

skewed the results and sought to imply a greater percentage of respondents may be supportive. Why, for example, were there two boxes to tick for 'support' as well as one for 'neutral' while only one for 'do not support' unless the intention was to group 'neutral', 'support' and 'strongly support' together in order to imply a greater proportion of respondents are somehow supportive or not opposed? I have worked in the market research industry for many years and found the structure of the feedback form deeply concerning. I do not believe the applicant was committed to carrying out any meaningful or genuine consultation which I find deeply troubling. The purpose of pre-application consultation is to enable the opportunity to shape and improve the scheme through feedback – the applicant has not demonstrated any meaningful adjustment to the proposals.

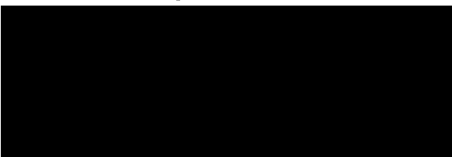
The fundamentals of this application (namely site, the policy position for the site, its poor connectivity and therefore lack of sustainability, and need) all mean that **this application is not sustainable development.**

The harm it would create substantially outweighs any claimed benefit nor can this harm be mitigated or off-set.

Like many I have spoken to, I would like to see Cherwell DC refuse the application and to see Great Wolf Resorts find an appropriate site which is actually suited to the purpose and on which it can bring forward its investment and a scheme which could meet a sustainability assessment.

This application for this site is highly unsustainable and harmful and one cannot get away from the fact that it is fundamentally the wrong site for this proposed use and development.

Yours faithfully



Harry Jenkins

15/1/2020

Stone Gables
Manor Farm Lane
Chesterton
Oxon, OX26 1UD

16 December 2019

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

Dear Ms Whitehead,

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

I wish to object to the above number planning application which impinges on the village of Chesterton, Oxfordshire. My main heads of objection are set out below.

Transport

- i. the resort at both the construction stage and once opened will have a deleterious impact, not only on those living on the A4195, but also on the rest of the village and on the routes into and out of Bicester itself. Bicester is a well-known traffic hotspot as is junction 9 on the M40, both of which, along with the A34, become congested at peak travel times. Any additional traffic of the sort envisaged by the applicants will only increase traffic problems without major investment in the transport infrastructure in the area.
- ii. Those living along the A4195 suffer from pollution from cars and from noise at present. Their sufferings will only increase if the application is allowed.
- iii. The A4195 is a narrow road riddled with potholes that, no sooner mended are once again damaged. It already carries more traffic than the road, despite being designated an A road, should bear in its current state.
- iv. The A4195 is already too well-used; there are often traffic jams when the A4421 is blocked as frequently happens. It can be difficult to enter the village from Vendée Drive past the chicane during such periods.
- v. Current rat runs through the village will only become more congested as traffic tries to avoid the hotspots mentioned in i. above, leading to damage to the many vehicles currently parked in the road due to a lack of sufficient parking spaces in the buildings along the road.
- vi. The lack of local applicants for the jobs available at the hotel will mean bussing in of staff as well as staff cars, thus increasing the pressure on the roads in the area.

Ecological

- i. The resort will be using huge amounts of water for both the water features as well as the hotel, the restaurants and associated attractions. There seems to be some doubt as to whether the relevant authority will be able to provide water in the large amounts required and as to whether the sewers will be sufficiently able to cope with the discharge. Surface water would appear to be directed ultimately to Gaggle Brook which could lead to increased flooding there.

- ii. There seems to be no plans to deal with grey water separately which in times of water shortage would be essential.

The plans show no understanding of the location of the resort, viz on the edge of a traditional English village. Indeed this small village, at the 2011 census, had 850 persons resident in the village. Just the addition of the guests alone would triple the number of people in the area, without taking resort staff into consideration.

The planning application has no benefits for the people of Chesterton, just problems.

Yours Sincerely

Mrs Helen Lashbrook

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="John Lashbrook"/>
Address	<input type="text" value="Stone Gables,Manor Farm Lane,Chesterton,Bicester,OX26 1UD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object, in the strongest possible terms, to this proposed unsustainable development that would be a blot on the landscape, bring profits to an American company whilst creating significant staffing problems for local businesses and cause traffic chaos over a wide area, particularly on minor roads already in poor repair, through Chesterton, Weston-on-the-Green and Middleton Stoney and also at junction 9 of the M40, the A34 etc. Additionally claims of economic benefits and improved leisure facilities for the area do not appear to be justified; their whole business model depends on keeping visitors on site to spend their money there whilst experience in the USA indicates that, contrary to the companies pitch to Bicester residence, local visitor are not welcome as they are unlikely to spend money apart from the entrance fee. The development would have a major impact on local residents and on an area of green belt. It has not followed the normal planning process, is not in accordance with the agreed local development plan and should be refused."/>
Received Date	<input type="text" value="13/12/2019 10:06:01"/>
Attachments	

Stonehaven
Alchester Road
Chesterton
OX26 1UN

12th December 2019

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

Dear Ms Whitehead,

R.e. Great Lakes UK ltd - Application Ref 19/02550/F

It is with deepest concern that I write to you about the proposed.

I strongly object to this application for a Great Wolf Lodge Water Theme Park in the small village of Chesterton. The planning proposal does not agree with the local development plan and there no valid reason why planning permission should be granted.

My young family and I moved to Chesterton nearly 6 years ago. We are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton. My daughter also enjoys riding her pony on the local roads.

Here are my concerns in relation to the above planning application:

With up to 500 family sized rooms, an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900 spaces, the additional traffic, from over 1000 additional vehicles plus construction vehicles, that this venue would generate daily gives me great concern for local residents and businesses where traffic congestion is already an issue. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct visitors to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair as they are already used as a rat-run for commuters. There have also been many other proposals approved in Bicester which will also increase local traffic. There is clearly a significant reliance on car travel to the proposed site with 900 car parking spaces proposed. This goes directly against the Cherwell strategy of reducing car usage.

Construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, not only adding to traffic on the roads but

creating more air and noise pollution. This also applies to the 600 lower skilled staff required for this facility and would also require people to travel from elsewhere. I would also like to add here that the low-skilled employment opportunities this proposal offers goes against Cherwell's aim of prioritising knowledge-based investment to the area.

The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is greater than the size of Chesterton village alone. It would be overbearing on our small village and another more suitable site for this size of venture should be considered.

The proposed 500,000 sq ft hotel, water park and adventure park would be set on a greenfield site where a public footpath passes. In accordance with government policies, developments such as that proposed should be directed to brownfield sites. The proposal will have a significant and irreversible impact on the land and views of the site.


I am a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for diverse wildlife including the great crested newt, which is a known protected species in these areas. The loss of this sports facility for me would also mean I will need to travel to an alternative 18 hole golf course further afield. This is unsustainable, increasing car usage for me and others.

It is abundantly clear from the plans that little consideration has been given to maintain building design within keeping for the local area. The size of the structure dwarfs any building within Chesterton and Bicester. This puts it totally out of proportion with any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture.

The outdoor nature walk on the proposed application is adjacent to one of the primary arterial routes of the UK, the M40 and presents a direct health risk through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

For all the reasons I have detailed above, I strongly object to this poorly considered and unwanted proposal and ask for it to be refused.

Yours Faithfully,



Mr Christopher Messum

Stonehaven
Alchester Road
Chesterton
OX26 1UN

12th December 2019

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

Dear Whom it may concern,

R.e. Great Lakes UK ltd – Application Ref 19/02550/F

It is with deepest concern that I write to you about the proposed Great Wolf Lodge Water Theme Park in the small village of Chesterton. I strongly object to such a development in this location. The planning proposal is not in agreement with the local development plan and there no valid reason why planning permission should be granted.

My family and I moved to Chesterton nearly 6 years ago and during this time the beauty of this area and the strength and spirit of the local community have overwhelmed us. My young family and I are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton.

I was astonished when I first heard of this proposal and over the past few months having discovered more about it, my concerns have grown even further. Please see below:

- **Traffic impact and Road infrastructure** – with up to 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900 spaces, the road infrastructure is not able to cope with the amount of traffic, over 1000 additional vehicles plus construction vehicles, that this venue would generate daily. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct holidaymakers to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair as they are already used as a rat-run for commuters. There have also been many other proposals approved in Bicester which will also increase local traffic.

- The 945-1350 construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, not only adding to traffic on the roads but creating more **air and noise pollution**.
- There is clearly a **significant reliance on car travel** to the proposed site and goes directly against the Cherwell strategy of reducing car usage.
- The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is on par with the size of Chesterton village alone. It would be **overbearing** on a small village and another more suitable site for this size of venture must therefore be considered.
- If residents of the water theme park are wanting to leave to explore the surrounding areas which likely will include Bicester Village and Bicester Heritage, there is no doubt they will drive through the small village of Chesterton, again increasing **air and noise pollution**. Living in a small village has been the choice of many old and new residents and where a village brings country living, we own a pony for our 7 and 5 year old with whom we hack the local area with. We have on several occasions witnessed **careless and fast driving** from the current high level of traffic, which inevitably will increase significantly and thus increase the risk of accidents.
- The proposed 500,000 sq ft hotel, water park and adventure park would be set on **green belt land** where a **public footpath** passes. This is a footpath I personally use regularly whilst running as it allows me to run in an area of natural beauty and away from already busy public highways. In accordance with government policies, developments such as that proposed should be directed to brownfield sites. The proposal will have a significant and irreversible impact on the land and views of the site.
- My husband is a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for **diverse wildlife** including the great crested newt, which is a known protected species in these areas.
- The loss of this sports facility will mean my husband will travel to an alternative 18 hole golf course further afield which is therefore **unsustainable** and increasing car usage for him and others.
- The historical nature of the Cotswold stone has been utilised across the area for generations. It is abundantly clear from the plans that little consideration has been given to maintain building design within keeping for the local area. The **size of the structure** dwarfs any building within a 10-mile radius. This puts it totally out of proportion within any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture. It is my belief that this is ill conceived, quickly drawn and merely the drafting of a large cooperate entity wishing to capitalise on an already overdeveloped retail environment.
- Let's look at the risk to those families that would attend the theme park. An outdoor nature walk adjacent to one of the primary arterial routes of the UK, the M40, presents a direct **health risk** through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

It is clear that whilst a resort of the nature that has been put forward could be conceived in the UK, the positioning for this particular proposition is, for all the reasons I have detailed above, hastily gathered and rather ill-conceived and I strongly object.

I would be grateful for acknowledgement of this letter.

Yours Sincerely,



Mrs Diane Messum

Date: 13-12-2019

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

Address:

STRATHMORE
ALCHSTAR ROAD
CHESTERTON
BICKSBER
OXON : OX26 1UW

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)

A. M. RICHARDS

(print)

Please add any additional comments here:-

This is not giving back to the local village or area, in actual fact it is taking away local facilities in the form of the Golf Club. Shipping in staff is not green & nor is the local people able to support this adventure theme park, adventure completely reliant on people travelling from outside the area. Surely there must be a better location (Golf Club), less populated to create this adventure.

Date:

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

STREAM HOUSE.
THE MILLHAM.
WEST HENDRED
OXON OX12 8RN.

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

Dear Sirs,

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

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

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

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

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

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

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

Yours faithfully,

(sign)

PAUL KESSLING
(print)

Mrs J Hedges
Sunnyside
Alchester Road
Chesterton
Bicester, Oxon
OX26 1UN

September 14th 2019

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

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

I would like to express my strong objection to the proposed development of a water park on the edge of Chesterton village.

The proposed development would not only destroy a valuable natural habitat, it will further compound the chronic traffic problems in the area which have developed through the lack of proper infrastructure to cope with the rapid growth in housing and business in Bicester.

I would like to invite the people considering this application to exit the village and turn right onto Vendee Drive during rush hour which is nearly impossible to do without a substantial wait and is frankly dangerous. The added warehousing development on Middleton Stoney Road which has been approved despite it being in a completely unsuitable position, will only serve to aggravate this, together with the further development of the Kingsmere site.

The amount of people of using the village to avoid congestion on the A34 and junction 9 roundabout, as well as those cutting through Wendlebury already puts a huge strain on local residents. The 3.5 mile journey from Chesterton to junction 9 regularly takes 20 minutes in the morning, and the real impact of extra traffic to this resort (the developer's manipulated statistics lack any credibility), will be a disaster to the local area.

This development will be of no benefit to the local community, will not provide an employment benefit to the area as local businesses are already struggling to fill positions, and the positioning next to a busy motorway with the associated noise and pollution that brings, can hardly be considered as appropriate for a resort which is meant to be catering for young families, especially as the ultimate price will be on the residents of the local villages and the local taxpayers when the business inevitably fails.

Your Faithfully

Jane Hedges



Mr W Hedges
Sunnyside
Alchester Road
Chesterton
Bicester, Oxon
OX26 1UN
September 14th 2019

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

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

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Your Faithfully

William Hedges

Mr F Hedges
Sunnyside
Alchester Road
Chesterton
Bicester, Oxon
OX26 1UN

September 14th 2019

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

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

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Your Faithfully

Freddie Hedges



Mr G Hedges
Sunnyside
Alchester Road
Chesterton
Bicester, Oxon
OX26 1UN
September 14th 2019

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

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


I would like to express my strong objection to the proposed development of a water park on the edge of Chesterton village.

The proposed development would not only destroy a valuable natural habitat, it will further compound the chronic traffic problems in the area which have developed through the lack of proper infrastructure to cope with the rapid growth in housing and business in Bicester.

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George Hedges

Swallow Barn,
Vicarage Farmhouse
Alchester Rd
Chesterton,
OX26 1UQ

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

12-12-19

Great Lakes (UK) Ltd application – reference no.: 19/032550/f

I am writing to lodge strong objections to the proposed Great Wolf Lodge Resort application to build a giant waterpark, entertainments centre, conference centre and associated infrastructure.

The proposed development is totally unsustainable on the site proposed in that the three overarching objectives of the planning system to achieve sustainable development as outlined in the NPPF (economic, social & environmental) are not met. There is no public transport in the village nor cycling or pedestrian links. Also Para 8e of the NPPF states that developments such as this should enable rural tourism which respects the character of the countryside – this clearly does not.

The character of the countryside would be adversely effected by the 84' high waterpark building, the 500 room hotel (leading to 2,000 visitors per day)with development floor space exceeding that of Bicester Village and the loss of 9 holes of an impressive and well used Golf Course as well the visibility from outside the boundaries of the site.

Users will clearly be using cars to reach the site – hence the 900 parking lot. The impact on local and regional roads will only increase existing problems on the A4095, B430 and the A34 itself.

To conclude the development would not amount to sustainable development as envisaged by the Cherwell Local Plan and the NPPF framework and should be refused on these grounds alone.

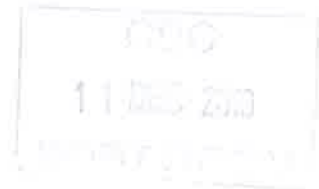
Yours faithfully

Philip J Clarke



Swallow Barn
Vicarage Farmhouse
Alchester Road
Chesterton
Bicester, OX26 1UQ

Development Manager
Cherwell District Council.
Bodicote House
Bodicote,
Banbury, OX15 4AA



7th December, 2019

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

Dear Sirs,

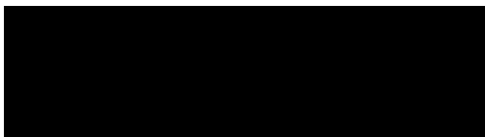
I am writing to you as a resident of Chesterton for the past 15 years, during which time we have seen a huge increase in traffic on the A4095 due in part to the scale of new house building on Kingsmere and Elmsbrook and the 'need' to avoid Junction 9 on the M40. This unwanted development would lead to a further increase in traffic with up to 1,800 additional cars per day on local country roads including the B430 as well as the A 4095. This alone, given the frequent tailbacks on the A34 and on the A41, should lead to a rejection of this application.

In addition the visual impact of this projected waterpark would be enormous with an 84' high building, a 500 bed hotel housing up to 2,000 visitors and an accompanying 900 car parking lot which exceeds substantially that provided at Tesco locally.

Apart from these effects there is low unemployment locally and the economic benefits would be minimal to say the least with virtually all users remaining on site as in the USA waterparks.

Please reject this unnecessary and unwarranted application to which I strongly object.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.

From: Restons, Talbot Lodge
Sent: 09 March 2020 09:47
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Great Wolf Resorts Application 19/02550/F - OBJECTION

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme.

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower-skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary, this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Yours sincerely,

Oliver Reston

Talbot Lodge
Ardley Road
Middleton Stoney
Bicester
OX25 4AD

Mrs Diana Susan Bourne
Tanora Cottage
Kirtlington Road
Chesterton
OX26 1TE

11/12/2019

Ms Claire Whitehead
Case officer
Development Management
Cherwell District Council
Bodicote House
Banbury
Ox15 4AA

Ref: Great Lakes Uk Ltd – Planning application number:19/02550/F

I am writing to oppose the planning application for the Great Wolf Lodge Water Theme Park which has been put forward for location in Chesterton. As a resident living in Chesterton at Tanora Cottage on the A4095 for over 36 years I have the following serious concerns.

It has become apparent over the years that the road infrastructure is already insufficient for the traffic which cuts through the village, without a main access to a huge resort being placed just down the road from my property. My own access will most certainly be restricted through traffic congestion. There have been some serious fatalities on the A4095 over the years and I can only foresee the risk becoming higher. Due to my age and sight restriction I rely on family and friends to support me daily, which I fear will also be impacted due to traffic congestion. The village is already used as a rat run to avoid major congestion from the A34 and M40, this development will only make matters worse as the routing plans are unacceptable. My home would also be seriously affected for a prolonged period during the construction (2 years has been quoted) due to all the utilities being transported from the village to the resort, restricting access to my property which is very worrying.

My home and gardens are situated at the back of the ninth green of the golf course, I purchased the property before the golf course was built for the tranquillity of the countryside and the exceptional wildlife that forms a large part of the rural location, this has sadly changed over the years, but a massive resort being situated within this green field area will have dire consequences to the natural habitat for many animals and wildlife. I often have deer's and foxes visiting my garden and grazing on the golf course. The whole proposed resort will also be a total invasion of my privacy within my home and gardens, 500,000 sq.ft of building on a greenfield site will have significant and irreversible impact on the landscape and views which surround my property losing natural habitat for an abundance of wildlife.

My other concern is how can the removal of mature beautiful trees be a step forward for our natural sustainable environment, to be replaced by extremely high buildings and brightly coloured tunnels and flumes, this visual eye sore is not in keeping with our community and certainly does not conserve our conservation. Without considering the loss of nine holes on the golf course that has now matured making it in keeping with the village and respected by the local community. I honestly cannot understand how our local community will gain from this venture, we've had consistently low statistics for unemployment for recent years, and by the disclosure of more information regarding the resort it is clearly not designed for local people to enjoy at exorbitant prices for day passes only to be released if the hotel is not full.

If you would like any further clarification of the points raised, please feel free to call me to discuss.

Yours sincerely

Mrs Diana Susan Bourne

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

Thatchover
Alchester Road
Chesterton
Oxon
14.12.19

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

Dear Ms Whitehead,

I would like to express my OBJECTION to the above plan being granted planning permission. It is a random development which bears no relationship to the local development plan and does not fulfil any identified need.

My major objection is that this development is in the wrong place. The aim is to locate it in an area with limited access. It would put further strains on an already over stretched road infrastructure. The roads around Chesterton are geared to cope with minor local traffic, not the sort of car numbers that this plan would engender. Both the A34 and M40 regularly experience major congestion, resulting in the roads around and through Chesterton becoming overwhelmed. In addition, it is in direct contravention of both Cherwell council's commitment to reducing car usage and the National Planning policy guidelines, which advocate creating cleaner air, by reducing carbon emissions from cars.

Another significant disadvantage is the loss not only of a greenfield site but also a leisure facility which is well used by the local community. This will create further traffic since locals will have to drive to other areas to find similar facilities. The habitat loss will also create significant damage to the local ecology and the dependent wildlife. The design is inappropriate in its rambling design and would destroy the character and quality of the area and the way it functions.

Finally, I would like to highlight the lack of an available workforce in this area to work at this development. Hospitality businesses in Bicester region are always short of staff, as evidenced by their local advertisements. So if staff cannot be recruited locally, there will be even more cars bringing staff in from other areas. The problems will just escalate.

In conclusion, this is a harebrained scheme which makes no reference to local planning requirements. Were it to go ahead, it would be extremely detrimental to this area's already fragile road infrastructure and to the lives of the local population.

Yours sincerely,



Glynis Weston

Thatchover
Alchester Road
Chesterton
Oxon
14.12.19

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

Dear Ms Whitehead,

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

This is a speculative application for hugely destructive building project which is justified by no need at either a local or national level. It meets none of the requirements of Cherwell District Council's development plan.

1 Location

This is a totally unsuitable location for this project.

It is on the edge of the village of Chesterton and only two miles from the town of Bicester. The village identity of Chesterton is already under considerable pressure from new housing developments in the village itself, the encroachment of huge housing developments at Kingsmere on the west side of Bicester and the gradual ribbon development of ground on either side of the A41 on the west side of Bicester.

The site itself is currently a Greenfield rural area in use as a golf course but also a contiguous part of the surrounding countryside therefore supporting the ecological welfare of the area.

This obscene proposal to erect 500,00 sq ft of buildings and to tarmac over virtually the rest of the area for car parking etc is just unsustainable from any point of view.

2 Traffic

The proposed development will bring a huge increase in traffic volumes to an already overloaded area. The Cherwell local plan allows development only where public transport will be used for access. There is no public transport to this area. None.

The proposed development will encourage 1000+ daily traffic movements from all parts of the UK. This traffic will approach the area using the A34, the A40, the A41 or the A43. All of the highways already have major issues and must be considered barely fit for purpose with current traffic volumes.

Virtually all of this traffic will use the M40 either to Junction 9 or to Junction 10. Both of these junctions are inadequate for current traffic volumes. There is standing traffic on the M40

approaching J9 southbound and J10 northbound at peak times almost every day of the week and often for extended periods at other times.

The local roads, particularly around Chesterton, Weston-on-the-Green and Middleton Stoney are already heavily used as 'escape' routes from the congestion on local highways and it is totally unacceptable to propose significant extra traffic movements on to these routes.

3 Local Considerations

There is already considerable development in the Bicester area; what was a small market town with a population of less than 20,000 will become a much larger population centre approaching 60,000 over the next decade. There will be very little improvement in infrastructure to cope with this; as described above there are already huge traffic problems in the area.

Bicester already has to cope with the huge movements of employees and visitors to Bicester Village Retail park which brings large traffic influxes and parking problems to the area.

There will be little economic benefit to the local area from the proposed development .

All visitors will be encouraged to remain on site for the duration of their visit and hotel rooms will not be available on a casual basis. There is little unemployment in the Bicester area, largely due to the success of Bicester Village which employs similar workers to those likely to be required by this development, and therefore the majority of employees would have to travel by car to the site.

This development will entail the loss of a local sporting facility. As the local population increase more facilities such as this will be required. The current 18 hole golf course is a harmonious use of land which lies close to the M40 motorway for recreational purposes and also of local ecological benefit.

4 Health Issues

As just mentioned, this proposed development is for land which lies alongside the M40 motorway.

It is on the windward side of the motorway and lies just where the traffic is very often stationary because of the congestion at Junction 9. While this is acceptable for golfers who pass through the area in less than two hours I find it difficult to believe that children should be exposed to that level of pollution for periods of several days.

In conclusion I would suggest that this proposal is entirely unsustainable on grounds of location, lack of infrastructure and total lack of benefit to the area.

Yours sincerely,



Stuart M Weston

Date: 18-12-19

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

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

Address:

THE ACORNS
ASH GROVE
CHESTERTON
OXON
OX26 1XB

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)

PAUL SAWYER
(print)

Please add any additional comments here:-

From: Louise Arnold
Sent: 09 March 2020 21:23
To: Clare Whitehead <Clare.Whitehead@Cherwell-DC.gov.uk>
Subject: Planning Application No 19/02550/F: Objection

Dear Claire,

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

I write to object to the application submitted by Great Lakes UK Ltd for the Great Wolf Resort. The proposal is clearly in breach of the policies set out in the local development plan and there are no material considerations that would warrant planning permission being granted. If the development were to proceed, the damage to visual amenity in the area would be substantial. There would be an unacceptable increase in the levels of traffic through small, unsuitable, rural roads. There would be accompanying increases in noise and light pollution. Most significantly of all, the development would be in breach of the council's own policies concerning environmental protection and sustainability. Such a development would clearly be damaging to the environment, not least because of the enormous increase in the number of car journeys it would generate. It would destroy swathes of greenfield land and when the resort ceases to operate in the future, as inevitably it will at some point, the derelict site will be an eyesore for local villages for generations to come, unless the council spend already-scarce public funds on demolishing it.

In light of the above considerations, I would ask that this application be refused.

With many thanks for your help,

Kind regards,

Louise Arnold

The Beech House, Station Road, Lower Heyford OX25 5PD

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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: 24/7/20

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



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 – important when insufficient exercise is having dire effects on the nation's health - which will be lost to a vast, inappropriately sized concreted area with large uncharacteristic buildings for a small village. Impermeable surfaces contribute to the difficulties caused by heavy rainfall, of which it seems we can expect more. 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. Oxford already has a considerable number of conference facilities. How will this project aid the Government's intention to halt global warming? This sort of development is a prime example of attitudes that need to be rejected in future

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, and the Government's latest statements on immigration policy state that low-skilled workers will not be eligible for visas.

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, unnecessary and thoroughly undesirable proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



(sign)

A. J. FOREY
THE BELL HOUSE,
OX5 3AJ

(print)



Date: 20 Feb 2020

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

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

RECEIVED
- 3 MAR 2020

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.

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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, and the Government's latest statements on immigration policy state that low-skilled workers will not be eligible for visas.

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

Yours faithfully,



(sign) The Bell House,
Kirtlington OX5 3HJ

(print) MARGARET FOREY

03 MAR 2020
POST ROOM

Date: 12/12/19

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

The Red House,
Chesterton House,
Kerthington
OX5 3JJ
12/12/19

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

Dear Sirs,

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

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

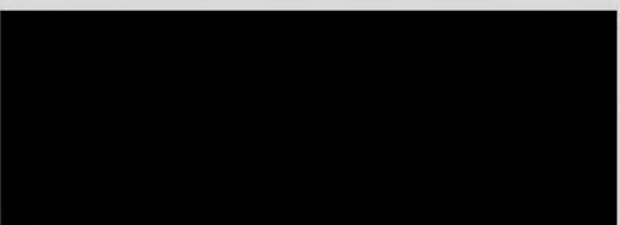
The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents. *It is also worth noting that the site is a Grade II listed building and the proposed development would be a significant loss of heritage.*
The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

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

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

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

Yours faithfully,



NARRAET A FORET
(print)

Date: 18/12/19

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

THE GREAT LAKES
GOLF COURSE
KINGSTON
1700N + R. 345

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

Dear Sirs,

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

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

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

Yours faithfully,

(signature) 

A J FOREY
(print)

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Tony Brett
Address	The Bramblings, Heyford Road, Kirtlington, Kidlington, OX5 3HS
Type of Comment	Objection
Type	neighbour
Comments	<p>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. 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. 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. 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.</p>
Received Date	15/02/2020 14:49:34
Attachments	



THE BUNGALOW
CHAPEL STREET

Bicester Oxon

OX26 6BD

14th December 2019



REF - GREAT LAKES UK LTD

Planning Application N° 19/02550/F.

MS CLARE WHITEHEAD.

As a Bicester resident since 1991, I must firmly object to the proposed Great Wolf development on the edge of Chesterton village.

The location of said development, are usually located on the outskirts of large towns and cities, not a small rural village.

The proposed 4 story, 500 room Hotel, there is already one on the adjacent site and more that are under construction in the Bicester area. The cumulative effect of all these hotels will impact massively on the resources, ie water/power, currently being used.

There is proposed an 84 foot high water tower building, which will make an unsightly blot on the horizon.

This development will add approx 1800 cars per day, to already congested roads such as the A34, A41, A4095 and B430. This increase will dramatically increase air and noise pollution which is contrary to CDC's climate policy. Air quality will be affected due to the sites location and dependency on car travel to get there

Cont.

As well as the visitors to the site, there will also be vast number of lorries making deliveries to said site, again increasing pollution and noise.

During and after construction, the lulling will consume vast quantities of power (to heat swimming pools and rooms. Water to fill the pools and supply 500 bathrooms. Impact of all the waste being generated by the site.

The development goes directly against CDC's policy BSC 10, Open Space / outdoor sport & recreation. The construction is predominantly level standing causing the loss of flora and fauna, not to mention thousands of mature trees.

Local wildlife, such as a pair of breeding swans will be displaced along with the habitat for hundreds of other animals and birds.

To build this monstrosity in this proposed location would be a disaster for the people of Epsom and Brester.

Records



Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Andrew Vincent
Address	Instinctif Partners,The Calf House,Bignell Park Barns,Kirtlington Road,Chesterton,Bicester,OX26 1TD
Type of Comment	Objection
Type	neighbour
Comments	<p>{text below also contained in the letter attached} I am writing to object to the abovementioned planning application on the grounds of its impact on the local area, local businesses and its ecological and environmental damage. Also, the proposal does not align with the local development plan and is wholly out of keeping with the area. I work at a company within a few hundred metres of the proposed development site, and am very concerned that during construction and eventual operation of the site there would be an unsustainable level of traffic on what are small country roads, which in turn would have an extremely adverse impact on the local community-not to mention myself and colleagues who travel to work from the surrounding villages/towns. The area has limited service by public transport and the recent growth in development in the surrounding area and the outskirts of Bicester have put significant strain on infrastructure. This has become evident in the congestion at key road junctions with Bicester, along the B430 and route to the area from the A34, and the repeated degradation of road surface quality in the village. This influx of traffic during construction and ongoing use of the site would also significantly impact air quality and pollution-especially concerning in a village attracting more young families to live here. This enormous proposed development is totally out of keeping with existing, non-residential land use in the area. Its design and vast footprint would significantly transform what is a rural, green and countryside setting in an irreversible and irresponsible way. Local planning guidance, design requirements and economic benefit priorities do not support the use of land in this location for this purpose. Finally, the environmental and ecological damage caused by a development of this type, on a green field site, is contrary to collective efforts to protect green spaces, wildlife and natural habitats. This applies to both direct impacts through the loss of the green space itself, plus indirect impacts from the disruption and enabling work of the construction. Wildlife, trees, hedgerows and water will be permanently lost as part of the development, at a time when we should be doing our utmost to preserve them. In summary, the proposed development, land use and construction would be detrimental to local residents, businesses and infrastructure, is contrary to planning policy, and would significantly damage the environment and ecology of the area. It is therefore inappropriate and should be rejected unequivocally.</p>
Received Date	16/12/2019 16:50:22
Attachments	The following files have been uploaded: 191216 objection to planning application 19_02550_F.pdf

Date: 1320

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

The Coach House
South Side
Steeple Aston
OX25 4RY
[Redacted]

Ref: Great Lakes UK Ltd – Application Ref. 19/02550/E

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

[Redacted signature area]

(sign)

[Redacted signature area]

Wendy Sinclair &
(print)
Arthur Sinclair

**The Cottage
North Lane
Weston-on-the-Green
Oxfordshire
OX25 3RG**

3rd January 2020

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

I am writing to strongly object to the application for Great Wolf Resort.

This is a speculative proposal from an American firm which has no connection with this area and is completely at odds with the local development plan – there is neither need nor demand for this scheme. This is a rural location that will be severely impacted by the urbanising of the site with a design that is totally out of character for this area.

Great Wolf Resorts plans to put 500,000 sq. ft of buildings (twice the size of Bicester Village) on this greenfield site which will have a significant and detrimental impact on the landscape, views and ecological habitats of the site. With so much of our land already having to be concreted over to provide much-needed housing in this area, this is a completely unnecessary strain on our natural resources.

With 900 car parking spaces, it will lead to an unsustainable increase of traffic on already over-congested A roads as well as the minor roads through the villages; that the routing plans include Middleton Stoney, Weston on the Green and Wendlebury shows an utter disregard for the already problematical traffic situation in these villages. This extra traffic is unnecessary as well as contrary to the Cherwell Strategy of reducing car usage. Our roads will have to cope with the increase in traffic from other major proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage) and will quite simply not be able to handle this massive influx of additional traffic.

Cherwell's strategic aim of prioritising knowledge based business investment, thereby offering employment supporting the 'Knowledge Economy', will not be met by this proposal – with local businesses struggling to recruit the hospitality industry employees Great Wolf needs, Great Wolf will have to bring in employees from other areas therefore increasing not just traffic movements but

2./

demand for housing as well. As the resort plans to keep all guests on site to use their facilities, there will be no economic benefits to the area, as is made clear by the fact that no local businesses support the scheme, contrary to Great Wolf's suggestions of economic benefits.

There will be an increase in air pollution from the extra traffic, as well as noise pollution from the attractions. An even more pressing problem is the lack of water that will be needed for this site – Thames Water Report supports only 50 of the 500 rooms from the existing water supply; how will the other 450 rooms be catered for, not to mention the restaurants etc? The water supply in this area is already under great pressure and Cherwell's own consultant refers to the need to 'reduce water demand in this highly water stressed area'.

This is a speculative planning application in the wrong location and should be rejected on this basis; I strongly urge this application to be refused.

Yours sincerely

Alex Reid

Date: 16.2.20

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

The Elms
Bletchington Road
Kirtlington
OX5 3HP.

RECEIVED
20 FEB 2020

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.

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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,



ZOF JOHNSON Q.C.

(print)

CDC
20 FEB 2020
POST ROOM

Date:

17/2/2020

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

The Elms,
Blotchinger Road,
Kirtlington,
OX5 3HF



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.

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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.



(sign)

PEKYTE Q.C.

(print)

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	zoe johnson
Address	The Elms,Bletchington Road,Kirtlington,Kidlington,OX5 3HF
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to the proposed Great Wolf "resort" in Chesterton. I know that you will be considering the application on Thursday. I am unable to attend the meeting but I hope that you will consider these submissions. The proposed scheme will greatly increase the volume of traffic on the surrounding roads. I understand the forecasts are for 1800 vehicles a day and a car park for 900. The local infrastructure is already heaving and cannot sustain this increased volume. More significantly, I have seen no evidence that the environmental impact of the scheme has been assessed properly and robustly. The district council will I am sure want to take into account the recent case of R v Friends of the Earth v The Secretary of State for Transport and Others [the Heathrow case]. As you are aware the court held that the Paris Agreement 2015 is government policy on climate change which as a matter of law must be taken into account in any decision. In that case failure so to do vitiated the government's decision. I am sure you would agree that a district council should honour the spirit of government policy. That policy was subsequently spelt out in the Government paper, "The Clean Growth Strategy" first published in 2017, the Secretary of State for Energy and Industrial Strategy stated: "The UK played a central role in securing the 2015 Paris Agreement in which, for the first time, 195 countries (representing over 90 per cent of global economic activity) agreed stretching national targets to keep the global temperature rise [well] below two degrees. The actions and investments that will be needed to meet the Paris commitments will ensure the shift to clean growth will be at the forefront of policy and economic decisions made by government and businesses in the coming decades . " (my emphasis). I would urge the district council to be ambitious in its desire to follow government policy in this area. The proposed resort will only increase, not reduce, greenhouse gas emissions. The expansion of the golf course will adversely affect the flora and fauna of the site. The public interest is not in the questionable economic benefit of this resort but in ensuring that any development is sustainable and in line with the climate targets set by government.</p>
Received Date	10/03/2020 18:04:13
Attachments	

The Garden House
1, Chesterton Court
Chesterton
Bicester
OX26 1UP

December 16th 2019

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

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

Dear Ms Whitehead,

I write as a resident of Chesterton Village to express my complete opposition to the above proposal which will create intolerable conditions for local residents, have a destructive effect on the local environment and bring benefits to no-one but the company behind the proposal. The planned development is in no way consistent with current Development Plans for the area.

The roads feeding Chesterton are already over a safe capacity. The proposal includes a car park of 900 spaces. An increase in daily traffic of this scale carries the risk of serious accident, a rise in already dangerous pollution levels with consequent impacts on health and disruption of both local and through traffic which will apply not only to the local roads but feed back to the A34 and the M40. We are only too aware of this prospect through the disruption caused by visitors to Bicester Village.

My profession before retirement concerned aspects of environmental and biodiversity conservation. I am not a golfer but I recognize that a golf course is an ecologically friendly form of development for leisure purposes and the scale of the present hotel and leisure centre is entirely consistent with local need. The new development involves a significant reduction in green space in an area already subject to very substantial suburban development. The future of the present much prized resource will also be uncertain resulting in locals having to travel elsewhere.

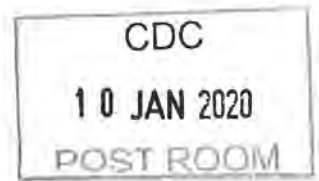
The proposed development will bring no economic benefits to the area. The staffing profile does not fit with local capacity. Staff will be housed and fed on site and thus contribute little or nothing to the community or local enterprises.

This development is un-necessary, unsuitable to the proposed location, environmentally damaging and totally unwanted by the people of the surrounding villages and Bicester.

Yours faithfully

Dr Michael John Swift MA (Cantab) PhD (Lond)





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

The Gate House
Bignell Park
Chesterton OX26 1UE

7 January 2020

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

Dear Sirs

I have lived in Chesterton since May 2001 and my home is on the edge of the village on the B4095.

Over the years I have enjoyed its quiet rural location and witnessed the severe increase in traffic caused by any traffic issues on either the M40 or A34. Chesterton is a small historic village with narrow roads barely able to cope with existing traffic. Without significant improvements I and all the other residents of Chesterton living on the A4095 will face increased noise and air pollution. This would not just be limited to just a few days a week or even a few hours a day. A hotel is open 24 hours a day and 7 days a week with not just guests but staff working different shifts and suppliers travelling back and forth daily.

The creation of new jobs has been promised. I work in Bicester village and know how competitive the labour market already is in the area. We have one of the lowest unemployment rates in country. Local business will face further competition recruiting staff and unless they are prepared to match Bicester Villages high wages and competitive bonus/commission structures they will be unable to recruit from the local area.

The resort is self-contained with on-site restaurants and entertainment facilities. It is highly unlikely guests will leave the resort to eat at local pubs or restaurants. Local business will not benefit from this development

The final promise has been residents having access to day passes. I have attended two consultations held at Bicester Golf Club. Once pressed for details it becomes apparent that passes will only be available when the hotel is not full. Naturally their guests have priority over the use of the facilities, but this makes it highly unlikely that Day Passes for local residents will be available on weekends or during school holidays when they are most likely to be able to use them.

Each time I attended the consultation I completed the survey and left my contact details so that Great Wolf Resorts could keep me updated. To date there has been no communication or follow up which suggests that working with local residents is not a priority.

For the above reasons I feel that Chesterton and the surrounding villages will face increased traffic and pollution with absolutely no benefit to either businesses or residents in the area. I strongly request that planning permission is not granted for this application.

Yours faithfully



JACKIE WILSON

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Tracey Shaw
Address	The Granary,Heyford Road,Kirtlington,Kidlington,OX5 3HS
Type of Comment	Objection
Type	neighbour
Comments	<p>I live in Kirtlington and I'm writing to you to object in the strongest possible terms to the proposed private indoor water park planned by Great Wolf Resorts in Chesterton. I believe it would totally decimate our area. I do not believe that this will bring any advantages at all to our neighbour hood but the current plans will cause great, long-term damage in terms of traffic and pollution. As such I do believe that this scheme - if it were to go ahead - would be detested locally and that we would all have to live with some very unpleasant consequences indefinitely. The resort is a private enterprise, with facilities for those who book a room and the large US firm behind it plans to attract visitors from up to two and a half hours away. As we all know, our roads and country lanes cannot cope with the existing weight of traffic - from M40 to A34 or A41 or A44, let alone the knock-on effects on roads such as the A4095 through my own village. The increase in traffic required for a 500 bed hotel plus transport for workers (as there is no accommodation for them on site) could lead to at least 1000 extra vehicles a day, possibly more (quite apart from the disruption of the construction phase) This is in direct contradiction to any County Council, City Council or indeed national targets to reduce the volume of traffic and resultant pollution. Indeed, I note that the County Council recently declared itself to be against the new Oxford-Cambridge Expressway for precisely these reasons. There will be little or no direct benefit to local residents: not only will day passes be scarcely available to purchase (as the business model is based, Centerparcs-style, on staying at the complex with occupancy planned for 90pc plus) but based on the experience of such parks in the US, where there is more space and they are situated on the outskirts of towns, any few day passes are likely to be costly and out of the reach of many local families. Moreover, given that the jobs available will be for low-skilled, possibly seasonal workers (waiters, bar staff, life guards etc) this will also bring little local benefit given the high existing levels of employment for such posts (Bicester and Bicester Village, the Westgate Centre etc - many similar local employers find it hard to fill such jobs at present) And, as the business model is for visitors to book accommodation and use all the facilities on site, there is hardly likely to be a trickle down effect for local pubs or restaurants either. So there will be little benefit to the local economy and little opportunity for local families to use something which is a private US resort and not a municipal leisure facility. Meanwhile we will all bear the brunt in terms of volume of traffic and pollution - with its well documented effects on the incidence rates of childhood asthma and other diseases for those living near busy roads as several scientific studies, published this week, demonstrate. It is quite simply the wrong scheme in the wrong place and one which will have horrendous repercussions for all the neighbouring villages, not just Chesterton, which will quite simply be engulfed. I urge you therefore to bear these points in mind when discussing this scheme with your colleagues and when voting - the entire character and way of life of a precious swathe of historic Oxfordshire could be lost if this goes ahead as planned.</p>
Received Date	29/11/2019 14:55:06
Attachments	

3rd March 2020

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



The Hayloft
15hp Road
Bletchington
Oxford
OX5 3DP

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.

This will be a private resort attracting a proposed 500,000 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The Conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

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

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

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

Yours faithfully,

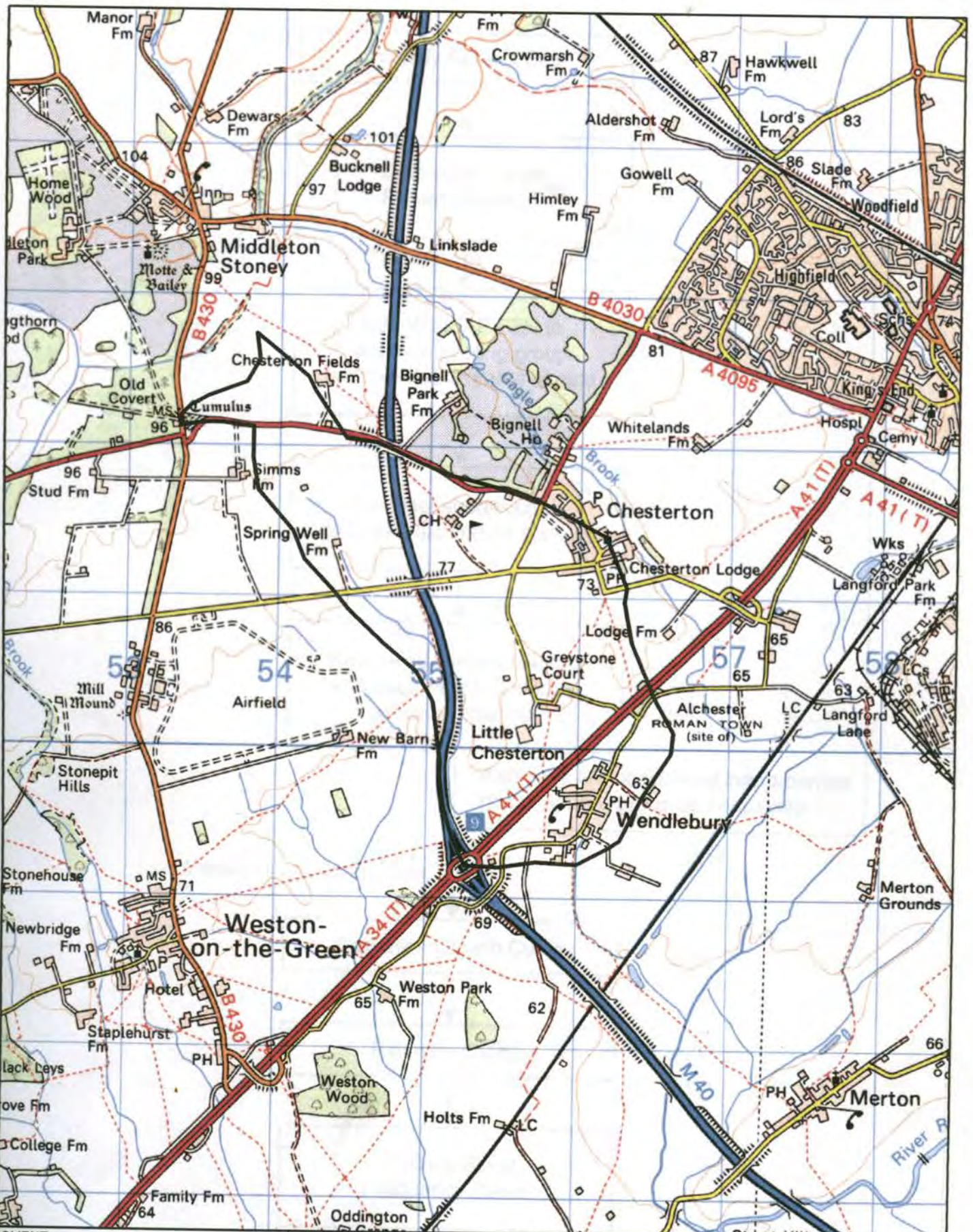
(sign)


(print) WENDY E WATTS

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Jane Burrett
Address	The Laurels, Main Street, Wendlebury, Bicester, OX25 2PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposed development because of the scale and the height of buildings size of the car park. The local roads to access the site are narrow rural roads and are inadequate for this type of large scale development. The A34/A41 and Junction 9 of M40 are already overcapacity. I also object to the inadequate assessment of Flood Risk and particularly the Drainage and SuDs Strategy which CURTINS have supplied. There are ERRORS OF FACT in these documents. SEE ATTACHED a Catchment area map for Wendlebury Brook prepared in 2001 by PBA for the Environment Agency and CDC (2001 Hydrology Survey in view of increased frequency of flooding events in Wendlebury village after the opening of the M40 extension and dualling of the A41) showing that the proposed site is part of Wendlebury Brook catchment area. SEE ATTACHED a copy of 068535-CUR-00-XX-RP-C-00002 Curtins Drainage and SuDs Strategy PAGE 11. 1. The diagram labels the Wendlebury Brook flow under the A41 into the village as being the GAGLE BROOK. 2. It shows no link to the Wendlebury Brook other element from Spring Well Farm. 3. the paragraph at the top of the page states "It is assumed that all surface water is currently discharged from the existing sitesouthward to the Gagle Brook" The discharge to the proposed site is to the catchment of the WENDLEBURY BROOK. In the Flood Risk Assessment ES Vol 2 app 12.1 part 1 there are diagrams on pages 6,9,11. My comments are on these pages: Page 6 a blue to the NW of M40 is shown as DRAIN. This is Wendlebury Brook from north of Akeman St. flowing under the M40 to Little Chesterton where it joins the flow to Wendlebury village from the proposed site. Page 9 Labels the Wendlebury Brook just north of the culvert under the A41 as being the Gagle Brook. This page also leaves out of the diagram the the line of the Wendlebury Brook from Spring Well Farm. Page 11 shows Spring Well Farm and the line of the Wendlebury Brook but there is a blank where the connection from the proposed site southwards via Little Chesterton links with Wendlebury Brook. There would need to be more mitigation, than suggested in these documents, from the proposed site than there is already for the risk to Wendlebury houses to be maintained even at the level it is now. The main street of Wendlebury is designated Flood Risk 3. From the culvert under the A41 the flow into the village of the Wendlebury Brook is Main River not Ordinary Watercourse. The brook in the village has an EA monitoring box. The brook in the village and downstream is cleared by contractors for the EA. SEE ATTACHED a photograph of a high water event in 2007 showing the main street looking southwards with the public house on the left</p>
Received Date	02/01/2020 13:02:37
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Curtins Drainage&SuDspage110001.pdf• wendlebury brook catchment area pba flood study 2001.pdf• P7200009 July 20 2007 14.12 WENDLEBURY.pdf





CLIENT:
 ENVIRONMENT AGENCY


 peter Brett associates
 CONSULTING ENGINEERS

SCALE: NTS
 REV: A
 DATE: 13/03/2001
 FILE: Wend_Location.WOR

DRAWING No:
Figure 1

Wendlebury Brook Study Catchment Location Plan

COPYRIGHT: Produced from Ordnance Survey Maps under licence granted by the controller of Her Majesty's Stationary Office, Licence No. GD3177G005. Crown Copyright Reserved, Environment Agency

It is assumed that all surface water is currently discharged from the existing site via a series of swales and culverts, leading flows southward to Gagle Brook. Figure 4-3 shows the approximate route, with swales shown in green and culverts in purple. This is the understanding taken from the flow direction of the ditched on the topographical survey, site walk overs and evidence given by the golf resorts maintenance staff.

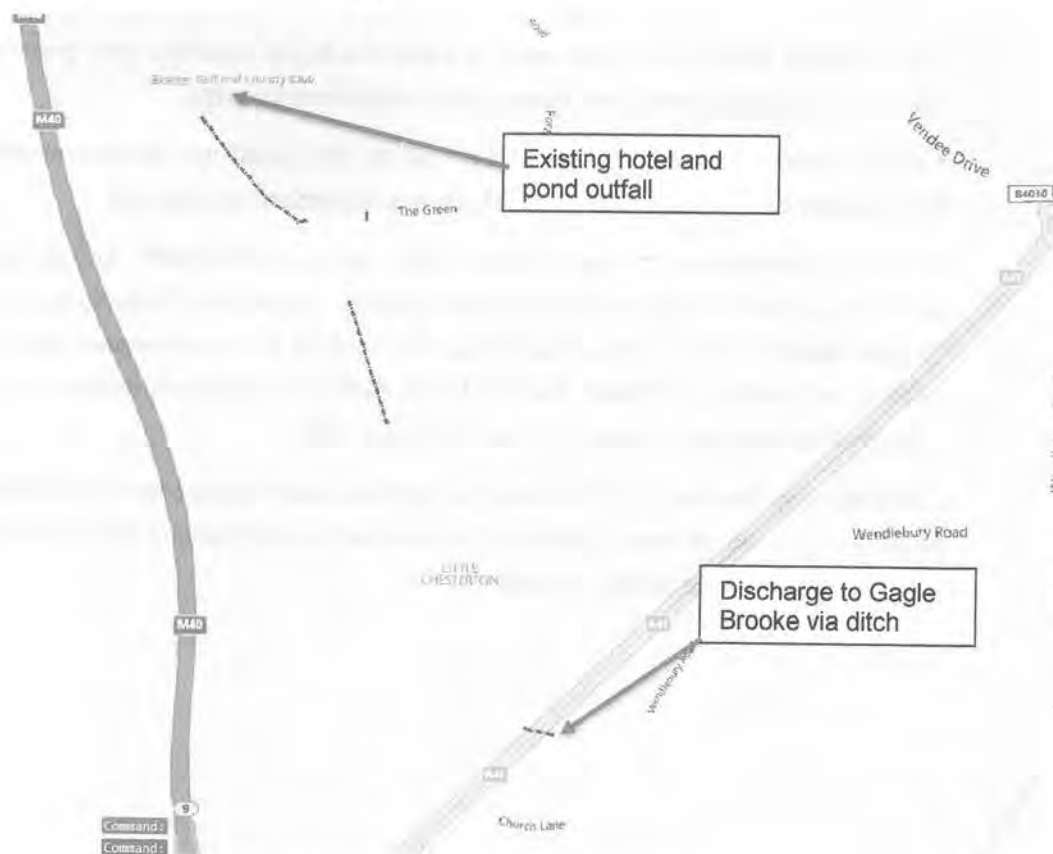


Figure 4-3: Surface Water Discharge Route

The Laurels
The Lane
Chesterton
OX26 1UX

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

18.12.2019

Dear Madam

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

The proposal on behalf of Great Wolf Resorts does not comply with the local development plan and is made without proper and thorough consultation with Cherwell District Council.

With the potential for over 2,000 visitors a day and 1000+ cars (the development includes 900 car parking spaces) the environmental impact on the village of Chesterton and the surrounding area will be hugely damaging.

Such a vast development and the nature of its inherent 'activity' i.e. an aqua park, is simply not suited to be located on the edge of a village.

The adverse effects of increased air and noise pollution will seriously impact the quality of life in what was a quiet village surrounded by fields with the ensuing benefits from a scenic and ecological perspective.

Valuable green fields have already been lost with the rapid expansion of Bicester and housing development in Chesterton. We do not now need or want 500,000 sq. ft of buildings destroying another greenfield site with the loss of vital ecological habitats.

This is a private initiative that does not consider the well-being of local residents. The access roads will have to carry the burden of vastly increased traffic on already busy major and minor roads.

Finally, affirmed opinion is that there will be no benefits to the local economy, a view held by local businesses too. Indeed, the latter would be competing with Great Wolf resorts in the recruitment of staff in an already shrinking employee market.

Yours faithfully

 (Ms)

SUSAN ILSÉN

To Ms Clare Whitehead

From

The Malthouse,
Manor Farm Lane,
Chesterton,
OX261UD

11-12-19

Dear Sir,

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

I wish to register my objection to this application in the strongest possible terms. This does not fit in with the current development plan, nor would it benefit the community in which it would be placed.

The development on the golf course will reduce a sporting opportunity for a growing town. This greenfield site will be covered in buildings and tarmac car parking areas, that will reduce the ability to collect water in an area already subject to increased housing and business development. It is essential that nothing more is done to increase the risk of flooding and to maintain the water table at a manageable level.

Already the area has occasions when the road area cannot cope with traffic (incidents on the motorway and other main roads often lead to the A4095 being used as a short cut to avoid congestion). To place a large facility in this already heavily congested local road network is increasing the problem, to say nothing of reduced emergency vehicle access. The development of the distribution centre nearby will lead to more HGV traffic on an already congested country road. Surrounding villages will also suffer. Improving signs for traffic will have little effect, as the signs to stop larger vehicles using Little Chesterton have had little deterrent on the road use there.

The development so planned is out of keeping with the rural nature of the site. It is a development that will have significant impact on the local wildlife and flora. Placing a holiday resort next to a motorway is not a healthy decision, as air quality from the motorway will be poor.

The benefit to the local area will be minimal. The economy of the area will gain little. Visitors to the site will rarely visit the village facilities or even the town shops in Bicester. The plan gives the impression that all customers' needs can be met on site, so there is no local benefit. It was suggested at one of the exhibitions that local people could stay at the resort. But who goes on holiday to a resort that they can walk to?

The developers also suggest that they will provide jobs for local people. I must refute this suggestion, in that in September there were only 70 job seekers in the Cherwell area. Where will the other 630 come from, other than by bussing them in from elsewhere? This would exacerbate the already congested traffic problem. Jobs in the hospitality sector are not well paid, and would take away from existing businesses.

The manner in which the developers have approached the local community has been very unfortunate. They have behaved inappropriately in approaching local schools to involve children in their sales pitch. They have made too many assumptions about the area.

I cannot support a development that will have ecological impact, damage the visual aspect of the community, increase traffic, reduce sporting opportunities, damage the local economy. I will actively suggest that any local politician supporting this proposal should not receive my support in any future election.

Yours sincerely



T.M. SMITH

To Ms Clare Whitehead.

From

The Malthouse,
Manor Farm Lane,
Chesterton,
OX261UD

11 December 2019

Dear Sir,

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

I wish to register my objection to this application in the strongest possible terms. This does not fit in with the current development plan, nor would it benefit the community in which it would be placed.

The impact on small local villages would be significant in an area which struggles to cope with traffic problems at the moment. Added to development which is already happening in the local area, this would create even further problems. Chesterton, Middleton Stoney, and Bucknell are already RatRuns and the impact on increasingly poor road surfaces and residents would be added to in a highly unproportionate manner.

This greenfield site will be covered in buildings and tarmac car parking areas, that will reduce the ability to collect water in an area already subject to increased housing and business development. It is essential that nothing more is done to increase the risk of flooding and to maintain the water table at a manageable level.

The planned development is not in keeping with the rural nature of the site. It is a development that will have significant impact on the local wildlife and flora. Placing a holiday resort next to a motorway is not a healthy decision, as air quality from the motorway will be poor.

The benefit to the local area will be minimal. The economy of the area will gain little as it is well known that workers in the hospitality sector are often poorly paid and there is a very low unemployment in the town. Visitors to the site will rarely visit the village facilities or even the town shops in Bicester. The plan gives the impression that all customers' needs can be met on site, so there is no local benefit.

Nor, according to the plan would local residents benefit from the amenities at the site - as well as losing half of the already existing golf course. This would lose sporting opportunities for the local residents

The manner in which the developers have approached the local community has been very unfortunate. They have behaved inappropriately in approaching local schools to involve children in their sales pitch. They have made too many assumptions about the area.

I cannot support a development that will have ecological impact, damage the visual aspect of the community, increase traffic, reduce sporting opportunities, damage the local economy.

Yours sincerely

A large black rectangular redaction box covering the signature area.

The Newbarn
Bicester Road
Middleton Stoney
Oxon
OX25 4TD

Dear Sir/Madam,

I write as a very concerned and frustrated resident of Middleton Stoney. Since we moved to the village 8 years ago we have seen nothing but development either side of our village, leading to an immeasurable increase in traffic. Not only is this more dangerous for my 2 young children aged 7 and 4 (walking to the park now is like taking your life in your hands), but the noise, pollution and road damage really is very upsetting. It is also taking us 5 minutes to get 100 yards through the traffic lights in the morning, and also takes my husband 20 minutes to now reach the A34.

Over the last few months we have heard rumours of the plans of Great Wolf Resorts to build in Middleton Stoney and now I am writing with my strong personal objection to the recently submitted plans. From someone who is already angry and frustrated at the impact of over 2,000 houses at Kingsmere in Bicester, close to 1,000 houses in Heyford Park, the incinerator which is visible from my bedroom window, the extension of Bicester Village and a new warehouse being built at the end of the Bicester Road, I really have had enough. I am furious that this is even being considered as I see very little if no benefit to the local area, but a huge number of negatives:

- 500,000 visitors per year to a hotel which is estimated to be 60% larger than the plot of Bicester Village. During peak times I am sure you are aware of the impact on the roads in Bicester and the local area from visitors to Bicester village. The infrastructure is simply not there to support the area.
- The hotel has the capacity to host 2000 visitors on a daily basis. The impact of this on the road past my house on a daily basis would be shocking, depreciate the value of my house and have a significant impact on the quality of life of myself and my neighbours.
- During weekends, when the majority of traffic will be going to and from the hotel, the roads simply won't be able to cope. The current traffic on the B4030 on a Friday from 3pm can queue for several miles, particularly if there is a problem on either the A34 or the M40. Middleton Stoney is already used as an alternative route for drivers attempting to avoid the already busy A34 and M40. The addition of thousands of cars trying to get to the Great Wolf Resort is highly likely to lead to traffic queueing on to these major roads, causing dangerous congestion.
- We have already suffered (and continue to suffer) with large, heavy and noisy construction vehicles involved in the building of Bicester Village Station, Kingsmere development and Heyford Park. I can only imagine that the development of Great Wolf will lead to several more years of the same. Not only this but the road damage caused by these vehicles has been "fixed" several times and has not survived. Can the council really afford to keep this up?

- A substantial increase in noise and air pollution from the construction and ongoing traffic once the hotel is built
- Can the land around really cope with this much development?

This application is not in line with the Cherwell Local Development Plan and there is no need for this resort. The negatives far outweigh any positives. This is not the same as Kingsmere and Heyford housing developments which are at least adding value by increasing the housing market, or the incinerator which helps decrease the amount of waste going to landfill. Although all of these developments have impacted us, I can at least see some positives from them. This cannot be said for The Great Wolf Resort and I urge you to consider my and all other objections you receive in connection with the application.

Kind Regards

Faye Napper

Date: 6.2.20

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

Ken Hammond
The Old Bakehouse
Kirtlington Oxford
OX53HJ

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

Dear Sirs,

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

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

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

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

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

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

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

Yours faithfully,



(sign)

R. HAMMOND

(print)

Date: 6.2.20

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

The Old Bakehouse
South Green
Kirtlington
Oxon
OX5 3HJ

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

Dear Sirs,

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

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

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

Yours faithfully,

(sign) 

JENNIFER HAMMOND
(print)

Date: 14 February 2020

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

The Old Coach House
Church Lane
Kirtlington
OXON OX9 3#J

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)

Caroline Rice

(print)

Date:

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

Insert sender's address:

The Old Forge
Main Road
Fallowfield

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

S. SINGATH

PRINT NAME

To submit comments electronically visit:

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

Date: 16th December 2019

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

Address: 4 Willow Court
Wendlebury
OX25 2JY

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,


(sign)


(print)

Pease add any additional comments here:-
Wendlebury already suffers from significant rat running of traffic trying to avoid the A34, A41 & M40 junction. This ^{development} and the routing plan will undoubtedly increase the severity of this problem. I object on grounds of air pollution & safety.

Date: 16th December 2019

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

Address: 4 Willow Court
Wendlebury
OX25 2JY

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)



(print)

Pease add any additional comments here:-

Rat running through Wendlebury is a huge safety and air pollution concern. This proposal will make the situation much worse.

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Ghislaine Isherwood"/>
Address	<input type="text" value="The Old Granary,4 Willow Court,Main Street,Wendlebury,Bicester,OX25 2JY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this development on grounds of traffic congestion and air pollution."/>
Received Date	<input type="text" value="16/12/2019 17:28:52"/>
Attachments	The following files have been uploaded: Great Lakes UK Planning Application - Objection Letter - G Isherwood.pdf

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Philip Isherwood
Address	The Old Granary,4 Willow Court,Main Street,Wendlebury,Bicester,OX25 2JY
Type of Comment	Objection
Type	neighbour
Comments	As a resident of Wendlebury I am alarmed at the increase in traffic and routing plan for this resort. We already suffer from problem traffic rat running through the village. This proposal would undoubtedly make the situation much worse. Road safety on our lanes (no pavements or streetlights) and air pollution will undoubtedly be worsened.
Received Date	16/12/2019 17:10:33
Attachments	The following files have been uploaded: Great Lakes UK Planning Application - Objection Letter - P Isherwood.pdf

Date: 14th JANUARY 2020

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

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

THE OLD GRANARY
VICARAGE FARM
KIRTlington
OXON.,
OX5 3JY

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) JUSTIN L. GRIMSHAW

5th March 2020

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



The Old Post Office
Weston Road
Bletchington
OX5 3DH



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.

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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,

C.M. HOLT

Rachel Tibbetts

From: Rachel Makari [REDACTED]
Sent: 13 February 2020 11:10
To: Planning
Subject: Re: Objection to Great Wolf Development

Rachel Makari
The old post office
Bicester road
Middleton Stoney
Ox254td

On 13 Feb 2020, at 10:41, Planning <Planning@cherwell-dc.gov.uk> wrote:

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

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

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

From: Rachel Makari [REDACTED]
Sent: 10 February 2020 19:48
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Cllr Ian Corkin <ian.corkin@oxfordshire.gov.uk>
Subject: Objection to Great Wolf Development

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVS). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Rachel Makari

Middleton Stoney Resident & Parish Councillor

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Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

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: 18th Feb 2020

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

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

The Old Rectory

Woodeaton

Oxford

OX3 9TN

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

Hattie King

Print

The Old Vicarage
Alchester Road
Chesterton
Oxfordshire
OX26 1UW

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

19th December, 2019

Dear Ms Whitehead

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

I am writing in relation to the above planning application by Great Wolf Resorts.

The application is not in accordance with the local development plan and there are no material considerations which would warrant planning permission being granted. The proposed development is inappropriate for the site and the surrounding area for several different reasons. I have set out some of the principal ones below.

Traffic impact

The proposed development includes 900 parking spaces. This will lead to a very significant increase in the traffic volume passing through Chesterton, estimated at more than 1,000 additional car journeys per day. Chesterton already suffers from serious traffic congestion as a result of being used as a 'rat run' when there are traffic problems on the M40 or A34, which happens frequently. Its roads will not be able to cope with an increase in traffic volume of this order.

I understand that the applicant is proposing to route visitor traffic via the surrounding villages of Middleton Stoney, Weston on the Green and Wendlebury. Firstly, this strategy is unlikely to succeed as many visitors will rely for directions on their cars' satellite navigation systems, which will take them through Chesterton regardless of any road signs placed at exits 9 and 10 of the M40. Secondly, the roads passing through Middleton Stoney, Weston on the Green and Wendlebury are already under significant strain due to existing traffic volumes. They would not be able to cope with the additional traffic volumes contemplated by the proposed development. Thirdly, this routing strategy would direct additional traffic onto the A34, a road which already suffers from very heavy traffic congestion.

Lack of economic benefit to the local area

The proposed development is at odds with Cherwell's strategy of encouraging knowledge-based business investment as a way of creating employment opportunities in the 'knowledge economy'.

Bicester and North Oxfordshire in general are fortunate enough to enjoy very low rates of unemployment. The jobs created by the proposed development would largely be low paid leisure and retail ones. These are not the sort of jobs which the Cherwell district needs. In fact, the proposed development is likely to harm the local economy by making it harder for local businesses operating in the retail and leisure sectors to recruit employees.

In addition, local businesses are unlikely to benefit from the Great Wolf development. The developer's intention is to keep its guests on site so that they stay in its hotel, using its own restaurants, shops and leisure facilities. As a result, local hotels, shops and restaurants will not benefit from any additional customers.

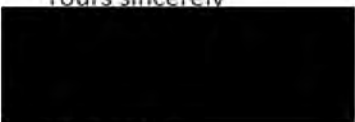
Design

The development proposes to construct 500,000 sq. ft. of buildings on what is largely a greenfield site (ie a golf course). This is a massive area in the context of Chesterton, which is a small village largely containing private housing. I understand that the proposal is to build this floor area in two or three very large blocks of low-rise buildings. Buildings of this size will be wholly out of keeping with the scale of the current buildings in Chesterton. These are almost entirely private houses built on a small scale. The development will be totally out of keeping with the current small-scale residential development within the village.

I should be most grateful if you would take the above points into consideration when deciding on the proposed application.

Kind regards

Yours sincerely



Charles Olver

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="david sweetnam"/>
Address	<input type="text" value="The Old Vicarage, Mill Lane, Weston On The Green, Bicester, OX25 3QR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear sir / Madam, as a resident of Weston on the Green, I have very real concerns that the scale and location of this proposed development are completely out of keeping with a rural location. The building itself has absolutely no architectural merit and has just been plonked in the most unsuitable area with clearly inadequate thought about the effects it will have on the surrounding community. It is both deeply unwanted and unnecessary. We do not feel that any theoretical employment opportunities are real and can see little or no benefit to the neighbouring rural communities. This is aside from the fact that this proposed development is on the green belt. I strongly urge you to refuse this application. sincerely David Sweetnam"/>
Received Date	<input type="text" value="03/01/2020 13:23:13"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Carole Sweetnam
Address	The Old Vicarage, Mill Lane, Weston On The Green, Bicester, OX25 3QR
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the proposal of building a completely unnecessary water park on a green area of our county. The vast scale of this proposal is completely out of keeping with our rural location. Furthermore, the development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. Hotel rooms will only be available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight. No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so the economic benefits are retained by Great Wolf and not shared with local businesses in the local area. Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. The A34, A41, M40 already suffer from extreme congestion on a daily basis with accidents and road closures a regular occurrence. Finally, I wish to highlight the impact on the environment. An enormous amount of water will be used from Cherwell's already short supply. This will go against Cherwell's own consultant's (Tyrens) recommendation which refers to the need to "reduce water demand in this highly water stressed area". This project is unwanted and totally unnecessary for this area. Planning permission must be withheld on behalf of local residents by the local authority. Anything less will be a betrayal of local residents.</p>
Received Date	03/01/2020 17:15:19
Attachments	

**5 The Sergeants Mess
The Garden Quarter
Caversfield, Bicester
OX27 8AD**

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

12 December 2019

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

Dear Sirs,

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

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

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

Bicester Golf Club will no longer be viable, members cannot play on a 9 hole only course. They will have to find alternative facilities which thereby necessitates even more vehicle movements. The traffic impact cannot be underestimated. Bicester has grown in recent years beyond all recognition, the building of Kings Mere, the industrial units, hotels and shops surrounding this area has meant many roads being widened or actually created to try and alleviate the problem. Can the A4095 which will be the main road in and out of this development really carry this volume of traffic?

Yours faithfully,


Thelma Thomas

Date: 6.2.20

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

THE STABLES,
KIRKINGTON PARK
OXFORDSHIRE
OX5 3JN

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

Dear Sirs,

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

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

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

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

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

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

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

Yours faithfully,



(sign)

ANNE MILLAIS

(print)

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Mark Habib
Address	The Stone Barn,1 Home Farm Close,Chesterton,Bicester,OX26 1TZ
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposed development is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. I therefore strongly object to the proposed development. My reasons are as follows: 1) The development is in an inappropriate location on the edge of a small village. The development includes 900 car parking spaces with a significant reliance on car travel which is in contradiction of Cherwell's strategy of reduced car usage. 2) The existing road infrastructure, as well as the surrounding villages, cannot cope with the 1000+ daily increase in traffic volume, plus significant construction traffic. The local roads are already congested, with Chesterton being a major 'rat run' during the many traffic issues that occur frequently on the A34 and M40. 3)The development comprises circa 500,000 square feet of buildings on a greenfield site which will have significant and irreversible impact on the local landscape. 4) The development poses a significant loss to existing leisure amenities. It is clear from the company accounts that the 18 hole golf course is financially viable and so there is no reason to reduce it to a 9 hold golf course. Golfers want 18 hole golf courses and so this means that players will have to travel further to an 18 hole course, again increasing reliance of car travel. 5) The proposal is totally contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'. The proposed development does not address this in any way. 6) There will be no financial benefit to local businesses as the development had been designed to retain all services on site. No local businesses support this development.</p>
Received Date	20/12/2019 11:22:20
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Mona Thomas
Address	The Stone Barn,1 Home Farm Close,Chesterton,Bicester,OX26 1TZ
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the proposed development. The proposed development is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. In addition, the development is not sustainable as it is inappropriately located on the edge of a small village (in the US they are located near large cities) and our existing road infrastructure, as well as the surrounding villages, cannot cope with the 1000+ daily increase in traffic volume, plus significant construction traffic. The local roads are already congested, with Chesterton being a major 'rat run' during the many traffic issues that occur frequently on the A34 and M40. The development poses a significant loss to existing leisure amenities. It is clear from the company accounts that the 18 hole golf course is financially viable and so there is no reason to reduce it to a 9 hole golf course. Golfers want 18 hole golf courses and so this means that players will have to travel further to an 18 hole course, further increasing local traffic. 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. It is clear from the proposals therefore that there will be no financial benefit to local businesses as the development had been designed to retain all services on site. For these reasons I strongly request that planning permission NOT be granted for this development.</p>
Received Date	20/12/2019 11:33:18
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Anthony Thomas
Address	The Stone Barn,1 Home Farm Close,Chesterton,Bicester,OX26 1TZ
Type of Comment	Objection
Type	neighbour
Comments	<p>I 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. This is currently a beautiful 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 require new employees travelling some distance 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. I strongly object to this unwanted and unneeded proposal, completely out of keeping with its rural location, and ask that it be refused.</p>
Received Date	21/12/2019 11:22:20
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Dr Andrew Thomas
Address	The Stone Barn,1 Home Farm Close,Chesterton,Bicester,OX26 1TZ
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the proposed development as it contravenes both national and local policies including: National Planning Policy Framework (2012) Planning Practice Guidance (2014) Cherwell Local Plan (2011-2031) PSD1: Presumption in Favour of Sustainable Development ESD10: Protection and Enhancement of Biodiversity and the Natural Environment ESD13: Local Landscape Protection and Enhancement ESD15: The Character of the Built and Historic Environment Cherwell Local Plan 1996 (saved policies) Sporadic development in the open countryside There are likely to be upwards of 2000 vehicle movements a day. This is not sustainable on a road system that is already frequently congested, with roads around Chesterton being little more than narrow country roads. The proposal suggests there will be benefit to local businesses. Visitors stay at complexes like these (as in the US) for at most two nights, with all services including meals and being provided on-site. The likelihood therefore of visitors to the complex venturing into Bicester for meals or other entertainment is likely to be minimal. The proposal suggests there will be additional employment opportunities. The required number of staff is considerable more than the local number of unemployed people. This will require potential employees to be brought in from elsewhere, further increasing congestion on the roads. The majority of the potential employees will be low skill, low wage employees which is at odds with the stated desire of Bicester - as part of the Oxford - Cambridge arc - to encourage high skill, high technology employers. On this basis I strongly object to this unsustainable development.</p>
Received Date	09/03/2020 12:52:04
Attachments	



30 December 2019

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



From:
George R. Biry
The Studio House, Bignell Park
Chesterton
Oxon OX26 1UE

REF: Great Lakes Uk Ltd. - Planing Application No. 19/02550/F

Dear CDC Planning Committee,

I object to the application for a large scale water theme park in my village of Chesterton.

When we first learned of the idea of such a grand scale plan for our small village we were sure it was not true, as why would any Planning Committee even consider such a plan for such a small village within an already heavily traffic congested area.

Now, after reading through reports that have taken time and money to understand the grave impacts on small Chesterton as well as the continually growing town of Bicester and the surrounding small villages, we are struggling as a community of people to understand why did this proposal ever become true?

We know all of you must know about the many serious negative impacts such a proposal would bring into our area and community.

As we understand this proposal is not in accordance with any local development plans and the list of negatives include that the proposed location is totally inappropriate with additional considerations on the landscape and the terrible traffic impact. To me these three are high on the list of great concern.

With the many other recent developments built and the great number of newly approved proposals in our area we know how difficult the traffic issues are and will become and to add this Great Wolf water park plan would just tip everything over the edge.

I do not support this planning application and vote No to the proposal.

Kind Regards,


George Biry

20 December, 2019

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



FROM:
Matthew Biry
The Studio House
Bignell Park
Chesterton
Oxon, OX26 1UE



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

Dear Sirs,

I am writing this letter to object to the application for a water theme park in the village of Chesterton, just outside of Bicester.

My parents and our neighbours and friends have been carefully listening to talks and reading about the large number of reasons why this water park should not be built in Chesterton.

While so much of the information that has been shared is of great concern, they have been discussing the whole landscape and environment impact on this greenfield site so close to our small village as well as others in close proximity.

I am now understanding more clearly about the whole landscape, ecological, light and traffic pollution disruption and dangers that would arrive with such a development.

Because of this I do not support the development of a water theme park in Chesterton.

Sincerely,

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

Matthew Biry

20 December, 2019



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

FROM:
Gaye C. Stenard
The Studio House, Bignell Park
Chesterton
Oxon OX26 1UE

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



Dear CDC Development Planning,

I strongly object to the application for a very large scale water theme park in my small village of Chesterton.

Looking at all of the research results that have been shared with the local communities I am very concerned about the enormous amount of traffic that will be attempting to travel through Bicester, Chesterton and the surrounding villages.

I moved into this village over 25 years ago and have watched the increased development of homes and businesses in this area during these years. With this has arrived a huge amount of traffic causing unbearable congestion and pollution through our village as well as in the surrounding villages and Bicester. With each new approval of development plans came promises of infrastructure changes to reduce congestion and allow safe and timely travel for all of us. I would suggest all Development Planning employees and other officials spend a few days to attempt to travel around our villages and Bicester throughout different times during the day to understand the detrimental impact that is present now and this will certainly help one to imagine how these negative impacts will continue to grow with a water theme park.

Common sense and respect has to be used when reviewing the carefully researched reports that share the enormous negative impact on the traffic, safety, environment, wildlife, as well as the impact on all local businesses attempting to offer jobs to local residents and keeping them employed, which allows these businesses to continue sharing their services to all of us. I cannot see a clear offer by the water park developers that their plan will be of benefit to our communities. With the encouragement to sleep and use the services on offer only at the water park, how does that offer any substantial positive business opportunities for the surrounding villages and town of Bicester.

Because of my concerns after reviewing the carefully organised reports against the water theme park, I vote NO to their proposal.

Kind Regards,


Gaye Stenard

Date: 12th December 2019

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

Address:

“THATCHED COTTAGE”
NORTH GREEN
KIRTLINGTON OX5 3JZ

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

Dear Sirs,

I wish to object strongly to the above-mentioned application.

It is on **agricultural land** and although permission has been given for a golf course on that land, it still remains agricultural as it does continue to need cultivating.

It does not satisfy the provision of **low income housing** nor affordable housing for locals.

The **felling** of a large number of trees does not fit the need for more trees in the U.K

Current infrastructure such as water, sewage, roads etc is insufficient and unsuitable for such an influx on top of all the buildings etc that have been recently built in this part of Cherwell.

A Disney Land type of recreation whereby hotel residents are not encouraged to go outside and thus **no benefit** to the local businesses and locals will not easily gain access to visit the site if, in the unlikely event, they wanted to. Further expansion on these major objections are stated below.

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 and recurrent 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 throughout the 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 economic benefit to local businesses, if any.

With the loss of 9 holes of a beautifully landscaped golf course, how will the remaining 9 holes be safeguarded? 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,

From: Dusan Gavrilovic
Sent: 11 December 2019 21:39
To: DC Support
Cc: Chesterton Parish Council Clerk
Subject: Great Wolf Resorts Objection Letter Planning application No: 19/02550/F

Kathleen Gavrilovic
The Tithe Barn
Manor Farm Lane
Chesterton
OX26 1UD
11th of December 2019

Great Wolf Resorts Objection Letter

For the attention of Ms Clare Whitehead,

Planning application No: 19/02550/F

I wish to strongly object to the proposed development of the Great Wolf Resort in Chesterton of the resort based on the following reasons.

The roads in Chesterton can not cope with the existing traffic and we already experience major traffic congestion on regular basis, let alone with the possibility of a proposed thousand plus increase in traffic as well as construction traffic.

Chesterton Golf course has been an 18-hole family golf course for several decades, taking that away from the community would be a loss of a sports facility, and it would mean a further commute to find alternative golf courses.

It will also disrupt the ecological habitats for wildlife. I am not an expert in this field, but taking away any green space will have an impact on the wildlife habitats.

It is an inappropriate position for a resort to be built and they should have worked carefully with Cherwell, securing a sight through the correct local planning processes.

Planning authorities are obligated to taken the local residents view into account when determining an application. The proposed development of Great Wolf Resorts is not in the best interests of the residents of Chesterton, nor the local community of Bicester. I strongly urge you to consider our objections.

Look forward to hearing from you soon.

Yours sincerely
Kathleen Gavrilovic

From: Dusan Gavrilovic
Sent: 11 December 2019 21:07
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Cc: Chesterton Parish Council Clerk
Subject: Great Lakes Uk Ltd - Planning Application No: 19/02550/F

Dusan Gavrilovic
The Tithe Barn
Manor Farm Lane
Chesterton
OX26 1UD
11th of December 2019

Great Wolf Resorts Objection Letter

For the attention of Ms Clare Whitehead,

Planning application No: 19/02550/F

I am writing to you to oppose proposed development of the Great Wolf Resort in Chesterton. I wish to strongly object to the development of the resort based on several reasons.

1. Its inappropriate position on the edge of a village.
2. It takes away an 18 hole golf course which means driving to alternative golf courses.
3. It will disrupt ecological habitats for wildlife.
4. It will impact the landscape and views of the village.
5. The existing roads can **not** cope with the increase in traffic volume and with the possible construction traffic, which **already** experiences major traffic congestion.
6. This is of no economic benefit to local businesses as all guests of Great Wolf stay on site and use their bowling alleys, restaurants, retails shop etc.
7. Great Wolf Resorts should have worked closely with Cherwell in order to secure a sight through the correct local planning processes.

Overall, the proposed development of Great Wolf Resorts is not in the best interests of the residents of Chesterton, nor the local community of Bicester. I urge you to consider our objections.

Look forward to hearing from you soon.

Yours sincerely
Dusan Gavrilovic

1.
8th December 2019

Mr Jacob Trefethen
The Tower House
Little Chesterton
Bicester OX25 3PD

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 must object strongly to this planning application. The proposal is not at all in accordance with the local development plan and I do not think that there are any material considerations that would warrant planning permission being granted.


I live for part of the year in San Francisco. However I regularly visit relatives and friends in both Chesterton and little Chesterton. The proposed site (which is on the edge of a very small village) is a massive 500,000 sq. ft of built form on what is currently an ecological green field site. This will irreversibly disrupt ecological habitats. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. In short, this will be a disaster for the locality, not to say the abundant wildlife that will be destroyed.

Another huge issue is the traffic impact. Travel in this area is already very difficult. The existing road infrastructure, and that of surrounding villages, is currently over used, crowded and dangerous. When I hear that there might be an extra 1000+ daily increase in traffic volume, plus construction traffic, I hate to imagine the dreadful impact. A very large new car park is proposed. This would lead to far too much extra traffic – how are the little local roads going to cope? This proposal would also mean more redirected traffic onto the A34, which is already frequently blocked and a big problem. In my view the proposed development is obviously in a very ill-advised place.

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

In summary, there are numerous reasons why this planning application is completely contrary to the local development plan. It should be immediately dismissed.

Yours sincerely



Mr Jacob Trefethen

1.
10th December 2019

Ms Emma Trefethen
The Tower House
Little Chesterton
Bicester OX25 3PD

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 object very strongly to this planning application. The proposal is not at all in accordance with the local development plan and I do not think that there are any material considerations that would warrant planning permission being granted.

I live for part of the year in the USA. However I regularly visit relatives and friends in both Chesterton and Little Chesterton, both of which are right next to the proposed development. The proposed site (which is right next to these very small villages) is HUGE. It totals a massive 500,000 sq. ft of built form on what is currently an ecological green field site. Ecological habitats will be completely ruined. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. In short, this will cause irreversible damage to the ecosystem.

The worst problem is the traffic impact. The existing road infrastructure, and that of surrounding villages, is currently totally overcrowded. The impact of an extra 1000+ daily increase in traffic volume, plus construction traffic, will be a calamity. A very large new car park is proposed. This would lead to far too much extra traffic – how can the roads cope? Surely the proposed development is just in the wrong place altogether.

Overall, this is a terrible proposal that will do untold damage to the locality and wreck many people's lives. There are many reasons why this planning application is completely contrary to the local development plan. It should not be granted.

Yours very sincerely



Ms Emma Trefethen

1. 10th December 2019

Professor Anne Trefethen
The Tower House
Little Chesterton
Bicester OX25 3PD

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

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

Dear Ms Whitehead

The planning application referred to above is completely ill-conceived and I wish to object to it. It seems clear that 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 proposed site, on the edge of a small village, comprises 500,000 sq. ft of built form on what is currently a green field site. This will irreversibly remove important green infrastructure and disrupt ecological habitats. The proposal will also lead to significant and irreversible impact on the landscape and views of the site.

The most worrying aspect of this ill-conceived proposal is the traffic impact. The existing road infrastructure (and that of surrounding villages) already can't cope, and the extra 1000+ daily increase in traffic volume, plus construction traffic will have a dangerous impact. Chesterton is already an acknowledged 'rat-run' and suffers from major traffic congestion as an escape route from the M40 or A34. The routing plans via already stressed routes such as Middleton Stoney, Weston on the Green and Wendlebury are a disaster. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems. Put bluntly – it is in the wrong location.

I also think that this proposal runs contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'. Hotel rooms will be available only 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.

Additionally, no local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc, so all economic benefits are retained by Great Wolf and not shared with local businesses in the area. Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements.

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

There has been a woeful lack of consultation. With potentially over 2,000 visitors each day this proposal will have a significant impact on the area. I would have expected Great Wolf to have worked with Cherwell to be allocated a site through the correct local plan process. Instead, this is a speculative planning application in the wrong location and should be refused on this basis.

There are numerous reasons why this planning application is unwise, unsafe, and completely contrary to the local development plan. Please dismiss it.

Best regards



Anne Trefethen

1.
7th December 2019

Professor Alistair Fitt
The Tower House
Little Chesterton
Bicester OX25 3PD

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 wish to object in the strongest possible terms to the planning application referred to above. It seems clear that 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 proposal is completely unsustainable and would be in a totally inappropriate location on the edge of a small village. The development includes a massive 900 car parking spaces with a significant reliance on car travel – this is completely at odds with the Cherwell Strategy of reducing car usage.

The proposed site comprises 500,000 sq. ft of built form on what is currently a green field site. This will irreversibly remove important green infrastructure and fatally disrupt ecological habitat. It will also have a significant and irreversible impact on the landscape and views of the site.

The traffic impact will be catastrophic. The existing road infrastructure (and that of surrounding villages) is already woefully inadequate, and will be completely unable to cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already a dangerous 'rat-run' and experiences major traffic congestion as an escape route during the frequent traffic issues on M40 or A34.

The proposal contains unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.

The proposal adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks already cannot cope with this additional traffic - the proposal is clearly in completely the wrong location.

The proposed design is inefficient and poor. The proposed low-rise design, to ensure it is less visible, has meant that the buildings and car parking have spread across the site having significant urbanising impact on this rural location. The proposed scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks: this is not in keeping with the local area. Schemes in such a location should be of small scale, composed 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.

It seems that there has been a complete 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.

In conclusion: this is a speculative planning application in the wrong location and should be refused on this basis. The ecological impact will be enormous, the loss of green field habitat will be disastrous and the application should be refused.

Yours sincerely



Professor Alistair Fitt

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	
Name	Mrs L Talbot
Address	The Warren, Northampton Road, Weston On The Green, Bicester, OX25 3QX
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. I would like to register my objection to the Great Wolf resort. A development of this size would normally be located near a city, not the English countryside and small villages where the roads do not sustain this extra traffic. The development is unsustainable, it is planning a car park for 900 cars with no aim of reducing car usage which totally goes against the Cherwell strategy of reducing car usage. If as the developers suggest people are going to be arriving by train why is there a huge car park. This huge structure will disturb wildlife habitat corridor which would have significant effect on all the surrounding villages. Less badgers, foxes, rabbits, deer, hedgehogs, newts, frogs and deterring wildlife with a knock on effect with insects too. The development will be 2/3rd tarmacked or concreted how is this going to help wildlife. This development is going to be 4 storeys high and it is implied it will not be visible, I think that is highly unlikely. It will also cause light pollution. It will have a significant and irreversible impact on the landscape and views of the site. The design is not in any way in keeping with the local area. Only small scale detached buildings at low height should be approved in that area enhancing it, not some huge carbuncle. The square footage is twice the size of Bicester Village. The effect on traffic in the area is going to be enormous, whichever way people plan to get there will cause enormous impact on surrounding villages and roads. A sat nav is likely to send it through my village and we already have terrible traffic problems which we are trying to resolve and this will just add to our problems. We cannot cope with another 900 cars using our roads and going through our villages. One of the routes is on the A34 and then straight through Weston on the Green, the A34 also already has enormous traffic problems as well at all times of the day and night. There are already significant accepted proposals in the surrounding area, Kingsmere, Bicester Gateway and Bicester Heritage, we do not need this extra proposal. To get to and from Bicester because of present developments is already causing traffic problems, so how much more is this development going to produce. too much is the answer. The routing plan submitted via Middleton Stoney, Weston on the Green and Wendlebury (apart from poor Chesterton), are inappropriate. It is suggested this will create jobs, we do not have an employment problem in Bicester so this means more traffic with employees going to work. This development will be using an enormous amount of water, how is that going to impact on our water access, and quality. Water Parks need to be disinfected, treated and discharged on a large scale. where and how is this going to happen and what effects to wildlife and surrounding villages. Has an air quality survey been conducted? As said before there will also be light pollution from this huge development. This is also an expensive tourist attraction and will not be affordable for the local community, plus visitors to this type of attraction are hardly likely to go outside and benefit our local businesses. Local people's opinion matter and I hope this development is not approved. This is a totally inappropriate development for an Oxfordshire Village.</p>
Received Date	02/01/2020 13:28:34
Attachments	

Date:

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

Insert sender's address:

Sheila O'Halloran
Apt manager
The White Hart
Bicester -

OX262TB

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

SHEILA O'HALLORAN

SIGNATURE

PRINT NAME

To submit comments electronically visit:

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

Mr Andrew Tennant

The Willows

Mullberry Close

Feltwell

Thetford

IP26 4AZ

3 Jan 2020

Ms Whitehead

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Application ref: 19/02550/F

Dear Ms Whitehead,

I write with firm objections to the planning application detailed above which has been submitted by Great Lakes Ltd. I visit Chesterton twice a month and play golf on the proposed site. There are so many reasons why this plan should be refused as so many people have already eloquently stated.

I would like to highlight the traffic issue. In my opinion the proposed location is completely unsuitable and unsustainable with the already overloaded infrastructure around the small historic village. To include a 900 space car-park which indicates all travel will be by car completely contradicts the Cherwell strategy of reducing car usage across north Oxfordshire. The local roads can scarcely cope with the existing traffic levels and to then add over 1000 additional vehicle movements, which in all likelihood to and from plus workers and deliveries would be more like 1500 per day. The A4095 is already "rat-run" compounded when the A34 / M40 (junction 9 -10) has issues. The Great Wolf plans for travel via Weston on the Green and Middleton Stoney is ludicrous. People coming from London or Birmingham ends of the M40 will simply take the quickest possible route on their "sat-nav" device / app and the small villages and Hamlets will be overrun.

Air quality already greatly diminished by the volume of traffic will be further affected along with the increased 24 / 7 noise levels from the volume of traffic. To add to the infrastructure issues there is no pathway either lit or unlit from the two main ends of the village back to Bicester placing even more reliance on car use especially in the spring, autumn and winter months especially for employees. With the proposed development being self-contained with all amenities onsite there is zero benefit to the local economy. All supplies for this vast complex would not come from local business but from cheap wholesalers, I note that 10 trucks a day supply the golf club so imagine the no required to keep the waterpark going adding to the congestion and pollution.

I would ask that the council stick to their principles and plans and heed the concerns of hundreds of residents that do not want this ridiculous, inappropriate waterpark to ruin their communities.

Regards

A Tennant

Date:

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

Address:

Threeways
Alchester Road
Chesterton
Bicester
OX26 1UW

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)

P PRITCHARD

(print)

Please add any additional comments here:-

This lady, Phyllis Pritchard, had a stroke but wanted her wishes registered. She is 93 years old and was born in Chesterton and never moved from the village.

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Kirsteen Hutt
Address	Top Green Cottage,Alchester Road,Chesterton,Bicester,OX26 1UQ
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sirs, I wish to strongly object to this planning application on the grounds that this proposal is not in line with the local development plan and will adversely affect the local community as well as the surrounding areas. The proposal is unsustainable due to its location on the edge of a small historic village, which already suffers from an existing road infrastructure unsuitable for the amount of cars which use it daily. This road infrastructure is a well known rat run at the best of times, let alone when the A34 or M40 experience any major traffic disruption, which is quite frequent, and most traffic diverts through Chesterton either due to local knowledge or sat nav advice. To propose routing plans which would push more traffic through the local villages and onto the A34 and M40 at a heavy congested junction would only add to the traffic problems. An additional 1,000 vehicle movements would only add to the frequency of traffic delays and congestion. This would also be on top off of the additional vehicles from the warehousing units being built on the Middleton Stoney road, the ongoing development of Kingsmere, the opening of Bicester Gateway and the increased traffic from Bicester Village. The impact of increased traffic will also affect the local area from an environmental perspective. Building on a Greenfield site is irreversible and will affect the landscape for the local people as well as local wildlife, affecting the biodiversity of Bicester for years to come and our future generations. This proposal is contrary to the council's strategic aim of prioritising knowledge based businesses, and sustainable long term employment. Local unemployment is relatively low so Great Wolf will be targeting a limited pool of candidates in direct competition with small, local Bicester businesses. This will generate a 'salary war' to attract candidates, which will not encourage wage growth but likely put small businesses out of business who can't compete with rising wages and benefits. Alternatively, Great Wolf will recruit from outside of the area which will not benefit the economic performance of Cherwell or offer opportunities for local people. Great Wolf is also planning to keep all guests on site and therefore local businesses will not benefit from the increased visitors in the area to purchase goods or services. For the above reasons, and to ensure the longevity of the local area, I strongly request that planning permission is not granted for this application. Yours sincerely, Kirsteen Hutt</p>
Received Date	02/01/2020 21:14:26
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	
Name	Kenneth Hutt
Address	Top Green Cottage,Alchester Road,Chesterton,Bicester,OX26 1UQ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to strongly object to the application on the grounds that 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 route to the resort along the A4095 through Chesterton and Alchester Road is often crossed by the local Primary School, recently it has been used for cycling proficiency. The increase of traffic for the 2,000 visitors per day through the village will make this unsafe having a negative impact on the well-being within the community. The traffic calming measures currently in place through the village which includes lane narrowing and speed humps to slow down traffic are only suitable for low volumes of traffic. This will be unsuitable leading to a significant increase in congestion in and around Chesterton having a negative environmental impact on the area with increased emissions. Areas impacted by the development are within conservation areas, the increase in traffic and design of the resort will have a negative impact to the heritage of the local area damaging the character and appearance of the area. As the Great Wolf Resort is being marketed as a self-contained resort with facilities only for resort guests there will be minimal economic opportunities for the local area. As such it has no support from the businesses in the community. The proposal will lead to a significant reduction in green space on the current site having a negative environmental impact on the biodiversity of the area. From all of the points above the Great Wolf Resort will lead to a significant reduction in desirability of the local area, this will lead to a reduction in growth of Chesterton and the wider Bicester area. All of this leads to a proposal that does not meet any of the target outcomes of the Cherwell Local Plan and planning permission should therefore not be granted for this application.</p>
Received Date	13/12/2019 10:13:33
Attachments	

Tree Cottage
Bletchington Road
Kirtlington
Oxfordshire
OX5 3HF



9th January 2020

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 most strongly to the proposed application for a large water theme park in the small village of Chesterton. It is totally unsuitable for this location and not in line with the local development plan.

The local roads and lanes are already under pressure from sustained traffic noise and pollution and this substantial proposed development can only create a larger volume of increased traffic, with attendant issues for health and well-being of the local area and its residents, already under pressure. I can see ~~not~~ no economic or social benefit

of this private resort and can only fear the ramifications of traffic and congestion already adversely affected by drivers using local roads to avoid hold ups on M40, A34, A41, A4095 and B430. My village is already very busy. I fear the loss of a stunning greenfield site and its current sporting facility for this unwarranted large scale private development.

Again, I object most strongly to this planning application which is not in keeping with its rural location. I would ask you to refuse permission for it to go ahead.

Yours sincerely

S. M. BROWN

Date:

16.2.20

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

Address:

Mrs Betsan Hemmings
Vallandry
South Green
Kirtlington
Oxfordshire OX5 3HJ
Tel: 01869 350195

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

Dear Sirs,

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

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

This will be a private resort attracting a proposed 500,000 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The conference facilities will also attract an unknown but substantial extra number of car movements and resulting congestion.

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

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

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

Yours faithfully,



(sign)

(print) MRS B HEMMINGS

Please add any additional comments here:-

*It could totally spoil the beautiful
country village.*

Linda Porter
Vicarage Farm
Chesterton
Bicester
OX261TE

15 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: 19/0255/F

Dear Ms Whitehead,

I am writing to strongly object to the above noted planning proposal, which does not support the local Cherwell Development Plan for the Chesterton and Bicester area and is totally unsustainable. Basically it is the wrong thing in the wrong place and there are no material considerations that would warrant planning permission being given.

The local exhibitions given by Great Wolf Resorts (Wolf Resorts of Great Lakes UK) did not adequately address local concerns and indeed demonstrated a lack of knowledge and appreciation of the rural area.

My key areas of concern are:

Unsustainability:

The extent of “planned appropriate development” in the Cherwell area, as referred to in the Cherwell Development Plan is already immense and diverse, particularly in the Bicester area. The development plan includes a significant increase in housing development, improvements to rail and road connections, improvements to infrastructure, promotes investment in high technology and innovation providing higher value employment opportunities. All this, with an apparently balanced consideration to quality of life and well-being of local residents, respect for our rural areas and villages, providing future quality long term quality employment opportunities for young people and securing dynamic town centres.

The proposed large private corporate project of Great Wolf Resorts in Chesterton village is not in accordance with these plans and would potentially derail some of the “appropriate planned developments” due to it’s size and impact on local infrastructure, rural landscape and local communities.

With the existing planned appropriate development supporting infrastructures are already under great strain. Adding a private profit making enterprise with no requirement for local investment in infrastructure (as required for developers), no usage for local residents and no provision for high quality employment and with its decimation of rural areas is unsustainable.

Transport issues, existing water supply and waste issues, air light and noise pollution, potential subsidence in the area would all cause a significant negative impact on the local natural environment and well-being of local residents should the construction of such a resort be allowed.

This is clearly a project for corporate gain with no regard to the local development plans and community needs. In times of limited national economic growth and austere times ahead, a development of this type should not be a priority for the Cherwell area.

Landscape and ecological impact:

The Cherwell development plan states that “development in open countryside should be strictly controlled and rural areas protected”.

Locating the proposed resort on the edge of a beautiful rural village in a rural area would destroy the village of Chesterton, surrounding natural countryside and also significantly impact neighbouring villages. The Cherwell Development Plan states an objective “to avoid sprawl and ensure growth avoids adverse environmental impact”. The proposed resort directly contradicts this objective and others in the development plan including the “need to support woodland and wildlife sites”.

Trees would be destroyed, no matter what assurances are given, the resort will find ways to do as they wish if planning is granted, even if subjected to conditions and fines. Natural wildlife would be severally disrupted as the area is a haven for many country species of animals, birds, amphibians and insects. These would cease to exist in the area under the proposed plans.

The proposal to have 500,00sq ft of buildings on the site would be like having four massive Tesco extras on your doorstep! The size and expanse of the project should not be underestimated. This together with a 900 space car park would totally obliterate the landscape and rural views of the area. In addition, having an unsightly water park structure and tower is not in keeping with existing village and rural structures and would bring an urban and industrial look to what is currently a rural landscape. The proposed size of the resort is too big for the location and countryside setting.

Traffic Impact:

Another significant reason the proposal is in the wrong location is the negative impact it would have on the existing already overloaded road infrastructure.

The current planned appropriate development of residential homes, retail, business and hospitality around the Bicester area already putting a strain on local traffic, community and leisure amenities, which will increase as these developments near completion.

Chesterton and the surrounding villages are already used as a rat run to avoid the overly congested A34, A41 and junctions 9 and 10 of the M40. These narrow country roads are unable to take the existing traffic and with the current developments in the Bicester area the situation will become even more unsustainable.

The proposed Great Wolf resort will exacerbate traffic congestion in Chesterton, the surrounding area around Bicester and the A34, A41 and junctions 9 and 10 of the M40 and have a negative impact on potential investment and visitors.

In fact the impact on the roads would not just affect the local area around Bicester, also have an impact on other counties such as South Northamptonshire with the existing bottleneck at junction 10/A43 and Buckinghamshire roads on the A41. The impact on neighbouring counties should also be considered.

The Cherwell Development Plan also states the “need to reduce dependence on travel by car”. Assurances from Great Wolf that they may initially provide buses for visitors and staff from the Bicester stations rail stations to reduce the impact on local traffic are unlikely to be a long-term solution. Experience would suggest that families with young children and luggage are unlikely to travel by public transport to the resort, as it just isn't practical for many. The proposal plans still include a 900 space car park, so the expectation must be that this is required!

Visitors, staff and deliveries etc from such a large resort would have a definite impact on the local road infrastructure.

Lack of economic benefits:

The Cherwell Development Plan states there is “a priority for economic growth in Bicester to maximise benefits from its location including high value and knowledge based business”. There should be “investment in the high performance engineering sector innovative business investment and creation of high value employment develop a more diverse economy with an emphasis on attracting and developing higher technology industries strengthen the areas profile with performance engineering and support investment for new technology innovation”.

All these strategic objectives would create much stronger and sustainable long-term economic growth in the area. The proposed resort does not provide highly skilled jobs with long-term prospects, but offers only low skilled and low paid opportunities in hospitality and retail. These would not provide the long-term strategic growth required in the area. There already exists in the area opportunities for lower paid hospitality and retail, with more arising with the planned and approved local developments. There is low unemployment in the area and the existing opportunities in retail and hospitality are difficult to fill. The workforce would need to come from outside the area, resulting in even more road congestion.

The proposal for the Great Wolf Resort does not contribute to the long-term economic growth of area and does not fit either the strategic objectives of the Cherwell Development Plan.

In summary, for the reasons above and indeed many others, the proposal for a Great Wolf Resort in this area is unsustainable and not in accordance with local development plans. As I have said above, it is basically the wrong thing in the wrong place and totally unsuitable for the area.

Kind regards

Your sincerely



Linda K Porter

Richard J Porter
Vicarage Farm
Chesterton
Bicester, OX26 1TE
[REDACTED]

15 December 2019

Ms 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 in response to the above planning application and proposal, which I have to say up front is fundamentally flawed and not in accordance with any aspects of the local development plan. I can therefore see no material considerations that would warrant planning permission being granted.

I have set out below my rationale and justification for this assessment.

1. An unsustainable development and associated design

The development is in a wholly inappropriate location on the edge of a village and includes provision for 900 car park spaces, with a significant reliance on car travel. This in itself goes fundamentally against the Cherwell Strategy of reducing car usage. Furthermore, the village no longer having an 18 hole golf course will result in the existing golf club members having to drive to alternative 18 hole course, creating further unsustainable and increasing car travel.

In addition, the construction of 500,000 sq ft of buildings on this greenfield site (the equivalent of 3 Tesco Extras, I might add!) will irreversibly remove important green infrastructure and will disrupt ecological environments. It is an inefficient and bad design. The proposed low-rise design, to mitigate its visibility, means that the buildings and associated car park spread across a large part of the entire site, resulting in a significant urbanising impact on this rural location. Furthermore, the 500,000 sq ft scheme comprises two/three overbearing large blocks, which are wholly not in keeping with the local area.

Schemes in such a rural location should be of small scale, detached buildings at low height (similar to the existing golf club and hotel), enhancing the character of the local area as outlined in Cherwell Council's Design Summary, 2008. It can only be said that this development will be an ugly blot on the landscape.

With potentially over 2,000 visitors each day this proposal will have significant impact on the area, therefore Great Wolf should have worked with Cherwell Council 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.

2. Traffic impact

The existing road infrastructure around the proposed site and that of the surrounding villages would not be able to cope with the extra 1,000+ daily increase in traffic volume, including the construction traffic to build a development of this scale. The village of Chesterton is already a "rat-run" for many drivers and experiences major traffic congestion as an escape route during the regular traffic issues on the M40 or A34. The current proposed routing plans via already stressed routes such as Middleton Stoney, Weston on the Green and Wendlebury are wholly unacceptable. The proposal would also direct traffic onto the A34, which itself already encounters significant traffic problems. In addition, the proposal also adds to the numerous other significant proposals that have already recently been approved in Bicester (including Kingsmere, Bicester Gateway and Bicester Heritage). The road networks cannot cope with this additional traffic and therefore the proposal is in a completely wrong and ill thought out location.

3. No/little economic benefits for Cherwell and local areas

It goes without saying that this proposal is contrary to Cherwell Council's strategic aim of prioritising "Knowledge Based" business investment as a priority, thereby offering employment supporting the "Knowledge Economy". Hotel rooms will only be available to Great Wolf resort guests and this will not assist the growth of other businesses in the area providing their employees or business partners with a place to stay overnight.

No local businesses support the scheme to reinforce Great Wolf's suggestions of significant economic benefits. Great Wolf's business model is to keep all guests on site, using their own restaurants, bowling alleys, retail shops etc. so there will be little if no economic benefit for local businesses in the area – all profits and economic benefits will be retained by Great Wolf.

Local businesses are already finding it incredibly hard to recruit the employees that Great Wolf will be targeting. Therefore, as such Great Wolf will either take employees away from local businesses which will have a negative impact, or they will seek to bring in employment from other areas, adding further to traffic congestion noted above.

4. Loss of sports facility

The proposal will result in the reduction of the existing 18 hole golf course to 9 holes. The existing golf course and hotel is viable and shows no financial problems, however the reduction to 9 holes is likely to result in significantly reduced membership leading to a question mark over its future viability. Surely there should be investment plans to ensure the course remains viable and attractive to existing/prospective members, although a 9 hole course in itself is not that appealing given that golf is an 18 hole game. The golf course serves an important purpose in the local community for wellbeing and therefore its demise can only be detrimental. With the loss already of the North Oxford 9 hole course to housing, open space provision is rapidly disappearing in Cherwell and this can only be a further potential outcome of this proposal.

5. Ecological and environmental impact

The loss of a greenfield habitat would be a disaster for the ecology of the area and the abundance of wildlife that the existing site supports. Furthermore, the public outdoor space on the site will be right next to the motorway resulting in further deterioration in air quality and noise pollution from additional traffic, construction work and service vehicles. Light pollution will also be impacted in the adjacent area removing the rural feel and character of the area.

In summary this project is unwanted and totally unnecessary in the proposed location. As an immediate neighboring property, this proposal will create a carbuncle on what is a lovely rural setting and yield no benefit whatsoever for the local community. Planning permission must therefore be withheld on behalf of local residents by Cherwell Council as anything less will be a betrayal, so I strongly urge refusal.

Yours Sincerely

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

Richard J Porter

Date: 11th January 2020

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

Address:

Vicarage Farm
Chesterton
Bicester
Oxfordshire
UK
OX26 1TE

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.

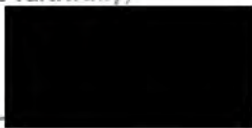
The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, 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)

BENJAMIN PORTER

(print)

Please add any additional comments here:-

Vicarage Farmhouse

Alchester Road

Chesterton

Bicester, OX26 1UQ

Development Manager

Cherwell District Council.

Bodicote House

Bodicote,

Banbury, OX15 4AA

8th December 2019

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

Dear Sir/Madam

I strongly object to the proposed Great Wolf Resort in our village on several grounds.

Firstly 500,000 visitors per year from all over the UK + up to 400 employees will significantly increase the traffic locally and have a negative impact on already congested roads such as the A34 and A41 as well as local roads like Howes Lane. I live in close proximity to the A4095 and am acutely aware of the 'rat run' down The Hale and along Akeman Street to join the B430 – all to avoid the existing congestion at Junction 9 on the M40. Access to the proposed site will also affect villages like Kirtlington, Middleton Stoney, Weston-on-the-Green and Ardley-with-Fewcott on the B430 or A4095.

Secondly the design of this Waterpark is totally out of character with the surrounding countryside. An 84' high tower is certainly not in keeping!

Thirdly there will be increased noise and air pollution, as well as light pollution during evenings.

Finally the benefits to our community are non-existent and with the low unemployment rate in the Bicester area filling the job demands will be problematic.

Please take note that I strongly object to this proposal.

Yours faithfully,

Victoria Sayer (Mrs)

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

Vicarage Farmhouse
Alchester Rd
Chesterton
OX26 1UQ

14th December 2019

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

Dear Ms Whitehead

I am writing to object to the proposed Great Wolf Resort planning application for the following main reasons:-

- It is unsustainable being located on the edge of Chesterton village on a greenfield site, obliterating the important green infrastructure and habitats.
- 500,000 sq ft of buildings are proposed which will permanently negatively impact on the local landscape and views.
- The existing road infrastructure through Chesterton and other surrounding villages wouldn't be able to cope with the forecasted 1000+ daily increase in traffic volumes. Chesterton is already a "rat run" and when there are serious road issues on the nearby M40 and A34 it suffers from serious congestion.
- This would just add to the numerous other existing/proposed projects eg Kingsmere, Bicester Gateway, BSA etc.
- There are no apparent benefits to the local community as rooms are only available to Great Wolf Resort guests and local unemployment is very low, so staff are likely to travel in from other towns, generating additional traffic and congestion to the already busy roads.

There are numerous other reasons for requesting that these plans be stopped including it being contrary to Cherwell's strategic aim regarding prioritising Knowledge Based business investment, loss of sports facility, deterioration in air quality, noise pollution etc.

This is a speculative planning application, in the wrong location and should be refused on this basis.

Your sincerely



Owen Sayer

Vicarage Farmhouse
Alchester Road
Chesterton
Bicester, OX26 1UQ

Development Manager

Cherwell District Council.

Bodicote House

Bodicote,

Banbury, OX15 4AA

8th December 2019

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

Dear Sir/Madam

I am writing to you as a 16 year old living in Chesterton who feels strongly that this application should be rejected on environmental grounds.

The development would have an unacceptable impact on our village with a very high Waterpark building, a very large Car Park and another large Hotel on a Greenfield area. We need more spaces for leisure not less and the proposal would create significant environmental harm.

- (i) The loss of 9 holes of the Golf Course which could mean that it closes.*
- (ii) The area is relatively open at present and it would erode the green nature of this site*
- (iii) It would be visually unacceptable & be seen from lots of village viewpoints including new housing*
- (iv) So many more cars would effect the carbon footprint as well as noise pollution*
- (v) Also the large Car Park would lead to more surface run-off, possibly leading to increased flooding.*

Please reject this application for our future living in the village.

Yours faithfully

Katy Hobbs



Vicarage Farmhouse

Alchester Road

Chesterton

Bicester, OX26 1UQ

Development Manager

Cherwell District Council.

Bodicote House

Bodicote,

Banbury, OX15 4AA

11th December, 2019

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

Dear Sirs,

I am writing to you as a resident of Chesterton for the past 15 years, during which time we have seen a huge increase in traffic on the A4095 due in part to the scale of new house building on Kingsmere and Elmsbrook and the 'need' to avoid Junction 9 on the M40. This unwanted development would lead to a further increase in traffic with up to 1,800 additional cars per day on local country roads including the B430 as well as the A 4095. This alone, given the frequent tailbacks on the A34 and on the A41, should lead to a rejection of this application.

The loss of 9 holes of the Golf Course is both unwarranted given that this advertised widely and is a real asset to the growing communities in the Bicester area.

In addition the visual impact of this projected waterpark would be enormous with an 84' high building, a 500 bed hotel housing 0 up to 2,000 visitors and an accompanying 900 car parking lot which suggests that most users will come by car.

Given these points alone the whole development is not sustainable in this location.

Please reject this unnecessary and unwarranted application to which I strongly object.

Yours faithfully,

Jack Hobbs



Date: 13.2.20

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

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

FLAT 4,
VICTORIA GATE,
1A VICTORIA ROAD,
OXFORD
OX2 7LS.

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)

OLIVER SOAR

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="John Strange"/>
Address	<input type="text" value="Village House,2 Pound Close,Kirtlington,Kidlington,OX5 3JR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This proposed development is so out of character for this part of Oxfordshire and, although admittedly it would produce some additional employment - [but what sort of jobs!?!] - (and in any case unemployment in the area is quite low), there is no way the infrastructure can cope with potentially 500,000 cars per annum: this would totally destroy and gridlock the surrounding roads and villages causing complete chaos. Road safety would become even more a major issue (as it is, when there are accidents etc on A34 or M40 around junction 9 traffic gets diverted through surrounding villages): add this proposed development to this issue and we would have complete standstill!!!"/>
Received Date	<input type="text" value="23/01/2020 10:03:19"/>
Attachments	

Date: 22/11/20

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

Address:

Wales Barn
Wales
Queen Camel
Somerset BA 22 7PA

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)

J. MORROW

(print)

Please add any additional comments here:-

I strongly object - Chesterton and area will be ruined.

Date:

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



Address:

Wensden Field House
Cherwell Rd,
Aynho
OX17 3AL

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)

Mrs G REYNOLDS

(print)

Please add any additional comments here:- Bicester Hotel, Golf + Spa is home to Bicester's only golf club. It is highly regarded and prestigious. I am privileged to have been a member for nearly 20 years + play the course several times a week. If the above application is approved it will destroy the course + leave the existing membership homeless.

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Rick Peter"/>
Address	<input type="text" value="West Green Cottage,Bignell View,Chesterton,Bicester,OX26 1UQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See Attached"/>
Received Date	<input type="text" value="02/02/2020 19:25:49"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Great Wolf Objection Letter - R Peter.pdf

West Green Cottage
Kirtlington Road
Chesterton
Nr. Bicester
Oxfordshire
OX26 1UQ

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

2nd February 2020

Dear Ms Whitehead,

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

I wholeheartedly object to this application for a large-scale water theme park in our small village of Chesterton.

This is currently a stunning greenfield site 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, A41, A4095 and B430 and especially the A34. 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.

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

Yours sincerely,

Rick Peter

West Green Cottage
Kirtlington Road
Chesterton
Nr. Bicester
Oxfordshire
OX26 1UQ

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

15th December 2019

Dear Ms Whitehead,

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

I wish to strongly object to the proposed development at Bicester Hotel Golf & Spa, situated in the village of Chesterton, for the reasons outlined below.

This proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. It is contrary to Cherwell's strategy of prioritising business investment which centres on R&D with associated spin offs. Hotel rooms on the complex will only be available to Great Wolf Resort guests, which will not assist growth of other businesses in the area by providing visitors or employees with overnight accommodation when required. It is difficult to foresee any economic benefits to restaurants, pubs, shops and similar leisure based enterprises in the local area, as it will be Great Wolf's aim to keep all guests on site to use the resort facilities that will be provided. With the very low unemployment levels currently enjoyed in and around Bicester, it will be difficult to recruit the staff Great Wolf will require without a detrimental effect on established local businesses in the leisure and retail sector (which will have a negative economic impact), or by recruiting from out of area (which will increase traffic movements).

Although there's already a leisure facility on the proposed site, it's modest in size in comparison with that which Great Wolf are seeking. I believe this would be unsustainable and constitute over-development in what is a rural area on the edge of a small village. Furthermore, 2018 sports studies indicate that the Bicester area currently has the lowest number of golf holes in the district per 1000 population. With the increase in population in the area through to 2031 and England Golf's aims to increase golf participation, increase number of members in clubs and the strengthening of clubs, the future golf provision in Bicester is showing a shortfall. The recommendation is that existing golf sites should be protected and that positive planning policies are adopted to enable the development of new golf provision. This proposal, if allowed, would destroy what is a well-established, thriving, and much-loved 18-hole golf course, replacing it with an unneeded / unwanted water resort, for the use of out-of-area guests.

The water park is to be housed in a building approx. 80 feet high (the equivalent of a seven storey block of flats) and, given the artist's impressions, is not designed to blend in with, or compliment, local architecture. The addition of outside water flumes protruding from the building cannot by any stretch of the imagination be aesthetically pleasing when situated in the north Oxfordshire countryside. Furthermore, a four storey high, 500 bedroom hotel, while acceptable in the vicinity of a large airport or city, would be of an overbearing nature in this context. The adventure park would most certainly cause a high level of noise, which given the prevailing westerly wind, would be carried towards the village. Additionally, a resort of this size would undoubtedly be a source of light pollution which would be of an unacceptable level in a rural area and potentially hazardous to M40 traffic. I do not believe that it would

be possible to provide screening, using shrubs and trees as proposed to a level that would overcome these problems

At present, nine holes of the existing golf course are covering the proposed area for the resort. Currently this is open ground where flora and fauna thrive; if this development were to go ahead their natural habitat would be destroyed.

The public right of way which crosses the site from the A4095 to Akeman Street, a distance of just under 1000 metres, would need to be diverted. Although I'm sure this is possible, and is mentioned in the proposal, a footpath across what amounts to open countryside is a very different thing to walking around a purpose-built path surrounding a huge development incorporating a 900 space car park.

A resort that is hoping to attract 500,000 visitors a year and maintain a staff of 600 people will generate a huge increase in traffic locally. The roads in the area already struggle to cope with the large volumes of traffic that they currently experience and are frequently little more than car parks when problems occur on the M40 or A34 and traffic has to be diverted. Regardless of 'designated routes', if this development is permitted, the roads in Chesterton and the surrounding villages (many of which are minor roads, poorly maintained and are already used as 'rat runs'), will experience levels of traffic that they weren't built for and can't sustain. The huge increase in traffic will also have a significant impact on air pollution levels, which is not conducive to healthy living.

At full occupancy, the proposed complex could potentially have 2,000 visitors a day which would have a huge impact on the area; bearing this in mind Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process. This is a speculative planning application in the wrong location, which I hope will be refused.

Yours faithfully,

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

West Green Cottage
Kirtlington Road
Chesterton
Nr. Bicester
Oxfordshire
OX26 1UQ

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

23rd January 2020

Dear Ms Whitehead,

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

I wish to strongly object to the proposed development at Bicester Hotel Golf & Spa, situated in the village of Chesterton, for the reasons outlined below.

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, and 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 in my opinion there is no overall mitigation that would justify planning permission being granted.

The proposed site is not located within any defined settlement boundary, and thus is within the open countryside. The site isn't 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 water park is to be housed in a building approx. 80 feet high (the equivalent of a seven-storey block of flats) and, given the artist's impressions, is not designed to blend in with, or compliment, local architecture. The addition of outside water flumes protruding from the building cannot by any stretch of the imagination be considered an aesthetically pleasing addition to the north Oxfordshire countryside. Furthermore, a four storey high, 500 bedroom hotel, while acceptable in the vicinity of a large airport or city, would be of an overbearing nature in this context.

Transport

The proposal is not in a sustainable location in transport terms. There's no public bus service and the site is not conducive to walking or cycling, making it car dependent and therefore contrary to the National Planning Policy Framework, Local Plan and Local Transport Plan policies, which require development to be suitably located to maximise opportunities for sustainable travel.

A resort that's hoping to attract 500,000 visitors a year and maintain a staff of 600 people will generate a huge increase in traffic locally. The roads in the area already struggle to cope with the large volumes of traffic they currently experience; they are frequently little more than car parks when problems occur on the M40 or A34 and traffic needs to be diverted. Regardless of 'designated routes', if this development is permitted, the roads in Chesterton and the surrounding villages (many of which are minor roads, poorly maintained and are already used as 'rat runs'), will experience levels of traffic that they weren't designed for and can't sustain. The huge increase in traffic will also have a significant impact on air pollution levels at a time when we all desperately need to reduce our carbon footprint.

Economic Benefits

The proposal does not align with Cherwell's strategic aim of prioritising Research and Development based Business Investment and associated spin offs, thereby improving the quality of job opportunities available to the local working population.

Cherwell enjoys a very low unemployment rate and the existing retail and leisure sector struggle to recruit the staff they need. If this proposal were to go ahead, Great Wolf would either take away employees from established businesses, which would result in a negative economic impact, or they would need to recruit from outside of the local area which would further increase traffic movements.

It is difficult to foresee any economic benefits to restaurants, pubs, shops and similar leisure-based enterprises in the local area, as it will be Great Wolf's aim to keep all guests on site to use the resort facilities that will be provided.

Hotel rooms on the complex will only be available to Great Wolf Resort guests, which will not assist growth of other businesses in the area by providing visitors or employees with overnight accommodation when required.

Ecological Impact

At present, nine holes of the existing golf course are covering the proposed area for the resort. Currently this is open ground where flora and fauna thrive; if this development were to go ahead their natural habitat would be destroyed. This is green field habitat that can never be replaced.

Conclusion

Great Wolf are predicting 500,000 visitors per annum, which would have a huge impact on the area. Bearing this in mind, they should have worked with Cherwell to be allocated a site through the correct local plan process which they failed to do. This is a speculative application in the wrong location, which I hope will be refused.

Yours sincerely,

Cassandra Peter

Rachel Tibbetts

From: Sally Finesilver [REDACTED]
Sent: 07 February 2020 11:11
To: DC Support
Subject: Chesterton Water Park

Planning application by Great Wolf for Chesterton Water Park

Objections

- Both during construction and the completed park will increase, already heavy, local traffic to unmanageable levels
- The scale of the water park is out of proportion for a small village situation
- There are already numerous hotels either built or planned for the area, more accommodation is unnecessary
- The water park is unlikely to provide either much employment or entertainment for local communities. Use of the park will mainly be for its residents
- In the USA, such parks are situated on the peripheries of large towns beyond residential areas
- The commercial estate under construction at the junction of the Middleton Stoney to Bicester road and the road from Chesterton to the edge of Kingsmere will generate traffic, as will the completion of the Kingsmere estate. It is unclear whether the current road system will be adequate

Thank you for considering this objection.

Sally Finesilver
West View
Kirtlington
OX5 3HA

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	H C L Donne
Address	Westfield Barn House, North Lane, Weston On The Green, Bicester, OX25 3RG
Type of Comment	Objection
Type	neighbour
Comments	<p>I write to OBJECT to the above application. The planning application by Great Lakes Ltd to build a resort and waterpark on open land, outside the rural village of Chesterton is an unnecessary development in the wrong place at the wrong time. This is a standalone and insular development that could be dumped anywhere in the south of England and in this case it has been. Traffic - I wish to object as a resident of Weston on the Green to the huge increase in traffic shown in the application, that will be funnelled (over 60%) through our village on the B430. The construction traffic and future business traffic will then be put onto the A34 both North and South (via a bridge with a weight restriction), a road already part of a current 'major scheme' by Highways England (https://highwaysengland.co.uk/projects/a34-technology-enhancements) due to issues with congestion, where they are currently having to embark on 'a range of surveys'. I would note they are also engaging with local authorities and would expect both CDC and OCC to be involved and that they are unable to allow this development, whilst these discussions are ongoing? Employment - in the application the low quality of the employment offered, being aimed at younger / cheaper / part-time employees, with an expected high turn-over of staff, is made clear. Local villages require very different jobs and this development will not be providing them. This is neither a Hotel in the requirement for business lodging, nor a standalone water park but a hybrid, closed environment that will provide no benefit for the area, only detriment and I would hope that the Planning department sees fit to reject this speculative application. Yours faithfully</p>
Received Date	02/01/2020 15:10:59
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="John Brown"/>
Address	<input type="text" value="Westfield Court House, North Lane, Weston On The Green, Bicester, OX25 3RG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="An application of this magnitude is totally inappropriate for a green belt area with narrow B roads and small villages surrounding the site. There are already acute traffic problems on the main access roads ie M40, A34 and B430 through Weston on the Green. Building over an existing 9 holes of golf amounts to eco - vandalism and no advantage to local residents can be envisaged by this application."/>
Received Date	<input type="text" value="10/12/2019 11:39:32"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	Simon and Susan Davis
Address	Westfield Farm Cottage, North Lane, Weston On The Green, Bicester, OX25 3RG
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to register my strongest possible objections to the aforementioned application now before the Planning Committee of Cherwell District Council. I find it hard to understand how anyone could have thought this was a good idea for this area? There are so many reasons why this is an unsuitable development for this district that it is difficult to know where to start. My primary concerns are as follows: It is entirely inappropriate for a set of buildings of this scale, 0.5M sq feet, 500 bedrooms, and 900 car-parking spaces, to be placed not only on a Greenfield site but in open countryside; As a resident of Weston on the Green I am greatly concerned that there would be a very substantial build-up of traffic in the area, now that restrictions have been imposed on the B430 after a long fight by the Village. Already traffic is reaching saturation levels due to the very substantial developments in and around Bicester in the last decade, thinking here particularly of course, of the Kingsmere Estate. If it were to be built at all, and let's all hope not, there would surely be sites with better access that don't have to increase the local traffic burden; This seems to me to be a very inward-looking development. It's my understanding that the resort will be for guests only, who will be encouraged to stay and to spend money on site. Overall, I don't see any route for bringing any benefit WHATSOEVER to the local economy. There will be the argument that employment opportunities will arise but this ought not to be taken seriously as these will be very limited low-skill positions and it's my understanding that employment is presently at record levels locally; Finally, I'm a member of the Bicester Golf Club, and it would be of great personal regret if the course was, in effect, to be closed (no serious golfers will want to play a 9-hole course). In these days of aging populations, it is incumbent on local government to ensure that successful, strongly supported local amenities that substantially enhance health and well-being are NOT LOST. I sincerely hope that the Council will see sense and respect its wider societal obligations, and the wishes of the local community, and reject this appalling, unnecessary development.</p>
Received Date	09/01/2020 15:31:46
Attachments	

SIMON AND SUSAN DAVIS
WESTFIELD FARM COTTAGE
NORTH LANE
WESTON ON THE GREEN
BICESTER OX25 3RG

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

3rd January 2020

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

Dear Ms Whitehead

I wish to register my strongest possible objections to the aforementioned application now before the Planning Committee of Cherwell District Council. I find it hard to understand how anyone could have thought this was a good idea for this area? There are so many reasons why this is an unsuitable development for this district that it is difficult to know where to start. My primary concerns are as follows:

- It is entirely inappropriate for a set of buildings of this scale, 0.5M sq feet, 500 bedrooms, and 900 car-parking spaces, to be placed not only on a Greenfield site but in open countryside;
- As a resident of Weston on the Green I am greatly concerned that there would be a very substantial build-up of traffic in the area, now that restrictions have been imposed on the B430 after a long fight by the Village. Already traffic is reaching saturation levels due to the very substantial developments in and around Bicester in the last decade, thinking here particularly of course, of the Kingsmere Estate. If it were to be built at all, and let's all hope not, there would surely be sites with better access that don't have to increase the local traffic burden;
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- Finally, I'm a member of the Bicester Golf Club, and it would be of great personal regret if the course was, in effect, to be closed (no serious golfers will want to play a 9-hole course). In these days of aging populations, it is incumbent on local government to ensure that successful, strongly supported local amenities that substantially enhance health and well-being are NOT LOST.

I sincerely hope that the Council will see sense and respect its wider societal obligations, and the wishes of the local community, and reject this appalling, unnecessary development.

Yours sincerely



Simon Davis.

Ms Clare Whitehead,
Case Officer, Development Management,
Cherwell District Council,
Bodicote House, Bodicote, BANBURY OX15 4AA.
3rd January 2020

Re: Great Lakes UK Ltd : Planning application 19/02550/F

Dear Ms Whitehead,
I wish to register my strongest objection to the proposed development No 19/02550/F.

This proposal is contrary to the Cherwell Local Development Plan and to its strategic aims for i) sustainable development in a 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.

Landscape and ecological impact:

The planning proposal is for a built-over area of 500,000 ft² 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 remodelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species.

Sustainability:

The proposed development expects to house 3190 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, Wendlebury, 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.**

The proposal contravenes several other key objectives of the Cherwell Local Plan, but the case is clear. The proposed development is unsustainable in business model, design and location. I urge you to refuse permission.

Yours sincerely,
Susan Daenke

Date: 12/1/2020

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

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

CLAIRE DARKE
WHITE COTTAGE
SANDY LANE
IKEN
SUFFOLK IP12 2HE

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. I am a regular visitor to the area and 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)

CLAIRE DARKE

(print)

Date: 24/1/20

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

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

WILLOW TREE BARN
KIRTLINGTON
OXON
OX5 3EZ

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.

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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)

J. C. E. DUCKWORTH

Windle Hey
Alchester Road
Chesterton
OX26 1UN

15th 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.

To Whom it may concern,

R.e. Great Wolf Lodge Water Theme Park Proposal IN Chesterton

It is with deepest concern that I write to you about the proposed Great Wolf Lodge Water Theme Park.

My family and I moved to Chesterton 5 years ago and during this time the beauty of this area and the strength and spirit of the local community have overwhelmed us. My young family and I are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton.

I was astonished when I first heard of this proposal and over the past few weeks having discovered more about it, my concerns have grown even further. Please see below:

- **Road infrastructure** – with 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900-1000 spaces, the road infrastructure is not able to cope with the amount of traffic that this venue would generate daily. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct holidaymakers to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair.
- The 945-1350 construction workers will need to get to and from the site during the construction period and where unemployment levels are low

in North Oxfordshire, these employees will need to travel from elsewhere in the country, creating more **air and noise pollution**.

- There are currently **no footpaths** to and from the site and unless these are provided, as you state in your proposal, visitors will need to use their cars, your proposed shuttle bus or taxi's to access the surrounding area should they wish.
- The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is on par with the size of Chesterton village alone. It would be **overbearing** on a small village and another more suitable site for this size of venture must therefore be considered.
- If residents of the water theme park are wanting to leave to explore the surrounding areas which likely will include Bicester Village and Bicester Heritage, there is no doubt they will drive through the small village of Chesterton, again increasing **air and noise pollution**. Living in a small village has been the choice of many old and new residents and where a village brings country living, we own a pony for our 7 and 4 year old with whom we hack the local area with. We have on several occasions witnessed **careless and fast driving** from the current high level of traffic, which inevitably will increase significantly and this increase the risk of accidents.
- The proposed four storey hotel, water park and adventure park would be set on **green belt land** where a **public footpath** passes. This is a footpath I personally use regularly whilst running as it allows me to run in an area of natural beauty and away from already busy public highways. In accordance with government policies, developments such as that proposed should be directed to brownfield sites.
- My husband is a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for **diverse wildlife** including the great crested newt, which is a known protected species in these areas.
- The historical nature of the Cotswold stone has been utilised across the area for generations. It is abundantly clear from you plans that little consideration has been given to maintain building design within keeping for the local area. The **size of the structure** (80 foot indoor water park and four storey hotel) dwarfs any building within a 10-mile radius. This puts it totally out of proportion within any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture. It is my belief that this is ill conceived, quickly drawn and merely the drafting of a large cooperate entity wishing to capitalise on an already overdeveloped retail environment.
- If you were to decide to provide local residents the opportunity to obtain day passes during non peak periods to fill your resort, it would cost the averse family of four in the region of £160, based on the market value of a day pass in your American resorts, this far from presents a reasonable opportunity for local residents.
- Finally, we should also look at the benefits to those families that would attend the theme park. An outdoor nature walk adjacent to one of the

primary arterial routes of the UK, the M40, presents a direct **health risk** through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

It is clear that whilst a resort of the nature that you are suggesting in your plans could be conceived in the UK, the positioning for this particular proposition is, for all the reasons I have detailed above, hastily gathered and rather ill-conceived.

I would be grateful for acknowledgement of this letter.

Yours Sincerely,

Mrs Laura Evans

Date:

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

Address:

Windle Hey
Alchester Road
Chesterton
OX10
OX26 1UN

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 EVANS

(print)

Please add any additional comments here:-

Windmill Cottage
Little Chesterton
OX25 3PD

8-12-2019

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

Dear Ms Whitehead

Planning Application number 19/02550/F

I would like to object to the proposed Great Lakes Planning application at Chesterton. We have lived in Little Chesterton for twenty years and have seen a marked increase in the local traffic. The road through Little Chesterton is a small, muddy, single track, unnamed country lane. It is regularly used by riders and walkers, but is already overwhelmed by local traffic as the second exit from the A41 to Chesterton was closed. This has meant that traffic to Chesterton off the A41 now has to travel on this little lane. The proposed Wolf development would significantly increase the traffic on this road, creating congestion, a reduction of air quality and quality of life for the residents.

The development would remove a valuable green lung in the area as 500 000 square feet of green space would be built upon.

I strongly urge that planning permission is not granted for this application

Yours sincerely

Anne Grant

Date:

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

Address:

WINDMILL COTTAGE
LITTLE CHESTERTON
BICESTER
OX25 3PD

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

Dear Sirs,

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

Yours faithfully



(sign)

DAVID GRANT

(print)

Pease add any additional comments here:-

Windmill Cottage
Little Chesterton
Bicester
Oxon
OX25 3PD

Ms Clare Whitehead
Development Manager
Cherwell District
Bedicate House
OX15 4AA

9/12/19

Dear Ms Whitehead

19/02550/F

re: Wolff Development Chesterton (Crest Lakes)

I am writing to object strenuously to this application. I live in Little Chesterton & the traffic would increase dramatically. The traffic has already increased since the expansion of Bicester Village & housing in Chesterton. The single-track road is in a very poor state, the volume of traffic has damaged the verges, the road surface is a disgrace, and this is all before the development of Wolff. To date, the Council has not maintained the road & has not put in "calming" measures that we requested.

The size of the development is excessive for a rural hamlet like Little Chesterton. 900-space car park is ridiculous. That implies that most of the visitors will be from outside the locality & travelling to the resort. They will largely come here as a village, particularly as they will use G.P.S. or "Tom-Tom".

There will be a huge loss of amenities to the locals - loss of an local golf-course, loss of woods and greenery, loss of wild-life. There will be no benefit: this is an area of high employment and relatively small villages - their claim of employing locals is nonsense: local businesses are unlikely to benefit pro rata with its size as it is "all-inclusive" and "residential" so the majority will not eat out or "shop local". They will almost definitely shop in Bicester Village but that is hardly a local business!

Once established, it will expand and the remaining 9-hole golf-course will also be developed. It is just the ruin end of the wedge.

I would like to lodge my objection and oppcidan to this development.

Yours sincerely



J HUGH GRANT

Date:

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

Address:

WINDMILL COTTAGE
LITTLE CHESTERTON
OX25 3PD.

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)

ASHLEY M SCOTT

(print)

Pease add any additional comments here:-

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

Windways
Chesterton
Bicester
Oxon
OX26 1UN
2nd Jan 2020

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

Dear Sirs,

I would like to object to the application for a water theme park in Chesterton.

The scale of this proposal is totally unsuitable in this location. Chesterton is a small village and the proximity of this proposal to the village would result in serious harm to the character of the village and environs. It would be a very dominant and commercial feature and would bring a high level of urbanisation to Chesterton. The identity and perception of Chesterton as a village in its own right, and a haven from the expanding urban conurbation of the outskirts of Bicester town would be lost forever. I believe we should value and preserve our villages for their historic value and the community spirit they can provide, but having a massive theme park on the edge of any small village would inevitably ruin this. It would not be credible to claim the status of a small and historic village with such a gigantic and imposing development on the doorstep.

In addition, the significant increase in traffic through Chesterton, the surrounding villages and the general road network, is of serious concern. We already experience regular problems with regard to hold ups and delays, particularly on the A34, and the projected additional traffic would only exacerbate the problem.

This proposed development is not catering to, or called for by the local population. The catchment area of users is expected to be much further afield. However, the price paid by local people in terms of loss, is insupportable and therefore the application should be refused.

Yours faithfully,



Mr Anthony Hayward

From: Andrew Fulljames
Sent: Monday, March 9, 2020 4:01 PM
To: Planning
Subject: 19/02550/F

Great Wolf

Dear Sir/Madam

We strongly object.
This application is against CDC policy and must be refused.

Members must be satisfied that Cherwell District Council has sufficient funds to counter an appeal on several occasions or the result will be similar to those ghastly warehouses on the Middleton Stoney Road.

Your faithfully

Andrew and Catherine Fulljames
Winter Hill House
Middleton Stoney
OX25 4AD

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Laura Pheasey
Address	Winterbrook House,Alchester Road,Chesterton,Bicester,OX26 1UN
Type of Comment	Objection
Type	neighbour
Comments	<p>Winterbrook House, Chesterton, Bicester, Oxon. OX26 1UN 31st December 2019 Clare Whitehead Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Dear Ms Whitehead Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F The proposed development is wrong for a small village with inadequate roads which are already heavily used in order to avoid congestion around junction 9 of the M40. Furthermore, the development would bring no benefit to the area in terms of employment or economy. The scale of the hotel and aqua park facilities is unsustainable in terms of water and drainage, and its reliance on road transportation. I am writing to object strongly. The number of vehicle movements which would result from the development are clear from the number of rooms in the hotel, the expected number of nights stay and the size of the car park. Roads from the M40 are already congested at times due to the growth of Bicester and particularly that of Bicester Village. The A 4095 through Chesterton village is already too busy for a village road with old houses fronting directly onto the road. The location of the proposed development is therefore wrong. The amount of water and waste which would be used to service cleaning of the hotel facilities would be significant and unsustainable. The facilities will not benefit the local community, with use of the aqua park only being available to those not staying at the resort on the days where there is low occupancy at the hotel. The proposed development is not in accordance with the local plan and contravenes CDC planning policies. I ask that planning permission is turned down with strong reasons which will resist any subsequent appeal. Yours sincerely Laura Pheasey</p>
Received Date	30/12/2019 12:15:11
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	
Name	Carolyn Pheasey
Address	Winterbrook House,Alchester Road,Chesterton,Bicester,OX26 1UN
Type of Comment	Objection
Type	neighbour
Comments	<p>Winterbrook House, Chesterton, Bicester, Oxon. OX26 1UN 19th December 2019 Clare Whitehead Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Dear Ms Whitehead Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F NOT NEEDED AND NOT WANTED! I am writing to object strongly to this application. This is an ill-conceived development which will bring an unacceptable increase in traffic to the surrounding area and use land which is currently ecologically beneficial and an amenity for the area. I also believe this proposed development to be contrary to several planning policies. The expected average stay at the proposed hotel would be less than two nights. Even at low occupancy rates, the nearly 500 rooms and volume of parking facilities for guests and employees indicate circa1000 daily car movements. Despite Great Wolf's assurances about 'brown signs' to redirect traffic through Weston on the Green, many would travel through Chesterton via A4095 which is already overloaded and not suited for such an increased use. The position of the proposed development is outside the curtilage of the village and is not in accordance with the Local Plan. Encasing a large area of good ecologically valuable land in concrete and using large volumes of water for this vehicle reliant proposal make this totally unsustainable. The proposed development does not meet any local need. Employment levels in the area are already high. Not only would the employment offered be of little local value, it would also add to the unacceptable level of traffic as staff would travel from elsewhere and probably from out of the county. Bicester Golf Course is a popular, financially successful and well used amenity which would become a 9 -hole course under the proposed development. I believe this would become untenable leading shortly to the complete loss of this sports provision. I ask that planning permission is turned down and that any appeal be robustly defended Yours sincerely C A Pheasey (Mrs)</p>
Received Date	19/12/2019 12:20:33
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	
Name	David Pheasey
Address	Winterbrook House,Alchester Road,Chesterton,Bicester,OX26 1UN
Type of Comment	Objection
Type	neighbour
Comments	<p>Winterbrook House, Chesterton, Bicester, Oxon. OX26 1UN 17th December 2019 Clare Whitehead Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F Dear Sirs I am writing to object to this application in the strongest terms. Not only is it a massively oversized development which will bring unacceptable increases in traffic to the surrounding area and ruin land which is currently ecologically beneficial and attractive, this proposed development is against a number of planning policies. Traffic volumes will overload the existing road network. Great Wolf told us the expected average stay at the proposed hotel would be less than two nights. Even at low occupancy rates the nearly 500 rooms and volume of parking facilities for guests and employees indicate about 1000 daily car movements. Despite Great Wolf's assurances about 'brown signs' to redirect traffic through Weston on the Green, many of these would travel through Chesterton on the A4095 which is already overloaded and is unsuitable. Many of the front doors of older houses along this road open directly onto the pavement. This is unacceptable. The position of the proposed development is outside the curtilage of the village and is not according to the local plan. The large scale of the proposed hotel and associated buildings (the largest I can find in the whole county) is against planning guidelines. The height of the proposed building is higher than St Edburg's church in Bicester and will be seen from a significant distance including from the M40. The covering of a large area of currently good ecologically valuable land with concrete and use of large volumes of water for cleaning and the car-dependent facility make this a highly unsustainable proposal which is not in accordance with the recent declaration of a 'climate emergency'. The proposed development does not meet any local need. Although Great Wolf say there will be 'day passes' available presumably at similar rates to their US sites (circa \$50 per person) the facilities are largely for guests who stay at the hotel. Employment levels in the area are already high and I know a local hotel has difficulty recruiting staff. Not only would the employment offered by the proposed development be of little local value, it would also add to the unacceptable level of traffic. Bicester Golf Course is a popular, financially successful and well used facility which would become only a 9 hole course under the proposed development. Despite Great Wolf's suggestion that there may be a 'trend' towards 9 hole courses, this is not the view of the current membership and indeed a 9 hole course would not be eligible to enter most of the competitions they currently enjoy. I therefore request that planning permission is not granted for this proposal and that, should they appeal the decision, it is robustly opposed. Yours faithfully David Pheasey</p>
Received Date	17/12/2019 09:31:53
Attachments	

Date:

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

CDC
22 JAN 2020
POST ROOM

Address:

Sandie Stevenson
Willow Pond House
Lower Road
Blackthorn
Oxfordshire OX25 1TG

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,

[Redacted signature]

(sign) *ALEXANDRINA STEVENSON* (print)

RECEIVED

Please add any additional comments here:-

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Celia Hawkesworth"/>
Address	<input type="text" value="Woodbine Cottage, Troy Lane, Kirtlington, Kidlington, OX5 3HA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to strongly object to this application on the grounds that it is not in keeping with the local development plan and is unsustainable. It is proposed to comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and ecological habitats. The existing road structure cannot cope with the projected 1000+ daily car movements. Chesterton already experiences major congestion as an escape route during the traffic issues on the M40 and A34. It would represent an additional significant development on top of several other significant proposals already approved in Bicester and its unacceptable routing plans via the villages of Middleton Stoney, Weston-on-the-Green and Wendlebury would seriously adversely affect the already stressed A34, A41, A4095 and B430 and result in significant air and noise pollution for local residents."/>
Received Date	<input type="text" value="10/12/2019 12:30:19"/>
Attachments	

Marco Marchetti

Yr Hafod

Alchester Road

Chesterton

OX26 1UG

15th December 2019

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

Dear Madam,

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

My main concerns are the environmental impact – increased traffic, pollution, noise and congestion, the irreversible impact on the landscape – building on greenbelt land in an area that has already seen substantial growth in housing and industrial warehouse facilities, destroying flora and fauna and allowing a 900 place car park in a time when we should be looking to reduce emissions to protect our environment.

There are so many other considerations which amplify the fact that this is the wrong development in the wrong place.

I urge you to not allow this planning application to go forward.

Yours faithfully,



Marco Marchetti

Ms Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Banbury

OX15 4AA

Christine Marchetti

Yr Hafod

Alchester Road

Chesterton

OX26 1UG

15th December 2019

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

Dear Madam,

I am writing with help from my Daughter as I have Alzheimer's disease. I have attended local meetings with my family and have capacity to make decisions. I do not think that this project should be allowed to continue and this is my opinion.

I have lived in Chesterton for 43 years. The Village and nearby area have changed over time but not with the dramatic impact that this development would make. The Village is already a rat run when there is congestion on the A34 or M40, imagine adding in a 900 place car park with traffic coming and going at all times. The roads are hardly safe now for me and local children.

I urge you to not allow this planning application to go forward.

Yours faithfully,



Christine Marchetti

Ms Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Banbury

OX15 4AA