

Date: 18.12.19

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

Address:

GAIL D. BOREHAM
2 ASH GROVE
CHESTERTON
NR BICESTER
OXFORDSHIRE
OX26 1XB.

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

GAIL D. BOREHAM

(print)

Please add any additional comments here:-

Date: 18-12-19

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

Address:

JEREMY J. BOREHAM
2 ASH GROVE
CHESTERTON
OXFORDSHIRE
OX26 1XB.

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)

JEREMY J. BOREHAM
(print)

Please add any additional comments here:-

Date: 18th DEC 2019

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

Address:

2 ASH GROVE
CHESTERTON
BICESTER
OXFORDSHIRE
OX 26 1XB.

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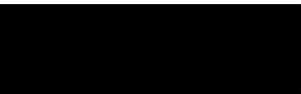
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For the above reasons, I strongly request that planning permission NOT be granted for this application.

Yours faithfully,



(sign)

LISA BOZEHAM

(print)

Please add any additional comments here:-

Date: 23.1.20

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

2 BAKERS CLOSE
HADDINGTON
OXFORD
OX3 8ET

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

Dear Sirs,

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

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

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

Yours faithfully,



(sign)

(print) Allan PAGE

2 Banks Cottages
Alchester Road
Chesterton
Bicester
Oxon OX26 1UL

14th December 2019

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

Dear Sirs

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

I would like to strongly object to the above planning application for the following reasons:

- 1) A large scale waterpark in the village of Chesterton is the wrong thing in the wrong place. The site, currently a beautifully green golf course with mature trees, is not served by transport links. It is a highly unsustainable location for the proposed use and will destroy the green rural setting.
- 2) Chesterton does not need a waterpark which seems to be driven by speculative commercial opportunity, not defined by need.
- 3) The area will not be able to cope with the extra volume of traffic, bringing increased noise and air pollution.
- 4) The waterpark and the 498 room hotel will add an enormous amount of water usage to an already stressed water supply.

Please, please I ask you to refuse this un-needed, unwanted and unsustainable proposal.

Yours faithfully



Peter Williams

2 Banks Cottages
Alchester Road
Chesterton
Bicester
Oxon OX26 1UL

14th December 2019

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

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Please, please I ask you to refuse this un-needed, unwanted and unsustainable proposal.

Yours faithfully



Mary Williams

2 Chestertonfields Farm Cottages
Chesterton
Bicester
Oxfordshire
OX26 1TB
4th January 2020

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

For the attention of Ms Clare Whitehead, Case Officer

Dear Sirs,

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

I wish to object in the strongest terms to the totally inappropriate development proposed in the above application.

The existing golf course is a greenfield site presenting a landscape which harmonises with and forms part of the rural landscape. The proposed development includes the introduction of significant built form which will have a major and irreversible negative impact on the landscape. The low-rise design, to try and reduce visual impact, has resulted in the buildings and car parking being spread across the site with a very urbanising impact. The proposed development represents urbanisation of the rural landscape and as such is contrary to adopted CDC Planning Policy.

The site, by its rural location, is isolated from sustainable transport options and relies entirely on the surrounding road network. The existing road infrastructure, including that serving the surrounding villages and the fringes of Bicester, is already over stressed and will be unable to cope with the operational levels of traffic, a situation which will not improve as current developments in and around Bicester come on-stream. The application site was not identified for development within the adopted Local Plan and therefore traffic from a development such as that now proposed was not contemplated in the Council's Infrastructure Development Plan.

The Council have a clear adopted policy whereby development which is not suitable for the roads that serve it, and which will have a severe traffic impact, will not be supported. This, in combination with the lack of sustainable travel options is contrary to adopted CDC Planning Policy.

As an aside to the above main transport concerns, the road network will also be unable to cope with the level and type of traffic which will arise from the construction process.

This development will offer little local economic benefit to Cherwell and the local area. The Great Wolf business model is based on retaining guests on site so there will be little or no opportunity for local business such as shops, pubs and restaurants. Further, the proposed hotel will only be available to Great Wolf guests and therefore will not add to the number of hotel bed-spaces available to others visiting the areas for business or other reasons. Existing local business already find staff

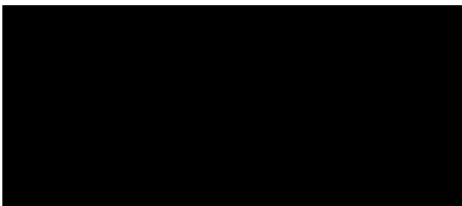
recruitment very difficult and the proposed development would intensify the problem and have a negative impact on existing local business. Ultimately businesses, including Great Wolf, would have to seek to draw employees from outside the immediate local area thus in turn generating yet more traffic. The lack of economic benefit to the area and the apparent lack of community benefits renders the development contrary to CDC's adopted policies. It is also worth noting that CDC's strategic aim is to prioritise 'Knowledge Based' business and the proposed development does not accord with this aim.

The proposed development will have significant ecological impacts. Golf courses are well known for supporting an abundance of wildlife in what is in effect a greenfield site. In line with adopted policies the habitat should be protected to promote biodiversity and the natural environment. This cannot be done by allowing a commercially driven and urbanising sprawl over the existing 'green' landscape.

The development would see the destruction of 50% of the existing golf course which represents a significant facility loss. Adopted Planning Policy is to protect and enhance existing facilities and this proposal does neither of these things. Apart from the immediate loss, concern must be expressed over the long-term intentions over the remainder of the golf course. Experience has shown that if a development of this nature is permitted this opens the door to development of the remainder of the site.

It is appreciated that the NPPF and Cherwell Policy PSD 1 have a fundamental presumption in favour of development but only where such development is considered sustainable. As demonstrated in the comments above, the proposed development cannot by any stretch of the imagination be considered sustainable. The proposed development is not in accordance with the local development plan (and the policies therein) and therefore it must be refused.

Yours sincerely

A large black rectangular redaction box covering the signature area.

A D Glossop (Mr)

2 Chestertonfields Farm Cottages
Chesterton
Bicester
Oxfordshire
OX26 1TB
4th January 2020

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

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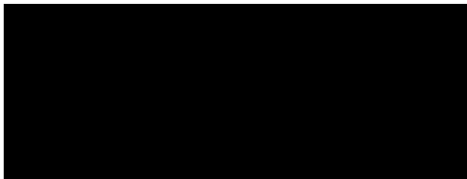
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Yours sincerely

A large black rectangular redaction box covering the signature area.

L M Glossop (Mrs)

From: Lieutenant Colonel G D Chapman

**2 Chestnut Close
Chesterton
Bicester
Oxfordshire
OX26 1XD**



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



1 January 2020

Dear Ms Whitehead

Great Lakes UK Ltd - Planning Application No. 19/12550/F

I wish to object to the proposed Great Wolf Resorts development on what amounts to half of Bicester Hotel Golf and Spa's golf course and is not in accordance with any development plan I have seen. Also, the proposed development is completely inappropriate for this location so near the village. Chesterton is becoming (has become) the preferred location for any expansion or development in the area of Bicester and there is insufficient space for anything else.

My main concerns include:

1. The size of the proposed development would have a significant impact on the surrounding area and would look completely out of place.
2. The local roads are already inadequate to cope with the demands of the existing hotel and spa, the Bicester Sports Association development and the new residential housing both in Chesterton and in Bicester itself.
3. Whichever way access to the development is proposed it would have to be through the small rural villages of either Chesterton, Middleton Stoney, Weston on the Green or Kirtlington. None of these have enough traffic infrastructure to cope with the extra volume of traffic.
4. All the major highways in the area (M40, A34 and A41) are unfit for their current usage with frequent delays and extensive traffic queues sometimes stretching back for miles, particularly at weekends and Bank Holidays.
5. Users of the golf club will not wish to play on a 9-hole course and would therefore have to drive to alternative 18-hole courses. This appears to be unsustainable and increases car usage.
6. What provision is being made for the public footpath running through the area and for the disturbance to local wildlife inhabiting the area.

7. Design. The buildings and car park areas have been spread over a considerable area thus having a considerable urbanizing effect on its rural location.

8. I can see no benefit economically for the local area. It appears that Great Wolf intend that all guests stay on site to use their restaurants, shops, bowling alleys and other facilities. Recruiting staff is already difficult for local businesses thus Great Wolf would be taking staff from other local businesses or bringing in employees from other areas thus increasing traffic movements.

Doubtless there are even more factors to be considered but I consider that the Council have more than sufficient reasons to disallow this Planning Application. Please ensure that these objections are made known to members of the Planning Committee.

Yours sincerely,

A large black rectangular redaction box covers the signature area. A small handwritten mark, possibly a checkmark or the letter 'A', is visible above the top right corner of the redaction.