

## Rachel Tibbetts

---

**From:** gaye.hudson [REDACTED]  
**Sent:** 12 March 2020 16:48  
**To:** Planning  
**Subject:** RE: Great Wolf Resorts Chesterton

Good Afternoon,

Address is 13 Park Close, Middleton Stoney, Oxfordshire OX25 4AS

Regards

Gaye Hudson

---

**From:** Planning <Planning@Cherwell-DC.gov.uk>  
**Sent:** 12 March 2020 13:37  
**To:** gaye.hudson@btoopenworld.com  
**Subject:** RE: Great Wolf Resorts Chesterton

Good Afternoon,

Please could you provide your full postal address so that we can register your comments against the application.

Thanks

Regards

### Development Management Place & Growth Directorate

Cherwell District Council  
Extension: 7006  
Direct Tel: 01295 227006

<mailto:planning@cherwell-dc.gov.uk>  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Details of applications are available to view through the Council's Online Planning Service at  
<https://planningregister.cherwell.gov.uk/>

**From:** [gaye.hudson](mailto:gaye.hudson) [REDACTED]  
**Sent:** 10 March 2020 10:24  
**To:** Councillor James Macnamara <[James.Macnamara@Cherwell-DC.gov.uk](mailto:James.Macnamara@Cherwell-DC.gov.uk)>; Councillor Andrew Beere <[Andrew.Beere@cherwell-dc.gov.uk](mailto:Andrew.Beere@cherwell-dc.gov.uk)>; Councillor Phil Chapman <[CouncillorPhil.Chapman@Cherwell-DC.gov.uk](mailto:CouncillorPhil.Chapman@Cherwell-DC.gov.uk)>; Councillor Conrad Copeland <[Conrad.Copeland@Cherwell-DC.gov.uk](mailto:Conrad.Copeland@Cherwell-DC.gov.uk)>; Councillor Chris Heath <[Chris.Heath@Cherwell-DC.gov.uk](mailto:Chris.Heath@Cherwell-DC.gov.uk)>; Councillor David Hughes <[David.Hughes@Cherwell-DC.gov.uk](mailto:David.Hughes@Cherwell-DC.gov.uk)>; Councillor Cassi Perry <[Cassi.Perry@Cherwell-DC.gov.uk](mailto:Cassi.Perry@Cherwell-DC.gov.uk)>; Councillor George Reynolds <[George.Reynolds@Cherwell-DC.gov.uk](mailto:George.Reynolds@Cherwell-DC.gov.uk)>; Councillor Leslie Sibley <[Leslie.Sibley@Cherwell-DC.gov.uk](mailto:Leslie.Sibley@Cherwell-DC.gov.uk)>; Councillor Maurice Billington <[Maurice.Billington@Cherwell-DC.gov.uk](mailto:Maurice.Billington@Cherwell-DC.gov.uk)>; Councillor Hugo Brown <[Hugo.Brown@Cherwell-DC.gov.uk](mailto:Hugo.Brown@Cherwell-DC.gov.uk)>; Councillor Colin Clarke <[Colin.Clarke@Cherwell-DC.gov.uk](mailto:Colin.Clarke@Cherwell-DC.gov.uk)>; Councillor Ian Corkin <[Ian.Corkin@Cherwell-DC.gov.uk](mailto:Ian.Corkin@Cherwell-DC.gov.uk)>; Councillor Simon Holland <[Simon.Holland@Cherwell-DC.gov.uk](mailto:Simon.Holland@Cherwell-DC.gov.uk)>; Councillor Mike Kerford Byrnes <[CouncillorMike.KerfordByrnes@Cherwell-DC.gov.uk](mailto:CouncillorMike.KerfordByrnes@Cherwell-DC.gov.uk)>; Councillor Lynn Pratt <[Lynn.Pratt@cherwell-dc.gov.uk](mailto:Lynn.Pratt@cherwell-dc.gov.uk)>; Councillor Barry Richards <[Barry.Richards@Cherwell-DC.gov.uk](mailto:Barry.Richards@Cherwell-DC.gov.uk)>; Councillor Katherine Tyson

<[katherine.tyson@Cherwell-DC.gov.uk](mailto:katherine.tyson@Cherwell-DC.gov.uk)>; Councillor Barry Wood <[Barry.Wood@Cherwell-DC.gov.uk](mailto:Barry.Wood@Cherwell-DC.gov.uk)>

**Subject:** Great Wolf Resorts Chesterton

Dear Sirs,

I write to inform you that I strongly object to the potential Great Wolf Resort in Chesterton Oxfordshire. The application has stated that employment in the area will benefit and yet this area has no unemployment and this is therefore a spurious argument. The application does not take into account the already congested roads in the area, the access would be via the small villages in the area via Junction 9/10 and these are already snarled up with traffic particularly when there is a problem on either the M40 or the A34. There is no account taken of the impact already felt by the villages of traffic to and around Bicester Village.

The environmental impact in the area will be huge at a time when protection of species, Great Crested Newts for example, should be increasing not declining. There has already been a reduction in green space/loss of trees due to the Kingsmere and other developments around Bicester. The increase in pollution created by the expected 2 year build will be enormous at a time when Oxfordshire is striving to reduce emissions.

The design of the development appears to be in conflict with the Oxfordshire landscape.

Yours faithfully

Gaye Hudson

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

Date:

24-01-20

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

13 PARK CLOSE  
KIRTINGTON  
OX5 3HR

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

Dear Sirs,

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

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


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

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

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

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

Yours faithfully,



(sign)

Chris Parunch

(print)

Date: 20.1.20

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

Mrs A. Frieda  
13 St Margaret's Rd  
Oxford  
OX2 6RU

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

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Yours faithfully,



(sign)

20/1/20

(print)

A. FRIEDA

Date: 7-12-2019

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

Address:

13 THE GREEN  
CHESTERTON  
BICESTER  
OXON

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

Dear Sirs,

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Yours faithfully,

  
(sign)

M. CAIRNS  
(print)

Please add any additional comments here:-

[REDACTED]  
13 Vespasian Way  
Chesterton  
Bicester  
OX26 1BA  
11th December 2019

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

Dear Ms Whitehead

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

Normally I'd class myself as part of the silent majority not getting engrossed in campaigning, etc but I do feel moved to object to the planning application from Great Lakes UK Ltd as referenced above.

I have four key objections that I would like to have taken into consideration:

1. Lack of economic benefit for the surrounding area:

The type of proposal is closed to benefit the surrounding area economically as the business model will keep all guests on site and not spending in the local area. Guests will not be encouraged to go off site and visit local shops, pubs, restaurants, etc.  
Local businesses struggle to attract the type of employee that this company will be targeting and will either get employees from outside the area or increase the cost of local labour putting more strain on local businesses.

2. Traffic Impact:

The road system around Bicester is becoming more strained with the additional housing and other expansion to the local infrastructure. Whilst the company may propose to erect signage and try to direct traffic away from local hotspots people will follow what their sat-navs say and as soon as any congestion builds blindly follow directions through villages such as Little Chesterton which are completely inappropriate. M40 Junctions 9 & 10 and the A34 are all local congestion hotspots with cars being directed along the roads serving the proposed development and this will make this situation worse. This will increase congestion, increase road wear, reduce air quality and reduce the safety on the local roads.

Ms Whitehead  
11th December 2019  
Page 2

3. Sustainability:

The development is converting a green area into a built-up area. There must brownfield sites available which would be more appropriate and would not change the local ecology. The proposal has 900 parking spaces and the movement of these vehicles in and out every week does not promote a sustainable transport system.

4. Safety of local employees:

If the development manages to get local employees they will be tempted to utilize the local transport to get to and from work – which is non existent. There is not enough infrastructure of walk/cycle ways locally for this to happen safely. Currently there are many local employees walking along the local roads in the dark which is not safe and the proposed development would add to that.

I will follow the progress of this planning application with keen interest.

Sincerely,





Date: 15/12/19

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

Address:

Sharon Richardson  
14 Augustan Rd  
Chesterton  
OX26 1BB

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

Dear Sirs,

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Yours faithfully,



(sign)

SRICHARDSON

(print)

Please add any additional comments here:-

Mr M Appleton  
14 Chestnut Close  
Chesterton  
Bicester  
Oxon  
OX26 1XD

Thursday 19<sup>th</sup> 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 disagree with the proposed Great Wolf Development planned for a Green field site, adjacent to the village of Chesterton.

The major concerns are the currently unsuitable local road infrastructure around not only the village, but that of the other local villages and the impact on Bicester itself. With an anticipated daily increase in vehicles of over 1000 the M40 and A34 struggle to cope with existing current traffic levels, let alone a new development with 900 Car parking spaces reliant on car travel to access the resort. The village of Chesterton is already used as a rat run as traffic looks to escape the two main routes, as well as being a back route into the ever expanding town of Bicester, the current road networks cannot cope with all this additional traffic. The roads into the village from all directions are not designed to take this traffic.


I feel it is also unfair on the villages of Weston on the Green and Middleton Stony who will have to cope with the additional traffic and potential queues on the A4095 and B430 as resort vehicles are booked in at the main reception area.

Due to the proposed location on an existing Greenfield site, this resort would have a big impact on the habitats of existing wildlife, and it would also take away half of the current sports facility meaning that anyone who currently uses the 18 hole course would have to drive elsewhere to find a suitable facility.

If the go ahead is given for this totally unsuitable development, there would be nothing to stop Great Lakes Ltd from attempting to purchase the land next door and building an even larger development in the future taking away the current sports facility completely. Also the aim of this resort is to only be available to users of the resort, therefore keeping guests on site during their stay using the facilities on site, and providing no benefit to local business.

Chesterton has recently taken its share of new housing, which we understand is necessary to cope with the current demand but we feel this resort style development of 500,000 sq ft of buildings is a step too far and totally out of place adjacent to a small village location. I cannot see that this development will be of any benefit to the Bicester area whatsoever.

Yours Sincerely,

  
Mark Appleton

Mrs P Appleton  
14 Chestnut Close  
Chesterton  
Bicester  
Oxon  
OX26 1XD

Thursday 19<sup>th</sup> 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**

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Yours Sincerely,



Mrs Paula Appleton

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Tony Saunders"/>
<b>Address</b>	<input type="text" value="14 Coghill,Bletchington,Kidlington,OX5 3BY"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I wish to register my objection to this proposal. It is ill conceived, and if permitted will have a dramatic and adverse impact on all villages in the immediate vicinity. The infrastructure in this area is rural, and the impact of an additional 1800 vehicle movements (900 in and 900 out) every day simply cannot be supported. How can this be considered as being environmentally friendly, and even begin to contribute to compliance with government carbon reduction targets. This is an undeveloped area, with the exception of a golf course currently, which by its nature will support local flora and fauna, current populating the site. This development will decimate this wildlife, something which is seen far too frequently within large significant developments. The feedback from the Parish Councils involved actually says everything. They are local, and represent the local people, and it is the local people who have greatest awareness of the challenges a development of this sort will bring to the community."/>
<b>Received Date</b>	<input type="text" value="10/03/2020 12:46:46"/>
<b>Attachments</b>	

Date:

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

Address:

14 COLLEGE HOUSE  
HIGH STREET  
BRACKLEY  
NN13 7NR

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(sign)



(print)

I. PATES

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:**

14 Fessy Rd  
Byhead  
NOMANTS  
NN11 6XG

**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

C. BIGNOLD

PRINT NAME

To submit comments electronically visit:

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

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Sally James"/>
<b>Address</b>	<input type="text" value="14 George Street,Bicester,OX26 2EG"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="This proposal is not in accordance with the Local Development Plan and there are no material considerations that would warrant planning permission being granted. The development includes 900 car parking spaces with a significant reliance on car travel which is contrary to the Cherwell Strategy of reducing car usage in the district. This scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks; a totally inappropriate development in a rural setting and, as such, does nothing to enhance the character of the local area as outlined in Cherwell District Council's Countryside Design Summary, 2008. This is a greenfield site and this proposal will have a significant and irreversible impact on the landscape and views of the site. The loss of natural habitat will have a devastating effect on an abundance of wildlife. Daily car movements far in excess of those that local roads can accommodate will have a detrimental effect on the lives of Chesterton villagers, the surrounding villages and the already congested town of Bicester. I strongly urge you to refuse permission for this development."/>
<b>Received Date</b>	<input type="text" value="06/12/2019 23:18:37"/>
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	
<b>Name</b>	Martin James
<b>Address</b>	14 George Street,Bicester,OX26 2EG
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>This proposal is not in accordance with the Local Development Plan and there are no material considerations that would warrant planning permission being granted. The development includes 900 car parking spaces with a significant reliance on car travel which is contrary to the Cherwell Strategy of reducing car usage in the district. This is a totally inappropriate development in a rural setting comprising 500,000 sq ft of buildings which detract from the character of the local area. This is contrary to Cherwell District Council's Countryside Design Summary, 2008. The loss of this greenfield site will have a devastating effect on an abundance of wildlife. The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents. Chesterton has a primary school and playgroup and the children attending these will be negatively impacted by the extra traffic and reduced air quality. I strongly urge you to refuse planning permission for this development.</p>
<b>Received Date</b>	06/12/2019 23:34:14
<b>Attachments</b>	



Date: 10<sup>th</sup> December 2019  
Ms Clare Whitehead  
Development management  
Cherwell District council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

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

Dear Sirs or Madams

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.

This development is unsustainable in an inappropriate location on the edge of a small village. The amount of car parking spaces indicates a large amount of car traffic on a daily basis which goes against the Cherwell Strategy of reducing car usage. As well as the traffic the 500,000 sq ft of buildings on this green field site irreversibly impacting on the landscape and environment.

The current infrastructure in Chesterton, Bicester and surrounding villages will not be able to cope with the 1000 and more daily increase in traffic volume and well the construction traffic. Chesterton is already a rat run and experiences major traffic congestions as an escape route during many traffic issues along the M40 or A34. As well as other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Western 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. We live on the Hale and will be walking my children into school along this road and along the A4095. With the increase of traffic this development would bring this would become even more unsafe for my children to get to school. The pavements and roads are not very wide and with cars from the houses along that road parking along it cars are constantly trying to squeeze past or having to wait and a queue build up. The pavements along the A4095 are just wide enough for a small pushchair and my eldest is unable to hold onto the pushchair and stand next to me with out having to walk on peoples front garden or in the road.

Great Wolf resort aims to keep all guests on site to use their facilities and therefore no economic benefits to the local area. Local businesses are already finding it hard to find and recruit employees and as such, the Great wolf will either take employees away from local businesses or bring in employees from outside the area and therefore increasing traffic.

The development will take away a large area of open space which seems to be disappearing rapidly in Cherwell. This is unacceptable when it serves such an important purpose in communities and for well being.

For the above reasons, I Strongly request the planning permission NOT be granted for the application

Yours Faithfully  
P Kerswell-Jensen

Date: 10<sup>th</sup> December 2019

Ms Clare Whitehead

Development management

Cherwell District council

Bodicote House

Bodicote

Banbury

OX15 4AA

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

Dear Sirs or Madams

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The development will take away a large area of open space which seems to be disappearing rapidly in Cherwell. This is unacceptable when it serves such an important purpose in communities and for well being.

For the above reasons, I Strongly request the planning permission NOT be granted for the application

Yours Faithfully

L Kerswell-Jensen

14 Robins Way  
Bicester  
OX26 6XJ

18 December 2019

Dear Ms Whitehead

Great Lakes UK Ltd – Planning Application 19/02550/F

I wish to strongly object to the above application on the following grounds;

The traffic assessment submitted as part of the application is, in my view, flawed. Whilst it “ticks all the boxes” in theory, in practice it is only paying lip service to them. For example the traffic data relates only to the peak hours. In practice guests and visitors will arrive and depart outside of these times thereby increasing substantially traffic flows on the network outside of peak times when the affect will be more noticeable. The existing golf course complex is a good example of this, the car park is usually fairly full outside of the peak hours.

Great emphasis is placed on cycling and walking but, in practice, do the applicants really consider that residents are going to walk or use public transport carrying luggage or is this just another example of paying lip service to national guidelines which, incidentally, were not written to cover cases such as the one currently under consideration. I would also refer you to Bicester Village where, despite cycling, walking and public transport links, severe traffic congestion occurs.

The consultants admit that there is no specific database which covers cases such as this and they rely on information obtained from the USA. This is, again in my opinion, a false comparison. The USA is geared up to access to facilities by car with good road links and modern roads. In this case the access is from relatively narrow rural roads not equipped to cater for large traffic movements and no attempt has been made to improve them.

Therefore this application should be refused on highway grounds as insufficient information has been provided to ensure the traffic generated by this proposal can be safely accommodated on the existing highway network.

Yours Sincerely

(signed) Gerry Harvey



Date: 15.12.19

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

Address:

14 SISKIN ROAD  
BICESTER  
OX26 6WX

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)

LAVRA SMITH

(print)

Please add any additional comments here:-

Date:

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

Address: MRS JULIE WESTON  
15 AUGUSTAN ROAD  
CHESTERTON  
OX26 1BB

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

Dear Sirs,

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

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

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

Yours faithfully,



(sign)

J. WESTON

(print)

Pease add any additional comments here:-

MR PAUL BAXTER  
15 BIGNELL VIEW  
CHESTERTON  
OXON  
OX26 1LJ

13-12-2019

MS CLARE WHITEHEAD  
CASE OFFICER  
DEVELOPMENT MANAGEMENT  
CHERWELL DISTRICT COUNCIL,  
BODICOTE HOUSE,  
BODICOTE,  
BANBURY,  
OX15 4AA.

REF: GREAT LAKES UK LTD,  
PLANNING APPLICATION NO 19/02550/F.

DEAR MS WHITEHEAD

I AM WRITING TO OBJECT TO THE PROPOSED  
PLANNING PERMISSION, REF GREAT LAKES UK LTD,  
APPLICATION NO 19/02550/F.

THE PROPOSAL IS NOT IN ACCORDANCE WITH THE LOCAL  
DEVELOPMENT PLAN AND THERE ARE NO MATERIAL  
CONSIDERATIONS THAT WOULD WARRANT PLANNING PERMISSION  
BEING GRANTED. TRAFFIC IMPACT ON EXISTING ROAD AND  
SURROUNDING VILLAGES CAN'T COPE WITH THE EXTRA  
1000 PLUS DAILY INCREASE IN TRAFFIC VOLUME, CHESTERTON  
IS ALREADY A RAT RUN AND EXPERIENCES MAJOR TRAFFIC  
CONGESTION ALMOST DAILY, ESPECIALLY DURING MANY  
TRAFFIC ISSUES ON THE M40 / A34. THE ROAD  
NETWORK CANNOT COPE WITH THIS ADDITIONAL TRAFFIC  
AND THE PROPOSAL IS IN THE WRONG LOCATION

SINCERELY PAUL BAXTER

15 Bignell view  
Chersterton  
Oxon OX26 1UJ

MRS CLARE WHITENEAD  
Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Ref Great Lakes UK Ltd  
Planning Application 19/02550/F

Dear Mrs Whitenead,

I am writing to object to the proposed planning permission ref Great Lakes UK Ltd, 19/02550/F.

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

The existing road infrastructure (and that of surrounding villages) can not cope with the extra 1000+ daily increase in traffic, plus construction traffic. Chersterton is already a 'rat-run' and experiences major congestion at certain times of the day.

I feel our village is completely the wrong location for such a large complex and will do nothing to enhance the area.

Yours sincerely,

 (Mrs)



Miss Melissa Baxter  
15 Bignell View  
Chesterton  
Oxon  
OX26 1UJ

17/12/2019

Ms Clare Whitehead  
Case officer  
Development management  
Cherwell District Council,  
Bodicote House,  
Bodicote  
Bnabury,  
OX15 4AA,

Ref: Great Lakes UK LTD,  
Planning application 19/02550/F

Dear Ms Whitehead,

I am writing to object to the proposed planning permission. Ref Grand Lakes UK LTD.  
Application no 19/02550/F.

The existing road infrastructure (and that of surrounding villages) cant cope of the extra 1000 plus daily increase in daily 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 M40 or A34.

No local businesses support the scheme to reinforce Great Wolfs suggestion of economy benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so economic benefits retained by Great Wolf and not shared with local businesses in the area.

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

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

Yours sincerely,

Melissa Baxter



## Matthew Swinford

---

**From:** June Cox [REDACTED]  
**Sent:** 12 January 2020 18:34  
**To:** DC Support  
**Cc:** Chesterton Parish Council Clerk  
**Subject:** Great Lakes UK Ltd - PA No. 19/02550/F

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

From; Mrs June Cox, 15 Bourne Close, Bicester, OX26 2AJ

The sheer audacity to think they can walk into a location and decide to destroy what is already there and replace it with a monstrosity that no-one wants is despicable. They ( or anybody else) do not have the God given right to impose themselves where they are not wanted. This is, supposedly, a free country, not yet ruled by a dictatorship. At another level such a land grab is how wars start.

The roads around Chesterton are abysmal now, too narrow, falling away in places and riddled with potholes. The amount of traffic this proposal would bring will only exacerbate existing problems.

It is out of keeping with the rural location; it would tower above the village and the logistics involved would overwhelm the local population. The village could lose it's identity in much the same way as Bicester has to Bicester Village.

Will they also import staff from overseas and then buy up local properties to house them? as Bicester Village does; Thus further inflating the housing market.

Will local golfers be expected to drive to Banbury/Oxford, or further afield to play, adding even more pollution, over and above the significant amount the increased traffic will bring? Inevitably the golf club would eventually close ( Have they many nine hole golfers?) with the total loss of the amenity and of those jobs.

This is an affront to the local people; What happened to the devolution of power to the grass roots?

This application should be refused with no leeway for resubmission.

Yours sincerely

June Cox

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

Dorien Leadbeater  
15 FORTESCUE DRIVE  
CHESTERTON  
OX26 1UT

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

Dear Ms Whitehead

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

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

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

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

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



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

T. J. Leadbeater  
15 Fortescue Drive  
CHESTERTON  
OX26 1UT

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

Dear Ms Whitehead

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

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**From:** Jackie  
**Sent:** 31 January 2020 17:11  
**To:** DC Support  
**Subject:** Re planning application 19/02550/F

Re planning application 19/02550/F

Dear Sir/Madam,

I wish to register my objection to the above planning application on the following grounds

The increase in volume of traffic generated by this enterprise...we are already suffering from excessive traffic caused by Bicester village.

The reduction of an 18 hole golf course to 9 holes.

The competition for employment in this area, there are already vacancies being advertised in many areas.

Yours faithfully,

J.Johns  
15 Hunt Close  
Bicester  
OX26 6 HX

Date:

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

Insert sender's address:

15 Ipsden ~~Cholsey~~  
Court  
Cholsey  
OX10 96D

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

Dear Madam / Sir,

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

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

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

Additional comments:

[Empty box for additional comments]

Yours faithfully,

[Redacted signature]

SIGNATURE

E KENNEDY

PRINT NAME

To submit comments electronically visit:

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

**Date:**

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

**Insert sender's address:**

15 Ipsden Court  
Cholsey  
OX10 9GD

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

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Additional comments:

[Empty box for additional comments]

Yours faithfully,

[Redacted signature]

SIGNATURE

JAMES BREAKSPEAR

PRINT NAME

To submit comments electronically visit:

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

27 FEB 2020

15 PARK CLOSE  
KIRKINTON  
OXFORD OX5 3HA

Mr C. WHITEHEAD

DEV. MAN.

C.I.C. BODICOTE

PANMAREY.

REF - GT. WOLF RESORT.  
OBJECTION.

19.2

I would like to register my objection to the above being considered in the Chester area of Oxfordshire -

Various reasons.

The area chosen is completely unacceptable it will ruin a very popular Golf Course, the large hotel to be built is out of keeping with the local countryside, extra traffic it will bring into the area, is completely unacceptable, the present roads cannot cope with the traffic let alone all the extra caused by the development. Bicester Town itself at present is being over built with houses & warehouses, with inadequate roads no cope, the development will only make things worse.

Yours sincerely,



RECEIVED  
27 FEB 2020



Date: 24-1-2020

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

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

15 PARK CLOSE  
KIRTZINGTON  
OX5 3HR.

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(sign)



(print)

MRS. F. M. SAMBROOK.

Date: 24/1/20

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

15 PARK CLOSE  
KIRT LINGTOWN  
OXON  
OX5 3HR

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

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Yo

(si

(print)

D. SANBROOK

MS CLARE WHITEHEAD  
CASE OFFICER  
DEVELOPEMENT MANAGEMENT  
CHERWELL DISTRICT COUNCIL  
BODICOTE HOUSE  
BODICOTE, BANBURY.

2411F

REF GREAT LAKES

I am now registering my objection  
to the above Planning Application. No 19  
The Hotel is out of keeping with the  
countryside, the traffic which it will  
generate is unacceptable in those roads  
where the roads already are inadequate  
for the present traffic.

Yours Sincerely



RECEIVED  
27 FEB 2020

CLG  
27 FEB 2020  
10:00 AM

Miss K Townsend

15 Swan Close

Badgers Way

Buckingham

Bucks

MK18 7EP

4 Jan 20

Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Dear Ms Whitehead

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

I am a regular visitor to Chesterton having many friends and family living there. I have read the proposals with great interest and I strongly object for the following reasons:

Sustainability Issues

The proposed development expects to house 3,190 guest residents in a total of 498 hotel rooms at any one time, supported by parking for 902 vehicles (of which only 90 are for electric vehicles). The water

park will be built using hard, brightly coloured plastics; the hotel complex will have a massive energy requirement, only a fraction of which will be sustainably generated; the traffic movements (for guests arriving and departing and for hotel support service vehicles) will stretch the local road structure to breaking point and significantly affect the lives of residents in surrounding villages (most impact will be in Chesterton) including Middleton Stoney, Weston-on-the Green, Little Chesterton, Bletchington, Kirtlington and Ardley. Reliance on private vehicles and the increase in heavy service vehicles is directly contrary to the Cherwell Local Plan policies TR2 and TR16.

### **Landscape and Ecological Impact**

The planning proposal is for a built-over area of 500,000 ft<sup>2</sup> including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control, lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35. The proposed, re-modelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species.

### **Traffic Impact**

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

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

As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic, which is already notoriously bad on this part of the road network. The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430 to junction with B4095. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50%. The traffic charts within the Traffic Assessment assume that virtually no one will use Church Lane/Road in Weston on the Green as a route to access the site. On the numerous occasions that there is an issue at the A34 / M40 J9 junction we see volumes of traffic utilising this small village road as a cut through to avoid A34 gridlock. This will increase danger to residents in the village with it being the main road through the centre of the village. The traffic data in the proposal fails to recognize this and the impact that this proposal will have on a small village and rural roads. The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilise Chesterton and the B430 as a cut through to the A34 and increase traffic through the villages. It also fails to include the distribution centre / business park, Axis J9, which may also utilise Chesterton, Middleton Stoney and the B430 to access the A34 / A40 / A44 and areas West. In the application absolutely no traffic is projected to cross the B430 at the A4095 junction and continue further west on the A4095 towards Witney / Blenheim Palace / Cotswolds or to cut up other west leading roads at Weston on the Green, Akeman Street, Bletchington (via A34 and Islip Road) or Middleton Stoney trying to tourist areas via A40, A44 and the Cotswolds, which is clearly wrong and misleading with modern satnavs.

### **Construction Traffic**

Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 to head South, which means that lorries exiting the site will need to travel back up to the J9 M40 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south towards Islip.

### **Lack of Economic Benefits for Cherwell and Local Area**

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

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

### **Design**

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

### **Lack of Consultation**

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

### **Air/Noise Pollution/Quality/Water table**

There will be a resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. An enormous amount of water will be used from Cherwell's already short supply, whilst drainage of water treated with chemicals could pollute our already overwhelmed waste system. Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this

highly water stressed area". We see that the Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done. This is not something that can be sorted after outline permission is granted but we believe instead must make up part of any initial

### **Contrary to Local Development Plan**

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

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

On so many levels this proposal fails to meet the planning requirements. I am frankly surprised that the process has gone this far. The developers have produced flawed and inaccurate data to bolster their weak arguments. The council should see through this as merely smoke and mirror tactics to achieve an audacious punt at building the wrong development in the wrong location. I urge the planning committee to stick to their principles and heed the groundswell of objections and robustly dismiss this application.

K Townsend



Date: 14.12.2019

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

Address:

15 Vespasian Way, Chesterton  
Bicester,  
OX26 1BA

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

oliver Morris

(print)

Please add any additional comments here:-

15, Vespasian Way,

Chesterton,

Bicester,

Oxon.

OX26 1BA

13<sup>th</sup> December 2019

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

Dear Ms WHITEHEAD,

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

I type this letter in objection to the above detailed planning application in respect of the locating and building of a 'resort' by Great Wolf in Chesterton.

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

The development is unsustainable, in an inappropriate location on the edge of a village in a very rural setting. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The 18-hole golf course users, not all of whom will retain membership at a 9-hole course, will have to drive to alternative 18 hole courses, thus increasing car usage again. The site comprises 500,000 sq. ft of building structures which is currently greenfield site, thus irreversibly removing important green infrastructure and disrupting ecological habitats.

The development will have a serious impact on local traffic. The existing road infrastructure (and that of surrounding villages) will not cope with the extra 1000+ daily increase in vehicle volume, with construction traffic on top of that! My village is already used as a 'rat-run' by commuters from Bicester who work 'all points west' of Chesterton and we experience major traffic congestion as an escape route for vehicles affected by incidents on the M40 and A34. The routing plans for traffic to and from the 'resort' are unacceptable as increased traffic is simply introduced onto already stressed

routes (ie. via Middleton Stoney, Weston on the Green and Wendlebury). The proposal also suggests directing traffic onto the A34 itself, a road which already encounters significant traffic problems and delays through sheer weight of existing traffic levels. The proposal also adds to numerous other significant proposals that have been approved in the Bicester area recently (ie. Kingsmere, Bicester Gateway, Bicester Heritage). The road networks simply cannot cope with the additional traffic levels which the development will bring – the proposal is simply in the wrong location.

Lastly, I would raise the issues of reducing air quality and increasing noise pollution. The outdoor public space of the proposal will be right next to the M40, thus putting people at risk of being in an unhealthy environment due to noise and fumes. Within the village itself, there would be a resultant deterioration in air quality and an increase in noise pollution from the additional vehicular traffic, initially by construction and services vehicles and later on by visitors and staff attending the site.

I ask that these considerations are taken into account when deliberating this planning application and that on my behalf and that of other local people, this application is turned down.

Yours sincerely,



Simon MORRIS

Date: Saturday 14<sup>th</sup> Dec 2019

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

Address:

15 Vespasian way  
Chesterton  
Bicester  
OX26 1BA

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

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Yours faithfully,

  
(sign)

LIBERTY GRACE MORRIS  
(print)

Please add any additional comments here:-

15, Vespasian Way,

Chesterton,

Bicester,

Oxon.

OX26 1BA

13<sup>th</sup> December 2019

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

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I ask that these considerations are taken into account when deliberating this planning application and that on my behalf and that of other local people, this application is turned down.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Alison MORRIS

Date:

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

Address: 16 Allen Row  
Eady Road  
Upper Heyford  
Bicester  
OX25 5BH.

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

Dear Sirs,

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

Yours faithfully,



ANDREA BLAKE  
(print)

Pease add any additional comments here:-

Date:

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

Address:

16 Boroinhe Ash  
Swords  
Co. Dublin

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

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

Yours faithfully,



SUZANNE MULLUEY  
(print)

Pease add any additional comments here:-



Date: 11/12/19

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

Address:  
16 chestnut close  
Brize Norton  
CHESTERTON  
OX18 3YN.

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

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

Yours faithfully,

  
\_\_\_\_\_  
(sign)

Laura Jones  
\_\_\_\_\_  
(print)

Pease add any additional comments here:-

26.12.2019

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

Dear Sirs

Ref: Great Lakes UK LTD,- Application Ref: 19/02550/F

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.

The 900 space car park indicated the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing a substantial increase in noise pollution, not to mention the increase in traffic to an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 & B430. The infrastructure of the area will simply not be able to sustain this proposed development.

I strongly object to this proposal and ask that it is refused.

Yours Faithfully

David Caine

16 Penrose Gardens  
Chesterton  
Oxon OX26 1DG

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation</b>	
<b>Name</b>	karen jones
<b>Address</b>	16 salspring drive,swindon,wilts,sn47sd
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I have traveled to Chesterton regularly for many years to visit my friends. There is congestion on the A41, A34 and M40 and all surrounding A and B roads on a daily basis, with frequent accidents and traffic overload, with delays lasting several hours at a time and quite often road closures. This creates employment difficulties and safety problems for emergency services, and for thousands of people in this area. The local population will gain nothing from the proposed development. Employment opportunities are not required and will be poorly paid. There is no proposal to provide staff accommodation, thereby creating further adverse traffic implications. 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. Moreover it is a desperate attempt to make a quick buck by selling this land at the expense and disregard of the surrounding villages and communities, 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 the local environment. The second largest tourist attraction in Britain, Bicester Village, has roughly twice the number of parking spaces that this application has and regularly causes traffic chaos on the surrounding roads, even though those are dual carriageways. The massive and looming complex is ugly and totally out of character with the neighboring 1 and 2 storey houses, and the existing hotel. There would be a shameful loss of existing trees and wildlife habitats and a vast increase light pollution. Flooding is a problem in this area and such a huge amount of impermeable land coverage is bound to exacerbate the situation. The amount of water that such a large hotel and water park will require is unsustainable when Cherwell already suffers from water stress. Little thought has been given to the impact on the local environment overall and particularly upon the local population. This project is unwanted and totally unnecessary for this locality. I trust the Cherwell will reject this unsustainable application that will if approved do great harm to this area.</p>
<b>Received Date</b>	26/12/2019 11:54:14
<b>Attachments</b>	

Date: 7-12-2019

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

Address:  
16, THE GREEN  
CHESTERTON  
NR BICESTER  
OXON  
OX26 144

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

Dear Sirs,

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

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

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

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

Yours faithfully,

(sign) 

S. ANDREWS  
(print)

Pease add any additional comments here:-

**Date:**

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

**Insert sender's address:**

17 BADSIC WAY  
BANBURY  
OX16 9UD

**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:



E. CALLENDER

SIGNATURE

PRINT NAME

To submit comments electronically visit:

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

Date:

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

Address:

M.L. Errington  
17 Crosspath  
Radlett  
WD7 8HR

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(signature)

M.L. ERRINGTON  
(print)

Please add any additional comments here:-

17 Fortescue Drive  
Chesterton  
Bicester  
OX26 1UT

1st January 2020

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

Great Lakes UK Ltd  
Application ref 19/02550/F

Dear Sirs,

I wish to object to the above application on the following grounds:

- 1) The increase in road traffic that will result - as most people nowadays use satellite navigation to reach destinations signage will not be an adequate way of managing traffic flow and much of it will pass through Chesterton with resulting degradation of local air quality. There will also be an increased risk to the many cyclists who ride these roads for recreational purposes including Bicester Millennium Cycle Club who frequently use the roads in this area for time trialling.
- 2) There is already extreme pressure on water resources in the Bicester area - this site will dramatically increase the water demand in the area.
- 3) This development will consume vast amounts of energy for no good purpose - the carbon footprint of the District will substantially increase at a time when you should be considering how to reduce it.
- 4) Employment will be drawn from a wide area - the benefit to the local economy will be modest.
- 5) Profits will go to the USA.

For these reasons I strongly urge you not to grant permission for this application.

Yours faithfully,

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

N J Ford

Date:

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

Address:

17 FORRESQUE DRIVE  
CHESTERTON  
BICESTER  
OXON  
OX26 1UT

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

CAROLYN M. FORD

(print)

Please add any additional comments here:-



Date: 17.12.19

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

Address:  
17 LYNEHAM ROAD.  
BICESTER  
OX26 4FN

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

  
(print)

Please add any additional comments here:-

More traffic congestions in Bicester,  
We already have B.V. to deal with

**From:**

**Sent:** Wednesday, December 18, 2019 3:03 PM

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

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

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

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

Dear Sir / Madam,

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

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife.

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

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

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast

majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

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,

17 The Poplars

Launton,

Bicester OX26 5DW

**From:**

**Sent:** Tuesday, December 17, 2019 9:50 PM

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

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

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

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

Dear Sir / Madam,

I most strongly 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.

The proposed location, which is currently an attractive greenfield site, will be covered by a vast, concreted area containing with inappropriately large 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 development 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 Conference facilities will also attract a 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. These low-skilled employment opportunities are also contrary to Cherwell's strategic aim of prioritising knowledge-based investment as a priority

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

Yours faithfully,

17 The Poplars  
Launton,  
Bicester OX26 5DW

**Date:**

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

**Insert sender's address:**

Ashleigh Washbourne  
17 Thornhill  
Chacombe  
OX17 2JG

**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

Ashleigh Washbourne

PRINT NAME

To submit comments electronically visit:

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

**Date:**

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

**Address:**

17 Vespasian  
Way  
OX26 1BN

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,



LISA HIGGS

(print)

Please add any additional comments here:-

Stephen Hanna  
18 Augustan Road  
Chesterton  
Bicester  
OX26 1BB

11 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 proposal which is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. I urge you to refuse planning permission for the following reasons:

It is unsustainable and sited in an inappropriate location on the edge of a village. The proposed development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The site comprises 500,000 sq. ft of built form on what is currently a greenfield site, irreversibly removing important green infrastructure and disrupting ecological habitats. Significant species including Brown Hairstreak butterflies and Great Crested Newts have been recorded on site. The proposal should also be considered in combination with the wider picture. It sits within the Ox-Cam growth arc where considerable additional development of homes and businesses is planned. Pressure on water resources in the area is likely to increase as a result, and a water park consuming huge quantities of water is completely unnecessary.

The existing road infrastructure in Chesterton, surrounding villages and Bicester cannot cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Local roads, the A34 and the M40 already experience regular congestion whenever there is a traffic incident. Construction traffic through small village, with narrow footpaths, is also of huge concern to parents walking children to the village Playgroup and School. This is a major safety issue, and with no alternative routes for construction traffic to take it simply confirms that this proposal is in the wrong location.

There is no economic benefit for Cherwell and the local area. This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business and investment. There is low unemployment in the area, and other local businesses with similar roles are struggling to recruit staff. Therefore there will be no economic benefit in terms of employment. Bringing staff in from other areas will add to traffic movements. Great Wolf's business model is to keep guests on site using their internal restaurants and shops, so benefit to local businesses and economy will be minimal.

The design is not in keeping with the rural location. It comprises a total floor area of 500,000 sq. ft in large overbearing blocks.

This proposal offers no leisure facility to benefit the local community. Provision of sports and leisure facilities should be a priority in a growing town. A private leisure resort and hotel such as proposed, which is accessible to wealthy paying guests only, does not serve the local community. Reducing the existing golf facility to 9 holes threatens the viability of the existing Golf Club and hotel. If the current proposal is approved, it could likely expand to an even bigger resort with even greater negative impacts, in future.

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

Yours sincerely

Stephen Hanna



Heather Hanna  
18 Augustan Road  
Chesterton  
Bicester  
OX26 1BB

11 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 proposal which is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. I urge you to refuse planning permission for the following reasons:

It is unsustainable and sited in an inappropriate location on the edge of a village. The proposed development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The site comprises 500,000 sq. ft of built form on what is currently a greenfield site, irreversibly removing important green infrastructure and disrupting ecological habitats. Significant species including Brown Hairstreak butterflies and Great Crested Newts have been recorded on site. The proposal should also be considered in combination with the wider picture. It sits within the Ox-Cam growth arc where considerable additional development of homes and businesses is planned. Pressure on water resources in the area is likely to increase as a result, and a water park consuming huge quantities of water is completely unnecessary.

The existing road infrastructure in Chesterton, surrounding villages and Bicester cannot cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Local roads, the A34 and the M40 already experience regular congestion whenever there is a traffic incident. Construction traffic through small village, with narrow footpaths, is also of huge concern to parents walking children to the village Playgroup and School. This is a major safety issue, and with no alternative routes for construction traffic to take it simply confirms that this proposal is in the wrong location.

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Yours sincerely

Heather Hanna