

Date:

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

Address:

11 BEECH DRIVE
BRACKLEY
NORTHAMPTONSHIRE
NN13 6JG

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,



LUCY WINSTANLEY
(print)

Please add any additional comments here:-

Mr Barry Abbs
11 Bignell View
Chesterton
Bicester,
OX26 1UJ

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

18th December 2019

Dear Ms Whitehead

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

I am writing to strongly oppose the planning application for Great Wolf Resorts.
My reasons for this are as follows:

The land, which would be engulfed by the proposal, has become an incredible wildlife sanctuary, and this would be completely obliterated if this planning goes ahead.

The impact of this said proposal can only be described as ludicrous as the road infrastructure can not cope and there are absolutely no pedestrian pathways and cycle routes coming from the main source of labour movement i.e. Bicester. People who choose to walk from Bicester at this present (working at the Golf Club) take their life in to their own hands, because of the inadequacy of this facility.

I believe this proposal does not fit in to the long term plan of the development of Bicester or Cherwells Strategy for reducing car usage.

This development will reduce the sports facility, which at this present time, I believe the Bicester area can not afford to lose.

As far as the design of the said development is concerned, I am afraid I am lost for words (really). The build up to the opening of this said proposal would mean an incredible inconvenience to road users and the people of a small village of Chesterton. I believe we have already taken our fair share of the big building bubble for such a small community.

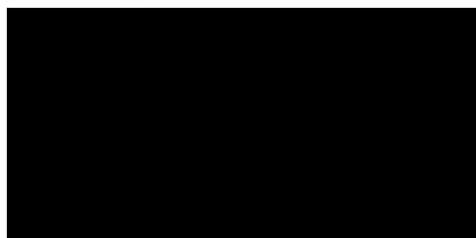
I believe the profits from this undertaking would go abroad and not be recycled in to the local community. As far as creating jobs is concerned, local businesses at the present time have real problems fulfilling job vacancies. And from what I understand, most of the jobs available would be of low pay and part-time, equally difficult to recruit for.

As with most applications of this type the emphasis is always to try to keep the consumer guests on site, therefore this will not reap any benefits at all for the local economy and especially not for the village.

I have been incredibly disillusioned with what the planning authorities have agreed to in the past. Let's not make another huge mistake by letting this go ahead.

Yours sincerely

Barry Abbs



Louise Abbs
11 Bignell View
Chesterton
Bicester, OX26 1UJ

27th December 2019

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

Dear Ms Whitehead

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

I am writing to strongly object to the Great Wolf Resorts proposal referenced above. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

There are a number of significant reasons why this proposal should not go ahead.

The plan is unsustainable in an inappropriate location on the edge of a village. The 900 car parking spaces and the heavy reliance on car travel not only for guests visiting the resort, but also for workers and suppliers, clearly and unquestioningly goes against the Cherwell Strategy of reducing car usage.

One can see clearly that the existing road infrastructure (and that of the surrounding area) will not cope with the extra daily increase in traffic volume from such a development. Chesterton village is already taking a huge increase in the volume of traffic, being used as a 'rat-run' for commuters from the ever growing Bicester area. In addition the traffic during the day has increased significantly, being chosen as a preferred route for travellers, rather than taking the A41 and A34 towards Oxford. The roads in Chesterton, Weston-on-the-Green and Wendlebury will be impacted hugely by the significant increase in traffic from this development.

The plan to build 500,000 sq. ft buildings positioned on a greenfield site is horrendous. This will cause an irreversible impact on the landscape. The noise, air and light pollution from a project such as this is unsustainable as well.


Recruitment in the area is already challenging for local businesses. Recruiting labour to run the hotel and complex will require sourcing staff from beyond the local area and will create traffic issues with workers travelling to and from the resort.

The cycleways and pathways running to the proposed development are non-existent, and the road infrastructure at present is bordering on dangerous for cyclists and walkers.

The last nine holes has become an incredible nature reserve sustaining all forms of wild life. This would be obliterated if the said development goes ahead.

I strongly object and ask that you refuse planning on this development.

Yours sincerely



Louise Abbs

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

2.1.20

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

Dear Sirs

I am submitting this letter to register my strong objection to the development proposed by Great Lakes UK Ltd at Bicester Golf Club.

I consider the development to be totally inappropriate to the area and community and not in accordance with the local development plan. There are many material considerations that should be considered and which should conclude in the rejection of this planning application.

My objections are outlined below.

This development is out of proportion and inappropriate for a village location. A nine hundred space car park and circa 500 bed hotel will put a reliance on car travel which is in direct conflict with the Cherwell strategy of reducing car journeys and usage. The increased car usage that this development will bring about will be added to forcing the golf club members to seek alternative courses and so increasing car usage.

The c. 500 bed hotel and other site buildings is destroying and removing the existing green environment which can never be replaced and will also have the inevitable impact of removing the ecological habitats associated with this space.

The development occupies some 500,000 sq ft which will remove the existing landscape and will mean the loss of these views forever.

Clearly the traffic impact will be severe and serious to the immediate community and surrounding villages which if this application is successful will see over one thousand vehicles per day extra on the local road network. Also there will be a serious impact during the construction period.

The significant increase in traffic that this development will bring about will add to the already stressed routes used by drivers looking for short cuts through Chesterton, the routes through Middleton Stoney, Weston on the Green and Wendlebury will be further congested and the infamous A34 will have to take even more traffic adding to the frequent traffic problems that I have experienced over the years commuting to Newbury.

The development will not add to the economic benefits for Cherwell and the Local Community where it is a strategic aim of Cherwell to prioritise Knowledge based business investment, so is not offering employment supporting the knowledge economy.

The hotel is only offering room facilities to guests and so no local businesses will have the benefit of additional local accommodation for their business needs and guests. This therefore does not help local businesses grow.

Local businesses are already finding it hard to recruit the employees that Great Wolf are targeting this would mean that Great Wolf will take employees from other local businesses which will have a negative impact on their growth and overall economic development.

The design of the development is totally at odds with the local area of small scale and residential buildings. It should be enhancing the character of the local area which it does not nor as outlined in the Cherwell Council's Countryside Design Summary 2008.

The loss of the sporting facility of the golf club which would be reduced to a nine hole course will mean the demise of the golf club. There is no provision within the development for safeguarding the remaining nine holes. Given also that this represents a loss of green field habitat for an abundance of wildlife the loss of this facility should not be allowed.

The air quality and environmental impact will be significant as a result of the increased traffic. There will be significant air and noise pollution both during and after construction works are completed. This is at odds with both the community and political will to reduce pollution, reduce carbon emissions and start to make a real and timely impact on reducing global warming.

Yours Sincerely

Richard Topliss

11 Flux Drive

Deddington

OX15 0AF

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

4.1.2020

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

Dear Sirs

I am writing to register my objection to the development proposed by Great Lakes UK Ltd at Bicester Golf Club.

I consider the development is not in accordance with the local development plan and is inappropriate to the area and community. There are many material considerations which should conclude in the rejection of this planning application.

My objections are outlined below.

This development is out of proportion and inappropriate for a village location. The design is totally at odds with the local area of small scale and residential buildings. It should be enhancing the character of the local area which it does not nor as outlined in the Cherwell Council's Countryside Design Summary 2008.

The c. 500 bed hotel and other site buildings and nine hundred space carpark occupies some 500,000 sq ft which will remove the existing landscape and green environment which can never be replaced and will also have the inevitable impact of removing the ecological habitats associated with this space.

The loss of the sporting facility of the golf club which would be reduced to a nine hole course will mean the demise of the golf club. There is no provision within the development for safeguarding the remaining nine holes. Given also that this represents a loss of green field habitat for an abundance of wildlife the loss of this facility should not be allowed.

The extent and bulk of the design will have a detrimental effect on the village location of Chesterton on the outskirts of Bicester with a significant urbanising effect on Chesterton and will also detract from the village amenity of other nearby villages.

The estimated increase in traffic volume of 1000 vehicles daily in the area will also affect the amenity of these villages. The existing road networks which are already under stress with drivers looking for short cuts through Chesterton, Wendlebury, Middleton Stoney and Weston the Green,

will be unable to cope with the increase in traffic and any proposal in the future to widen these roads will further detract from the amenity of the area.

In addition the proposals put significant pressure on the A34 and the M40 junctions at Ardley and Fewcott and Bicester as well as adding to the significant traffic on the section of the M40 between these junctions.

The air quality and environmental impact will be significant as a result of the increased traffic. There will be significant air and noise pollution both during and after construction works are completed. This is at odds with both the community and political will to reduce pollution, reduce carbon emissions and start to make a real and timely impact on reducing global warming.

The development will not add to the economic benefits for Cherwell and the Local Community where it is a strategic aim of Cherwell to prioritise knowledge based business investment, so is not offering employment supporting the knowledge economy.

The hotel is only offering room facilities to guests and so no local businesses will have the benefit of additional local accommodation for their business needs and guests. This therefore does not help local businesses grow.

Local businesses are already finding it hard to recruit the employees that Great Wolf are targeting this would mean that Great Wolf will take employees from other local businesses which will have a negative impact on their growth and overall economic development.

Yours Sincerely

Bryony Shelton

11 Flux Drive

Deddington

OX15 0AF

Date:

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

Address:

11 FORTESCUE DRIVE
CHESTERTON
OXFORDSHIRE
OX26 1UT

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

Dear Sirs,

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

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

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

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)

R BIRCHALL
(print)

Please add any additional comments here:-

SHOULD GREAT LAKES UK WISH TO PROCEED WITH A DEVELOPMENT NEAR TO BICESTER, THEN THE VACANT LAND NEAR TO BICESTER VILLAGE/TESCO SHOULD BE CONSIDERED NOT AN ALTERNATIVE WAY TO DISPOSE OF A LOSS MAKING GOLF COURSE.

Mr. D. Gaiger
11 Geminus Road
Chesterton
Bicester
OX26 1BJ
13th December 2019

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

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

Dear Ms Whitehead,

I strongly object to the proposal for this development as it is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. **IT IS NOT NEEDED IN CHESTERTON.**

I retired in 2015 and moved to a quiet little village called Chesterton and to be near a golf course (0.75mile). I would have to drive further afield to another golf course. Therefore, unsustainable and increasing car usage. This tiny village does not need a monstrosity as proposed.

Chesterton and surrounding villages are already used as a 'rat run' when there are many traffic problems on the A34 and M40. The existing road infrastructure will not be able to cope with the increase in volume of traffic and construction lorries.

If this goes ahead I can't see the remaining 9 hole course surviving as the majority of members will leave.

Yours Sincerely,


D.Gaiger

Ms. P. Squire
11 Geminus Road
Chesterton
Bicester
OX26 1BJ
13th December 2019

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

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

Dear Ms Whitehead,

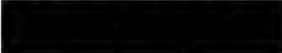
I strongly object to the proposal for this development as it is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. **IT IS NOT NEEDED IN CHESTERTON.**

The village and surrounding villages will not be able to cope with the additional traffic and construction traffic thundering through. It is already used as a 'rat run' when there are accidents etc., on the M40 and A34.

There is an abundance of wildlife on the golf course and the ecological impact will be massive if the proposal goes ahead.

KEEP WOLF OUT.

Yours Sincerely,


P. Squire

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	Chris Hill
Address	11 Heath Close, Milcombe, Banbury, OX15 4RZ
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sirs While I am not directly affected by this development, I wish to object to it most strongly. It is quite clearly an unexpected development in the proposed location, for the following reasons: 1. It will destroy half of a major golf course, thereby making non-viable the current Bicester Hotel Golf and Spa, to which it will be a direct competitor. 2. It will destroy existing trees and hedges, which will not be replaced in the new development. 3. It will require the removal or relocation of existing public footpaths. 4. It will replace ground absorbing grasses and trees with solid parking and buildings. 5. The size of the building is massively bigger than any other building in the area and will have a massive impact on their views. 6. Access to the building is totally unacceptable. All road access will need to be through Chesterton, Weston-on-the-Green or Middleton Stoney/Ardley, none of which are suitable for the traffic that would be needed. 7. Including a large hotel implies that its users will stay for several or more days. It is difficult to see that would happen with only a basic waterpark. thus implying that they will also need to make visits to other locations, like Oxford, Blenheim, Bicester Village etc. It seems to be trying to be an alternative to Center Parcs, which has a much more developed plan based on lodges rather than a hotel and spread across a much larger area including forests, watersports and other activities. The proposal seems to be a total replication of their existing US sites, with minimal understanding about the English style of holidaying. As such, it will probably have to extend to provide more functionality or it will die. In either case it would just be destroying OUR countryside while providing no benefits. Regards Chris Hill</p>
Received Date	09/01/2020 18:08:53
Attachments	

11 Lander Close
Chesterton
Bicester
OX26 1DH

27th December 2019

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

Dear Ms Whitehead

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

I would like to formally lodge my strong objection to the above-mentioned planning application. The reasons for my objection are below:

- The proposal is not in accordance with the local development plan and there is absolutely no material consideration that would warrant planning permission being granted.
- The traffic impact will be massive. Chesterton is already used as a rat run to avoid J9 of the M40 when heading to the A34 and traffic increases substantially on the frequent occasions when there are problems/delays on the A34 and M40. Add to this the increase in traffic due to the expansion of Kingsmere, as well as traffic going to and from this resort and the unsuitable roads will be unable to cope. And, prior to this there will be two years worth of construction traffic - heavy vehicles passing through this and surrounding village roads which were never intended to be used so heavily. Their estimated 31,000 deliveries equates to 65 deliveries per working day of the construction through our villages. Not to mention the impact that's already been felt because of the ever-expanding Bicester Village.
- The suggestion that this will provide jobs and economic benefits to the local area is nonsense - there is practically zero unemployment and the jobs and wages offered by Bicester Village mean the local young people that Wolf Resorts expect to employ will not be available and staff will need to come from outside of the immediate area. This will cause further traffic chaos and pollution.
- People visiting the resort will, according to the Wolf representatives at the consultations, stay for one or two nights. It's unlikely therefore that they will leave the resort to take advantage of local facilities, but that they will stay where everything is provided for them without having to drive anywhere else.
- The golf club will lose 9 holes meaning that golf club members are likely to move to other golf clubs thus losing business for the already established club and hotel. It is also debatable how sustainable a 9-hole golf course is. What will happen if the club cannot survive? Job losses and the loss of a recreation facility for local people.
- The loss of the golf club will also lead to a loss of habitat for various species of wildlife including birds, rabbits and deer.

- The resort will use an enormous amount of water, not just for the park, but in the laundering of bedding, towels etc. Add to this the energy required to heat the water and the hotel and the various restaurants and this becomes a completely unnecessary energy pit completely against current trend for reducing energy and slowing climate change.

And finally,

- this project will ruin a historic English village for good. Chesterton has had more than its fair share of housing built over the past five years, including the house in which I live. If you were to ask all of the new residents of Chesterton why they chose to move here, you'd find that the majority moved because they were looking to experience a rural village community to live in.

I respectfully ask that the Council seriously consider the many and various reasons against the proposal set out by me and others when they consider the Application.

Yours sincerely

A black rectangular redaction box covering the signature of Mrs Judith Phillips.

Mrs Judith Phillips

cc: Clerk, Chesterton Parish Council

27th December 2019

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

Dear Ms Whitehead

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

I would like to formally lodge my strong objection to the above-mentioned planning application. The reasons for my objection are below:

- The proposal is not in accordance with the local development plan and there is absolutely no material consideration that would warrant planning permission being granted.
- The site comprises 500,000 sq ft of buildings on what is currently a greenfield site, irreversibly removing important green infrastructure and disrupting ecological habitats and causing a significant and irreversible impact on the landscape and views of the site.
- The traffic impact will be massive. Chesterton is already used as a rat run to avoid J9 of the M40 when heading to the A34 and traffic increases substantially on the frequent occasions when there are problems/delays on the A34 and M40. Add to this the increase in traffic due to the expansion of Kingsmere, as well as traffic going to and from this resort and the unsuitable roads will be unable to cope. And, prior to this there will be two years worth of construction traffic - heavy vehicles passing through this and surrounding village roads which were never intended to be used so heavily. Their estimated 31,000 deliveries equates to 65 deliveries per working day of the construction through our villages. Not to mention the impact that's already been felt because of the ever-expanding Bicester Village.
- The design is inefficient and unsuitable - the low-rise design means that the site has spread, the idea being that this will be less visible but leading to significant urbanisation, adversely impacting this rural location.
- The scheme comprises a total floor area of 500,000 sq ft in two or three overbearing, large blocks, not in keeping with the local area. Schemes in such a location should be of a small scale, detached buildings at a 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.
- The suggestion that this will provide jobs and economic benefits to the local area is nonsense - there is practically zero unemployment and the jobs and wages offered by Bicester Village mean the local young people that Wolf Resorts expect to employ will not be available and staff will need to come from outside of the immediate area. This will cause further traffic chaos and pollution.

- People visiting the resort will, according to the Wolf representatives at the consultations, stay for one or two nights. It's unlikely therefore that they will leave the resort to take advantage of local facilities, but that they will stay where everything is provided for them without having to drive anywhere else.
- The golf club will lose 9 holes meaning that golf club members are likely to move to other golf clubs thus losing business for the already established club and hotel. It is also debatable how sustainable a 9-hole golf course is. What will happen if the club cannot survive? Job losses and the loss of a recreation facility for local people.
- The resort will use an enormous amount of water, not just for the park, but in the laundering of bedding, towels etc. Add to this the energy required to heat the water and the hotel and the various restaurants and this becomes a completely unnecessary energy pit completely against the current trend for reducing energy and slowing climate change.

And finally,

- with potentially over 2,000 visitors per day, this proposal will have a significant impact on the area and 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.

I respectfully ask that the Council seriously consider the many and various reasons against the proposal set out by me and others when they consider the Application.

Yours sincerely



Ray Phillips

cc: Clerk, Chesterton Parish Council

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="Kate Elsdon"/>
Address	<input type="text" value="11 Norreys Drive,Chesterton,Bicester,OX26 1DL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="To whom it may concern. I write to you as a new mother who lives in Chesterton. I already fear for my life and my daughters life when walking around the village, due to the narrow roads and ridiculous amount of Cars due to it being a rat run. This is only going to get worse if this monstrosity of a development is allowed to go through. Please do not put our lives at risk by letting it go through. Regards Kate"/>
Received Date	<input type="text" value="20/12/2019 17:27:33"/>
Attachments	<input type="text"/>

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="Kriss Elsdon"/>
Address	<input type="text" value="11 Norreys Drive,Chesterton,Bicester,OX26 1DL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this outrageous development when our village is so small and is already used as a rat run and is so busy with traffic already. The current infrastructure is already extremely stressed and will not be able to cope with additional traffic. As a member of the golf club I am disappointed to lose the facility of 18 holes with no guarantee that the remaining 9 holes won't follow. Not to mention the entire development would be unsightly and unsustainable with what is already fast reducing green open space. Kriss"/>
Received Date	<input type="text" value="20/12/2019 17:42:24"/>
Attachments	

Date: 8-11-19

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

Address:
11 The Green
Chesterton
OX26 1UU

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

Dear Sirs,

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

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

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)

Kim Rogers

(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:

11 The Greensward
Waddington
OX17 1RT

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

Paige Rae-Cleaver

PRINT NAME

To submit comments electronically visit:

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

11 Woodlands
Chesterton
Bicester
Oxon
OX26 1TN

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

14 December 2019

Objection to planning application Great Lakes UK Ltd – Application Ref: 19/02550/F

Dear Madam

I wish to strongly object to the above application by Great Lakes UK Ltd on several grounds and request that planning permission should NOT be granted for this application.

My most fundamental objections are that:

- a) this proposal is not in accordance with the local development plan,
- b) there is no identified need for such a development,
- c) this proposal would have such a substantial impact on the local area that the process of submitting a speculative planning application is inappropriate, and
- d) there are no material considerations that would warrant planning permission being granted.

Furthermore, the following specific impacts of the proposed development strengthen the case that the proposal is of a type, scale and impact that is wholly unacceptable.

1. Adverse effect on Highways

The existing road infrastructure cannot cope with the existing traffic flows and will be put under more stress by the significant residential and commercial development already approved in and around Bicester, but where construction is not yet complete. The projected extra 1000+ daily car movements that will take place as a result of this proposal will cause even further overloading of the major roads. 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 the first two weeks of December alone there have at least 5 major incidents on the main roads around the proposed site which have caused gridlock and tailbacks on and around the access roads that would be used by visitors to the proposed site.

In addition, the minor roads adjacent to the site – A4095, The Hale, Akeman Street and the B430– are completely unsuitable to be loaded with significant additional traffic. They are already dangerous for residents and motorists and there are many minor and some more serious accidents each year, particularly at the road intersections.

2. Air quality and noise pollution

The proposed routing plans via Middleton Stoney, Weston on the Green and Kirtlington, will seriously affect the already stressed A34, A41, A4095 and B430 causing additional traffic jams. Inevitably construction traffic, staff and visitors to the site will use the roads through Chesterton for access to the site notwithstanding other routes being signposted. This will all result in a significant deterioration in air quality and a substantial increase in noise pollution for residents in Chesterton and the surrounding villages.

11 Woodlands
Chesterton
Bicester
Oxon
OX26 1TN

3. Unsustainability

The proposed development 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 is planned to comprise 500,000 square feet of building on a greenfield site, currently occupied by a golf course, 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 loss of 9 holes of a well maintained, popular 18-hole golf course which is a resource for residents in local villages is unacceptable. Many local members want to play on an 18-hole course and not a 9-hole course and will therefore leave and join other 18-hole golf courses which will entail increased car usage and the lack of a local amenity.

The proposed development site includes mature trees, birds and wildlife and a footpath and is part of a greenfield site situated between the village of Chesterton and the motorway. The environmental impacts of developing on this area are significant.

The proposed development will also use significant quantities of water putting further stress on our local resources.

4. Lack of economic benefit

Cherwell has an extremely low unemployment rate for 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 most visitors remaining on site, as the Park is run as a closed resort, so that Great Wolf maximise their own resort profit, there will be very little (if any) economic benefit to local businesses.

5. Loss of sports facility

Closing 9 holes of the 18 holes on the proposed site would reduce greenfield, leisure areas for the expanding local population. There are no indications that the remaining 9 holes will remain viable as most members, of whom I am one, wish to play on an 18-hole course and the existing hotel partially relies on visiting 18-hole players on golf breaks/holidays for its income.

In conclusion I believe that there are overwhelming objections to and negative impacts arising from this application and I request that planning permission should NOT be granted.

Yours faithfully



Roberta Miles

Ian Miles
11 The Woodlands • Chesterton • Bicester • Oxon • OX26 1TN

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

16 December 2019

Dear Madam

Objection to planning application Great Lakes UK Ltd – Application Ref: 19/02550/F

I wish to strongly object to the above application by Great Lakes UK Ltd on several grounds and request that planning permission should NOT be granted for this application.

My most fundamental objections are that:

- a) is no identified need for such a development,
- b) this proposal is not in accordance with the local development plan,
- c) this proposal would have such a substantial adverse impact on the local area that the process of submitting a speculative planning application is inappropriate, and
- d) there are no material considerations that are exceptional to the local development plan that would warrant planning permission being granted.

Furthermore, the following specific impacts of the proposed development strengthen the case that the proposal is of a type, scale and impact that is wholly unacceptable.

1. Adverse effect on Highways

The existing road infrastructure cannot cope with the existing traffic flows and will be put under more stress by the significant residential and commercial development already approved in and around Bicester but where construction is not yet complete so that the effect of further increased traffic flow is not yet appreciated. The projected extra 1000+ daily car movements that would take place as a result of this proposal would cause even further overloading of the major roads. 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 the first two weeks of December alone there have been at least 5 major incidents on the main roads around the proposed site which have caused gridlock and tailbacks all around the proposed site. These incidents have had the most impact during rush hour periods with delays in being able to get to work. However, during at least 2 of the recent accidents, one on the A34 and the other on the A41, the bus diverted through the villages around Chesterton causing significant delays in both cases to individuals getting to work on time in Oxford or for an appointment in Summertown respectively.

In addition, the minor roads adjacent to the site – A4095, The Hale and Akeman Street and the B430– are completely unsuitable to be loaded with significant additional traffic. They are already

dangerous for residents and motorists and there are many minor and some more serious accidents each year, particularly at the road intersections.

2. Air quality and noise pollution

The proposed routing plans via Middleton Stoney, Weston on the Green and Wendlebury would seriously affect the already stressed A34, A41, A4095 and B430 causing additional traffic jams. Inevitably construction traffic, staff and visitors to the site would use the roads through Chesterton for access to the site. This would all result in a significant deterioration in air quality and a substantial increase in noise pollution for residents in Chesterton and the surrounding villages.

3. Unsustainability

The proposed development is unsustainable, in an inappropriate location on the edge of a small historic village. The proposed 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 would comprise 500,000 square feet of building on a greenfield site, currently occupied by a golf course, 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 loss of 9 holes of a well maintained, popular 18-hole golf course which is a resource for residents in local villages is unacceptable. Many local members want to play on an 18-hole course and not a 9-hole course and would therefore leave and join other 18-hole golf courses which would in turn entail increased car usage and the lack of a local amenity.

The proposed development site includes mature trees, birds and wildlife and a footpath and is part of a greenfield site situated between the village of Chesterton and the motorway. The environmental impacts of developing on this area are significant.

The proposed development would also use significant quantities of water putting further stress on our local resources.

4. Lack of economic benefit

Cherwell has an extremely low unemployment rate for the employees Great Wolf would be targeting. As such, they would either take employees away from local businesses - a negative economic impact, or they would bring in employment from other areas, thereby increasing traffic movements even further. With most visitors remaining on site, (as the proposed Park is to be run as a closed resort,) so that Great Wolf maximise their own resort profit, there would be very little (if any) economic benefit to local businesses.

5. Loss of sports facility

Closing 9 holes of the 18 holes on the proposed site would reduce greenfield, leisure areas for the expanding local population. There are no indications that the remaining 9 holes would remain viable as most members I speak with wish to play on an 18-hole course. The existing hotel partially relies on visiting 18-hole players on golf breaks/holidays for its income.

Yours faithfully



Ian Miles

Date:

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

Insert sender's address:

11 Usher Drive
Banbury
OX16 1AG

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,



SIGNATURE

Jo McMeekin

PRINT NAME

To submit comments electronically visit:

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

Caroline Foster
11 Vespasian Way
Chesterton
Bicester
OX26 1BA

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.

10 December 2019

Dear Ms Whitehead

The proposal is not in accordance with the local development plan and there is no material consideration that would warrant planning permission to be granted.

Usually located on the edge of major American towns and cities, Great Wolf is trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat.

My objections include:

1. Unsustainable

The location on the edge of a small historic village is unsustainable. The development includes 900 car parking spaces with a significant reliance on car travel which goes against Cherwell Strategy of reducing car usage.

Users of the existing golf now have to drive to alternative 18 hole golf course increasing car usage.

500,000 sq ft of buildings are planned on what is currently a Greenfield site, removing important green infrastructure, disrupting ecological habitats and view of the site which will be irreversible.

2. Traffic impact

The existing road infrastructure and surrounding villages will not be able to cope with the 1800+ additional vehicle movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.

Chesterton is a “rat run” and experiences major traffic congestion when there are traffic issues on M40 or A34.

The routing plan, via already stressed routes is unacceptable - through Middleton Stoney, Weston on the Green and Wendlebury. The proposal also directs traffic onto the A34 which

already very congested.

3. Location of economic benefit for Cherwell and local area

The proposal conflicts with Cherwell's strategic aim of prioritising "Knowledge Based" business investment as a priority.

Great Wolf aims to keep all guests on site throughout the duration of their stay so they use their restaurants, bowling alleys, retail shops etc. Local businesses will therefore not benefit from this proposed development. The additional traffic congestion Great Wolf guests, staff and deliveries generates may well harm local businesses.

4. Poor design

The low rise design, to reduce the visibility of the development, means the buildings and car park sprawls across the site which creates an urbanising impact on the rural location.

The two/three overbearing large blocks with a floor area of 500,000 sq ft are not in keeping with local area. Schemes in such a location should be small scale, detached buildings at low level, similar to the existing golf club, enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.

5. Loss of sports facility

The company accounts for the existing golf complex demonstrate that the 18 hole golf course is a viable business so there doesn't seem to be any reason to close 9 holes and build on it. Open spaces for sports facilities should be protected for communities well being.

6. Lack of consultation

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

7. Air and noise pollution

There will be a deterioration in air quality and noise pollution from the additional traffic the development will generate.

Yours sincerely

Caroline Foster

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"/>
Organisation Name	<input type="text" value="BERNARD SMITH"/>
Address	<input type="text" value="12 Bunyan Road,Bicester,OX26 2YB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object to the proposal to build a totally unnecessary Water Park on a green area of our county. It is said by the developer that it is a similar provision of a sporting facility but that is simply not the case. It is a business case for a development that is neither needed or required. To concrete over even more green space in this country location is an environmental disaster that should not receive planning agreement. To propose bringing some 500,000 visitors and their associated vehicles into this area will affect the already heavily overstretched traffic situation in and around this area, it will cause air, water and other climatic implications that makes the application unacceptable to local residents. We suffer traffic congestion on the A41, A34 and M40 and all surrounding A and B roads on a daily basis with frequent accidents and traffic overload delays lasting several hours at a time, and quite often road closures. This creates employment difficulties safety problems for emergency services, for thousands of people in this area. The local population will gain nothing from the proposed development but it will bring entirely preventable and serious drawbacks. Employment opportunities will be very small, poorly paid and by the developers own report transient in nature. There is no proposal to provide staff accommodation thereby creating further adverse traffic implications. Little thought has been given to the impact on the local environment overall and particularly upon the local population. This development is a speculative attempt by an American leisure provider to gain access to the UK and Europe via the accusation of cheap land in a location that is entirely unsuitable for their purposes. Great Wolf Resorts have been subject to financial difficulties in the US and may bring similar problems to this project due to their lack of a clear understanding of what this project offers UK citizens and the major drawbacks to local people and that local environment. This project is unwanted and totally unnecessary for this locality. Planning permission must be withheld on behalf of local residents by our local authority, anything less will be be a betrayal of local voters."/>
Received Date	<input type="text" value="27/11/2019 14:36:38"/>
Attachments	

12 Chestnut Close
Chesterton
Bicester
OX26 1XD

22nd December 2019

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

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

I am writing to strongly object to the above planning application that I believe is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

This proposed development will have a detrimental impact on the existing road structure for Chesterton, as well as that of surrounding villages. These roads cannot 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 traffic issues on the M40 or A34.

Unacceptable routing plans via already stressed routes ie Middleton Stoney, Weston on the Green and Wendlebury, would also direct traffic onto the A34 which already encounters significant traffic problems. The road networks cannot cope with this additional traffic especially as it adds to the numerous other significant proposals that have been approved in Bicester recently ie Kingsmere, Bicester Heritage, Bicester Gateway.

Together with this there is the loss of green field habitat for the abundance of wildlife. We need to nurture our green fields for the wildlife not destroy them !

This monstrosity has the potential for over 2,000 visitors each day and the 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.

THIS MUST NOT GO AHEAD !

Yours truly

Marilyn Simpson



12 Chestnut Close
Chesterton
Bicester
OX26 1XD

22nd December 2019

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

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

I am writing to strongly object to the above planning application that I believe is not in accordance with the local development plan, has no consideration for the road infrastructure or the disastrous effects on local wildlife.

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 a significant impact on this rural location. The development comprises of a total floor area of 500,000 sq.ft in two or three large blocks, definitely not in keeping with the local area. Schemes in a location such as ours should be of a small scale with detached buildings at low height (similar to the existing Golf Club) thus enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. With Great Wolf looking to put 500,000 sq.ft of buildings on this greenfield site this will have a massive and irreversible impact on the landscape and views of the site, not to mention the devastation of ecological habitats.

This application includes 900 car parking spaces with a significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. The proposed outdoor space on the site will be right next to a very busy motorway resulting in deterioration of air quality together with noise pollution from additional traffic, construction vehicles and service vehicles.

With the potential for over 2,000 visitors each day this will have a significant impact on the road infrastructure both for Chesterton and the surrounding areas. The proposed routing plans will be meaningless as people will use the shortest route as advised on their sat nav causing major traffic congestion for local villages as well as the already congested A34.

This application is not sustainable and will have a massive detrimental effect on the local area.

I strongly advise rejecting this proposal.

Yours sincerely

Deborah Simpson



12 Chestnut Close
Chesterton
Bicester
OX26 1XD

22nd December 2019

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

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

I am writing to strongly object to the above planning application that I believe is not in accordance with the local development plan, has no consideration for the road infrastructure or the disastrous effects on local wildlife.

There are no economic benefits to Cherwell or the local area. No local businesses support the scheme and this goes against the 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 are retained by them and not shared with local businesses in the area. Local businesses are already finding it hard to recruit the employees Great Wolf intends to target. They will either take employees away from local businesses creating a negative economic impact, or they will bring in employees from other areas, which will in turn further increase traffic movements.

This application includes 900 car parking spaces with a significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. Together with this the 18-hole golf course users will be forced to drive to alternative 18 hole courses, this in turn goes against the Cherwell Strategy by increasing car usage.

This proposed outdoor space on the site will be right next to a very busy motorway resulting in deterioration of air quality together with noise pollution from additional traffic, construction vehicles and service vehicles.

Great Wolf are proposing to put 500,000 sq. feet of building on this greenfield site which will have a significant and irreversible impact on the landscape and view of the site. More important, in my opinion is the irreversible destruction of an important green infrastructure and the resulting disruption of ecological habitats.

The proposed development is unsustainable on an inappropriate location on the edge of a small village and I urge you to reject this application.

Yours sincerely

Paul Sim



12 Farrier's Mead

Wendlebury

Bicester

OX25 2QB

19.12.19

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA



Dear Sirs

I very strongly object to the application made by Great Wolf Resorts for a theme park in the village of Chesterton. It is totally inappropriate for a rural location and is not in line with the local development plan.

This is currently a greenfield site used for sport and leisure but if the application is given approval it will be covered in concrete and large buildings totally inappropriate for a small rural village. As a keen cyclist and walker the thought of the extra volume of traffic as indicated by the 900 – space car park is very disturbing combined with the detrimental effect on the air quality caused by pollution which will affect all local residents.

The access roads including the motorway all suffer from severe congestion at times and there is no capacity to accommodate the extra traffic that this development would create.

There would be very little economic benefit to the local area as it will be self contained and it will require a large contingent of low skilled, low paid staff of which there is a shortage in the local area therefore it will create problems for local businesses who already struggle to recruit staff in this category.

The resort will not be open to the public therefore it is difficult to think of one reason why this proposal should be approved. Once again I would like to register my strong objection and sincerely hope that common sense will prevail and that the proposal will be refused.

Yours faithfully

[Redacted signature]

[Redacted address]

Date: 19th Dec 2019

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



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

[Redacted]
12 Farriers Mead
Wendlebury
Bicester
OX25 2QB

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,

[Redacted signature]

(sign)

[Redacted name]

(print)

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	Lukas Schmidt
Address	12 Haydock Road, Bicester, OX26 1BG
Type of Comment	Objection
Type	neighbour
Comments	Dear Planning Committee, Ref: Planning Application 19/02550/F I would like to register my opposition to the above planning application on the following grounds: 1. Inappropriate location - such a large development in a small rural village is inappropriate 2. Environmental impact - such a large development will have an irreversible impact on the environment. 3. Traffic - the increased traffic from this development will be too much for the existing road infrastructure 4. Lack of economic benefit - the proposed economic benefits will not be to the local area, they will only benefit the development. Many Thanks, Lukas Schmidt 12 Haydock Road, Bicester 22 January 2020
Received Date	22/01/2020 15:27:21
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	Anna Perry
Address	12 Haydock Road,Bicester,OX26 1BG
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Planning Committee, Ref: Planning Application 19/02550/F I would like to register my very strong opposition to the above planning application on the following grounds: 1. Unsustainable in an inappropriate location on the edge of a village - the development includes 900 car parking spaces and relies on car travel which goes against Cherwell strategy of reducing car usage 2. Environmental impact - such a large development will have an irreversible impact on the environment - 500,000 sq ft of buildings on a greenfield site! 3. Traffic - the increased traffic from this development will be too much for the existing road infrastructure - it cannot cope with an additional 1000+ cars daily plus construction traffic. Chesterton is already experiencing major travel disruption. The A34 cannot cope with any extra traffic. There is no way the road network can deal with additional traffic. 4. Lack of economic benefit - the proposed economic benefits will not be to the local area, they will only benefit the development. The proposal is contrary to cherwell's strategic aim of prioritising Knowledge Based business investment as a priority. 5. Detrimental to local businesses - no local businesses support the scheme, Great Wolf aims to keep all guests on site to use their restaurants and other facilities so the economic benefits will not be shared with the local area. Additionally Great Wolf will take employees away from local businesses. 6. Design - it is an inefficient and therefore bad design, the low rise design has a significant urbanising impact on this rural location. Such schemes in such a location should be of small scale, detached buildings at low height to enhance the character of the local area as outlined in Cherwell Council's Countryside Design Summary 2008. 7. Lack of consultation - with over 2000 visitors per day this proposal will have a massive negative impact on the area and 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. 8. Ecology - huge loss of greenfield habitats for wildlife. In summary this proposal will have a tremendous negative impact on the local area, there are no positives, apart from for Great Wolf who will line their pockets at the expense of local people and the environment. Regards Anna Perry 12 Haydock Road, Bicester 5 February 2020</p>
Received Date	05/02/2020 12:46:22
Attachments	

Date:

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

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

MR PETER CAREY
12 PARK CLOSE
KIRTLINGTON
OXON
OXS - 3 HR

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,



(print) PETER CAREY
24 01.20

Date: 7-12-19

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

Address:
12 THE GREEN
CHESTERTON
BICESTER
OXON OX26 1UH

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,


(sign)

PAM ROBINSON
(print)

Pease add any additional comments here:-

Date: 7-12-19

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

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

Address:

12 THE GREEN
CHESTERTON
BICESTER
OXON
OX26 1UU.

Dear Sirs,

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

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

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


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

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

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

Yours faithfully,


(sign)


(print)

Please add any additional comments here:-

12 The Woodlands
Chesterton
Oxfordshire
OX26 1TN

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

13th December 2019

Dear Ms Clare Whitehead

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

I write to you expressing our horror at the proposed developed by Great Lakes UK Ltd (ref: 19/02550/F). This planning application does not meet the Local Development Plan and there is no material reason why it should be considered. For the record I disagree with the application and list below my further reasons.

Chesterton and the surrounding area is a village community which has actively engaged with planning applications in the past, but there has been no consultation in this case. The proposed scheme has a potential 2000 visitors per day and the sheer volume forces me to wonder why the Great Lakes UK Ltd (GLU) has not consulted the community. It may be that they feel their commercial power can railroad the community and that their excessive plans can be at the expense of the community.

The proposed development is not sustainable. It is in an inappropriate location where the roads are narrow and struggle under commuting traffic, local utility supplies are engineered for domestic village use and the sewage and surface water systems are not capable of carrying an additional 500,000 sq ft development. In addition the loss of facilities at this location will force many new journeys for golfers and country club members to alternative locations. The loss of green areas replaced by buildings and hard standing will also increase the surface water load and displace wildlife in the area.

The impact on the landscape will be significant in that a green and verdant leisure facility may become a built box casting a shadow across this greenfield site. Currently a stone built country club and golf course are built to residential proportions and continue a residential and village theme. The proposed multi-storey development will not.

The proposed development will have a significant traffic impact. As well as arrival and departure traffic, further journeys will occur for trips to Bicester Village and Oxford. The area will be a constant traffic jam rather than roads for the residents to use going to work and carrying out leisure activities. It currently suffers during the morning and evening commute and any addition on the scale of this development will cause a log jam. In addition the roads are not designed for coaches, nor significant volumes of cars; as well as the construction traffic. The road network will fail. All routes into the proposed development will suffer the same overloading failure.

The air and noise quality will plummet in the area during construction and the future use. Pollution from vehicles will impact on local residential properties and in the enjoyment of outside spaces. Light pollution will also destroy the evening sky.

The economical benefit GLU will gain from the proposed development will not benefit the community in and around Chesterton. There is not a large available work force in Chesterton and the proposed schemes revenues will depart into this international company. Local businesses will not benefit any more than the current country club, golf course and Hotel. It is clear that GLU have targeted an area where it can benefit from other local attractions at the expense of Chesterton's environment. This is wholly inappropriate and a different site should be sourced.

The proposed building and parking design will create a large expanse of almost 'commercial' type


space, this is not in keeping with the local plan or neighbourhood. There is next to no added value to the community from this proposed design.

The proposed scheme will remove half of an 18 hole golf course and potentially the remainder of the country club as GLU develop their plans. This will be a significant loss of sports facilities from a pool to a gym to the golf course.

In conclusion it is apparent from this proposal that the landlord and developer are looking to profit from a piece of land that already has a mature Leisure use which has not caused a detrimental impact to the community. The same piece of land has been targeted for overly large development to maximise their return on investment and then benefit from the adjacent Bicester Village and Oxford tourism market. All of this will not benefit the community of Chesterton, rather we will suffer the impact of traffic, pollution and loss of facilities. The best solution for GLU would be to seek a development plot in the approaches to Bicester where they can be closer to travel and infrastructure provision to meet the 2000 visitors expected, who can also benefit from the retail opportunities at Bicester Village and access Oxford more readily. This would suit the local plan better.

GLU should not be allowed to profit at the expense of the Chesterton community. The District Council must reject this application.

Yours Sincerely



Daniel Stephenson

12 The Woodlands
Chesterton
Oxfordshire
OX26 1TN

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

13th December 2019

Dear Ms Clare Whitehead

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

I write to you expressing our horror at the proposed developed by Great Lakes UK Ltd (ref: 19/02550/F). This planning application does not meet the Local Development Plan and there is no material reason why it should be considered. For the record I disagree with the application and list below my further reasons.

Chesterton and the surrounding area is a village community which has actively engaged with planning applications in the past, but there has been no consultation in this case. The proposed scheme has a potential 2000 visitors per day and the sheer volume forces me to wonder why the Great Lakes UK Ltd (GLU) has not consulted the community. It may be that they feel their commercial power can railroad the community and that their excessive plans can be at the expense of the community.

The proposed development is not sustainable. It is in an inappropriate location where the roads are narrow and struggle under commuting traffic, local utility supplies are engineered for domestic village use and the sewage and surface water systems are not capable of carrying an additional 500,000 sq ft development. In addition the loss of facilities at this location will force many new journeys for golfers and country club members to alternative locations. The loss of green areas replaced by buildings and hard standing will also increase the surface water load and displace wildlife in the area.

The impact on the landscape will be significant in that a green and verdant leisure facility may become a built box casting a shadow across this greenfield site. Currently a stone built country club and golf course are built to residential proportions and continue a residential and village theme. The proposed multi-storey development will not.

The proposed development will have a significant traffic impact. As well as arrival and departure traffic, further journeys will occur for trips to Bicester Village and Oxford. The area will be a constant traffic jam rather than roads for the residents to use going to work and carrying out leisure activities. It currently suffers during the morning and evening commute and any addition on the scale of this development will cause a log jam. In addition the roads are not designed for coaches, nor significant volumes of cars; as well as the construction traffic. The road network will fail. All routes into the proposed development will suffer the same overloading failure.

The air and noise quality will plummet in the area during construction and the future use. Pollution from vehicles will impact on local residential properties and in the enjoyment of outside spaces. Light pollution will also destroy the evening sky.

The economical benefit GLU will gain from the proposed development will not benefit the community in and around Chesterton. There is not a large available work force in Chesterton and the proposed schemes revenues will depart into this international company. Local businesses will not benefit any more than the current country club, golf course and Hotel. It is clear that GLU have targeted an area where it can benefit from other local attractions at the expense of Chesterton's environment. This is wholly inappropriate and a different site should be sourced.

The proposed building and parking design will create a large expanse of almost 'commercial' type

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The proposed scheme will remove half of an 18 hole golf course and potentially the remainder of the country club as GLU develop their plans. This will be a significant loss of sports facilities from a pool to a gym to the golf course.

In conclusion it is apparent from this proposal that the landlord and developer are looking to profit from a piece of land that already has a mature Leisure use which has not caused a detrimental impact to the community. The same piece of land has been targeted for overly large development to maximise their return on investment and then benefit from the adjacent Bicester Village and Oxford tourism market. All of this will not benefit the community of Chesterton, rather we will suffer the impact of traffic, pollution and loss of facilities. The best solution for GLU would be to seek a development plot in the approaches to Bicester where they can be closer to travel and infrastructure provision to meet the 2000 visitors expected, who can also benefit from the retail opportunities at Bicester Village and access Oxford more readily. This would suit the local plan better.

GLU should not be allowed to profit at the expense of the Chesterton community. The District Council must reject this application.

Yours Sincerely

A solid black rectangular box redacting the signature of the sender.

Mary Stephenson

12 The Woodlands
Chesterton
Oxfordshire
OX26 1TN

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

13th December 2019

Dear Ms Clare Whitehead

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

I write to you expressing our horror at the proposed developed by Great Lakes UK Ltd (ref: 19/02550/F). This planning application does not meet the Local Development Plan and there is no material reason why it should be considered. For the record I disagree with the application and list below my further reasons.

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The proposed development is not sustainable. It is in an inappropriate location where the roads are narrow and struggle under commuting traffic, local utility supplies are engineered for domestic village use and the sewage and surface water systems are not capable of carrying an additional 500,000 sq ft development. In addition the loss of facilities at this location will force many new journeys for golfers and country club members to alternative locations. The loss of green areas replaced by buildings and hard standing will also increase the surface water load and displace wildlife in the area.

The impact on the landscape will be significant in that a green and verdant leisure facility may become a built box casting a shadow across this greenfield site. Currently a stone built country club and golf course are built to residential proportions and continue a residential and village theme. The proposed multi-storey development will not.

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GLU should not be allowed to profit at the expense of the Chesterton community. The District Council must reject this application.

Yours Sincerely



Lucy Stephenson

12 The Woodlands
Chesterton
Oxfordshire
OX26 1TN

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

13th December 2019

Dear Ms Clare Whitehead

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

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Chesterton and the surrounding area is a village community which has actively engaged with planning applications in the past, but there has been no consultation in this case. The proposed scheme has a potential 2000 visitors per day and the sheer volume forces me to wonder why the Great Lakes UK Ltd (GLU) has not consulted the community. It may be that they feel their commercial power can railroad the community and that their excessive plans can be at the expense of the community.

The proposed development is not sustainable. It is in an inappropriate location where the roads are narrow and struggle under commuting traffic, local utility supplies are engineered for domestic village use and the sewage and surface water systems are not capable of carrying an additional 500,000 sq ft development. In addition the loss of facilities at this location will force many new journeys for golfers and country club members to alternative locations. The loss of green areas replaced by buildings and hard standing will also increase the surface water load and displace wildlife in the area.

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GLU should not be allowed to profit at the expense of the Chesterton community. The District Council must reject this application.

Yours Sincerely

Katherine Stephenson



Mrs Pamela Sale
12 Vespasian Way
Chesterton
Bicester
Oxon
OX26 1BA
17th December 2019

Objection Letter

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

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

1. Landscape Impact

There will be a significant and irreversible impact on the landscape and views of the site if 500,000 sq ft of buildings are erected on this greenfield site

2. Unsustainable

Removing important green infrastructure and disrupting ecological habitats will be irreversible if 500.000 sq ft of buildings are built. The location is inappropriate and unsustainable this proposed development includes 900 car parking spaces. Cherwell District Council strategy for reducing car usage this goes against their ethos. The fact that members of the 18-hole golf course will have to find an alternative 18-hole golf course to play this also will also have an impact of car usage again another negative for CDC strategy.

3. Traffic Impact

Chesterton is already used as rat run when major surrounding roads are congested this happens on a regular basis, an increase of 1000+ a day through this village and the surrounding villages ie: Weston on the Green, Wendlebury and Middleton Stoney, where the existing roads are not adequate any increase in traffic is unacceptable.

With existing developments going up, the road network will struggle to cope with them any additional traffic will bring the villages to a standstill.

4. Need for This Development

There should not be any consideration for this development we do not have a need for this type of development in Chesterton, if at all the in the UK.

5. Lack of Economic Benefits for Chesterton and Local Area

This resort will not enhance or bring anything to Chesterton or surrounding villages including Bicester. There objective is for everything to be in house, Restaurants, Sports facilities, Retail shops, Therefore, no economic benefits to business in the area. We do not have an unemployment in this area, either they will take employee away from existing traders or employ from further afield and add further to the traffic problems.

Yours sincerely

Pamela Sale

Mr P J Hutchings
12 Vespasian Way
Chesterton
Bicester
Oxon
OX26 1BA
1st January 2020

Objection Letter

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

I'm writing to register my OBJECTIONS to the proposed (Great Wolf Resort)

1. I feel that there is no need for a Resort of this sort in Chesterton or in fact the UK , there are already enough. Chesterton and the surrounding villages cannot accommodate a structure of the magnitude.
2. At the moment the Country Side around the area still reasonably intact a structure of this size is only adding to the demise of our heritage
3. The area is already becoming a rat run, the roads are small and introduction of a massive amount of extra traffic, which will mean 1000's of vehicles daily, not to mention all the construction traffic to actually build the resort.
4. The resort will not benefit the local people or business. This resort will be a closed shop, for their guests. There is no guarantee there will be daily passes and if by any chance they permit day passes my guess is they will be far too expensive and certainly not at weekend or school holidays therefore of no benefit. Bicester in particular has already a massive building program ongoing, this is the last thing it needs to add to the industrialisation of the area.
5. The whole proposal is totally out of character for the location it will dominate everything around immediately making an eyesore of what is at the moment is still pleasing to the eye.
6. At the moment the 18-hole golf course is an attraction to golfers around the area, what impact with the loss of 9 holes have. People will go elsewhere and how long before the other 9 nine holes are swallowed up.
7. More traffic means more noise and fumes which is not good for the environment. How are delivery lorries going to cope the small access roads? They will damage surfaces and grass edging that are already in need of attention.

Yours sincerely

Paul Hutchings

From: Merian Nor cross
Sent: 11 December 2019 14:08
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Cc: Chesterton Parish Council Clerk
Subject: Great Lakes UK Ltd, Planning application.

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

Mrs EM Norcross
13 Banks Furlong,
Chesterton,
OX261UG
11th December 2019

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

Dear Ms Whitehead,

Being a concerned resident of Chesterton, I wish to object to the Great Lakes planning application and ask you to consider my reasons for doing so.

I believe, the proposed site is unsuitable for this type of development because:

The plan is to build on 9 holes of an 18 hole golf course, destroying its' beauty, peace and wildlife habitat.

Visually, it would be a monstrosity looming over the surrounding countryside comprising;

- A 4 storey, 500 family rooms hotel with capacity for 2000 visitors daily.
- An 84 foot high water tower which is likely to be the tallest building in Cherwell.
- A 900 space car park.

The total floor space estimated to be considerably larger than Bicester Village on completion

Access to the site over very minor roads for a much greater vehicle capacity is a major concern. I understand that village infrastructure in the area would be unable to cope with the extra 1000 + additional car movements each day as well as putting even more pressure on the M40, A34, A41, A4095 and B430.

During construction it is expected there will be 31,000 deliveries over the 2 year period, a substantial increase in heavy traffic through local communities coupled with an undesired increase in air and noise pollution. Not to mention the movement of the estimated 2000 construction workers travelling to and fro.

Great Wolf resorts boasts it would bring £200 million investment into the area but post construction there would be very little benefit to the local community since all food and entertainment is provided on site. Apparently, 98% of guests in the USA remain on site for the duration of their stay.

Great Wolf propose that there will be opportunities for 600 jobs, targeting young, inexperienced, consequently, inexpensive labour but the local hospitality industry is already struggling to recruit staff and local unemployment is low.

Another environmental concern is the volume of water required considering the fact that this area is one of the driest in the U.K. with an already huge housing development. What impact would this development have on water supply?

It is not designed as a public amenity; there may be a possibility of day passes being issued subject to hotel occupancy but they will be very expensive. At one of their resorts in the USA, a one night stay with use of the facilities is £350 for two people. I didn't check the cost of a day pass as I would have needed to register my details.

This all might sound like NIMBY moaning but I believe the points raised provide a strong argument for building such a resort very close to a good road network on reclaimed industrial/Brownfield land. Chesterton offers none of these advantages.

Please support Chesterton Parish Council in their opposition to this proposal and refuse permission for the development.

Many thanks,

Merian Norcross

Mrs P Faulkner
13 Bignell View
Chesterton
Oxfordshire
OX26 1UJ

20/12/2019

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

Dear Ms Whitehead

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

I am writing in connection with the Great Wolf Resort application, which plans have been submitted to you to build a leisure complex in the small village of Chesterton.

I strongly object to this application, because of the impact on the village it would have which is already a diversion that cars and lorries take to avoid the A34. The position of this leisure centre will mean that all vehicles would come through the surrounding villages to access it as there is no other way, it is just not in the right area.

I have no objection to a leisure complex, but surely this is the wrong location, it would be better to be by a junction from the motorway, so that people could access it directly and not go through small villages.

Regards


Mrs P Faulkner

Mr R Powell
13 Bignell View
Chesterton
Oxfordshire
OX26 1UJ

20/12/2019

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

Dear Madam

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

Am writing to you concerning the above application from Great Wolf Resorts leisure complex to be built in the village of Chesterton.

I can't understand why anyone would think this is a good idea, the traffic in the village is already at an unsustainable level, we already get large lorries, and cars are parked outside their houses and the vehicles struggle to get past. The traffic will increase as people visiting the complex will use the sat nav directions and not bother to look at the brown signs, this will increase the pollution.

The design of the building is just overdevelopment, the buildings are extremely tall and over the tree line and not in keeping with anything in the surrounding villages. It's just in the wrong location, why would you put this in a small village that the only way to access it is through villages.

The supposed public area for walking is right next to the motorway, so will mean that you have to inhale the pollution of the motorway which is not good for anyone's health, there was no guarantee of free parking for the public area which will mean people will park on the verges of the A4095 creating a hazard.

Yours faithfully



Mr R Powell

Mrs S Powell
13 Bignell View
Chesterton
Oxfordshire
OX26 1UJ

20/12/2019

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

Dear Madam

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

I am writing to you concerning the planning application from Great Lakes UK Ltd for a leisure complex to be built in Chesterton Village.

I am greatly concerned about the Traffic impact on our village, it is already used as a rat run, with many cars speeding through the village, the paths are very narrow and you can't walk with a buggy or child without the fear of being knocked over by a car or lorry, this will only increase with the extra cars and deliveries, as even though the brown signs will be up, most will just follow the sat nav, which will direct them through Chesterton or Little Chesterton.

The Design of the building is over bearing with being 3 stories and not in keeping with any buildings already in Chesterton. The Area will be losing a well used 18 whole golf course, and will have to travel further afield to find a suitable one. How long before the other 9 holes are also lost to over development of a small village.

Unemployment in the area is low and already difficult to employ in the Bicester area, this will have an effect on businesses already struggling to employ people, being unable to sustain business and close. Staff will have to be employed from outside the area, creating more traffic.

Yours faithfully



Mrs S Powell

Date:

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

Address:

13 Church Close
Weston on the Green
NR Bicester
OXON
OX25 3QT

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)



IRENE MAY PRATT
(print)

Please add any additional comments here:-

FROM.

18.12.2019.

MRS H.M. THOMPSON
13, FORTESCUE DRIVE
CHESTERTON.
OX26 1QT

REF GREAT LAKES UK NB 19/02550/F.

I strongly object to the Great Lakes building in Chesterton, We used to be a very nice little village, not any more, we have houses being built all around us I know that we need more social housing, what we don't need is a huge development taking over our village. Surely there must be other sites that would be far more agreeable. I'm sure it will be a huge success but please not in Chesterton.

Yours Sincerely



Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Aaron Rudman-Hawkins
Address	13 Geminus Road, Chesterton, Bicester, OX26 1BJ
Type of Comment	Objection
Type	neighbour
Comments	<p>In addition to my wife's application, I too am writing to strongly object to the proposal to alter a large proportion of the Bicester Golf & Spa golf course into a Great Wolf Resorts attraction. I've been to see the plans, and I think it looks a ghastly, unsightly and vast structure, it's not needed in the local area, and will have a huge environmental and traffic impact on our beautiful village. I firstly do not understand the location, why are large unused areas of land, or somewhere near a bigger city not being looked at? This is a small rural village and it will by no means will benefit the local area as rooms will only be available to guests, it will not benefit local businesses and I believe will have a serious effect on the local town area, which is already under threat from bigger businesses coming in. We have a beautiful golf course with stunning views that is under threat, what happens to those members as they are not going to want to use a 9 hole golf course? It will mean they have to use alternative & increase car usage to travel to another course. Our village cannot cope with the extra traffic that this site will bring, and nor can the neighbouring villages who will all be affected. No amount of signage will stop people using their sat-nav and taking the quickest route down The Hale, Little Chesterton and through our village. We already struggle with traffic from the A34 & M40 with people looking for a quick route. How can this kind of development even be considered in such a location, this is a quiet village in the UK not America. This location cannot be compared to anywhere in the USA. How could we cope with the increase in noise, traffic, pollution, and the effect it will have on the wildlife that will live around the golf course? Not to mention the design both inside and out, which is an awful, trashy, American theme park that is out of character with the local area, and will clearly affect the Bicester Golf and Spa of which I am a member. Having all amenities on site will no way boost the local economy, as no one will leave the resort. In the same way when you go to Centre Parcs you do and buy everything on site. And customers going to Bicester Village are not a captive audience, as they are not here for a family weekend of activities, they are there to shop! So most visitors will be travelling to the area, bringing increased traffic, pollution and noise. I doubt that many locals would want to visit such a place, I know I certainly wouldn't even for the day. A site like this should be on empty land near a bigger city, in a place that has no soul or character, with plenty of space so you can create whatever you want. No amount of trees, low level buildings and traffic management will make something like this, in this area acceptable. I strongly object to this application as it is not in accordance with the local development plans, and there appear to be no material considerations that warrant planning permission being granted.</p>
Received Date	16/12/2019 20:15:35
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	Harriet Rudman-Hawkins
Address	13 Geminus Road, Chesterton, Bicester, OX26 1BJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to strongly object to the proposal to alter a large proportion of the Bicester Golf & Spa golf course into a Great Wolf Resorts attraction. I've been to see the plans, and I think it looks a ghastly, unsightly and vast structure, it's not needed in the local area, and will have a huge environmental and traffic impact on our beautiful village. I firstly do not understand the location, why are large unused areas of land, or somewhere near a bigger city not being looked at? This is a small rural village and it will by no means will benefit the local area as rooms will only be available to guests, it will not benefit local businesses and I believe will have a serious effect on the local town area, which is already under threat from bigger businesses coming in. We have a beautiful golf course with stunning views that is under threat, what happens to those members as they are not going to want to use a 9 hole golf course? It will mean they have to use alternative & increase car usage to travel to another course. Our village cannot cope with the extra traffic that this site will bring, and nor can the neighbouring villages who will all be affected. No amount of signage will stop people using their sat-nav and taking the quickest route down The Hale, Little Chesterton and through our village. We already struggle with traffic from the A34 & M40 with people looking for a quick route. How can this kind of development even be considered in such a location, this is a quiet village in the UK not America. This location cannot be compared to anywhere in the USA. How could we cope with the increase in noise, traffic, pollution, and the effect it will have on the wildlife that will live around the golf course? Not to mention the design both inside and out, which is an awful, trashy, American theme park that is out of character with the local area, and will clearly affect the Bicester Golf and Spa of which I am a member. Having all amenities on site will no way boost the local economy, as no one will leave the resort. In the same way when you go to Centre Parcs you do and buy everything on site. And customers going to Bicester Village are not a captive audience, as they are not here for a family weekend of activities, they are there to shop! So most visitors will be travelling to the area, bringing increased traffic, pollution and noise. I doubt that many locals would want to visit such a place, I know I certainly wouldn't even for the day. A site like this should be on empty land near a bigger city, in a place that has no soul or character, with plenty of space so you can create whatever you want. No amount of trees, low level buildings and traffic management will make something like this, in this area acceptable. In my opinion, I strongly object to this application as it is not in accordance with the local development plans, and there appear to be no material considerations that warrant planning permission being granted.</p>
Received Date	15/12/2019 20:49:09
Attachments	

Date: 20.12.19

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



Address:

13 MAUNDE CLOSE
CHESTERTON.
OX26 1DJ.

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)

M SHARER-EVANS

(print)

Please add any additional comments here:-

6.1.2020
Ms Clare Whitehead
Development Management
Cherwell District Council
Bodmote House
Banbury
OX15 4AA.

1st Orchard Rise,
Cherston
Beicester
OXON.
OX25 1US

Ref: Great Lakes UK LTD. Application ref 19/02530/F

Dear Clare

I'm writing to you to voice my concern about the above application.


- ① The Infrastructure is not able to cope with the amount of traffic we have now. The increased "flow" of traffic will not only affect Cherston but all the surrounding villages and would put a great financial strain on highways to improve said infrastructure significantly.
- ② How on earth can the water company afford or supply or transport the amount of water needed, plus there is a huge concern over sewage.
- ③ Wildlife - Yet again we are pushing them into oblivion.

④ Air Pollution. - I suffer with a mild form of Asthma, which has increased in severity over the last few years with the extra cars etc on the roads. With all the extra houses & roads many more are affected by "bad air".

⑤ For my last point - do we actually need this facility? We have almost no unemployment in Beeston so why?

So please turn this down as these points are only the tip of the iceberg.

Yours.


CHRISTINE ANNE MIDDIMAN.