

We must refuse planning permission for this unwanted and totally unnecessary development.

Yours sincerely

Jennifer Henderson  
Dairy Cottage  
North Lane  
Weston on the Green  
Oxon OX25 3RG



Kitty Cox, Dairy Cottage, South Green, Kirtlington, OXON OX5 3HJ 2020



Date: 17 February 2020

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, 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.

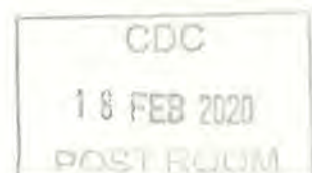
Economically, the development will provide very little benefit to the local area, which already has very low unemployment. It's requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate distanced new 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,

KITTY COX



As a resident of Lower Heyford I am writing to express my views on this shocking planning application in advance of the planning committee tomorrow.

Even as a layman it is clear to me that the supporting Environment Assessment is a highly subjective document and one that cannot be relied upon to provide a true picture. Its reports have been commissioned by the developer so it is only natural that it will try to present a positive case for development.

The Environmental Impact Assessment Scoping report says the EIA regulations require consideration of the effects of a scheme on climate change. However it goes on to say that "*the Greenhouse gas emissions associated with the operational phase of the proposed development will be reduced. **Therefore the contribution to climate change (in relation to greenhouse gas emissions) will not be considered further in the ES***"

The obvious reaction to this statement is why not? The council have recently announced a state of climate emergency and the government have pledged to zero emissions by 2050. Surely now more than ever, major planning applications such as this one should have their environmental impact in relation to climate change considered as the regulations already suggest?

The ES contains a mass of in-depth technical analysis on how the development can be constructed and operated to higher environmental standards. This makes it all the more extraordinary why the overall impact of this development is not considered. It also appears that the chapter on 'Sustainability, Energy and Waste' has been scoped out of the Environmental Statement'. Why?

I seriously question the claim that this development will produce environmental and ecological net gains. The development will use 400,000 litres of water per day in an area of water stress. What about the significant energy requirement of a hotel with 500 bedrooms? And what about the carbon emissions from an estimated 2,761 vehicles each day of the weekend and 1,977 each weekday from a radius of 150 miles?

Because the resort is out of town, almost half a kilometre of natural verge will be destroyed and covered in tarmac to provide a cycle lane for this resort. This is presented as an 'improvement' despite the fact that it will be of no use to visitors who will be families with luggage and young children and unable to cycle there. It is interesting to note that a number of Chesterton's neighbouring parishes within the Mid Cherwell Neighbourhood Plan are in the process of restoring verges with native wildflowers and natural habitat for invertebrates/small mammals as part of their Community Action Plan.

Construction alone will take two years and involve a staggering 31,000 vehicle trips. Earth will be removed to a depth of 2 metres from the entire site - an area of 25,408 square metres. This will not only destroy habitat but will mean that 3,388 lorries will potentially be needed just to remove this material off site before any foundations are laid. Just think about this number and imagine each lorry thundering through a village and how that might affect roadside buildings

and the health/quality of life for those who live there? These vehicles are planned to route through villages.

It is also true that construction vehicles ignore routing agreements. My village, Lower Heyford, lies on the Bicester to Enstone road and our data shows that two thirds of our traffic comes from Middleton Stoney. This does not sit comfortably with the TA's assertion that out of a forecast 1,977 vehicle trips per weekday and 2,761 at weekends, not one will come from the west?! We have many lorries through our village from Bicester construction projects despite the fact that they are subject to routing agreements.

When it becomes operational, the Traffic Assessment estimates that 30% of the total traffic volume will pass through the Middleton Stoney junction. Why does the TA only quote peak hour traffic numbers of 34 and 46? The fact is that, by the TA's own forecast figures, it can be calculated that an extra 800 vehicles will pass through this junction each day of the weekend.

Furthermore, the TA only analyses vehicle numbers in terms of their impact on other road users - not on surrounding villages and on the health/quality of life for local communities. Why not? Eleven neighbouring parishes have objected on this basis. Please will decision makers recognise that this is important?

The design of the building is ugly and in architectural plan looks like a prison. Whilst it may be acceptable on the outskirts of a US town it is overbearing and alien to this part of the North Oxfordshire countryside.

There is so much more ...but I will refrain in the hope you will read this.

Yours sincerely,

Emily Daly

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	JONATHAN NIGEL REES
<b>Address</b>	Dormer House, Bicester Road, Middleton Stoney, Bicester, OX25 4TD
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am writing to object most strongly 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 500,000 square feet of 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. Jonathan Rees ( Middleton Stoney Parish Councillor)</p>
<b>Received Date</b>	21/12/2019 15:05:46
<b>Attachments</b>	

Date: 12.1.20

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

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

ANN MARIE KEELING  
DRIFTWAY BARN  
COMBROOK  
WARWICKSHIRE, CV35 9HP.

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 500,000 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) A. M. KEELING

Date: 17-02-2020

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

CHRISTOPHER EAST  
EPSTEIN HOUSE  
HEYFORD ROAD  
KIRKINGTON  
OXFORDSHIRE  
OX5 3HL

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

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Yours faithfully,



(sign)

CHRIS EAST

(print)

Date:

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

Address:

Edgehill Farm  
Edgehill  
Banbury  
OX15 6HS

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)

GEORGE THOMAS  
(print)

Please add any additional comments here:-



Date:

1.2.20

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

End Cottage  
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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Yours faithfully,

(sign)

WENDY ECCLES.  
(print)

CDC

22 JAN 2020

POST ROOM

Date:

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

Insert sender's address

Fit for  
you to see for  
The Lodgeway  
Blaxton  
OX15 4EC

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

Dear Madam / Sir,

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

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

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

Additional comments:

Yours faithfully,



SIGNATURE

M. D. C. J. A. E. A.

PRINT NAME

To submit comments electronically visit:

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

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,

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Yours faithfully,



(sign)

LAURA SCOTT

(print)

**Date:**

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

**Insert sender's address:**

Flat 11  
2 DASHWOOD ROAD  
OX16 7LU  
BANBURY

**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.

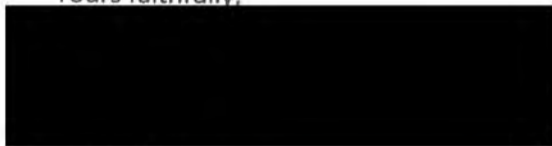
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Additional comments:

C1

Yours faithfully,



Chanelle

SIGNATURE

PRINT NAME

To submit comments electronically visit:

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

## Rachel Tibbetts

---

**From:** Planning  
**Sent:** 12 March 2020 09:38  
**To:** DC Support  
**Subject:** FW: Great Wolf Resorts objection

---

**From:** Mark Chacksfield [REDACTED]  
**Sent:** 08 March 2020 17:27  
**To:** Councillor Barry Wood <[Barry.Wood@Cherwell-DC.gov.uk](mailto:Barry.Wood@Cherwell-DC.gov.uk)>  
**Subject:** Re: Great Wolf Resorts objection

Sorry - I should have clarified that I am a local resident, living in Kirtlington at Flight's Mill, Mill Lane, Kirtlington.

Mark Chacksfield

8 New Square, Lincoln's Inn, London, WC2A 3QP  
DX LDE 379 Tel: [+ 44 20 7405 4321](tel:+442074054321) Fax: [+44 20 7405 9955](tel:+442074059955)  
[www.8newsquare.co.uk](http://www.8newsquare.co.uk)

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On 8 Mar 2020, at 17:23, Mark Chacksfield [REDACTED] wrote:

Dear Mr Wood,

I am writing to objection to the Great Wolf resort planning application, which is being heard [on March 12th](#).

This proposal is out of scale with the local area, and brings an enormous increase in traffic on local roads which already struggle to cope with noise and air pollution. In my opinion it may well breach the Paris Accord on Climate change which was recently ruled to have been unlawfully disregarded in the expansion of Heathrow T5.

It will not bring any benefits to the local population as it will not be possible to visit the resort without staying overnight. Bicester already has very high employment rates, and so the need to provide local employment is not a valid argument.

I urge you most strongly to object to it.

Kind regards,

Mark Chacksfield

8 New Square, Lincoln's Inn, London, WC2A 3QP

Regulated by the Bar Standards Board

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## Rachel Tibbetts

---

**From:** Planning  
**Sent:** 12 March 2020 09:38  
**To:** DC Support  
**Subject:** FW: Objection to Great Wolf resort application

**From:** Kay Chacksfield [REDACTED]  
**Sent:** 08 March 2020 12:36  
**To:** Councillor Barry Wood <[Barry.Wood@Cherwell-DC.gov.uk](mailto:Barry.Wood@Cherwell-DC.gov.uk)>  
**Subject:** Objection to Great Wolf resort application

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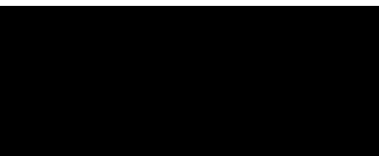
I urge you most strongly to object to it.

Kind regards  
Kay Chacksfield  
Flights Mill, Mill Lane, Kirtlington OX5 3HW

--  
Miss Kay Seymour MA (Cantab), MB BChir, DOHNS, FRCS (ORL-HNS)

Consultant ENT Surgeon  
Clinical Lead for ENT  
Royal London Hospital  
Barts Health NHS Trust

Treasurer, British Society of Otolology  
Treasurer, ENT-UK  
Council Member, Section of Otolology at the Royal Society of Medicine



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Formosa  
Station Road  
Lower Heyford  
BICESTER  
OX25 5PD

11/1/2020

Re Great Lakes Uk Ltd - Application 19/02550/F

Dear Ms Whitehead



I wish to object most strongly to the proposed massive development on the outskirts of Chesterton/Little Chesterton. The site is presently a golf course, hotel/spa and gym with a large membership which could be lost to locals, as I suspect the present Bicester Hotel will be swallowed up in the ongoing huge and outlandish proposal. None of this is appropriate in such a confined local area.

I find it hard to believe that the 900 quoted car park proposal covering such a vast concreted area is reasonable. Britain is quite a small island really! Should this be allowed the surrounding roads would be severely affected; at present already suffering are A4095, B430, and the B4030 where it is necessary to struggle to cross the road at busy times and this is before the big car museum at Enstone commences.

Where will the work force live? How many journeys at peak times will be made? Has this been taken into consideration?

Valuable agricultural land will be lost to a rich foreign company's spread of concrete, and peaceful village life will become a nightmare.

We ask that the proposal be dismissed out of hand and no toned down versions to be accepted.

Yours faithfully

Dr David Lloyd Harris



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

Date:

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

CDC  
15 JAN 2020  
POST ROOM

Address:

FOMMOSA Road  
Station  
LOWER HEYFORD  
BICESTER  
OX25 5PD

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

RECEIVED

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)

BARBARA HARRIS

(print)

Please add any additional comments here:-

Empty box for additional comments

Fox Lodge  
The Lane  
Chesterton  
Oxfordshire  
OX26 1UX

12 Dec 2019

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

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

Dear Ms Whitehead.

I cannot object strongly enough to the planning application by Great Lakes UK Ltd to build a resort and waterpark in the village of Chesterton. The proposal does not fit with the local development plan.

It is a totally inappropriate development in a wholly unsuitable location on the edge of a small village. The development will result in a significant increase in traffic which goes against the Cherwell Strategy of reducing car usage. The building and car parking space will irreversibly remove an important green space and destroy natural habitats. The proposed buildings are also not in keeping with the character of the local area.

The existing and already congested road infrastructure will not be able to cope with the additional 1000+ daily car movements. Chesterton and the surrounding villages already experience major congestion due to the many delays 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 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.

Other hotel and local businesses are struggling to find employees. This development will add an unsustainable demand on recruitment and have a negative impact on local businesses.

Open space provision is rapidly disappearing around Bicester. The increasing size of Kingsmere and the new developments around Bicester Herritage, Axis J9, the Bicester Gateway and Skimmingdish Lane warehousing have already cleared vast areas of green space. The proposed development also cuts across a public footpath and its diversion will effectively refute access.

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

Yours Sincerely



Mrs Sharon-Mai Beckett

Fox Lodge  
The Lane  
Chesterton  
Oxfordshire  
OX26 1UX



17 December 2019

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

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

Dear Ms Whitehead.

In response to the above planning application I cannot express my objection strongly enough. In short; it represents a wholly misplaced proposal as it is quite simply the most inappropriate development in the most unsuitable location.

The reasons that identify this application as wholly inappropriate and unsuitable are countless. The most significant I believe are:

The existing and already congested road infrastructure (and that of surrounding villages) will not be able to cope with the additional traffic. Irrespective of traffic direction plans the reliance that people now have on 'sat-nav' systems will direct drivers via totally unsuitable and potentially dangerous rural lanes.

It is unsustainable in its expectations of recruitment as it will create increased demand on an already stretched employment market. The speculated benefits to local businesses are spurious and the 500k sq.ft development will irreversibly destroy the current green landscape and its ecology.

The development will damage an existing sports facility and add to other significant builds in the area such as the development of Kingsmere, Axis J9, Link 9, Bicester Gateway and Bicester Heritage. It is also contrary to Cherwell's strategic aim of prioritising Knowledge based business investment.

The local infrastructure will not be able to support another development of this size. 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 in the wrong location and it should be refused. This is a speculative and audacious submission without due consideration or respect to appropriate consultation with the Council or a correct approach to the planning application process.

Yours sincerely



Lawrence Beckett

Fox Lodge  
The Lane  
Chesterton  
Oxfordshire  
OX26 1UX

17 Dec 2019

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



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

*Dear Ms Whitehead*

*The planning application by Great Lakes UK Ltd to build a resort and waterpark in the village of Chesterton is totally irresponsible and should not be granted.*


*It is insular in its plan, it will create a huge increase in traffic through Chesterton and the surrounding villages which the local roads will not be able to cope with. It will not benefit the local community or businesses, it will not be available to, or will be very expensive for local people to use and it will destroy 9 holes of an existing Golf course along with its natural habitat.*

*It will prove very difficult to find the number of employees that the resort will need and there are already enough hotels in the area. This is a totally wrong development in the wrong place that will cause unnecessary disruption to the local area.*

*For these reasons this application should be refused.*

*Yours sincerely*

*Miss Georgina Beckett*



## Matthew Swinford

---

**From:** Kevin Allen [REDACTED]  
**Sent:** 01 January 2020 20:42  
**To:** DC Support  
**Subject:** : Great Lakes UK Ltd – Planning Application No: 19/02550/F

**OBJECTION - Great Lakes UK Ltd - Planning Application No 19/02550/F 1st January 2020**

Dear Sir/Madam,

I write to object to the above planning application. My reasons are many but include the following: The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

This application is completely unsustainable in a rural area, the size being completely inappropriate. The proposed development includes 900 car parking spaces, which suggests a reliance on car travel, which goes completely against Cherwell's Strategy for reducing car usage. The site also includes a 500,000 sq ft of built form currently a greenfield site, which is very important to wildlife habitats and landscape in this rural area.

A site of this size would have a huge detrimental impact on local roads, which would impact upon the quality of life of residents of the villages around and enroute to Chesterton. With the huge house building programme and increased businesses the rural roads cannot cope with the projected amount of traffic this site would generate. This is a rural area and this planning application is completely inappropriate for this rural location. A proposal of this size would sit much better on the edge of a City. not in a small rural village.

It would mean the loss of 9 holes of the golf course, which would be detrimental to local people who use this amenity for their mental and physical well being. The peace and tranquillity that the present course offers local golfers is second to none. This would be a great loss to the local community.

Please note my objection to this planning application.

Yours faithfully,

Kevin M Allen

Foxgloves,

Somerton Road,

Upper Heyford. OX25 5LB

Date: 23.10.20

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

FORTCUNN BARN  
WYWARD RD  
KIRKINGTON  
OXFORDSHIRE  
OX5 3NS

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)

J. CROKER

(print)



Date: 22-1-20

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

FOXTOWNS BARN  
KEYWORD RD  
KIRTINGTON  
ORKWOLD HILL  
OX5 3HS.

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) 

(print) GARY CROCKER

Date: 26-12-2019

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

FOXTOWNSEND FARMHOUSE, HEYFORD ROAD  
KIRTINGTON  
KIDLINGTON  
OXON  
OX5 3HS

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)

ALEX CHAPMAN  
(print)

Date: 15<sup>th</sup> December 2019

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

Foxtownsend Farmhouse  
Heyford Road  
Kirtlington  
Oxfordshire  
OX5 3HS

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

Dear Sirs,

I wholeheartedly object to this application for a private 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. I note that the plan indicates a footprint that will be 60 per cent larger than Bicester 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, potentially adding to the associated health issues currently being identified by the latest scientific research and reported nationally. Indeed I note that Oxfordshire County Council recently voted to oppose the proposed Oxford-Cambridge expressway scheme for precisely these reasons.

This will be a private resort attracting a proposed 500,000 visitors and their vehicles annually into an area already suffering from severe and constant 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. Its 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 local families being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' business 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.

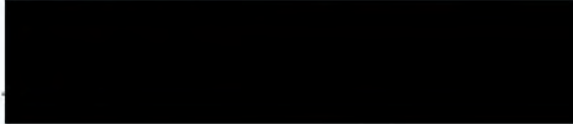
In fact local shops and restaurants are likely to be adversely affected because their existing customer base may well be deterred by the vastly increased volume of traffic in the area, a factor that will also have a knock-on effect on other local tradesmen such as electricians, builders or gardeners whose work requires them to drive from customer to customer in the local area.

So it seems to me that local tax-payers in Cherwell will bear the brunt of this super-sized private resort - but will reap no benefits.

It is quite simply the wrong scheme in the wrong place.

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

Yours faithfully,



JUDITH CHADMAN

(print)

Date: 15<sup>th</sup> December 2019

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

Simon Chapman  
Foxtownsend Farmhouse  
Heyford Road  
Kirtlington  
Oxon  
OX5 3HS

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

Dear Sirs,

I object in the strongest terms to this application for a large-scale water theme park in the small village of Chesterton. Such a development in this location is not in line with the local development plan. Moreover, this development will cause significant environmental damage; will place a significant strain on already overstretched local infrastructure; and it will bring no meaningful benefit to the local area and population.

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.


The development 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. This congestion will be at its worst when the area faces the most severe strain such as bank holiday weekends.

Economically, the development will provide very little benefit to the local area. The resort will offer low-skilled, low wage jobs in an area which already has very low unemployment. Its requirement to employ 600 lower skilled staff will either attract employees away from existing local businesses (already struggling to find staff) or necessitate new employees travelling into the site from some distance, thereby increasing car journeys and environmental damage 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. In short, the economic impact of the resort moves Bicester and the surrounding area in precisely the opposite direction to the one that will best develop the area's long-term interests.

I have direct commercial experience with operations of this nature and the business plan is based on achieving very high occupancy levels which necessarily precludes access to non-resident guests. Offering even highly priced day passes will run counter to the resort's business model. To the extent that there is any availability this will be at off-peak times when the vast majority of the local population will have limited opportunity to take advantage of any available passes. The resort's aim is to achieve the highest level of occupancy and to ensure customers spend their money on site: as a result there will be negligible economic benefit to the local economy.

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,

  
Simon H Chapman

## Rachel Tibbetts

---

**From:** Planning  
**Sent:** 12 March 2020 09:36  
**To:** DC Support  
**Subject:** FW: Great Wolf Proposal

---

**From:** Judith Keeling [REDACTED]  
**Sent:** 09 March 2020 15:17  
**To:** Councillor Barry Wood <[Barry.Wood@Cherwell-DC.gov.uk](mailto:Barry.Wood@Cherwell-DC.gov.uk)>  
**Subject:** Great Wolf Proposal

FOXTOWNSEND FARMHOUSE  
HEYFORD ROAD  
KIRTLINGTON  
OX5 3HS

9<sup>th</sup> March 2020.

Dear Barry,

I am writing to express my strong objections to the water park proposal by Great Wolf Resorts (application 19/02550F).

My main objection is the sheer scale of these plans (half a million visitors a year and an ugly four-storey, 500-bedroom hotel) and the volume of unnecessary and unwelcome traffic.

I cannot begin to think how our already struggling local road network – particularly the A34, M40 J8-10, A40, A41 and A4095 - could possibly cope with so many extra cars. (And how it's also deemed appropriate to direct this quantity of vehicles down smaller, pothole-ridden country lanes is, frankly, a mystery.)

This is completely counter to national and local objectives to reduce the volume of traffic as well as the pollution it brings – numerous recent scientific studies link road pollution to a number of serious chronic conditions including asthma, particularly in children.

Whatever their consultants might say, the Great Wolf water park is entirely dependent on the private motor car – why else do they need a 900-space carpark?

Based on a business model that might work in the US where space is abundant and the car is 'king,' it is staggeringly inappropriate to crudely transplant this plan onto our country lanes, green spaces and tiny, historic villages. This is a scheme that is not only wrong in the village of Chesterton, but wrong in any village, anywhere.

I note with interest that the planned expansion of Heathrow Airport has been ruled illegal by the Court of Appeal because it fails to comply with the Government's pollution reduction pledges in the Paris climate agreement; surely this must be a consideration, too, for a scheme that depends on attracting an estimated extra 1800 vehicles a day (not counting the two year construction period).

My other principal objection is that there is no benefit to the local community. We currently have high levels of employment in the kinds of low-paid jobs Great Wolf would offer (bar staff, cleaners, waiters) and local firms actually struggle to fill these vacancies themselves. Given the government's plans for an Australian-style points system this is a situation that can only deteriorate – to the detriment of existing local businesses. And, as Great Wolf customers will be encouraged to remain on site during their visit, there would be no 'trickle down' trade for local shops, restaurants or pubs either.

The reality will be that local communities will bear all the brunt of the half a million Great Wolf clients who'll drive to the theme park every year in their private cars, stay overnight, eat and drink there – and then drive away the following day.

In addition, according to Great Wolf's own admissions, it's highly unlikely that many local families would be able to use the resort at all (unless they are prepared to pay for an expensive overnight stay)

Great Wolf have not said how much this would cost but in the U.S. it averages around £160 a night for a family of four (without food) and probably much more in school holidays and peak weekends – hardly a local amenity.

This is an arrogant and careless proposal. Careless about the immense traffic and environmental impact and careless about whether or not it brings any real benefit to the local community.

Very belatedly and under pressure, token offers have been made about 30 'sustainable' day passes for local families, for instance. But, apart from practical issues (such as where would you park to catch the shuttle bus from Bicester) this is an insult to the intelligence of local people, in the context of a total hotel capacity of 2250 guests.

Again, if Great Wolf were serious about sustainability, they would not be planning a carpark with roughly the same capacity as the Westgate Centre and twice that of Blenheim Palace.

I have every faith that our local councillors will study these proposals with the scrutiny and scepticism they deserve.

I urge you to reject this proposal on the grounds there is no need at all for any element of this scheme while it could cause harm that will last for generations.

Yours sincerely

Judith Keeling

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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..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

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..



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	
<b>Name</b>	Louise Goodman
<b>Address</b>	Foxtownsend Lodge North, Heyford Road, Kirtlington, Kidlington, OX5 3HS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am writing to express my strong objection to proposed private indoor water park planned by Great Wolf Resorts in Chesterton. I am a resident of Kirtlington and I believe, were it to be allowed to proceed, that this development would have a hugely detrimental impact on Chesterton, my village, and the surrounding area. The road through Kirtlington, is currently a rat-run used by traffic trying to avoid the congested A34 and the proposed development would compound an existing problem. The anticipated 500,000 visitors per year will produce a huge increase in traffic which would have a majorly negative impact on the already overloaded road system locally - which is currently in a poor state of repair. There is no provision for accommodation on site for workers so that's an additional number of vehicles that would need to be added to the visitor tally. Overall the increase in traffic is highly likely to give way to a resultant increase in accidents and traffic jams and have a negative effect on the general wellbeing and respiratory health of people living in the area. I would also suggest that the development does not meet current government policy that such developments should be directed to brownfield sites. Nor is it in keeping with the rural landscape: An 80ft high indoor water park and a 4-storey hotel (twice the height of the existing Bicester Golf Hotel) would both be an eyesore. There would also be significant and far-reaching disruption and pollution from 2-year build programme and ongoing noise and light pollution from the development when it became operational. The development provides limited (if any) benefit to the local community. There is already a surfeit of low-paid jobs in the catering/hospitality trade in this area so it won't do anything for employment. If anything, it will take business away from local pubs and restaurants as locals will avoid the area because of traffic issues and park visitors will be encouraged to stay on site and use the facilities there. It is purely a profit-making venture for a US company, Great Wolf Resorts. In so many ways this is the wrong scheme in the wrong place and one which will have horrendous repercussions for not just my village and Chesterton (which will be totally engulfed) but so many villages in the area. I would urge you to do all you can to prevent this development from being allowed to progress - it will have a massively negative impact on the character and way of life of our rural historic area</p>
<b>Received Date</b>	02/12/2019 16:21:47
<b>Attachments</b>	

Gables  
Alchester Road  
Chesterton  
Bicester  
Oxfordshire  
OX26 1UN

15 December 2019

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

Dear Ms Whitehead,

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

I feel there is no need for such a development in this area, and that planning permission should not be granted as the proposal is not in accordance with the local development plan.

#### **Unsustainability and Traffic Impact**

This plan is unsustainable, as it not in an appropriate location on the edge of a small village, where the access roads are very narrow. The plan calls for a 900 car parking space with a significant reliance on car travel, as public transport is not available in Chesterton, and will therefore go against the Cherwell strategy of reducing car usage.

At present there are two safety chicanes at the entrance to Chesterton, one of which (on A4095) would have to be removed, otherwise there would be a considerable backup of traffic to the major roads.

Chesterton residents may also experience difficulties getting onto the A4095 at peak times, which could cause a backup of traffic in Alchester Road.

Golf enthusiasts will have to travel further to use an 18 hole golf course, creating more traffic

The existing road infrastructure cannot cope with the extra 1000+ daily increase in traffic volume, plus future construction traffic. Chesterton is already used as a rat run and experiences major traffic congestion when used as an escape route during the many traffic issues on the M40 and A34. Sat navs will be directing traffic through already stressed routes

such as Middleton Stoney, Weston on the Green and Wendlebury. Traffic would also be directed onto the A34, which already encounters numerous traffic problems and accidents.

It adds to numerous other proposals that have been approved in Bicester recently, namely the Kingsmere Estate, Bicester Gateway and Bicester Heritage. There is already too much congestion due to Bicester Village. The road network cannot cope with the additional traffic which this proposal will create and the proposed development is in the wrong location.

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

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

Hotel rooms will only be available to Great Wolf resort guests and it is unlikely that day passes will be available to local residents.

No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits, as Great Wolf aims to keep all guests on site to use their restaurants, shops and other facilities, so economic benefits will be retained by Great Wolf and not shared with local Bicester businesses.

Unemployment is very low in Bicester and local businesses are finding it difficult to recruit staff. Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in personnel from outside the area which will cause further traffic congestion because there is no public transport to Chesterton, or it will necessitate the construction of more houses to provide accommodation. This will, of course, put a greater strain on the existing schools and medical facilities.

#### **Design**

The design of the development is not in keeping with the local area. It is a bad design and although it is low rise, to ensure it is less visible, the buildings and car parking facility have been spread across the site, thus creating a significant urbanising effect on the rural location. It comprises a total floor area of 500,000 sq. ft. in two/three overbearing large blocks. Schemes in such a location should be of small scale detached buildings of low height (similar to the existing Golf Club) enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary 2008. This development will have a significant and irreversible impact on the landscape and view of the site.

#### **Loss of sports facility**

I cannot understand how they will safeguard the remaining 9 hole golf course. Keen golfers would prefer to play on an 18 hole course and there appears to be no financial argument for selling off 9 of the existing 18 holes at Bicester Golf club.

As the 9 hole North Oxford course is being taken over for housing, open space provision is rapidly disappearing in Cherwell which is totally unacceptable when it serves such an important purpose in communities and for wellbeing.

#### **Ecologic impact**

There will be a considerable loss of green field habitat for wildlife

#### **Air/noise pollution**

Outdoor space on the site will be subjected to air and noise pollution from the Motorway adjacent.

There will also be a deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.

#### **Utilities (water and electric)**

We already experience power cuts in this area. Will this be exacerbated by the construction of this huge development?

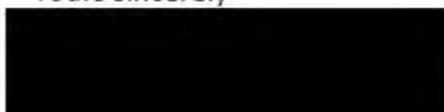
We are also told to conserve water during the summer months. As this is a water theme park, this is bound to have a negative impact on water stocks in the area.

#### **Lack of consultation**

With potentially 2000 visitors each day, this proposal will have a significant impact on the area, therefore Great Wolf should have worked with Cherwell District Council to be allocated a site through the correct local plan process.

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

Yours sincerely

A solid black rectangular box redacting the signature of Josephine M Robertson.

Josephine M Robertson

Gables  
Alchester Road  
Chesterton  
Bicester  
Oxfordshire  
OX26 1UN

15 December 2019

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

Dear Ms Whitehead,

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

I feel that this development is ridiculous, and that planning permission should not be granted as the proposal is not in accordance with the local development plan.

#### **Unsustainability and Traffic Impact**

This plan is unsustainable, as it not in an appropriate location on the edge of a small village, where the access roads are very narrow and already used as rat runs. The plan calls for a 900 car parking space with a significant reliance on car travel, as public transport is not available in Chesterton, and will therefore go against the Cherwell strategy of reducing car usage.

At present there are two safety chicanes at the entrance to Chesterton, one of which (on A4095) would have to be removed, otherwise there would be a considerable backup of traffic to the major and minor roads around Chesterton.

Chesterton residents may also experience difficulties getting onto the A4095 at peak times, which could cause a backup of traffic in Alchester Road, which has experienced problems for emergency vehicles in the past, due to cars parking in the road for the local school..

Golf enthusiasts will have to travel further to use an 18 hole golf course, creating more traffic

The existing road infrastructure cannot cope with the extra 1000+ daily increase in traffic volume, plus future construction traffic. Chesterton already experiences major traffic congestion when used as an escape route during the many traffic issues on the M40 and

A34. Sat navs will be directing traffic through already stressed routes such as Middleton Stoney, Weston on the Green and Wendlebury. Traffic would also be directed onto the A34, which already encounters numerous traffic problems and accidents.

It adds to numerous other proposals that have been approved in Bicester recently, namely the Kingsmere Estate, Bicester Gateway and Bicester Heritage. There is already too much congestion due to Bicester Village. The road network cannot cope with the additional traffic which this proposal will create and the proposed development is in the wrong location.

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

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

Hotel rooms will only be available to Great Wolf resort guests and it is unlikely that day passes will be available to local residents. We were told at their meeting that if there were any day passes available, they would cost as much as £65 per person.

No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits, as Great Wolf aims to keep all guests on site to use their restaurants, shops and other facilities, so economic benefits will be retained by Great Wolf and not shared with local Bicester businesses.

Unemployment is very low in Bicester and local businesses are finding it difficult to recruit staff. Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in personnel from outside the area which will cause further traffic congestion because there is no public transport to Chesterton, or it will necessitate the construction of more houses to provide accommodation. This will, of course, put a greater strain on the existing schools and medical facilities.

#### **Design**

The design of the development is not in keeping with the local area. It is a bad design and although it is low rise, to ensure it is less visible, the buildings and car parking facility have been spread across the site, thus creating a significant urbanising effect on the rural location. It comprises a total floor area of 500,000 sq. ft. in two/three overbearing large blocks. Schemes in such a location should be of small scale detached buildings of low height (similar to the existing Golf Club) enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary 2008. This development will have a significant and irreversible impact on the landscape and view of the site.

#### **Loss of sports facility**

I cannot understand how they will safeguard the remaining 9 hole golf course. Keen golfers would prefer to play on an 18 hole course and there appears to be no financial argument for selling off 9 of the existing 18 holes at Bicester Golf club.

As the 9 hole North Oxford course is being taken over for housing, open space provision is rapidly disappearing in Cherwell which is totally unacceptable when it serves such an important purpose in communities and for wellbeing.

### **Ecologic impact**

There will be a considerable loss of green field habitat for wildlife

### **Air/noise pollution**

Outdoor space on the site will be subjected to air and noise pollution from the Motorway adjacent.

There will also be a deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.

This will be a disgusting state of affairs and not thinking green.

### **Utilities (water and electric)**

We already experience power cuts in this area. Will this be exacerbated by the construction of this huge development?

We are also told to conserve water during the summer months. As this is a water theme park, this is bound to have a negative impact on water stocks in the area.

### **Lack of consultation**

With potentially 2000 visitors each day, this proposal will have a significant impact on the area, therefore Great Wolf should have worked with Cherwell District Council to be allocated a site through the correct local plan process.

This is a speculative and unnecessary planning application in the wrong location and should be refused on this basis. We do not want it as the impact on the local community is unimaginable.

Yours sincerely

A black rectangular redaction box covering the signature of James M Robertson.

James M Robertson

Date: 14<sup>th</sup> December 2019

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

From: David A Jones  
Gagle Brook House  
Chesterton  
Bicester OX26 1UF

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

*The attempted rape of the British Countryside.* An objection to this application.

A) Having followed the development of the Local Plan over the past 15 years or so, it is disturbing to note the large number of opportunist applications that are being submitted for projects in and around Bicester that fall well outside the current Local Plan. Many of these proposals seek to take advantage of perceived easy access to facilities via the M40 motorway, the A34, the A41, the A43 the A421 and the A4095. This application is the worst of all.

The land for this proposal is served by the A 4095 road that is no more than a widened country lane linking a string of villages between Bicester and Witney. At the time Vendee Drive was constructed the A4095 was recommended for downgrading, to the extent that a new sign was erected at the junction with Bignell View with that road labelled as B4095.

All the other local roads are unclassified, most essentially 'one track with passing places' or no passing places other than a muddy roadside verge. These roads are totally unsuitable for any increase of traffic for the Bicester Sports Association let alone for a 'development' of the size proposed by Great Lakes (Great Wolf).

In the Bicester Advertiser of 6<sup>th</sup> December (2019) there were reports of four accidents on the A34, the A41 and M40 over a three-day period. One on the A34 had a fatality. In addition to the distress caused to the people and relatives concerned, all these accidents gave rise to long delays for other traffic. Accidents on these roads are more common now than a few years ago, reflecting the dangerous increase in the traffic in this area. This frequency of accidents on the main cross-country feeder roads negates, entirely, the assertion that visitors will find access to the waterpark easy.

People living in Little Chesterton are aware of the vast increase in traffic at holiday times, especially in the week between Christmas and New Year. Despite the Park and Ride for Bicester Village, tail back on the A41 means that traffic is diverted by satellite navigation along the Little Chesterton lane. One hundred cars in twenty minutes have been counted. This is unsustainable, destroying the wellbeing of the people living in the hamlet.

B) There is a comment in the non-technical section that 'The Site is located within an area that is able to easily transmit pollution to groundwater.' This is a damning statement. It is not clear how the applicants propose to prevent this type of pollution. We manage a small conservation area downstream from the site. There are numerous springs feeding a pond with fish in it and so we are very concerned.



The system of land drains and drainage ditches run out from the golf club, passing through the Bicester Sports Association land and join to pass under an arable field in a drainage pipe. This pipe opens at the upper end of land we own in Little Chesterton. Now a stream, the water flows through Little Chesterton to join, at right-angles, a stream from Simms Farm that goes on to flow through Wendlebury. Eventually it joins the Langford Brook (downstream of where the Gaggle Brook joins the Langford Brook).

The comment 'There is no flood risk from the Gaggle Brook watercourse reported in Environment Agency's flood maps or local authority flood maps to the Site' is correct for the simple reason that the site is not in the same catchment area as the Gaggle Brook. Furthermore, the use of the name Gaggle Brook in several parts of the application is very misleading for the same reason.

There can be little doubt that the 'hard' surfaces of the hotel, carpark and other facilities would increase the volume of storm water flowing down the stream through Little Chesterton and so cause flash floods there and, more importantly, more intense flooding in Wendlebury.

C) In the summary of the comments from Natural England is the statement: No Objection. This refers only to the fact that there is no SSSI or other statutory protected site nearby and to nothing else. It is normal practice to include the final section on Environmental Enhancement. Removing several ponds and creating one new one is scarcely an enhancement!

D) In an appendix, dated 1<sup>st</sup> November 2019, to the 'Gov.UK Guidance Light Pollution 6 March 2014,' following on from the 'Royal Commission on Environmental Pollution's 2009 report, Artificial light in the environment' there is the question:.

***'Is a proposal likely to have a significant impact on a protected site or species? This could be a particular concern where forms of artificial light with a potentially high impact on wildlife and ecosystems (e.g. white or ultraviolet light) are being proposed close to protected sites, sensitive wildlife receptors or areas, including where the light is likely to shine on water where bats feed.'***

There are two fundamental reasons why this question is relevant to the application being proposed.

1) Golf courses are unusual habitats for plants and animals because of the high standard of management. This maintenance is cyclical, following the seasons, so that the different areas experience a continuum of treatments from year to year. As a result, there are undisturbed habitats in some parts of the course and what is effectively a stable maintenance in other parts. The plants and animals quickly become adapted to the change or stasis of habitat. As a result, a golf course is a *de facto* conservation area with its own biodiversity. The 'rough' areas of golf courses are the foraging areas for small mammals and so good hunting areas for owls.

The golf course under consideration has received a good quality of maintenance. This is a sensitive area because implementation of this proposal would destroy an important refuge for animals and plants.

2) Golf is a game that is not normally played in the dark. Today, the amount of stray light in the immediate area is so trivial that it is easy to study the heavens on cloudless nights. This shows that the area has effectively no light pollution. It is well known that the positioning, duration, type of light source and level of lighting are all factors that can affect the impact of light on wildlife. All animals and plants have evolved in a world of regular alternation of daylight and dark nights. It is no wonder that disruption of this cycle affects both animals and plants detrimentally.

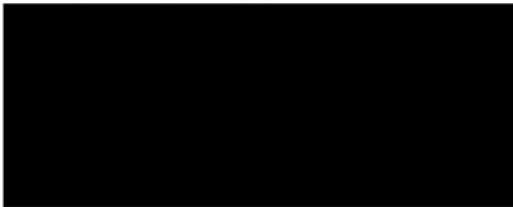
For security reasons, the water park and the associated car parks would be illuminated all night. This change in the diurnal fluctuation of light and dark will affect large numbers of animals and plants, including known protected species in the land between the A4095 and Little Chesterton.

From the surveys for this application, the from one for the Bicester Sports Association and direct observation by people owning land in Little Chesterton we can list the protected species known in the area: barn owls and other owls, badgers, pole cats, seven bat species, at least eight bird species on the Red List, grass snakes, great crested newts and several hairstreak butterflies.

See also the article: 'The dark side of light: how artificial lighting is harming the natural world. Nature 553, 268-270 16 January 2018'.

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

Yours faithfully,



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(sign)

David A. Jones  
(print)

David A. Jones, MA DPhil CBIOL FRSB FLS  
Emeritus Professor of Genetics, University of Hull, 1973-89.  
Emeritus Professor of Botany (Ecological Genetics and Chemical Ecology), University of Florida, 1989-2003.

Date: 13 December 2019

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

Hazel C Jones  
Gagle Brook House  
Chesterton  
Bicester OX26 1UF

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

Dear Sirs,

I strongly oppose the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan. Cherwell District Council has declared a climate emergency as recently as July 2019. This means that they are obliged to oppose any new development that will increase air pollution and water usage.

Wolf Lodge Resort waterpark would be unsustainable and in an inappropriate location on the edge of a small historic village and adjacent to a congested motorway. The site is extremely large scale and not in keeping with the rural character of the area. The proposed development includes a 900-space car park for clients who will come from outside the local area and will have to rely on car travel. This goes against the Cherwell strategy of reducing car usage. It would comprise 500,000 square feet of building on a green field site, irreversibly removing important green space and removing ecological habitats for existing wildlife which is already under threat from ongoing developments around Bicester. Light pollution from inevitable outdoor lighting (e.g. car park with 24/7 lighting) has profound effects on wildlife by disrupting breeding cycles, affecting navigation of insects and birds and accelerating insect apocalypse.

The existing road infrastructure could not cope with the projected extra 1000+ daily car movements. Recently (Dec 5th), the 'Bicester Advertiser' reported four major accidents in one week (A34 x2, M40, and A41), all causing major obstructions and long delays. In Chesterton the A4095 which has major carriageway defects and dangerous bends, carries extra traffic during the traffic issues on the M40 and A34. Attempts to route clients to the resort via other roads such as through Middleton Stoney, Weston on the Green and Wendlebury, will only transfer the problem to other villages and will not prevent Satnav systems directing clients via the shortest route.

The proposed development would result in a significant deterioration in air quality and a substantial increase in noise pollution for residents in the surrounding areas. There is good evidence that noise pollution is associated with impaired development in children and lifetime mental health problems. The WHO and DEFRA both state that outdoor air pollution is a major cause of death and disease and causes chronic ill health with increased hospital admissions. In fact it is hard to see how there will be any benefit to the local communities since it will not be possible to 'turn up' for the occasional evening of family fun. Neither will it benefit through increased employment locally since the jobs will be lower skilled service type.

Another issue is water utilisation: Cherwell District Council has identified the district as one of 'water stress'. We are experiencing periods of low ground water interspersed with intense flooding due to climate change and households are being encouraged to preserve water. It is impossible to reconcile this policy with a water park that will require hundreds of thousands cubic metres of water per year with only a small percentage recoverable by water saving methods.

To remove open green space is totally unacceptable when it serves a very important purpose for the well-being of communities. Preserving this should be the priority for the benefit of everyone. For the above reasons, I strongly request that planning permission NOT be granted for this application

Yours faithfully,

(sign)



(print)

HAZEL C JONES

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Tim Paton
<b>Address</b>	Glyde Barn,Dovecote Lane,Somerton,Bicester,OX25 6NA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>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. I am a member of the Golf Club and this development will devastate the club and most members will be forced to leave and find a new one There has been a great community of local people at the club for many years and this will be lost. For the above reasons, I strongly request that planning permission NOT be granted for this application. Yours faithfully, Tim Paton</p>
<b>Received Date</b>	03/01/2020 16:49:26
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	kate Strong
<b>Address</b>	Glyde Barn,Dovecote Lane,Somerton,Bicester,OX25 6NA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I Totally object to this building application.The Building going on in Bicester is really out of control for the area .We desperately need to hang on to all the green spaces around the local Villages, especially a Golf course that is very important to the area.It has been a very vibrant and successful golf course, until the owner has started to make life difficult for the members . The local area is now going to be using more water than ever before . This Park will use a massive amount of water , even though they insist they will reuse water . We do not want water to be taken from the local rivers and lakes, this has a terrible effect on the wildlife and the natural environment, This park at this time is just totally wrong , with global warming why are the councils thinking of allowing buildings that will be pumping out hot air and probably gas all day . It's a out of date project that will make a few people rich off the back of the local area. This belongs in an industrial park next to a motorway , although I would personally ban that these projects if we are going to help this planet survive, which needs to be a number one priority. Thank you Best Wishes Kate Strong</p>
<b>Received Date</b>	07/02/2020 09:50:04
<b>Attachments</b>	

Mrs P A Hawes  
GRANGE FARMHOUSE  
LITTLE CHESTERTON  
BICESTER  
OXON OX25 3PD

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

Dear Ms Whitehead

**REF: GREAT KAJES YK LTD – Planning Application No: 19/02550/F**

I write with reference to the above planning application and I wish to object to this for the following reasons:

- The proposal is not in accordance with the Local Development Plan and I see no material considerations that would warrant planning permission to be granted. The site comprises 500,000 sq. of built form on what is a greenfield site, and would irreversibly remove important green infrastructure and disrupt ecological habitats.
- The proposed application massively impacts on the edge of a small rural village which experiences major traffic congestion, particularly at times when the A34 or M40 become blocked, and is regularly used as a rat-run by people trying to avoid these already heavily congested roads.
- The M40 leading up to Junction 9 is regularly the scene of road traffic accidents due to the high volumes of traffic exiting at this Junction.
- Whatever traffic/road signs are being proposed to limit access through these small, mostly single tracked country lanes, you cannot possibly stop people from following their Satnav which will inevitably direct them to cut through these small villages, it is human nature to find the shortest, quickest route to a destination. This not only applies to visitors, but also to any staff who will have to commute by car to work

there as it is not accessible by any other means. This surely contravenes Cherwell District Councils Strategy of reducing car usage.

- This development is not in any way going to benefit the local people or economy. It is designed so that visitors have a one stop destination, and specifically seeks to exclude local people from using the facility. It is essentially a vast private theme park.

Yours sincerely,

Pippa Hawes (Mrs)

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

Mr Colin Maw  
Greves House  
Manor Farm Lane  
Chesterton  
Oxon  
OX26 1UD  
07970 945455

11 December 2019

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

Dear Ms Whitehead

As a resident of Chesterton, I write to lodge my severe objection to the proposed planning application stated above for the development of a Great Wolf Resort in the village of Chesterton. This objection is based on a number of reasons in 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.

Reasons for objection:

**Unsustainable proposal.**

The proposed location on the edge of a village is inappropriate and unsustainable. A proposed 900 car, car park means that the proposal has a significant reliance on car transport, which goes against the Cherwell Strategy of reducing car usage.

**Traffic impact.**

The developers view that visitors will come by train and be bused to the park is naive in the extreme, as has been demonstrated by the numbers of visitors to Bicester Village which has required the additional development of further car parks and the use of other local facilities, i.e. Tesco's car park, Bicester Avenue parking etc.

The existing road infrastructure will not be able to cope with an additional 1000 cars per day. The developers proposal to divert traffic through already stressed A roads, i.e. Middleton Stoney, Weston on the green and Wendlebury, will have a major impact on the lives of these villages as well. The developers are proposing sign posting the routing to the resort, which is supposed to negate the use of sat-navs by drivers. This is a ludicrous proposal as practically everyone who will be visiting the resort will be from outside of the area and use their sat-navs which will take them the most direct route which will be via the A and B roads around and through Chesterton. A major impact will be on Little Chesterton and will result in major road blockages.

There are already no footpaths or lighting in the roads around the proposed resort, as it is countryside, and it is already dangerous enough walking, running or cycling in the area. An increase in traffic will make it even more dangerous than it already is.

**Landscape and environmental impact**

The proposed 500,000 sq. ft of building on a greenfield site will destroy the environment and have an irreversible impact on the landscape and the views of the site. It will not even be possible to estimate the negative impact this will have on the local wildlife. In what is supposed to be an ecological time for the world, the destruction of greenfield and wildlife habitats is in effect destroying the future of the countryside. This would be another example of the reduction in the



Cherwell's countryside and greenfield sites, what with all the other developments that have been approved and commenced in recent years, e.g. Kingsmere, Bicester Heritage, Bicester Gateway, etc).

**Lack of economic benefits for Cherwell and Local Area**

This is in essence a business with no connection to the local area, developing a major hotel and resort area, which is designed to be self-contained with no links to the local economy, (with the exception of Bicester Village as they have said they will have buses running to this venue). Visitors will not be encouraged to leave the resort and utilise local businesses, i.e. pubs, hotels, even Bicester town centre.

Unemployment in Bicester is less than 5%, so where are the owners expecting to get their employees from, without impacting current businesses who are likely to lose staff to this development. If not from Bicester, bringing in employees from outside of the area will increase traffic all around Cherwell and Oxfordshire.

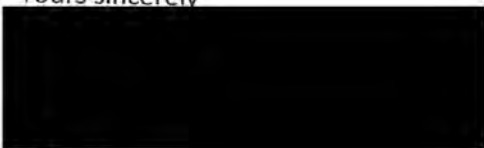
**Loss of major sports facility in the Cherwell area and impact on the current Bicester Golf Club and Hotel**

The Bicester Golf Club is the closest 18-hole golf course to Bicester and the company accounts demonstrate that the existing golf complex is viable showing no signs of financial problems. The loss of such a facility by reducing it to 9 holes will have a significant impact on the golf membership as those people who are members are so because it is an 18-hole golf course. Reduce it to 9 and many members will leave and therefore could put the business into a position that does impact its viability.

These are some of my primary objectives to this development, which will have a negative and detrimental impact on a village and the villages which live in it. It is also a destruction of greenfield spaces and will impact wildlife not just in this area but all around, as increased volumes of traffic will by default lead to further animal injuries and deaths on the roads. Finally the belief by the developers that the 1000 additional cars a day will follow set routes which will avoid the village and that their customers will take their public transport into Bicester Village is so unbelievable in its naivety it beggars belief that they think that this is what will happen.

Please do not hesitate to contact me if you require any further information or input.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Colin Maw

## Matthew Swinford

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**From:** [REDACTED]  
**Sent:** 04 January 2020 19:29  
**To:** DC Support  
**Cc:** [REDACTED]  
**Subject:** Great Lakes UK Ltd/Planning Application No: 19/02550/F

Guernsey Cottage, Mill Lane, Weston-on-the-Green, Bicester. OX25 3QR 4 January 2020

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

Dear Planning Officer,

My husband and I share many of the concerns voiced by residents living in the locality of Chesterton and neighbouring villages who will be greatly affected by the development of the Great Wolf Resorts if the planning application listed ahead is permitted.

Such a large-scale development, bringing thousands of visitors to the area, along with a non-stop invasion of cars and buses, would inevitably impact upon the quality of life currently enjoyed by people who elected to live in rural villages at a distance from city traffic. We are of course already attempting to adjust to the enormous changes to Bicester, not long since a market town, and the erection of housing estates and large buildings impinging on the surrounding countryside. Whilst we understand the necessity of such developments, we fail to understand the logic of a large Water Park facility which would mostly answer the recreational needs of people from other parts of the country and from abroad.

We also feel that we are justifiably concerned that the infrastructure necessary for such a large development does not exist at present and that the minor roads linking the area destined for the Great Lakes development to other towns - ie. Bicester, Oxford, Witney and Banbury- are inadequate to withstand the enormous increase in traffic which would inevitable occur. Further infrastructure cannot be supplied without further road development and ultimate interference with local properties, land and countryside.

The probability of even more traffic passing through Weston-on-the-Green - we already have 6000 cars a day passing through the village- is a daunting prospect. We trust and hope that you and your fellow councillors will view the plan for the Great Lakes as a frivolous dream unworthy of an area which prides itself on sustaining ecological principles.

Yours faithfully,

Mrs. Frances White

Date:

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

Address:

HAWKINS COTTAGE  
ALCHESTER ROAD  
CHESTERTON  
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)

MRS JC JOHNSON

(print)

Please add any additional comments here:-

Date:

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

Address:

HAWKINS COTTAGE  
ACCHESTER ROAD  
CHESTERTON  
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)

MR. A. JOHNSON  
(print)

Please add any additional comments here:-

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

10<sup>th</sup> December 2019

Dear Ms Whitehead

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

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

I would like to take this opportunity to stress my objection to this application on the basis of the following multiple materially negative considerations.

1. **Unsustainability.** The development goes against the Cherwell Strategy of reducing car usage – both as the development includes 900 car parking spaces with a significant reliance on car travel for guests staying and workers going, plus the 18 hole golf users now have to travel to alternative 18 hole courses. Both will hugely increase car usage. Please consider also that the 500,000 sq ft site of built form is being proposed on a greenfield site which irreversibly removes important green infrastructure and disrupts ecological habitats. Finally it is unsustainable as it is in a wholly inappropriate location on the edge of a village.
2. **Traffic impact.** Bicester is besieged. The A34 has frequent accidents and the M40 between J9 and 10 is already heavily clogged. Adding an extra 1000+ daily vehicles to existing road infrastructure would mean already stretched roads simply could not cope. Chesterton is a rat run and experiences major traffic congestion as an escape route during the many traffic issues mentioned. Further, the development adds to other significant proposals approved like Bicester Gateway etc and the road networks cannot cope with additional traffic and the proposal is in the wrong location. The routing plans via already stressed routes are unacceptable.
3. **Lack of economic benefits for Cherwell and local area.** This proposal is contrary to Cherwell's strategic aim to prioritise Knowledge Based business investment as a priority which would offer essential employment in this growing sector. It is of no benefit to other businesses

as hotel rooms are only available to Great Wolf resorts guests. All guests will use onsite restaurants so economic benefits will not be shared into the wider community.

4. **Design.** The low rise design has an urbanising impact on this rural location. The colossal size is in 2-3 huge blocks which are not in keeping with the local area which are contrary to the Cherwell Council's Countryside Design Summary 2008.
5. **Loss of Sports Facility.** It is a great disappointment to me that Cherwell council is reducing provision of sports facilities which is a great detriment to all within the area – young and old. The loss of part of this golf course is unacceptable when it is key for communities and well being. The North Oxford 9 hole golf course has already been lost to housing, and Bicester Rugby Club ground has been sold for development and they are unable to find a suitable replacement site putting the entire club at risk. Combined this is shocking.
6. **Lack of consultation.** Over 2000 visitors are expected at the resort each and every day. It is of great disappointment and would indeed have been best practice if Great Wolf had worked with Cherwell to be allocated a site through the correct local plan process – and in fact perhaps they would not have been allocated a site if it were via the correct channels? This is a speculative planning application in the wrong location and should be refused on this basis.
7. **Ecological impact.** There will be a significant loss of green field habitat essential for local wildlife which has already been displaced by building in the Bicester environs. I have great concerns about the water table with the chemicals being used in the water park as well.
8. **Air/Noise quality/pollution.** It seems very odd that the council would support an outdoor build right next to one of the busiest motorway stretches in the country? There is no doubt that air quality will deteriorate and that noise pollution will increase due to additional traffic, construction and service vehicles.

I am utterly shocked that such an unsuitable development is even under consideration. I urge you to decline this application on the basis of the material negative considerations as outlined above.

Yours sincerely

Valerie Laing  
3 The Woodlands  
Chesterton  
OX26 1TN

Date:

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

Address:

HAYWARD'S COTTAGE  
ALCHESTER ROAD  
CHESTERTON  
OXON. OX26 1UX

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)

*ANILIAN BANISTER*  
(print)

Pease add any additional comments here:-

**Hebe Cottage**  
**North Lane**  
**Weston on the Green**  
**OX25 3RG**

4<sup>th</sup> January 2020

Dear Sir/Madam

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

I am writing to register my strong objections to the above mentioned application.

This is a rural location which has no need for an amusement park let alone 500,000 sqft of buildings blighting the countryside. My understanding is the proposed development is approximately twice the size of Bicester Village. Do we need to go in to how much negative impact Bicester Village has had on the local traffic around Bicester and the local economy of Bicester Town over the last 25 years to weigh out the detrimental impact this addition will bring to the area? What arrived as a positive for the area became a negative within a matter of a handful of years.

Back in the early 90's no one could have envisaged the growth of Bicester Village, what guarantee do we have this scheme in years to come will not take over more and more greenbelt site, causing more and more traffic chaos or indeed it may not succeed and leave behind a non-operational, concrete eye sore?

That aside,

**GROUNDS FOR OBJECTION:**

**1) Traffic:**

- a)** From the point of view of a resident of Weston on the Green - we are a linear village with four lanes leading out to the B430 (the proposed route for access). Three of these lanes are dead ends with the other (Church Road) already a rat run with those escaping the A34. We have many detached houses dotted in between these lanes plus the manor hotel, two pubs, 4 business estates within the village boundary plus another business estate and the airfield just outside the village but within our parish boundary. How many traffic lights, pelican or zebra crossings will be needed along the B430 so as the residents and the workers in the village can go about their business without having to take in to account it may take up to God knows how long it will take to get access on to the B430 in their cars, let alone the pedestrians who wish to cross the B430 east to west or vice versa?



Does Weston on the Green need or deserve such high urbanisation with traffic measures when it already struggles with what it has to cope with?

- b) Before the resort is up and running, there will be years of construction traffic then if the residents and the staff of the resort were not enough, there will be the endless nightmare of services and deliveries trundling through the roads in the dead of the night.

### **WHICH LEADS ON TO...**

#### **2) Pollution and Enviromental Impact:**

- a) Light
- b) Noise
- c) Emissions
- d) Ecological habitats for Wild Life

**Can Great Lakes UK Ltd honestly provide sustainable answers to any of the points made above which provides protection to the local humans, animals or plants?**

- e) Water Requirements – Where on earth is it coming from?

**Thames Water says we are already stressed for supply...**

**AND FINALLY...**

#### **3) The Economic non-benefit:**

As the Village Shop owner and subpostmaster with also a unit in the Old Flight House Antique Centre, I am more than aware how much the local service/hospitality businesses suffer from recruiting staff. The proposed development **WILL NOT** provide local employment but put pressure on the local housing need as it will need to look elsewhere to staff their enterprise. Which then goes around in a circle back to point 1... Traffic!

**It is the wrong thing, trying to do something in the wrong place. I strongly recommend it is refused to protect our environment, our local economy and our right not just in Weston but all the other villages affected by this to remain as rural villages and not be forced in to becoming suburbs of Bicester through not necessity but by pure commercial greed.**

Yours faithfully

Yasemin Olcay

Date: Feb. 5, 2020

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

HERNES HOUSE,  
S HENLEY COURT,  
HERNES CRESCENT,  
OXFORD  
OX2 7PS.

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)

ERIC SIEBERT

(print)

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Sarah Chesser"/>
<b>Address</b>	<input type="text" value="Heyford End,Church Lane,Lower Heyford,Bicester,OX25 5NZ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I would like to object on the basis of further traffic and pollution around the Bicester area - which is already at capacity after the extension of Bicester Village and the developments going on about the town. There is no benefit in terms of provision of employment - we already have many options for the low paid roles - which are not easy to fill out of university holidays. The roads are not in good condition - and will be put under further pressure from additional traffic Most importantly - to build a private facility for hotel guests will not provide any benefit to the local community other than make people resentful. The wrong development in the wrong area."/>
<b>Received Date</b>	<input type="text" value="28/11/2019 13:28:26"/>
<b>Attachments</b>	

Date:

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

Address:

HIGH GAGGLE  
ALCHESTER ROAD  
CHESTERTONS OX26 1UN

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.

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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)

M. Y. ROBINSONS  
(print)

10-12-19

Please add any additional comments here:-

Mrs Robinson is a lady in her 90s and of very sound mind. She signed under the supervision of her Carer. The signatures are in her own hand.

Highsett,  
Alchester Road,  
Chesterton, Bicester, Oxon,  
OX26 1UN

9<sup>th</sup> December, 2019

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

Dear Madam,

**Planning Application No. 19/02550/F**  
**Great Wolf Resorts.**  
**Land to the east of M40 and south of A4095, Chesterton, Oxon.**

I wish to strongly object to the above mentioned planning application and ask that it be refused on the following grounds:-

1. This proposed development is not in accordance with the Cherwell Local Plan 2011-2031.
2. The development is unsustainable, in an inappropriate location in a small historic village. The development includes a 900 space car park, which indicates that Great Wolf Resorts are expecting 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 village and local area.
3. The road infrastructure in the area cannot cope with the projected extra daily car movements that will be expected if the resort is functioning at its full capacity. The A4094 which runs through the village of Chesterton is already used by residents of Bicester and people from further afield as a means of getting to Oxford and beyond and to the A34 without having to queue on the A41 to get through junction 9 of the M40 motorway. This is in addition to the large amount of traffic using the A4095 to get to Witney and beyond. As a resident of Alchester Road it is almost impossible to get on to the A4095 at busy times of the day and our lives revolve around judging the best time to leave the house to access the A4095. At peak times there can be large queues from the A4095 junction with Vendee Drive back into the village. With the large housing developments and new warehouses being built in Bicester, the A4095 is inevitably going to get even more busy without the prospect of at least an additional 1000 car movements a day should the Great Wolf Resorts development be approved.

4. The traffic routing plans via Middleton Stoney, Weston-on-the-Green and Wendlebury will not address the traffic problems. The A41, A34, A4095, M40 and B430 area already very busy roads and an incident on any of the roads causes disruption throughout the area with drivers looking for other routes. This can have an impact to traffic movement around Oxford also. The single track road from the A41 through the village of Little Chesterton is also used by drivers who do not wish to queue on the A41 and evidence of this can now be seen where vehicles have destroyed the grass verges as there is no room for two vehicles to pass on the road. Little Chesterton would be used as a direct route from the A41 to the proposed Great Wolf Resort by people following satellite navigation systems.

5. At the consultation meetings with the representatives from the Great Wolf Resorts they indicated they would be looking for a large number of staff. The unemployment rate in the Bicester area is quite low and therefore I assume they would have to look out of the local area to recruit staff. The staff would then need to drive to the resort, which would increase the traffic movements. Chesterton does not have a bus service and there are no safe walking routes or for that matter cycle routes from Bicester or the surrounding villages. The bus service proposed by Great Wolf Resorts would have to operate on a very regular basis to provide transport from the bus and railway stations in Bicester for guests, as well as bringing staff to the resort without them using their own vehicles. It seems highly unlikely that guests will choose to bring a family to the resort on the train or the bus. Driving will no doubt be the transport of choice.

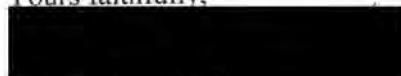
6. The guests using the proposed Great Wolf Resorts would probably not leave the site to visit the local area and spend money in local businesses which would not help the local economy.

7. During the month of November there have been areas of flooding in Chesterton and Little Chesterton. This has probably not been helped by the housing developments that have already taken place in the village. The prospect of a large part of the golf course being covered in tarmac and concrete can only increase the flood risk in the area. I do not feel the reports in the application take account of the flood risk in the area.

8. I also note that the existing golf club discharges foul water to two on-site private pump stations from where the effluent is pumped to the nearest Thames Water manhole and that this manhole would be used for the effluent from the proposed Great Wolf Resort. There is surely no comparison with the effluent from the existing golf club to that expected from the proposed Great Wolf Resort. How does Thames Water expect to manage the increase in effluent when there already appear to be problems getting the effluent from the two new housing estates in the village to the pumping station located on the un-numbered road between Chesterton and the A41.

I would ask Cherwell District Council to take my comments into account when considering Planning Application No. 19/02550/F.

Yours faithfully,



Annette Loveland

**Highsett  
Alchester Road  
Chesterton  
Bicester  
Oxfordshire  
OX26 1UN**

16 December 2019

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

Dear Madam

Great Lakes UK Limited – Application Reference 19/02550/F

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

The development will have a significant reliance on car travel not only for the visitors but for the staff as there does not appear to be any staff accommodation. This will add to the already over loaded use of the local roads and although traffic routes can be suggested most people will follow their sat nav systems which will take the shortest route.

The local area is fortunate in having high employment and therefore a lot of the staff will have to travel thus adding to the traffic over load.

With the increased population in the planning period to 2031 it is expected that there will be a demand for more 18 hole golf courses in the Bicester and this development will remove the only existing course.

Thames Water has already highlighted the lack of capacity for both fresh water and disposal of sewage and this needs to be resolved so that water pressure does not drop for the existing communities.

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

Yours faithfully



M J Loveland



# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text" value=""/>
<b>Name</b>	<input type="text" value="Bernadette Evans"/>
<b>Address</b>	<input type="text" value="Hill Barn Farm,Nr Stonesfield,Witney,Oxon, OX29 8DU"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Bicester needs a 'perimeter' to stop development bleeding out into rural areas. The edge of beautiful Chesterton is not the right place for this water park. Unemployment in Bicester is low (Bicester Village constantly short of staff) and companies already struggle to recruit. Local people will be unlikely to be able to buy day tickets - particularly on school holidays or weekends. Please, please don't approve planning for this. I was born in Bicester, there used to be a solid community but it's grown too quickly and its identity has been lost. By all means give planning for small, local businesses but not for Wolf Resorts."/>
<b>Received Date</b>	<input type="text" value="18/02/2020 21:50:56"/>
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
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<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Georgina"/>
<b>Address</b>	<input type="text" value="Hillside House,33 Mill Lane,Upper Arcott,Bicester,OX25 1PB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="There is a lot of building and development already happening in Bicester. This would be detrimental to the local villages and also have a colossal effect on traffic that is already at capacity in the town and on the arterial roads to Bicester Village. This is completely the wrong sort of thing for Bicester and should be refused planning."/>
<b>Received Date</b>	<input type="text" value="27/01/2020 23:00:16"/>
<b>Attachments</b>	

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 traffic pollution levels within Middleton Stoney are already excessive and to add yet more traffic is negligent.

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. The success rate of delivering mitigations to traffic flow within the village of Middleton Stoney as result of the Upper Heyford delivery is exactly nothing. With a poor track record of delivering any kind of relief to the ever increasing traffic there is no confidence that Great Wolf resorts would either consider nor deliver on any mitigation scheme to alleviate the increase in both construction traffic and visitors in their cars. 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.

Given the strength of local feeling and the incongruity of the proposal it would be of serious concern if elected members were to do anything other than refuse the application.

Kind regards

Al Grenfell  
Hillside  
Middleton Stoney  
Oxon  
OX25 4AD

**Middleton Stoney Resident & Parish Councillor**

Mrs R.L Henson M.A.  
Himley Farm Bungalow  
Chesterton  
Bicester  
Oxfordshire  
OX26 1RT

21st December 2019

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

Dear Ms Whitehead

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

I wish to register my **objection** to the above proposal, which is not in accordance with the local development plan. There are no material considerations which would warrant planning permission being granted.

The proposed development is unsustainable by reason of its inappropriate location on the edge of a rural village with no public transport. To be financially viable, a business such as this requires a large and steady influx of customers from outside the local area. Experience has shown that even with one railhead immediately adjacent and a dedicated shuttle bus service from another, the arrival in the locality of 'Bicester Village' shopping centre has caused significant disruption of traffic flow amounting at times to total gridlock. The proposed development has no such travel provision available and is accessible only by narrow country roads. The inclusion of 900 car parking spaces implies significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. In addition, displaced current 18-hole golf course users' need to travel to alternative locations elsewhere further increases car usage.

The existing road network is already overloaded and struggling to accommodate current levels of traffic. The A34 is at full capacity and the M40 very nearly so. The proposed routing plans place a further burden on already stressed routes. Chesterton is already a regular 'rat-run' and experiences significant traffic congestion whenever problems arise on these major through roads requiring diversion through the villages. The projected increase of 1000+ daily traffic movements (not including construction traffic) could simply not be absorbed.

The environmental impact of this project, which seeks to place 500,000 square feet of buildings on what is currently a greenfield site, goes beyond the immediately obvious and needs to be considered in the wider context of Cherwell's Local Plan, which states that the district is an area of water stress and lays out policies to reduce the impact of new development. Rain falling on a greenfield site percolates slowly through the soil to reach underground aquifers or drains. Rain falling on impermeable roofs, roads, car parks and similar surfaces runs off immediately, overwhelming gutters, drains and sewers, causing flooding and pollution and, ironically, long-term water shortage. Quite apart from the long-term threat, the current infrastructure is already struggling and would be unable to cope with the additional demands of the proposed *water-based amusement park* plus the sanitary requirements of hotel patrons in the projected numbers.

Great Wolf aims to keep all guests on site to use their restaurants, retail shops, bowling alleys (no doubt all supplied in bulk from off-site warehouses, thus adding yet more traffic pressure) so any economic benefits will be retained by Great Wolf and not shared with local businesses.

In short, this is an opportunistic application contrary to the provisions of Cherwell District Local Plan and is entirely without merit.

Yours sincerely,

A solid black rectangular box redacting the signature of R.L. Henson.

R.L.Henson

Date: 14-01-2020

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

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

Helen Webster  
Holly Cottage  
Winton Rd  
Bletchington  
OX5 3DH

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 500,00 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) HELEN WEBSTER

Holly House  
Church Lane  
Weston on the Green  
Oxfordshire  
OX25 3QS

3<sup>rd</sup> January 2020

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

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

I strongly object planning application **19/02550/F**. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. In particular, my objection is based on:

### **Traffic Impact**

- The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during the many existing traffic issues on M40 or A34.
- Unacceptable routing plans via already stressed routes i.e. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.

Specific traffic concerns include:

- Any visitor traffic coming North up the A34 will likely experience congestion on the A34 due to likely the check in / arrival times. At this point they will come off the A34 and enter Weston on the Green via Church Lane. Church Lane is narrow and has no pavement in parts, yet residents – including children – walk to the shop, church, village hall and playground. It is simply not safe to add additional traffic along this lane.
- With all construction and visitor traffic being routed through Weston on the Green on the B430, this causes major additional hazards for local pedestrians walking to the other local village facilities including the local pubs and the Milkshed café.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location.

### **Unsustainability**

- Unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage.
- The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

### **Landscape Impact**

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

### **Ecological Impact**

- Ecology - Loss of green field habitat for abundance of wildlife.

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

- Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.
- An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system
- Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".
- Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done.

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

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



### **Design**

- It is an inefficient and therefore bad design. The building is a 3 & 4 storey design but considered to be relatively not visible. The buildings and car parking have spread across the site having significant urbanising impact on this rural location.
- This scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in-keeping with the local area. Schemes in such a location should be of small scale, detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. (This square footage is twice the size of Bicester Village).

### **Lack of Consultation**

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

In summary the proposal and its impact is totally inappropriate for the rural location and the existing road networks and infrastructure. This is not the right location.

Yours sincerely,

Nick Colledge

Holly House  
Church Lane  
Weston on the Green  
Oxfordshire  
OX25 3QS

3<sup>rd</sup> January 2020

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

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

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### **Lack of Consultation**

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

In summary the proposal and its impact is totally inappropriate for the rural location and the existing road networks and infrastructure. This is not the right location.

Yours sincerely,

Jessica Simpson

Date: 12.2.20

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



Home Farm House  
Islip Road  
Bletchington  
OX5 3DP

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) 

(print) STEPHEN COOK

ANITA COOK



Home Farm  
Alecster Road  
Chesterton  
OX26 1UN

Ms Clare Whitehead

Develop Manager

Cherwell District Council

Bodicote House


Banbury OX15 4AA

16.12.19

Ref: 19/02550/F

Below is a list of my strong objections to the Great Wolf proposal for a water park in Chesterton:

- The roads in and around Chesterton and outlying villages will never be able to support the volume of traffic which will result from this massive proposal. They are already totally clogged at rush-hour and during sports activities at the weekend.
- There is very low unemployment in the Bicester area so any employees from outlying towns or villages will necessitate further transport movements.
- The stress on the water usage of this proposal is untenable.
- It is so out-of-keeping with the entire area – an absolute blot on the landscape of this beautiful part of Oxfordshire.
  
- There is zero benefit to the local area whatever Great Wolf might hope their residents might do. They have after all paid for all facilities including food – why would they go and spend more money elsewhere – unless of course Great Wolf has a cosy deal with Bicester Village?

  
Sheena Thompson

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Ann Mowat"/>
<b>Address</b>	<input type="text" value="Honeoye, South Green, Kirtlington, Kidlington, OX5 3HJ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="This is a very large development. The construction of a 500 bedroom hotel with a car park for 900 cars and a large indoor water complex will have huge impact on the traffic coming through the small villages round about. As Kirtlington is on the 4095 I think we will see an enormous increase in traffic. Mornings and evenings the traffic is already very busy and it's often very difficult to cross the road. Our Village School is on the main road with small children walking to school. Increase in traffic will only make things more dangerous. I object strongly to this development for the above reasons."/>
<b>Received Date</b>	<input type="text" value="28/11/2019 18:57:32"/>
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Mrs Arnold"/>
<b>Address</b>	<input type="text" value="Huckleberry Farm,Heathfield,Kidlington,OX5 3DU"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Yes another Ill thought out application for this area. It is unfair to locals to be expected to put up with yet more traffic from outside of the area. Whichever direction this would be approached from the roads are narrow and not adequate. There is already multiple building works going on on the outskirts of Bicester and large warehouse buildings currently going up close to Chesterton plus the new shops opposite Tesco. When will this utter madness stop or do you want the area to be swamped with even more traffic. There are already multiple accidents happening in Bicester due to people unfamiliar with the area."/>
<b>Received Date</b>	<input type="text" value="30/12/2019 20:15:17"/>
<b>Attachments</b>	



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

Miss I Arnold  
Huckleberry Farm  
Heathfield  
Bicester  
Oxon

17 December 2019

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

I write to object to the above-mentioned planning application. 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 visit Chesterton regularly and live next to the already overused and very often stationary A34. This proposed project will add to the burden placed on village roads by the regular problems affecting the M40 and A34. Despite its assurances that it will only make a negligible increase in traffic, a 900-space carpark would suggest that it is expecting the vast majority of its guests to arrive by car. In addition, 600 staff, deliveries, and servicing the site would add to the burden being placed on the rural road network. There will be no other means of accessing the site other than local roads through small villages.

The loss of this greenfield site will have significant and irreversible impacts upon the landscape and views of the site, together with a loss of habitat for the wildlife that presently lives there. There will also be a loss of sporting provision for the local community when another golf course disappears. Local residents will then have to travel by the road network to access another course.

This proposal offers no economic benefit to the area. It will employ staff that are already difficult to recruit by local business. Its guests will be encouraged to stay on site to use the restaurants, shops, and other attractions that will be provided, local businesses will not be used by the resort's customers. The hotel rooms will only be available for resort guests and not for other visitors to the area.

The design and immense size of the buildings proposed by Great Wolf will overshadow the village of Chesterton. Its 84ft tall water tower, 4 storey hotel block, and food and entertainment court will have a floor area of 500,000sq. ft. It does not enhance the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008, and is not sympathetic to the buildings already at the Golf Club.

The village and surrounding area will all suffer from noise and light pollution, and a reduction in air quality. As Bicester seeks to become a "Greener" town with the construction of the "Garden" area, this proposal will reverse any benefits it may have seen.

Please consider these points when deciding upon this proposal. This is an International Private Company looking to increase its profits at the expense of the villagers in this area. They will be the only beneficiaries from this project.

Yours sincerely



Imogen Arnold

Tuesday 17 December  
2019.

From: Mrs. Christine Tett  
Huish House  
Chesterton  
OX26 1TZ

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

Ref: Great Lakes UK Ltd. Planning Application n° 19/02550/F

Dear Mrs. Whitehead,

The above mentioned proposal goes against the local development plan. There are no considerations that would warrant planning permission being granted.

As a resident of many years in Chesterton, I strongly object against the above mentioned development application, and I hope Cherwell District Council will take these objections in consideration.

This planned development, a waterpark, with huge hotel, car parks, conference facilities etc.. is absolutely the last thing our villages and surrounding countryside need at this moment. The whole world is finally talking about slowing down car activity, yet here is a development that is completely unnecessary and heavily reliant on

road traffic. We have more than enough proper sport and leisure facilities nearby, and more than enough employment in our area.

This water park application seriously is one step too far, and the scale of the whole resort is ridiculous.

I regularly walk the lanes of Chesterton around the golf course. As it is the traffic can be very heavy, dangerously so for pedestrians, quite frankly. When I visit friends who live on the A4095 (yet into the village) I can hardly cross the road at certain times of the day.

Any increase of traffic, which this development will certainly bring, will make life extremely stressful for local residents, dangerous for children. We should all be trying to slow down the traffic, not increase it. As it is we have had huge increases due to housing developments at Bicton Village. Honestly, enough is enough.

On top of that our dwindling countryside around here needs to be protected if we want to stop rising pollution and global warming; we need to protect our ecosystem.

This water resort is just not wanted, and dangerous on many counts.

I strongly urge our local Council to turn down this application.

Yours sincerely,

Christine Tett

Huish,  
Home Farm Close,  
Chesterton,  
OX26 1TZ.

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

17<sup>th</sup> December 2019

Ref: Great Lakes UK Ltd Planning application no. 19/02550/F

Dear Madam

I wish to register a strong objection to the above planning application. Great Lakes is presumably a company created to facilitate the ambitions of Great Wolf Resorts, (and maybe those of other companies) in the uk .

65% of Great Wolf in turn is owned by Blackstone probably the biggest multinational private equity firm in the world where the success of the "bottom line" is the be all and end all. It is inconceivable that Blackstone would be involved in a business deal that would not be overwhelmingly to their advantage with no genuine consideration for any detrimental effect it has on anybody or anything else. Access the internet and google "Intercept"(an online only investigation site) and then click on "Blackstone CEO is Driving Force behind Amazon Deforestation" you will see what I mean.

What possible benefit can this totally incongruous development be to local people? It is specifically designed as a package experience to include staying in a purpose built hotel to which people, in very large numbers, drive or are bussed from all over the country with all the permanent horrendous traffic implications. It is specifically NOT designed for local people (whatever this vast American company might tell you). It is a format purely and simply to maximize profits for the private and corporate investors with no concern for anybody else and certainly not for the environment.

Given that this extraordinary application is on a greenfield site which would cause huge permanent disruption in the English countryside and be of no value or net benefit to anybody living anywhere nearby I am confident our elected

councillors will not entertain the idea, do their duty to their voters, reject it out of hand and vigorously defend this position if it should go to appeal .

Best Wishes and Good Luck

Elyot Felt

Hunters Moon  
Chesterton  
Bicester  
OX26 1UN

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

10 December 2019

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

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

Although I no longer live in Chesterton, this is my home where I grew up and I do not want to see the character and community swallowed up by the scale of the development that is being proposed by Great Lakes.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be 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.

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. These people will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Yours faithfully,



Hunters Moon  
Chesterton,  
Bicester,  
OX26 1UN

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

10 December 2019

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

Dear Sir/Madam,

I wish to object in the strongest possible terms to this application for a large-scale water theme park on the edge of Chesterton.

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. In addition to several other significant proposals approved in Bicester, 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. The plans for a 900 space car park indicate 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 potentially adding to the associated health issues currently being identified nationally

This will be a private resort attracting a proposed 500,000 visitors annually. As all these visitors must arrive by road this is going to add unprecedented stress to the already highly congested 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.

Economically there is very little benefit from this development for the local area. Oxfordshire has very low unemployment. The resort's requirement for 600 lower skilled staff will either attract employees away from existing local businesses or necessitate finding staff from some distance, thereby increasing road movements even further. There is no provision for staff accommodation within the resort. As there is no public transport all staff will have to travel by vehicles – the possibility of cycling or walking from nearby will prove far too dangerous due to the volume of traffic and inadequate pavements. Furthermore it should be pointed out that the provision of low skilled employment opportunities are contrary to Cherwell's strategic aim of prioritising knowledge-based employment.

Yours faithfully,

Mrs Patricia Parkes



Hunters Moon,  
Knowle Lane  
Weston-on-the-Green  
OX25 3QJ

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

3/1/2020

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

Dear Madam,

I wish to object to the above planning application. It is not in accordance with the local development plan.

Traffic

The impact of vehicles expected to fill a 900 space car park will inevitably have a detrimental effect on the congested roads in the area. Residents of Weston-on-the-Green already suffer from delays on the frequently congested A34, and the use of the B430 as a shortcut to avoid the M40 junction 9. Increased traffic to Chesterton would exacerbate the situation.

The suggestion that a significant proportion of users will arrive by train does not accord with the intended size of the carpark.

Location

The placing of this facility on the edge of a small village is inappropriate, and will have a negative effect on the village of Chesterton and also on surrounding villages. The construction of 500,000 sq. ft. building on what is currently greenfield land will be destructive to the environment and natural habitats.

Water Usage

The proposed development would use a large amount of water in what is already classed as a water stressed area. Further, the waste water from the site may overwhelm the infrastructure, impacting Weston-on-the-Green residents.

Employment.

There is not a ready supply of local labour to staff this development meaning that employees would also need to drive in from further afield, or be bussed through villages from the station. Also, there would not be employment benefit locally.

For these reasons, I wish to object to the Planning Application No: 19/02550/F.

Yours sincerely,

Patsy Parsons.



Hunters Moon  
Chesterton,  
Bicester,  
OX26 1US

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

10 December 2019

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

Dear Sir/Madam,

I am writing to object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

Although I no longer live with my mother in Chesterton, this is my home and I visit very often, grew up here and have played many rounds of golf on the course which is to be sacrificed to this project. This is a wonderful green open space which provides a facility for local people, it goes against all local and government advice that facilities like this should be closed. The resort is not going to benefit the local residents in any way, and will have an impact on local employment. There is very low unemployment in the entire county and the 600 staff that are required for this development are most likely to be recruited from a distance – thereby adding to the traffic problems which are already at saturation point.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be 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.

With potentially 2,000 visitors each day this proposal will have a very significant impact on the area and Great Lakes should have worked with Cherwell District Council to find a far more suitable site. This is a speculative planning application in the wrong location and therefore should be refused planning permission.

Yours faithfully,

David Parkes



# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Alexandra Baldwin"/>
<b>Address</b>	<input type="text" value="Ivy Cottage,Alchester Road,Chesterton,Bicester,OX26 1UW"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I object to this planning application on a number of grounds. It is inappropriate for a rural setting, increase in traffic will be detrimental to all those living nearby with increased noise and worsened air quality. Light pollution from the site will also be hugely detrimental to those living nearby and to wildlife and the environment. The large scale development, size and height of these buildings is at odds with it's rural location, and the majority of the proposed plans feature buildings and car parking which is a massive change to the current use with little attempt to soften the Impact of the buildings. It will bring little or no employment benefits to the local area as the majority of staff in the hospitality industry are migrant workers or predominantly from the EU. additionally guests at this type of resort are completely catered for meaning that local businesses are unlikely to benefit as guests tend to remain on site for the duration of their stay. We purchased a house in Chesterton because we wanted to live in a village in a rural location - increasingly with Extension of housing developments, introduction of pavements, street lighting and wholesale development of greenfield sites at a time when Respect for the environment is becoming more prevalent Cherwell planning authority's decisions are distinctly at odds with current environmental thinking."/>
<b>Received Date</b>	<input type="text" value="12/01/2020 21:50:22"/>
<b>Attachments</b>	

Date: 14/02/20

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

Jericho cottage  
Main street  
Hethe  
Nr Bicester OX27 8ES

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)

DAVID SYKES

(print)

Date: 14/02/20

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

Jericho cottage  
Main street  
Hethe  
Nr Bicester OX27 8ES

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

Dear Sirs,

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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. ^

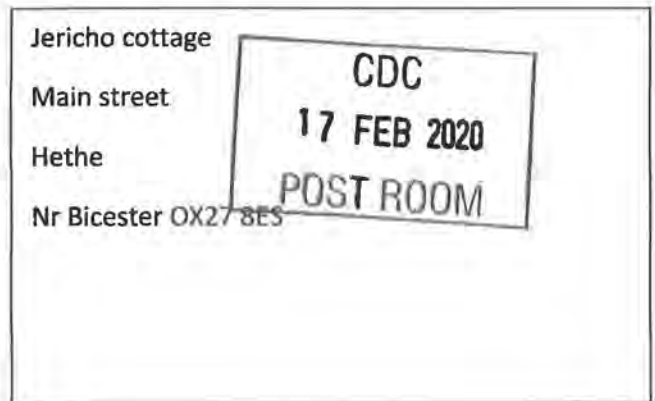
Yours faithfully,

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

NATHAN SYKES  
(print)

Date: 14/02/20

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



Ref: Great Lakes UK Ltd – Application Ref: 19/02/558/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.

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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,

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

(sign)

M D THURLEY

(print)

Date: 19-2-20

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

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

JERSEY COTTAGES,  
HEYFORD RD,  
KIRTLINGTON  
OXON.  
OX5.

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 500,000 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.

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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) NADINE PETT, TT

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Alison Ace"/>
<b>Address</b>	<input type="text" value="Jonquil Cottage, Heyford Road, Kirtlington, Kidlington, OX5 3HL"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="If this went ahead it would have such a devastating effect on the surrounding villages increasing the chances of accidents with the increase in traffic . Already the 4095 through Kirtlington is like the M25 in The morning . I just know how our roads couldn't cope with this being built , the roads around here were not designed for the volume of traffic this centre would bring ."/>
<b>Received Date</b>	<input type="text" value="22/01/2020 22:32:39"/>
<b>Attachments</b>	

**From:****Sent:** Tuesday, December 24, 2019 10:27 AM**To:** DC Support <DC.Support@cherwell-dc.gov.uk>**Subject:** Fw: ref; Great Lakes UK Ltd planning application No:19/02550/F**Importance:** High

Dear Sir,

I am a resident of Weston on the green(Jubilee Cottage OX253QS) and the above application has been brought to my attention.

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 make the following detailed comments;

- This development is on the edge of a small village and includes a 900 car park spaces, the volume of traffic around the local roads and lanes is unsustainable and goes against the Cherwell strategy to reduce car usage
- The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats
- The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.
- The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic.
- Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34.
- Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage).
- The road networks cannot cope with this additional traffic and the proposal is in the wrong location.
- This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'.
- Hotel rooms only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight.
- 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 economic benefits 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. With potentially over 2,000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This a speculative planning application in the wrong location and should be refused on this basis.
- Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)?
  - Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.
- An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system
- Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".
- Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect local villages and towns?  
We don't know because a study has not yet been done.

Yours faithfully

(JUBILEE COTTAGE ,CHURCH LANE OX253QS)

**From:****Sent:** Tuesday, December 24, 2019 12:22 PM**To:** DC Support <DC.Support@cherwell-dc.gov.uk>**Subject:** Planning applicationNo;19/02550/F**Importance:** High

Dear Sir,

I am a resident of Weston on the green(Jubilee Cottage OX253QS) and the above application has been brought to my attention.

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 make the following detailed comments;

- This development is on the edge of a small village and includes a 900 car park spaces, the volume of traffic around the local roads and lanes is unsustainable and goes against the Cherwell strategy to reduce car usage
- The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats
- The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.
- The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic.
- Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34.
- Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems.
- It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage).
- The road networks cannot cope with this additional traffic and the proposal is in the wrong location.
- This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'.
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- 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. With potentially over 2,000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This a speculative planning application in the wrong location and should be refused on this basis.

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  - Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.
- An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system
- Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".
- Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect local villages and towns?  
We don't know because a study has not yet been done.

Yours faithfully

(JUBILEE COTTAGE ,CHURCH LANE

OX253QS)



Kamendels  
1 Ewart Close  
BICESTER  
Oxfordshire  
OX26 2HE

February 15<sup>th</sup> 2020

**Ref: Great Lakes UK Ltd**

**Planning Application No. 19/02550/F**

Dear Ms Whitehead,

I understand that you are the Case Officer for the above proposed development and that any objection should be addressed to yourself.

The proposal does not seem to fit into the local development plan and there are no material considerations that would seem to warrant planning permission being granted.

I am particularly concerned about the increase of traffic in and around the area. The A34 is often grid-locked in both directions around Junction 9 with the M40. Motorists travelling south will cut through Wendlebury to miss the motorway junction. Weston on the Green and Chesterton are used by travellers coming into Bicester to avoid the long tail backs on the A34. These lovely old villages cannot cope with the extra volumes of traffic generated by the proposed development. Chesterton, particularly is becoming a "rat-run".

The Government is urging us to reduce car travel and to protect the environment, to plant trees and save green field sites. This development goes against all of these issues.

Bicester Town Centre was once a thriving shopping area, but many shops have closed down due to lack of footfall. Once the new shopping area on the outskirts of Bicester is open to the public and the Marks and Spencer store in the town closes, there will be a further decline in visitors to the town itself. Visitors to Bicester Village rarely venture into the town. A new shopping area with restaurants etc on the proposed Great Lakes development is of no economic value to those businesses in Bicester.

I feel strongly that this is the wrong location for such a large development. With so many houses being built around Bicester, we need to retain as many open spaces and leisure facilities as possible for the wellbeing of the local community.

Yours Sincerely

Mrs Audrey Luff.

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

Kilcon Cottage  
9 Bignell View  
Chesterton  
OX26 1UJ

16 December 2019

Reference :- Great Lakes UK Ltd- Planning Application No :-19/02550/E.

**I wish to register my objections to the above planning application because of the following relevant point below.**

#### **Unsustainable**

I feel that the unsustainability of this totally inappropriate development is a major factor being on the edge of our village which is already under attack from more than one side.  
A development which will be bigger than Bicester Village with additional vehicle movements of expected 1000+ vehicles daily will render our lives unbearable.

#### **Landscape Impact**

The addition of 500,000 sq ft of buildings on this green field site will destroy this aspect of the countryside for ever with disruption of ecological habitats destroying the reasons we chose to live in a village location.

#### **Traffic Impact**

With the frequent problems occurring on the A34, A41 and the M40 our road system cannot cope with the current level of traffic much less another 1000 vehicles.  
We were I feel misled at the presentations by Great Wolf staff trying to convince us that the majority of their visitors would arrive by rail, if so then why would they need 900 car parking spaces? This is not the correct site for this development.

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

This proposal is contrary to Cherwell's aim of prioritising Knowledge Based  
Great Wolf will be aiming to keep ALL their guests on site to maximise sales and profitability with all the built in amenities including restaurants, bowling alleys, retail shops etc excluding local businesses to benefit in any way.  
Local businesses will find it even more difficult to recruit staff as Great Wolf will be targeting them or worse still bringing staff from other areas increasing more traffic problems.

#### **Design**

The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location which renders it of very poor design and inefficient.  
The 500,000 sq ft development in two/three large blocks are not in keeping with our village or local area or Cherwell Council's Countryside Design Summary 2008.

#### **Loss of Sports Facility**

The company accounts demonstrate the existing golf complex is a viable business so one must assume the sale of 9 holes must be purely a financial decision of the present owners but of major concern to all of us is, as Bicester Village, once established it will grow out of all proportions taking over the other 9 holes.

#### **Lack of Consultation**

With an estimated 2000+ visitors eat day and the significant impact it will have on our village Great Wolf should have worked with Cherwell to allocate a site suitable for this size of development in line with the local plan. This application is in the wrong place and should be refused on this basis.

#### **Ecological Impact**

Loss of green fields and habitat for the abundant wildlife.  
Air/Noise Quality/Pollution  
With the quantity of vehicle and construction staff movements will be two years of misery for all local residents . The dust and noise will be intolerable.

Yours Faithfully



Mrs. B. I. Ford,

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

Kilcon Cottage  
9 Bignell View  
Chesterton  
OX26 1UJ

16 December 2019

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

**I wish to register my objections to the above planning application because of the following relevant point below.**

**Unsustainable**

I feel that the unsustainability of this totally inappropriate development is a major factor being on the edge of our village which is already under attack from more than one side. A development which will be bigger than Bicester Village with additional vehicle movements of expected 1000+ vehicles daily will render our lives unbearable.

**Landscape Impact**

The addition of 500.000 sq ft of buildings on this green field site will destroy this aspect of the countryside for ever with disruption of ecological habitats destroying the reasons we chose to live in a village location.

**Traffic Impact**

With the frequent problems occurring on the A34, A41 and the M40 our road system cannot cope with the current level of traffic much less another 1000 vehicles.

We were I feel misled at the presentations by Great Wolf staff trying to convince us that the majority off their visitors would arrive by rail, if so then why would they need 900 car parking spaces? This is not the correct site for this development.

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

This proposal is contrary to Cherwell's aim of prioritising Knowledge Based

Great Wolf will be aiming to keep ALL their guests on site to maximise sales and profitability with all the built in amenities including restaurants, bowling alleys, retail shops etc excluding local businesses to benefit in any way.

Local businesses will find it even more difficult to recruit staff as Great Wolf will be targeting them or worse still brining staff from other areas increasing more traffic problems.

**Design**

The low-rise design, to ensure it is less visable, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location which renders it of very poor design and inefficient.

The The 500,000 sq ft development in two/three large blocks are not in keeping with our village or local area or Cherwell Council's Countryside Design Summary 2008.

**Loss of Sports Facility**

The company accounts demonstrate the existing golf complex is a viable business so one must assume the sale of 9 holes must be purely a financial decision of the present owners but of major concern to all of us is, as Bicester Village, once established it will grown out of all proportions taking over the other 9 holes.

**Lack of Consultation**

With an estimated 2000+ visitors eat day and the significant impact it will have on our village Great Wolf should have worked with Cherwell to allocate a site suitable for this size of development in line with the local plan. This application is in the wrong place and should be refused on this basis.

**Ecological Impact**

Loss of green fields and habitat for the abundant wildlife.

Air/Noise Quality/Pollution

With the quantity of vehicle and construction staff movements will be two years of misery for all local residents . The dust and noise will be intolerable.

Yours Faithfully



Date:

22-1-20

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

Kirtlington House  
Crow castle Lane  
Kirtlington  
Oxfords  
OX53HP

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,



Lydia Boodell

(print) 22/1/2020

(sign)

Date: 24.1.20

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

1/2 PARK CLOSE  
KIRKINGTON  
OX5 3HR

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

Dear Sirs,

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

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

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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,

(signature) 

(print) 



## Matthew Swinford

---

**From:** Fiona Teddy [REDACTED]  
**Sent:** 15 January 2020 15:09  
**To:** DC Support  
**Subject:** Great Wolf Lodge 19/02550/F

Dear Sir or Madam

I wish to object in every possible way to the plan to build a leisure park on the site of Chesterton Golf Club.

It is a completely inappropriate plan that should be refused as it will ruin a peaceful part of Oxfordshire, be a hugely damaging environmental development and cause huge traffic problems in the area. It will also destroy a beautiful and much loved golf club in Chesterton. This kind of development is not suited to the UK.

There is not a single thing to commend this plan so I hope you will turn it down.

Yours faithfully,

Fiona Teddy

Laurel Farmhouse  
Islip Road  
Bletchingdon  
Kidlington  
Oxon OX53DP  
[REDACTED]

Sent from my iPad

Date:

24/2/20

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

Mrs Fiona Teddy  
Lanrel Farm house  
Iship Road  
Bletchington  
Kidlington  
OX5 3DP.

RECEIVED

- 3 MAR 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 Cherterton. 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,



CDC  
03 MAR 2020  
POST ROOM

FIONA TEDDY

(sign)

(print)

P.S. I think this project could prove less popular than the Great Lakes people predict. This very expensive and then the site could become a white elephant.

Date: 12/12/19

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

Address:  
Christine Cook  
haveader Cottage  
Dorton  
HP18 9NH.

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)

C A COOK

(print)

Pease add any additional comments here:-

Leon House  
Rocky Lane  
Haywards Heath  
West Sussex  
RH16 4RN

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

13 December 2019

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

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.


Having grown up in the village, it is devastating to hear of the impact that this development will have on the already quickly disappearing green space around the village. The location of the Great Lakes resort seems entirely inappropriate based on the size and infrastructure of Chesterton. Cherwell's strategy of reducing car pollution seems to have been ignored in this application, given the large 900 space car park, and the projected additional c.1000 extra daily car movements. Chesterton has increasingly become a cut through for commuters and becomes very congested whenever there is a traffic problem on the surrounding A34 or M40. There is already so much development ongoing in Bicester, with little change to local roads, that they are already stressed and cannot cope with additional pressure.

I am appalled to see that yet another greenfield site would be built on; the 500,000 square feet of building is neither small scale nor detached. This would remove beautiful green space as well as disrupt the environments of wildlife. Both the construction of and the daily running of the development will significantly increase the noise and air pollution in the village. The design of the buildings is not in keeping with the character of the local area; in fact, the absurdity of a leisure park in such a small village would be laughable, if it wasn't so concerning.

Economically, Bicester does not need this development: local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

I am horrified that the calm and tranquil village which was my childhood home is going to be ruined by this development. I urge you to consider the impact this will have on the current and future generations of the village. To be clear, I strongly request that planning permission is not granted for this application.

Yours faithfully,

  
Hannah Scotland

Leon House  
Rocky Lane  
Haywards Heath  
West Sussex  
RH16 4RN

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

13 December 2019

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

Dear Sir/Madam,


I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

Despite never having lived in Chesterton myself, I have visited my mother in law many times and believe it this development to be entirely inappropriate and unsustainable based on the size and infrastructure of the village. As I understand, the development includes a large 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. The existing roads cannot cope with the projected additional c.1000 daily car movements. Chesterton is already a cut through 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, it is unacceptable for the routing planned via Middleton Stoney, Weston on the Green and even Wendlebury to put even more pressure on the already stressed A34, A41, A4095 and B430.

Furthermore, the impact of the development on the environment will be substantial and irreversible. The 500,000 square feet of building on a greenfield site, will remove important green space and disrupt the habitats of 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. Importantly, there will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents from the additional traffic burden.

The economic impact of the development is also not welcome: Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses to their detriment, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

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

  
Christopher Scotland

## Rachel Tibbetts

---

**From:** George Moncrieff [REDACTED]  
**Sent:** 12 March 2020 14:34  
**To:** Planning  
**Subject:** Re: Great Wolf's application 19/02550/F

That is much appreciated.

Our address is:

Lime Hollow

Middleton Stoney

OX25 4AP

Many thanks

George

Get [Outlook for iOS](#)

---

**From:** Planning <Planning@Cherwell-DC.gov.uk>

**Sent:** Thursday, March 12, 2020 1:50:06 PM

**To:** georgemoncrieff@hotmail.com [REDACTED]

**Subject:** RE: Great Wolf's application 19/02550/F

Good Afternoon,

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](http://www.cherwell.gov.uk)

Details of applications are available to view through the Council's Online Planning Service at

<https://planningregister.cherwell.gov.uk/>

---

**From:** Planning <Planning@Cherwell-DC.gov.uk>

**Sent:** 12 March 2020 09:38

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

**Subject:** FW: Great Wolf's application 19/02550/F

---

**From:** George Moncrieff [REDACTED]

**Sent:** 09 March 2020 22:46

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

Cc: Emily Daly [REDACTED]

Subject: Great Wolf's application 19/02550/F

Dear Sir / Madam,

We are writing to object strongly to this application for a large-scale water theme park in the small village of Chesterton.

We feel this would be totally out of keeping with the predominantly rural nature of this part of the District and would lead to significant transport issues in Chesterton and the neighbouring villages. These are already past breaking point with excessive traffic and HGVs. Furthermore, we feel it would provide no benefit for the local communities.

**It is 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 and we feel would be an eyesore, 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 it is not compatible with the Council's stated desire to tackle climate change.

**As far as transport is concerned the existing road infrastructure cannot cope with the unpopular developments the Council has already approved** (e.g. 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. Adding a further 1000+ daily car movements would render this junction unusable and put intolerable traffic congestion on other small country lanes. This would increase the air pollution and make life for the people you represent utterly miserable. The local residents your serve have tolerated considerable upheaval and inconvenience over the past years directly as a result of the large number of massive developments that you have approved for this area. Their frustration and anger is building by the day and this most unwelcome proposal is utterly unacceptable.

We don't believe the developers of the scheme have any real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). We therefore think it is inconceivable that any Council concerned with climate change or for their local inhabitants could consider approving such a scheme .

The development will provide very little, if any, added benefit to local economy for residents since the resort will not essentially be open to the public. We understand there is no intention to offer any meaningful interaction with local businesses and the 600 lower skilled jobs it claims to provide are simply likely to disrupt existing businesses. This would also add significantly to traffic movements and congestion.

**In summary this is an unwanted proposal which is not in line with the local development plan.** It would be detrimental to the environment, aggravate considerably the transport problems that are already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. We ask that the Planning Committee carefully consider their responsibilities to the local residents they represent and serve. We trust and hope you will refuse the application in its entirety.

George and Sally Moncrieff

OX25 4AP

Middleton Stoney Residents

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

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..

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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: 8/3/2020

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

Little Fox town,  
Heyford Road,  
OX5 3HS

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)

HILARY MCPHCE  
\_\_\_\_\_  
(print)

**Anne Rosamund Frangopulos**

Lodge 5, Tubbs Lane (aka The Lane), Chesterton, OX26 1UX  
Tel./fax: [REDACTED]

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

17 December 2019

Dear Sirs

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

I wish to express my strong objection to the above application because the proposed plan is not in accordance with the local development plan.

I would draw your attention to the Cherwell DC's designated Conservation areas in Chesterton and surrounding villages. I remember when Chesterton and Islip were designated as Conservation Areas in 1995. It has meant that inhabitants living in these areas are so constricted as to any new building or extension they want to make for their properties. It is like living in aspic. Yet just 500 metres up the road – which is really a lane - from the Red Cow pub which is within the Conservation demarcation you are considering an application for a 500 room hotel and leisure park. The proposed design is totally out of sync with a conservation village. It will cover a large green field site and will swallow up half a golf course. What benefit is half a golf course to its members? Moreover there is already one hotel on that site. Do we need two side by side?

Once the business is up and running it will be importing visitors to an insular, cocooned site. They will not bring any economic contribution to the village, most especially as we do not even have a village shop. However the visitors must travel by cars which will swamp our village roads and those of other nearby villages. We have enough air pollution here as things are with the M40 motorway so close. Only a few years ago, before the Bicester ring road, Vende Drive, was built the inhabitants of Chesterton were imprisoned in their homes most weekend days as it was impossible to drive out of their gates due to the traffic jams crawling through the village having been forced to deviate away from the bigger traffic queues waiting to visit Bicester Village.

I implore you please to give consideration to this poor village and allow it some breathing space and air.

Yours faithfully  
[REDACTED]

Mrs. A. R. Frangopulos.

Date: 15/12/19

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

Address:

Long Acre  
Main Street  
Merton  
Bicester  
OX25 2NH

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)

MICHAEL F MARECKI

(print)

Pease add any additional comments here:-

Date: 15-12-19

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

Address:

Longacre  
Merton  
OX25 2NH

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,



J MARECKI  
(print)

Pease add any additional comments here:-

Dout need more traffic  
Dout need more jobs  
Dout need wolf resorts.

From:

Sent: Sunday, December 8, 2019 1:47 PM

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

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

Subject: Planning application no.19/02550/F

Long Beech House, Little Chesterton. OX253PD 08.12.19.

I wish to object to the above application. The route through Little Chesterton is the shortest and most direct from the M40 Junc.9 to this new development. Which is from where the greatest number of visitors shall arrive i.e. Greater London. Our lane is single track with 3 bends of 90 degrees, currently it gets blocked when articulated lorries travel along it, there are many stretches with no passing places at all.

I understand that the applicant states that they can, using signage and adjusting their postcode, persuade their visitors to arrive via Junc.10. I do not believe this. I am quite certain that of the up to 1000 vehicle movements per day some, maybe many, shall notice the much shorter route through our hamlet. The regular visitors, delivery drivers in their lorries etc. shall certainly recognise this route. Presently when the A41 seizes up motorists use our lane and it seizes up the moment a driver, i.e. resident, attempts to travel against the flow of traffic.

I note that the site is in the green belt, if the Council considers this a suitable development, I am sure there are many alternative sites that can be used in the Cherwell district that they might suggest to the applicant.

I can predict that if this application is allowed life in Little Chesterton shall become extremely difficult with many frustrated motorists stuck in traffic jams, with people attempting to reverse with no room to do so, and the attendant bad manners. I request that this application is refused.

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Anna
<b>Address</b>	Manor Farm House, Main Street, Wendlebury, Bicester, OX25 2PW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>22.12.2019 To Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA From Manor Farm House Wendlebury Bicester Oxon OX25 2PW 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. The proposed development is not in an appropriate place. It is on the edge of a small village and all access is via small country roads which are already significantly degraded and are much too small for a development on this scale. The proposed 900 space car park indicates an expectation of significant reliance of staff and visitors using cars. The existing infrastructure cannot cope. The suggestion of signage to make cars avoid the village will not have any effect. People are well aware that satnav and Google are more effective. Rat running through Chesterton, Weston on the Green and Wendlebury are already a significant issue and this application would add to this. The condition of some of these roads that already terrible. Additional car movements would contribute to a further degradation of air quality. The proposed site is a greenfield site. With the emphasis on caring for our planet, at the very least, it would be more ethical to find a brownfield site for a venture such as this. Employment in the area is high. Inevitably, to attract staff it will be necessary for the applicant to employ people from out of the area increasing car use, or try and attract them from other local businesses so affecting local businesses in a negative way. This application does not provide the local area with anything positive and for all the above reasons I would urge you to turn it down Yours Faithfully Anna McDonagh</p>
<b>Received Date</b>	22/12/2019 15:37:33
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Lorna Godwin"/>
<b>Address</b>	<input type="text" value="Manor Farm House, Northampton Road, Weston On The Green, Bicester, OX25 3QL"/>
<b>Type of Comment</b>	<input type="text" value="Support"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="This will be a good leisure use for a poor uninteresting golf course whose members have been dwindling for years. It will be a popular attraction for families who want to holiday in uk. Save them queuing in traffic to coast. Mum can shop at Bic Village and Dads got 9 hike gc. Will create jobs in rural area. Will support existing tourist attractions and City of Oxford."/>
<b>Received Date</b>	<input type="text" value="21/12/2019 13:32:20"/>
<b>Attachments</b>	

Date: 6th December 2019

Manor Farm Stables  
North Green  
Kirtlington  
Oxfordshire  
OX53JZ



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

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

Dear Sirs,

I 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,

[Redacted signature]

[Redacted signature]



Date: 6 December 2019

Manor Farm Stables  
North Green  
Kirtlington OX53JZ

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



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

Dear Sirs,

As a resident of the neighbouring village of Kirtlington 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 block]

[Redacted footer block]

Date: 3<sup>rd</sup> Feb 2020.

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

Manor Farmhouse  
26 Godston Road.  
Oxford  
OX2 8AJ.

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,



(sign)

A. Neville

(print)

## Rachel Tibbetts

---

**From:** Planning  
**Sent:** 12 March 2020 09:37  
**To:** DC Support  
**Subject:** FW: Great Wolf resort 12th March 2020

**From:** Anne Blackwell [REDACTED]  
**Sent:** 09 March 2020 15:34  
**To:** Councillor Barry Wood <[Barry.Wood@Cherwell-DC.gov.uk](mailto:Barry.Wood@Cherwell-DC.gov.uk)>  
**Subject:** Great Wolf resort 12th March 2020

Dear Barry,

Unfortunately I am unable to attend the meeting on Thursday. I hope that you share my view that the council should firmly object to this proposal as being completely out of character to the area, a threat to our local environment with loss of green space and a huge stress on local roads.

I live in Kirtlington and, whilst the company insist that the route will not go through the village, clearly drivers' satnavs will take the best route in the traffic. This will inevitably affect our village significantly with pollution, noise disturbance and danger at the school crossing. The environmental impact will be even more significant in Chesterton of course where up to 1800 car movements a day will be incredibly harmful. Whilst the Government looks to the Paris Climate Accord and its ambitions to be carbon neutral we surely cannot allow this development which will have a direct detrimental impact on our local environment.

I can see little economic benefit to the area. Of course the council will gain some business rates income but there is a shortage of workers in the area and the jobs available will be poorly paid and largely unskilled.

I hope that you will represent my views at the meeting on Thursday and look forward to hearing from you.

Yours faithfully

Anne Blackwell  
Manor House  
South Green  
Kirtlington  
OX5 3HJ

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Date: 09 March 2020

Mr Barry Wood  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Manor House  
South Green  
Kirtlington  
OX5 3HJ

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

Dear Mr Wood

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. Its 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 sincerely,

**Dr C P Blackwell**

Manor House  
South Green  
Kirtlington  
OX5 3HJ

5th March 2020

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



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

Dear Sirs,

I wish to register my objection to this application for a large-scale water theme park in the small village of Chesterton. I can see absolutely no need for such a development in this location, nor is it in line with the local development plan.

This is currently a vital 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 trust that the council is aware of, and considers seriously, the risk to health and wellbeing that this development poses as well as to the environment and wildlife.

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.

Traffic is already problematic in our own village of Kirtlington and whilst the developer plans to direct traffic outside of the village, we all know that satnav takes drivers on a short cut between the A34 and M40 through our village already. This increase of traffic will be intolerable.

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 I am sure is 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,

Mrs Anne Blackwell



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	
<b>Name</b>	Anne Barber
<b>Address</b>	March Hares,Alchester Road,Chesterton,Bicester,OX26 1UW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Dear Sir I wish to object in the strongest possible terms to the proposed Great Wolf Resorts water park in Chesterton. My reasons are that the sheer size of the development and traffic to and from it make it totally unsuitable for the proposed location. That many people visiting, working and driving to and from the site will be an unreasonable amount for the local villages to cope with. It will completely alter the charisma and ambience of the area with unacceptable traffic volume and noise, to say nothing of pollution, and it has no benefit for the area at all - as it is a private water park. The local roads are already congested, and this would make it likely that there will be an increase in accidents and further jams. In particular the roads in Chesterton are narrow and dangerous already. Increased traffic would only increase these problems. Whatever the proposed signage says, Satnavs will take people the quickest route - through Little Chesterton, already a very dangerous narrow road. Kingsmere building work and traffic is already bad and this will just make it worse. The size and design is totally at odds with the landscape of the area and quite frankly the utilities won't cope - I can't get decent broadband in Chesterton now so it will be non-existent if this scheme goes ahead. The actual build time would be a nightmare for residents and this park can only have a detrimental effect on our lives. Finally, can we not protect our green areas better? The environment is such a major issue and is being lost to schemes such as that proposed - I strongly urge the council to reject this damaging proposal. Kind regards Anne Barber March Hares Cottage Alchester Road Chesterton Bicester OX26 1UW anne@civilceremonies.co.uk 07973 290887</p>
<b>Received Date</b>	29/12/2019 13:20:09
<b>Attachments</b>	

Date:

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

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

Address:

Mellow Stones  
Alchester Road  
Chesterton  
OXON OX26 1UW

16/12/2019

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.

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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)

ERIKA BOARD

(print)

Please add any additional comments here:-



**From:**

**Sent:** 10 December 2019 20:58

**To:** Leisure Sport <[Leisure.Sport@CherwellandSouthnorthants.gov.uk](mailto:Leisure.Sport@CherwellandSouthnorthants.gov.uk)>

**Subject:** 19/02550/F

Dear Sir/Madam,

RE: 19/02550/F

I wanted to make a strong contest to the new water park that is planned to be built in Chesterton village.

The roads are not built for long queues and huge car loads of people, they are small windy country roads in a rural setting. I'm not sure what the reasons are for choosing this area at all, it feels destructive.

I believe our wildlife and local residents will be affected by the increased pollution. When will the planning of new huge unsightly buildings stop? (The large warehouses in the middle of Kingsmere estate and the unnecessarily huge towering holiday inn).

There is already a huge amount of traffic off the m40 junction 9 for Bicester, and this would only get worse.

I am really unsure why we need a large American style water park forced near a small village.

Thank you for your time reading this,

Merton Grounds

Ox25 2ns Bicester

Sent from my iPhone

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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..

7<sup>th</sup> January 2020

Development Management,  
Cherwell District Council  
Bodicote House,  
Banbury

By email

**Comments on application 19/02550/F:  
Redevelopment to provide new Leisure Resort, Chesterton, Oxon. (Great Wolf)**

The designated area of Mid-Cherwell Neighbourhood Plan is adjacent to the parish of Chesterton. MCNP Forum wishes to object to this application.

The application documents are wholly inadequate in their analysis of traffic generation resulting from the proposed new development, which will significantly increase traffic volumes on routes connecting to the M40 and elsewhere. These roads also pass through parishes in the Mid-Cherwell neighbourhood plan area – in particular the B430 through Ardley with Fewcott and Middleton Stoney, the A4095 through Kirtlington, and the B4030 through Lower Heyford and Middleton Stoney.

These parish communities already suffer with rising traffic volumes as a result of development at Heyford Park and Bicester, and should be protected from further increases resulting from this application.

We support the objections and concerns expressed by Kirtlington Parish Council and others regarding the impact of traffic serving this proposal. We also agree with concerns expressed by them and others regarding the non-conformity of the proposed scheme with NPPF and Local Plan policies regarding sustainability, building in open countryside, and loss of existing recreational facilities.

If, against our wishes, this application were to be approved, a S.106 agreement to provide significant traffic-calming measures must extend to cover villages within the MCNP area, and the parishes concerned must be consulted as to the location and nature of those measures.

This proposal should be refused.

Date: 29/1/20

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

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

Middleton Honey House  
Offer Rd  
Middleton Honey  
OX15 4TE

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)

Elisabeth Willmott

(print)

Date:

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

Address:

MILL COTTAGE BARNES  
THE LANE  
CHESTERTON  
BICESTER  
OX26 1DX.

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.

(Sign)

MR A. BROOKESBY  
(print)

Please add any additional comments here:-

**Date:**

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

Address: Mill Cottage  
The Lane  
Chesterton  
Bicester  
OX26 1UX

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)

GILLIAN A.M. BENNETT  
(print)

Pease add any additional comments here:-

Date: 11.12.19

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

Address: 42 Bucknell Rd.  
Bicester  
OXON  
OX26 2DG

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

Dear Sirs,

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

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


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

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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,



J Nickson  
(print)

Please add any additional comments here:-

Mithian Cottage, Northampton Road  
Weston-on-the-green, Bicester, Oxfordshire, OX25 3QH

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

**31stvDecember 2019**

Dear Ms Whitehead


**Re: Great lakes UK Ltd - Planning Application number: 19/02550/F**

It is my belief that a Great Wolf Resort development in Chesterton will have a negative impact on the surrounding area. :

1. It is unsustainable
2. It will encourage excessive traffic congestion
3. It will destroy established natural habitat and wildlife

Not only is the scale of this proposed development totally inappropriate but it will cause unnecessary damage to Chesterton and surrounding village, so I request that you lodge my **objection** to the application number stated above.

Yours sincerely,



**Michael. C. Aldridge**

Cc: Weston-on-the Green Parish Council



Mithian Cottage  
Northampton Road  
Weston -on-the-Green  
Oxon OX25 3QH

31<sup>st</sup> December 2019

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

Dear Ms Whitehead,

**Planning Application reference: 19/02550/F for Great Wolf Resort in Chesterton**

Please accept this letter as my objection to this proposed application. It is wholly inappropriate for the location identified and with far reaching negative implications for the surrounding communities. My main objections can be identified as

- (1) Traffic
- (2) Sustainability
- (3) Decremental impact on landscape and habitat

Firstly, the access route identified as the B430 to the intended site. This is a B road with minor roads adjoining it. Whilst it may be located to other major roads the B430 is a road that connects villages. It is already a "Rat Run\*" and on a daily basis is over utilised by heavy vehicles. If there is a problem on the A34 or M40 traffic becomes gridlocked along the B430. Such problems are often weekly if not more frequent. By using this route to access for Building, Servicing, Maintenance and Bookings to this intended resort it will cause immense traffic nightmares and will cause immeasurable suffering to many local residents. The B430 is inappropriate to support this application. In addition, traffic rarely adheres to the speed limit and if one is walking along this road one does so at one's own peril This does even begin to consider the potential decrease in air quality and increased light and noise pollution. It will encourage excessive road usage in an already congested area.

Secondly, Chesterton is a village, surrounded by neighbouring villages. It is **not** a Town or City and development of this size is totally inappropriate to the location. There will be **no** benefit to the local communities. What legacy are Cherwell wanting to leave future generations- This resort is a merely a self- contained holiday park born out of the prospect of profit at the expense of quality of life for

existing residents. Consideration of this proposal in a village is quite frankly appalling. It will be like putting an inclusive self-contained holiday park next to a retirement home.

Thirdly, the landscape will suffer extensively, the local wildlife and natural habitat areas will be diminished if not destroyed. This resort proposes a wildlife area which will be utilised by few and will be a managed area thereby destroying natural established areas that cannot be replaced. For what? An activity park whose visitors will contribute nothing to the local area. Such a development will have a negative impact on the environment and impact the health and welfare of its residents. Perhaps there is a place somewhere in the UK for such a development but it certainly is not Chesterton. It should be focused in an area with high unemployment, a town or city somewhere that requires regeneration not a quaint historic village in a rural county.

Therefore, please note my objection for this proposed planning application. Do not allow our villages to be destroyed with inappropriate and unnecessary resorts. Listen to you residents who care about their surroundings and have a vested interest in its evolving development. GWR will spread destruction within our rural county like a cancer.

Yours sincerely

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

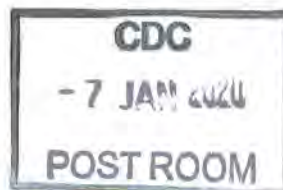
Mrs Stephanie J. Aldridge

Cc : Weston -on-the-Green Parish Council

# Comment for planning application 19/02550/F

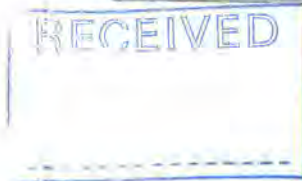
<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	
<b>Name</b>	Tony and Jane Henman
<b>Address</b>	Monks Walk, Weston on the Green,, Oxon OX25 3QS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I most strongly object to this application. If this type of development is allowed a serious part of our local countryside and leisure facility will be stolen from us. There are severe consequences if this application is granted to the residents of the village of Weston on the Green as follows: 1. Traffic. An already serious problem of rat-running through the side roads of the village, namely Church Road and Church Lane and the B430 will be exacerbated. Traffic will come from all directions including Junction 10 of the M40, the A34 and the A41. The application refers to traffic coming from Junction 9 to the A34, then exiting the A34 to the B430 which means crossing a bridge which is weight restricted to 7.5 tons. Which way are the lorries in excess of this weight going to get to the site during construction and subsequently? 2. Pollution, noise and light. The City of Oxford is the most polluted city in the UK and north Oxfordshire will be similarly effected if this application is allowed due to excess traffic. We already suffer from traffic and noise pollution in the village and the risk of injury to health will increase. Traffic noise and light is already a problem and will only increase if this application is granted. 3. Ecological impact, loss of leisure facility, loss of green field site and wildlife habitat including newts, bats and badgers. All these aspects will be relevant if this application is granted and in the village of Weston on the Green there are many members of the golf club whose leisure time will be disrupted. Members will have to travel elsewhere to play 18 holes and, therefore, more pollution. Generally. This application is contrary to the local development plan and there are certainly no material considerations that would warrant planning permission being granted. Please acknowledge receipt of these objections by Tony and Jane Henman. January 4th 2020.</p>
<b>Received Date</b>	04/01/2020 10:09:57
<b>Attachments</b>	

To Mrs Clare Whitehead,  
Case Officer,  
Development Management,  
Cherwell District Council



DRS. R. and A. EVANS  
MOONRAKER, NORTH LANE,  
WESTON-ON-THE-GREEN,  
NR. BICESTER, OX25 3RG

7<sup>th</sup> January, 2020



Dear Madam,

Re Great Lakes UK L<sup>td</sup> Planning application no 19/02550/F

I am writing to request that Cherwell District Council will not allow this development to go ahead.

My objections are as follows:-

- 1) It is a speculative application and has not been addressed through the correct local plan process.
- 2) It will accommodate up to 2000 visitors in its 500 rooms/week in an area with an already short supply of water. Its main function is a water park as well.
- 3) There will be a lack of economic benefit to this area as Great Lakes aims to keep its guests on site and use its own retail shops and restaurants. The profits will be going back to America and not enhancing Britain.
- 4) Assuming one car per room, that makes 500 cars accessing the site, plus others servicing the resort

on a daily basis, adding up to a huge increase in traffic. The existing road infrastructure surrounding the M40/A34 and B430 is already experiencing major traffic congestion and could not cope with this excess. The B430, which would be the obvious access road on GPS systems, needs to be free to cope with the results of congestion on the A34 but villagers in Westman the Green often cannot join it when it is fulfilling this "rat run" function at certain times of day already. The new development would need an access from the M40 to prevent overloading of the already stressed roads here.

The provision of 900 car parking spaces implies a significant reliance on car travel going against the well's Strategy # reducing car usage.

5) There will be increased air pollution from the increased traffic especially particulates from brake pads and tyres and presumably a certain amount of light pollution from such a huge complex.

Thankyou for your attention,

Janet Evins M.B.A.R.

## Matthew Swinford

---

**From:** Helen Plumbe [REDACTED]  
**Sent:** 08 January 2020 19:14  
**To:** DC Support  
**Subject:** Proposed planning for Great Wolf Resort

Helen Plumbe  
Mulsanne, Alchester Road,  
Chesterton  
OX26 1UN

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

Dear Sir/Madam,

I wish to register my objections to the above planning application proposal which is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

The plan is for buildings covering 500,000 sq.ft. and parking for 900 vehicles to be located on the edge of the village thereby destroying a greenfield site, impacting upon wildlife habitats and the environment. The resort design is not in keeping with the surroundings (e.g. Golf Club) so would not enhance the character of the local area as recommended in Cherwell Council's Countryside Design Summary, 2008.

As a local resident I am greatly concerned about the additional traffic that this proposal will incur, initially in the building and later the running of the resort.

The existing road infrastructure struggles to cope with the current volume of traffic as the village expands and is used to avoid problems/closures on the M40 and A34. There are currently plans to close local main roads during the next few months requiring large amounts of traffic to use the village as a diversion. The roads are already in a poor state of repair and an increased volume of traffic past the school will increase air pollution as well as danger at drop off/pick up times. There is no justification for the deterioration of air quality and the rise in noise pollution which will be created by the arrival of, initially, numerous construction and service vehicles and, on completion of the project, thousands of visiting cars every week in the surrounding area. We all know the claim that traffic will be directed to use routes away from the village is ridiculous...Satnav won't consider local residents!

As far as benefits for the local community, I cannot see any. There would be a negative effect on local businesses who would have their potential employees poached by Great Wolf unless of course they are planning to bring employees in from other areas creating even more traffic. Local businesses will not gain economically as Great Wolf will intend keeping their clientele 'in house', not encourage them to use local restaurants and entertainments. Allowing the proposal to go through is not supporting our local economy so is in conflict with Cherwell's strategic aim of making Knowledge based business their priority.

In conclusion, I am strongly opposed to the proposed Great Wolf Resort and trust the council will take my objections into consideration before reaching their decision.

Yours faithfully,

Helen Plumbe

## Matthew Swinford

---

**From:** Richard Plumbe <[REDACTED]>  
**Sent:** 08 January 2020 19:43  
**To:** DC Support  
**Subject:** Proposed planning for Great Wolf Resort

Mr Richard Plumbe  
Mulsanne,  
Alchester Road,  
Chesterton  
OX26 1UN

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

Sir / Madam

I wish to register my objections to the above planning application proposal which is not in accordance with the published local development plan and I consider there to be no material considerations that would warrant planning permission being granted.

Bicester and its surrounding environs such as Chesterton have for a number of years now been, and are still, experiencing unprecedented levels of new buildings - both commercial and residential. This is placing enormous challenges on the local infrastructure, the quality of the air, local services such as G.P practises and is having devastating effect on our wild life. The plan is for buildings covering 500,000 square feet and parking for 900 vehicles to be located on the edge of Chesterton and, in doing so, will destroy one of our rapidly diminishing greenfield sites. The resort design is not in keeping with the surroundings of the gold club and would not in any way enhance the character of the local area as recommended in Cherwell Council's Countryside Design Summary, 2008.

As a local resident and dog walker who currently has to daily run the gauntlet of traffic due to the unsuitable pathways and traffic using the village as a rat run, I am greatly concerned about the additional traffic that this proposal will incur.

The existing road infrastructure is already failing to handle the hundreds, if not thousands, of cars, lorries and buses as they seek to avoid the seemingly daily accident and lane closures on the M40 between Junction 9 and Junction 10. Allied to this, the roads are already in a perilous state of repair with huge pot holes damaging cars and forcing them dangerously close to the footpaths. The increased volume of traffic past the school will increase air pollution as well as endanger both local residents and pupils at drop off/pick up times. There can be no justification for the deterioration of air quality and the rise in noise pollution which will be created by the arrival of large construction and service vehicles and then thousands of visiting cars every week in the surrounding area.

I struggle to foresee any benefits for the local community indeed there would be a negative effect on local businesses. There is a limited pool of local possible workers which means that existing businesses would lose their employees to Great Wolf unless they are planning to bring employees in from other areas thereby creating even more traffic. I understand that Great Wolf will intend keeping their clientele 'in house', hence further damaging local businesses such as restaurants and pubs will suffer economically.

In allowing the proposal to go through this will not in any way not enhance or support the local economy and is in direct conflict with Cherwell's strategic aim of making knowledge based business their priority.

In conclusion, I am strongly opposed to the proposed Great Wolf Resort and trust the council will take my objections into consideration before reaching their decision.

Yours faithfully





# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation</b>	
<b>Name</b>	Kenneth Martin
<b>Address</b>	Nettles,Street Through Noke,Noke,Oxford,OX3 9TT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The vast scale of the proposal is completely out of keeping with a rural location. The elevations of the proposed building show no architectural merit are far too large and high for the site and will cause a visual distraction and light pollution affecting passing traffic on local roads and a major motorway. Noise from the Motorway Traffic will make use of the proposed outside waterpark unpleasant and at times unbearable. Judging by the number of car parking spaces planned, there will be significant extra traffic through local villages that cannot be mitigated by imagined traffic management plans without sizable and costly road improvements, bypassing local villages. The developers also plan significant coach/bus movements through the village of Chesterton ferrying Guests to and from Bicester Village, collecting Guests at arrival and transporting employees on a daily basis. This is not sustainable. The facility is both unwanted and not needed. There are other proposed recreational facilities that can best suit the residents of Bicester that would not result in the loss of a highly acclaimed 18 hole Golf course, the only one close to Bicester. There are already sufficient Hotel Rooms and Conference Facilities either complete, under construction or already planned in the local area. The Great Wolf Business Plan relies on filling the Resort with Families staying in on-site hotel rooms catering for upwards of 3,500 guests, thus it is clear that residents of Bicester and Cherwell will have very limited access to the waterpark and only at low season, weekdays, when children should be at school. Common sense will inform that this proposed development will adversely affect the existing hotel and conference business on site and subsequently will endanger the future viability of the Heath Club and remaining golf facility, to the detriment of the Residents of Cherwell District. This development will be unbearably intrusive on the near neighbours and will make their lives intolerable. No amount of screening will disguise the height of the proposed 4 story buildings and water park, detrimental to the visual amenity presently enjoyed by the residents of Chesterton. There is already a shortage of Hospitality Industry Workers in the area (as can be witnessed by the numerous vacancy signs outside pubs, bars and Restaurants in Bicester). There are very few residents of the Bicester area who are looking for this type of low wage work. This development will only make the shortage worse and draw workers from other parts needing low cost affordable accommodation that Cherwell District Council will have a duty to supply. There does not seem to be any substantial accommodation on site to meet the needs of the Staff. Similar Resorts (such as American Adventure) have failed within 20 years and have remained derelict since leaving the Local Council with the cost of demolition and redevelopment. Over the lifetime of this project there will clearly be risk of substantial cost falling on the Rate Payers of Cherwell with little or no Benefit. So I strongly urge Refusal.</p>
<b>Received Date</b>	27/11/2019 23:21:46
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Caroline Itoh"/>
<b>Address</b>	<input type="text" value="North View,North Lane,Weston On The Green,Bicester,OX25 3RG"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I would like to register my whole-hearted objection to this development. This development would take green space, which serves as wildlife habitat, and create yet another biodiversity wasteland. This development would ruin the village of Chesterton. It is completely inappropriate for the countryside/rural setting of Oxfordshire. It is unfair that villagers should have the nature of their village fundamentally changed for the profit of Great Wolf Lodge. Great Wolf Lodge has also underestimated the impact on traffic. Surrounding villages will be negatively impacted by GWL traffic, especially in scenarios when there are overflows from congestion on the A34 or the M40."/>
<b>Received Date</b>	<input type="text" value="09/03/2020 22:15:16"/>
<b>Attachments</b>	

Date:

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

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

OAK COTTAGE  
HEYBOLD ROAD  
SOUTH GREEN  
KIRKBYTON  
OX5 5HS

22/01/20

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)

IAN SIM

(print)

Dear Cherwell planning,

I would like to object to the proposal from Great Lakes Ltd under planning application 19/02550/F.

The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. Below are a number of reasons why I believe that this planning application should be declined and I have detailed them below.

### **Traffic Impact**

- As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic which is already notoriously bad on this part of the road network.
- The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50%.
- The proposal assumes that weekends will be busier but that there will be an equal spread of arrivals through the day. This is unlikely to be the case with check in times after 3pm and those people travelling directly from work. A much higher proportion of vehicles will arrive during the rush hour period which coincides with the busiest times on the B430. This will put increasing pressure on the B430 as well as the surrounding road networks.
- The traffic charts within the Traffic Assessment assume that virtually no one will use Church Lane/Road as a route to access the site. On the numerous occasions that there is an issue at the M40 J9 junction we see volumes of traffic utilizing this small village road as a cut through. This will increase danger to residents in the village with it being the main road through the centre of the village. The traffic data in the proposal fails to recognize this and the impact that this proposal will have on a small village.
- The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Peak rush hour is likely to be the most affected.
- Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilize Chesterton and the B430 as a cut through to the A34 and increase traffic through the village. It also fails to include the distribution centre, Axis J9, which will also utilize Chesterton, Middleton Stoney and the B430 to access the A34
- Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 which means that lorries exiting the site will need to travel back up to the J9 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively other HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south.

### **Unsustainability**

- The development is unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. To locate such a development on the edge of a village would be deeply concerning and show a lack of thought to local village communities.
- The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

### **Landscape Impact**

- The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.
- The screening of the buildings is not appropriate and this will dramatically transform the landscape in beautiful rural countryside

### **Environmental factors**

- Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)?
- Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles.
- An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system
- Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".
- Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done.

In my view it would be wholly inappropriate for you to grant planning permission to this site.

Yours sincerely,

Neil Mullane  
Oak View, North Lane, Weston on the Green, OX25 3RG

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Yours sincerely,

Jane Mullane  
Oak View, North Lane, Weston on the Green, OX25 3RG



# Say 'No' to Great Wolf Resorts in Chesterton, Oxon



Planning Application No: 19/02550/F

Great Wolf Resorts, an American water theme park company, are stopping at nothing to get their first park in the UK. Usually located on the edge of major American towns and cities, they are trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat. In its place they will be forced to endure:-

- 500,000 visitors a year to this vast private enterprise – an estimated 60% larger floorspace than Bicester Village.
- A 4 storey, 500 family room hotel = more than 2,000 visitors daily capacity.
- Minimum 1800+ additional car movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.
- An 84ft high water tower building (likely to be the tallest building in Cherwell) and 900 space car park.
- 2,000 construction workers and projected 31,000 deliveries over two-year construction period = 65 deliveries/day through local villages.
- A substantial increase in air and noise pollution.
- The proposed 600 job opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff.
- Disruption of village lifestyle for thousands of residents in Chesterton and neighbouring villages.
- A self-contained resort. 98% of guest in the USA remain on site. Therefore, it is of no real economic benefit to the local community.
- Day passes very expensive, dependent upon hotel occupancy and would need to be booked well in advance. This will **NOT** be a public amenity!
- It is unsustainable – our village infrastructures would not cope with the additional traffic through Chesterton, Weston on the Green & Middleton Stoney.
- The golf club will lose 9 holes of their much played 18 holes. (Will the remaining 9 holes survive? If not, what then?)
- Irreversible damage to our rural community, felt for generations to come.

This application is not in accordance with the Cherwell Local Development Plan. There is no 'need' for this development and there are no material considerations that should warrant planning permission being granted.

**Please sign your objection to this ill-placed planning application overleaf. Thank You.**  
On behalf of Chesterton Parish Council, Community Centre, 2 Geminus Rd, Chesterton, Oxon OX26 1BJ.





# Say 'No' to Great Wolf Resorts in Chesterton, Oxon

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

We, the undersigned, strongly object to this ill-placed planning application, for which there is no 'need', on the grounds of its unsustainability, negative local traffic impact, negative landscape impact, inappropriate size and design in the wrong location, loss of sports facility, negative ecological impact and increased air + noise pollution.

Name	House Name/No.	Village/Town/City	Postcode	Signature
GEORGE RAWLINGS	26 KENNEDY RD	BICESTER	OX26 2BQ	
ALAN NEWTON	82 LEACH	BICESTER	OX26 2JS	
JOAN CLARKE	16 LINDEN LODGE	BICESTER	OX26 6GE	
DAVID CLARKE	16 LINDEN LODGE	BICESTER	OX26 6GE	
SULIA SELLAR	23 WHITETULLES	"	OX26 4XR	
C. WOOD	2 LINDEN LODGE	BICESTER	OX26 6GE	
A. LOVELAND	HIGHSETT ALCHESTER RD	CHESTERTON	OX26 1UN	
J. LINFORTH	24 BUNTERS HILL	KIDLINGTON	OX5 3BA	
J A WILLIAMS	HILLSIDE COTTAGE	CHESTERTON	OX26 1UQ	
H. WILLIAMS	HILLSIDE COTTAGE	CHESTERTON	OX26 1UQ	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
FLASHBROOK	Stone Gables	Chesterton	OX26 1UD	
G NORMAN	10 BANKSFURLONG	CHESTERTON	OX26 1UD	
J Ellison	25, The Green	Chesterton	OX26 1UU	
S THOMPSON	Home Farm	Chesterton	OX26 1UN	
M.J. LORRANS	HIGH SETT	CHESTERTON	OX26 1UN	
A. LVELAND	HIGH SETT	CHESTERTON	OX26 1UN	
S. Jans	Archie	Chesterton	OX26 1UN	
S. HEDGES	SUNNYSIDE	Chesterton	OX26 1UN	
G. Hedges	Sunnyside	Chesterton	OX26 1UN	
H. Hayes	CRENDON	CHESTERTON	OX26 1UN	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Phil Hayes	CRENDON	CHESTERTON	OX26 1UN	
Lisa Skipton	1 Banks Cottages	Chesterton	OX26 1UL	
PETER WILLIAMS	2 BANKS COTTAGE	CHESTERTON	OX26 1UL	
MARY WILLIAMS	"	"	"	
Ken Hult	TOP GREEN	CHESTERTON	OX26 1UQ	
Laura Evans	Windle Hey	Chesterton	OX26 1UN	
David Evans	Windle Hey	Chesterton	OX26 1UN	
Chris Winter	Octave House	Chesterton	OX26 1UN	
Ron Wild	-	-	-	
Andrew Walter	Kioloa	"	"	

(10 signatures per page)

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WOLF FREE  
ZONE



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Fiona Dalton	Kiolon	Chesterton, Oxon	OX26 1UN	
Tony Thompson	Home Farm	Chesterton, Oxon	OX26 1UN	
DIANE MESSUM	STONEHAWK	CHESTERTON	OX26 1UN	
Chris Messum	Stonehawk	Chesterton	OX26 1UN	
SHANE MEADE	FAIRFORD	Chesterton	OX26 1UN	
Rosa Piaget	55 ALCHESTER RD.	CHESTERTON	OX26 1UN	
MURIEL ROBINSONS	High gaggle	CHESTERTON	OX2 1UN	
J. E. PIAGET	55 ALCHESTER RD	CHESTERTON	OX26 1UN	
ISIS PIAGET	55 ALCHESTER RD	CHESTERTON	OX26 1UN	
AISHA PIAGET	55 ALCHESTER RD	CHESTERTON	OX26 1UN	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
N. MORSE	29	BICESTER	OX26 2SA	
K. WOODRIDGE	1 Mulberry Drive	Bicester.	OX26 3FL	
Bill & ELIZABETH	29	"	OX26 6YJ	
C. COX	7 MANCHESTER TERRACE	"	OX26 6PT	
J.M. Richardson	7. Reynard Court	Bicester	OX26 0TD	
M. TRARIEUX	4. Queenslout	Bicester.	OX26 6JX	
J. PARRISH	42, WEAR RD	BICESTER	OX26 2FF	
D. BALDY	47	Bicester	OX26 2XD	
STEPHEN CHU	7 Scott Close	Bicester	OX26 2FB	
Kate Boyes	56	Bicester	OX26 6CF	

(10 signatures per-page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
DAUNA COPP.W	46	Bicester	OX26 4TH	
MIKE HARRISON	2	GANCOTT	MK18 4FG	
EDDIE SUTTON	20	BICESTER	OX26 6TT	
Amyra Jull	1	Bicester	OX26 2NE	
M. S. Ruff Mike Ruff	1	BICESTER	OX26 2HL	
PAULINE SUTTON	20	BICESTER	OX26 6TT	
JACKIE BENNETT	49	BICESTER	OX26 3DY	
SUE WILDE	39	BICESTER	OX26 3YS	
MERIAN NORCROSS	13	CHESTERTON	OX26 1UG	
DELANIA DUBY	29	HAMILTON CLOSE	OX26 2HX	

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REATHME LEACH	22 GREEN LANE	CHESTERTON	OX26 1UB	
JAYCE LEACH	"	"	"	
JANE STEAD	AKEMANWAY	CHESTERTON	OX26 1UN	
JOHN STEAD	AKEMAN WAY	CHESTERTON	OX26 1UN	
ANNE LARZER	Warren House	CHESTERTON	OX26 1UW	
Lucy Edwards - Lime	Sidlers Cottage	Chesterton	OX26 1UW	
Alexandra Baldwin.	Vin Cottage	Chesterton.	OX26 1UN.	
Ashdowns	Appleyard	"	"	
MR JOHNSTON	HARVINS COTTAGE	"	OX26 1UN	
MR JOHNSTON	"	"	OX26 1UN	

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ANGELA MARSHALL	12	STEEPLE ASTON	OX25 4SR	
RITA MURRAY	5	KIRTLINGTON	OX5 3HN	
GILL LODGE	72	KIDLINGTON	OX5 1BL	
RUTH MARSHALL	HONEY POT COTTAGE	WOOTTON WOODSTOCK	OX20 1DL	
Manlyna Richardson	1	Browning Drive Bicester	OX26 2XH	
Pam Seb	12	VEPADANWAY	OX26 1BA	
TRACY FURN	57	Stone Olive	OX26 3YW	
P.M. Fussell	42	Humilton Way	OX26 2HX	
LINDA BRIGGS	32	CASSINGTON	OX29 4DH	
P. Wilce	25	Wentlebury	OX25 2PZ	

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Margaret Bowen	1	New Langford	OX26 6EN	
Sue Horselow		Kidlington	OX5 2DA	
Judith Carr	Undine	Freeland	OX29 8HQ	
Jan Kavanagh	Rose Cottage	Freeland	OX29 8AL	
CHRISTINE Chalk	143 RUTLAND ROAD	MARLOW	OX5 1LT	
Jackie Thompson	55 SOUTH AVE	KIDLINGTON	OX5 1DP	
Maqaii Dey	26 Main street	menton	OX25 2JY	
Hinda Walton		FRITWELL	OX27 7QA	
E Hunt		Eynsham	OX29 4PD	
S. Fisher	6	Kidlington	OX5 2YD	

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D. S. BOURNE	TANORACOTTAGE CHESTERTON	CHESTERTON	OX26 1TE	
T. WATSON	31 DOVE GREEN	BICESTER	OX26 2QU	
G. JOY	2 LUCY AVE BICESTER	BICESTER	OX26 3EW	
A. CLEARY	54 SANDOWN RD	BICESTER	OX26 1BU	
P. NUNN	54 SANDOWN RD	BICESTER	OX26 1BU	
V GREENWOOD	23 ORCHARD WAY	BICESTER	OX26 7EL	
E. FURNESS	CASSINGTON ROAD	YARNTON	OX5 1QD	
P. Rochford	Castlefields	Ardley	OX27 7NW	
J. Julian	BARRY AVE	BICESTER	OX26 2HB	
P. Lyon	110	BICESTER	OX26 3ZH	

(10 signatures per page)

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SOE FOLLACON	25	BICESTER	OX26 4UG	
MIKE PRICE	42	KIDLINGTON	OX5 1ET	
CHRISTOPHER MYALL	20	FREELAND	OX29 8AX	
CHRIS BARNON	6	BICESTER	OX26 2YN	
NORMAN COFIELD	77	KIDLINGTON	OX5 2LT	
DAVID MCCULLAGH	5	BICESTER	OX26 8AF	
KEITH PARKY	83	BICESTER	OX26 6YN	
BILL KEYS	7	BANBURY	OX16 9ES	
ROY SMITH	5	WOODSTOCK	OX20 1UX	

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K CRUMEN	THE GRANDDEN	WESTON ON THE GREEN	OX25 3QJ	
J CRUMEN	— 11 — 11 —	— 11 — 11 — 11 —	— 11 — 11 — 11 —	
J. GORDON	22 Willow Way	Begbroke	OX5 1SD	
G SMALES	20 GOSWAY FLD	KURTINGTON	OX5 3HQ	
S DOWTON	HIGHWOOD HOUSE	OXFORD	OX1 5BQ	
AUSERTO SARACWUGGH	CITRECHILL GATE	WOODSTOCK	OX20 1PW	
D Power.	50 woodhied	Bicester	OX26 3UN	
David Hughes	5 Gwynne Way	LONGCHAMBERBOURGH	OX29 8JT	
M. LIND	3 Kings end	Bicester	OX26 6DR	
D. MUTTON	The Old Carpenters Arms	Harley	OX29 9UB	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
SARAH MUDDIMAN	4	MERTON	OX25 2NR	
Kate young.	12	chesterton.	OX26 1US	
Mimi Powell	Chestnuts	Wendlebury	OX25 2PN	
Annal Dallas	12	Cheshels	OX26 1UT	
Emma Jurrell	Stonecroft	Bucknell	OX27 7LT	
Ian Jurrell	Stonecroft	Bucknell	OX27 7LT	
CATALINA NICKSON	42	<del>Bucknell</del> BICESTER	OX26 2DG.	
JEREMY EMERSON	16 GOSWAM FIELDS	KIRTCLINTON, OXFORD	OX5 3HQ	
CHARLOTTE HART	11	Widdleton Stoney	OX25 4AS	
Jo Waton	3	Upper Heyford	OX25 5AS	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



WOLF FREE  
ZONE



WOLF FREE  
ZONE

# Say 'No' to Great Wolf Resorts in Chesterton, Oxon

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

We, the undersigned, strongly object to this ill-placed planning application, for which there is no 'need', on the grounds of its unsustainability, negative local traffic impact, negative landscape impact, inappropriate size and design in the wrong location, loss of sports facility, negative ecological impact and increased air + noise pollution.

Name	House Name/No.	Village/Town/City	Postcode	Signature
Sirley Kerins	10	Ardley	OX27 7NW	[Redacted]
Simon Wilsaw	7	CHESTERTON	OX26 1PC	
Suzi DEWANEY	18	BICESTER	OX26 2ET	
Gemma Hughes	11	Weston on the Green	OX25 3QT	
Louise Maw	19	Bicester	OX26 1AA	
Stanort Hughes	29	BICESTER	OX26 2FP	
Emma Reeve	5	BICESTER	OX26 3EA	
REBECCA CLEGG	82	BICESTER	OX26 3YN	
NEVILLE REEVE	5	BICESTER	OX26 3EA	
SAMANTHA AMOTT	37	BICESTER	OX26 3XJ	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Jo Martin	9 Orchard Rise	Chesterton	OX26 1US	
Jo Wayford	69 " "	"	O "	
Matt Walford	69 Orchard Rise	"	"	
Sam Miller	3 The Oval	Bicester	OX26 2EN	
Jules Adcock	11 Fluellen Place	Bicester	OX26 32C	
Heley Sainclair	72 George Street	"	OX26 2ES	
Sarah the Elder	22 Wye Close	Bicester	OX26 2NL	
Hayley Byrd	12 Harper Close	Aincote	OX25 1QW	
Gordon Crawford	14 Beechwood Rd	Bicester	OX26 6BS	
Sam Anderson	Manor Village Inn	"	OX25 1TJ	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



LINDA PORTER  
VICARAGE FARM  
on this towlage



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Name	House Name/No.	Village/Town/City	Postcode	Signature
CAROLYN HOMEWOOD	CHESTERTON FIELDS FARM	CHESTERTON BICESTER	OX26 1TB	[REDACTED]
THOMAS ABERWETHY	CHESTERTON FIELDS FARM	CHESTERTON BICESTER	OX26 1TB	
Don Abernethy	Chesteron Fields Farm	Chesteron, Bicester	OX26 1TB	

(10 signatures per page)

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WOLF FREE ZONE



WOLF FREE ZONE

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Margaret Graham	33 BALLIOL ROAD	BICESTER	OX26 4HP	
Paula Jessin	Newby Cottage	Weston on the Green	OX25 3QL	
Mary Brydon	44 Sycamore Rd	Launton	OX26 5DY	
Geoff Miles	38 WINDYBUSH RD BICESTER	BICESTER.	OX26 2BD	
Peter Brook	33 Shannon Rd	BICESTER	OX26 2RB	
Jean Goble	33 Shannon Rd	BICESTER	OX26 2RB	
DIANA BARTON	10 ORCHARD WAY	BICESTER	OX26 2ET	
JOHN BARTON	10 ORCHARD WAY	BICESTER	OX26 2ET	
SANDRA ORMAN	23 BRASHFIELD RD	BICESTER	OX26 3HF	



GEORGE OULMAN	13 BIRCHFIELD	LD	BICESTER	OX 26 3HF
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(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
MRS J. HUGHES	CARGLAS	MIDDLETON STONEY	OX25 4TD	
MR P. CLIFFORD	3	KIRTLINGTON	OX5 3HF	
MRS J. HUDSON	FOOT LODGE	MIDDLETON STONEY	OX25 4AW	
MR T. JOHNSON	WAYFARERS 18	MIDDLETON STONEY	OX25 4AQ	
MRS S. JOHNSON	WAYFARERS 18	MIDDLETON STONEY	OX25 4AQ	
MS C. POTTER	WILMERE LODGE	MIDDLETON STONEY	OX25 4AQ	
MR J. ROBINSON	17	Middleton Stoney	OX25 4AQ	
P. WATSON	WILKINSON	BSE	IP33 2JH	
M WATSON	" "	BSE	IP33 2JB	
J WATSON	MANDERVILLE <sup>RD</sup>	BSE	IP33 2JB	

(10 signatures per page)

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Thanks Joanne



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Name	House Name/No.	Village/Town/City	Postcode	Signature
L.A. Stings-Wing	2, Middleton Park	Middleton Stoney	OX25 4AQ	
Alex LIDDELL	3, Middleton Park	Middleton Stoney	OX25 4AQ	
JOE HARNES	1, JAMES CLOSE	UPPER HENWOOD	OX25 5BP	
NEIL ROBOTTON	9 MIDDLETON PARK	MIDDLETON STONEY	OX25 4AQ	
CATHY PENNY	9 MIDDLETON PARK	MIDDLETON STONEY	OX25 4AQ	
BRUCE MARTIN	9 MIDDLETON PARK	MIDDLETON STONEY	OX25 4AQ	
JEANNIE MARTIN	7 Middleton Park	Middleton Stoney	OX25 4AQ	
TRUDY HALL	229 WILSON WAY	KIDLINGTON	OX5 1TZ	
JIM HALL	229 WILSON WAY	KIDLINGTON	OX5 1TZ	
J Watson	1, Oliver Road	Bury	IP33 3JH	

(10 signatures per page)

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