am not sure, it can only come from outside of the immediate area as most job sites in the area have extensive lists of vacancies and this development will only exacerbate the situation.

The UK already has a significant number of facilities of this nature within reasonable distance, Centre Parcs in particular is only 30 miles away – so why do we need another.

### **Facilities**

Having looked at the presentations it would appear to be offering US style facilities, in particular fast food style catering, this should be avoided as much as possible given the obesity problems already attributed to fast food outlets.

The design is not pleasant and in conflict with the hotel design, low level and stone appearance. It certainly won't enhance the area and will adversely affect the habitat for the extensive wildlife that is native to that area of the course.

So in summary, I can find no potential benefits from the proposal, only negative impacts on the village and local area and request that it is rejected.

Yours Sincerely

A large black rectangular redaction box covering the signature area.

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Ian Bishop

Date:

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

Address:

1 Vespasian way  
Chesterton  
Bicester  
OX26 1BA

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

Dear Sirs,

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

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. JAM. BROWN

(print)

Pease add any additional comments here:-

## Great Wolf Resorts

I am writing to object to the proposed planning application by Great Lakes UK Ltd. (Planning Application No. 19/02550?F) regarding the proposed development of the Great Wolfs Resort on part of the golf course near to Chesterton on land to the east of the M40 and south of the A4095.

The objections are as follow:-

This development does not seem to accord with local development plans and as such there appears to be no reason to grant planning approval.

1. One of the main factors is the impact that such a development would have on traffic around the locality. The local traffic routes already suffer from a high level of congestion especially when there are problems with traffic flows on the M40 and A34 and 'rat run's through villages such as Weston on the Green to escape these issues. The recent developments around Bicester have already added greatly to such traffic flow. With a significant number of visitors envisaged for this development as space for 900 vehicles would indicate which would be required to ensure its profitability, and who could only access the site by road transport, this would add greatly to existing traffic problems.



2. There does not appear to be a significant economic benefit to the local area from this proposal. The aim of Great Wolf to provide all facilities such as restaurants, retail shops and sports facilities on site to their hotel guests and visitors would provide little if any benefit to local businesses. Though this development would require the recruitment from a local labour force this is likely to create more problems with local expanding businesses who are also looking to recruit locally and could lead to the recruitment of such labour from out with the local area leading to even greater traffic problems. The development of a 500-room hotel together with the other suggested facilities can only add to these problems.
3. The scale of the development on what is essentially a greenfield site appears to go against existing rules regarding such sites as well as having an impact on wildlife in the area. It also would appear to have a significant impact upon the landscape around Chesterton.
4. Whilst the loss of the existing sports facility is less of a problem than the others mentioned above it does illustrate the thinking behind the proposal. To change an existing 18-hole golf course to a 9-hole golf course shows that those behind the proposal are only interested in what might appeal to their hotel guests. Those local

golfers would have to look elsewhere to find alternative facilities which is not being helped by the proposed closure of North Oxford Golf Club. This again is likely to add to car journeys.

I am sure that there are several other factors that could be and will be raised by others who oppose this planning application. We can only trust that our views are listened to sympathetically and that this planning application is rejected.

Michael Smith  
1 Village Farm Court  
Weston on the Green  
Bicester OX25 3FH

Date: 27 DEC 2019

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

Address:

2 Amerbury Road  
Penylan  
Cardiff  
CF23 5DW

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

Dear Sirs,

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

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

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

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

Yours faithfully,



(sign)

FIONA GREAVEJ

(print)

Please add any additional comments here:-

Date: 27/12/2019

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

Address:

2 AMESBURY ROAD  
PENYUAN  
CARDIFF  
CF24 5DW

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

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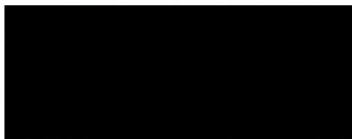
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For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



PAUL EVANS  
(print)

Please add any additional comments here:-

Date: 18-12-19

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

Address:

ZOË R. BOREHAM  
2 ASH GROVE  
CHESTERTON  
BICESTER  
OXFORDSHIRE  
OX26 1XB.

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

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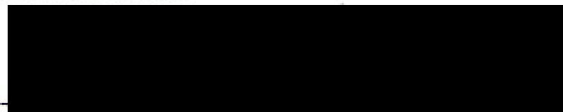
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Yours faithfully,



(sign)

Z. R. BOREHAM

(print)

Please add any additional comments here:-

Date: 18/12/19

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

Address:

40 2 ASH GROVE  
CHESTERTON  
OXON  
OX26 1XB.

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)

LEE ROBERTSON

(print)

Please add any additional comments here:-