

Date:

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

Insert sender's address:

18 BAYARD BRW
BRACKLEY
NN13 6LQ

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

REBECCA DIXON

PRINT NAME

To submit comments electronically visit:

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

Ian Ward

18 Chestnut Close
Chesterton
Bicester
OX26 1XD

19 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
OBJECTION**

Dear Ms Whitehead,

The proposal (19/02550/F) is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

UNSUSTAINABLE

- In an inappropriate location on the edge of a village with 900 car parking spaces. These factors will ensure significant reliance upon car travel in opposition to the Cherwell Strategy of reducing car usage.
- The site comprises 500,000 sq ft of built form on what is currently a greenfield site. It will irreversibly remove important green infrastructure - disrupting ecological habitats
- The golfers that currently use the 18 hole course will now have to drive further to alternative 18 hole courses thus increasing car usage

TRAFFIC IMPACT

- The existing road infrastructure (here and surrounding villages) can't cope with an extra 1000+ daily increase in traffic volume plus construction traffic. Chesterton is already a 'rat-run' and experiences major traffic congestion, used as an escape route from M40 and A34
- Unacceptable routing plans via already stressed routes: Middleton Stoney, Weston on the Green, Wendlebury, A34 (Bicester Village)

- It adds to numerous other significant proposals that have been approved locally (Kingsmere, Bicester gateway, Bicester Heritage); roads cannot cope, its location is inappropriate

LACK OF LOCAL ECONOMIC BENEFIT

- The proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business
- No local businesses support the scheme, they are in disagreement with Great Wolf's suggestions of local economic benefits. Great Wolf's aim is to keep guests onsite throughout their stay, hence any economic gain will naturally be retained by Great Wolf, not shared with local business/community as suggested.
- Local businesses already find it difficult to recruit the employees that Great Wolf will target. Great Wolf will both (i) shrink that pool further and (ii) require greater employee traffic movement from surrounding villages/towns.

ECOLOGICAL IMPACT

- Loss of green field habitat needed for abundant wildlife.

LACK OF CONSULTATION

- This proposal will have significant negative impact on the area. Great Wolf should have worked with Cherwell to find a site through the correct planning process. This is a speculative application in the wrong location and should be refused on this basis.

Sincerely,

A large black rectangular box redacting the signature of Ian Ward.

Ian Ward

Nicola Ward

18 Chestnut Close
Chesterton
Bicester
OX26 1XD

19 December 2019

Ms Clare Whitehead

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

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Sincerely,

A large black rectangular box redacting the signature of Nicola Ward.

Nicola Ward

Date: 10-12-19

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

Address:

18 MARCOTT RD
ARCOTT
OX25 1QH

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,

^{NOT} DO LIKE USING LOWER SKILLED STAFF
WORDING

(sign)

Mrs SALLY SMITH
(print)

Please add any additional comments here:-

N Mentipty
18 Nicholas Mead
Great Linford
Milton Keynes
Bucks
MK145EN
31/12/19

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

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

Dear Ms Whitehead

I am writing as a regular visitor to Chesterton and its golf club. I believe that the development is wholly inappropriate for this location and will have a huge detrimental effect to the community. Having read the reports I would like to make the following observations:

The site in question is currently the back 9 holes of the Bicester Golf Club which is greenfield land covering 18.6 Hectares that includes a variety of differences species of trees, diverse ecological habitats and lakes.

The site has no planning designation and is located in the countryside. There is a presumption against development in the countryside under Policy ESD13 in the Cherwell District Council Local Plan amongst many other policies. The site has never been promoted for development through the Local Plan process and selection of such a sensitive site in the Oxfordshire countryside for such a large-scale urbanizing development is unacceptable.

The proposed development is only 500m at its nearest point from the existing Chesterton Conservation Area. The urbanization of a green field site within 500m of a conservation area is not acceptable.

The report is correct in that there were an estimated 255 unemployed people in Cherwell in December 2017. However, the dataset contains data for all following months up to June 2019. The figures Contribution to Local Leisure Offering It is still very unclear as to the local offering of leisure facilities to residents of the area. Great Wolf in a presentation to CDC on the 5th February 2019 used Center Parcs as a comparison to their offering and in the context of 'Requires Hotel Stay to Enjoy Resort Offerings' denoted it as similar. Center Parcs ONLY allow day visitors to purchase a pass if they are visiting guests staying at the resort.

The lack of clarity also has an impact on the local traffic if, in fact, they do allow day visitors from the local area. I believe that a statement should be made by Great Wolf indicating exactly what their offering is so a proper assessment of the benefits and impacts can be made.

The reduction of any golf course from 18 holes to 9 should not be underestimated in its impact as most members will only play 18 holes. There are currently 250 members at the club and 200 of those members have indicated that they would leave to play at another course should the 9 holes be lost. This therefore presents further concern that with only 50 members this would not likely be sufficient to support the cost of maintaining the remaining 9 holes and that would result in closure of the course, entirely with the possibility of further urbanization development taking place. I can only view this as a long term, total loss of a picturesque 18-hole golf course and not a reduction as stated.

This statement clearly states that 'Best Endeavors' will be made to ensure the data is accurate and up to date. This NOMIS database used to gather the data referenced is accurate and up to date. However, the selection of December 2017 was clearly not the most appropriate use of the data available when the latest data would be the most appropriate.

With an estimated 500,000 visitors to this development per year and given the current traffic situation in the local area and that of the committed developments I struggle to see how the sensitivity can be set to medium for cars and believe this should be set to High.

Given the already concerning consideration above it is difficult to see how the effect on cyclists can be any different to that of cars. The statement that cyclist will use 'quieter back roads' demonstrates the lack of understanding of existing village road network and its use. The sensitivity should, at a minimum,

The documents submitted by the applicant are very detailed covering numerous technical areas which CDC/OCC's relevant technical departments will need to review and comment upon. The submission of an EIA is wholly appropriate for a large scale, unsustainable development such as this.

The site in question has never been developed upon and contributes to both the local landscape and provides a valuable local amenity use as a golf course. The proposal will create a significant urbanization of the site and impact on the local area which is irreversible and will only enable further urbanization of this area in the future. As such, the environmental impact of this proposal must be robustly analyzed by CDC to demonstrate the irrecoverable harm this proposal will have on this site and surrounding area which completely outweighs the questionable benefits the applicant suggests the proposal will bring.

This proposal should be dismissed by the planning committee. It is ill conceived plan with a complete disregard for planning regulations and it lacks joined-up thinking and is littered with misleading and nonsensical statistics. It is an attempt to exploit a community based on the desire to make profit.

Date: 15/12/19

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

Address:

18 ORCHARD RISE
CHESTERTON
OXON OX26 14S

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)

K. MCGARREY

(print)

Please add any additional comments here:-

CONCERNS OVER CONDITION OF ROADS PLUS
IMPACT OF TRAFFIC

Date: 15.12.19.

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

Address:

18. ORCHARD Rise
CHESTERTON
BICESTER
OXON
OX26 - 1US

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

Yours faithfully,


(sign)

W. P. MCGARRY
(print)

Please add any additional comments here:-

bad Road Traffic

Date: 22.12.19

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

Address:

18 PENROSE GARDEN
CHESTERTON
OX26 1D9

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.

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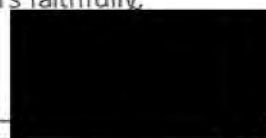
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This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay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

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

Yours faithfully,

(sign)



(print)

Please add any additional comments here:-

Date:

4/1/20

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

Address:

18 Thames Avenue
Bicester
OX26 2LX

4/01/20

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

Dear Sirs,

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

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Yours faithfully,

(sign)

G Berry
(print)

Please add any additional comments here:-

From: Jane Ralph
Sent: 25 January 2020 18:39
To: DC Support
Subject: Objection to planning application 19/02550/F

To whom it may concern,

This planning application is is totally unsuitable for this rural location it goes against NPPF and CDC local plan.

It would be completely out of keeping with the area.

Yours sincerely,

Jane Ralph
19 Deanfield Road
Botley
Oxford
OX2 9DW

Date:

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

Address:

19 FORTESCUE DRIVE
CHESTERTON OXON
OX26 1UT

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

Dear Sirs,

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

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Yours faithfully,

(sign)

D. DRAKE
(print)

Please add any additional comments here:-

WITH MASSIVE INCREASE OF HASING, and NO
ADDED ROAD LINKS? WHAT A ~~DISASTER~~ DISASTER
IF IT HAPPENS?

Date:

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

Address:


19 Huntingdon Road
Bicester
OX261BD

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

13 / 12 / 19

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.

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Further as a Golf club member at Bicester Hotel Golf & Spa, I will lose an 18 hole golf course to accommodate this project. The loss of sport, recreation and my club will be devastating to me and my friends. Golf is priority sport for Cherwell DC and this will destroy our chance to participate.

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,







From: Laura Watt

Sent: 25 January 2020 09:58

To: DC Support

Subject: Objection to planning application 19/02550/F

I strongly object to this application.

This planning application is is totally unsuitable for this rural location it goes against NPPF and CDC local plan.

It would be completely out of keeping with the area.

19 Peterborough Avenue

High Wycombe

HP13 6DX

Date: 7-12-2019

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

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

Address:

19 THE GREEN
CHESTERTON
BICESTER
OXON
OX64 1UU.

Dear Sirs,

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

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

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Yours faithfully,

(sign)

MARGARET INWOOD
(print)

Please add any additional comments here:-

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Lynne Wylie
Address	19 Vespasian Way,Chesterton,Bicester,OX26 1BA
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. Inappropriate location on edge of village Development includes 900 car parking spaces with significant reliance on car travel which negates the Cherwell Strategy of reducing car usage Site comprises 500,000 sq. ft of buildings on greenfield site. This irreversibly removes important green infrastructure and thus would disrupt ecological habitats. Catastrophic impact on the landscape Colossal impact on local area which already must deal with huge traffic issues locally due to Bicester village with Chesterton already a rat run with major traffic congestion Road networks and local villages in addition to Chesterton are already stressed 1000+ additional traffic volume would prove calamitous. Road infrastructure cannot cope with current traffic volume. Badly designed scheme which will be a huge blot on our landscape Deterioration in air quality and noise pollution There is no need for a scheme of this scale anywhere in the UK. To grant planning permission on the outskirts of a village such as Chesterton would be a total abortion.</p>
Received Date	02/01/2020 19:13:33
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Darren Layard
Address	19 Vespasian Way,Chesterton,Bicester,OX26 1BA
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to Strongly make my objection to this proposed development and request that Cherwell District Council decline this 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. There are many reasons to object the development from: 1. Design 2. The Traffic impacts 3. Impact on the Landscape of the area 4. Impact on Air/Noise Quality and Pollution 5. Ecological Impact 6. Loss of existing Sports Facility 7. Lack of Economic Benefits My biggest concern is that Chesterton itself is small friendly village that over recent years has embraced the Cherwell development plan and accepted the requirements it gave to the villages within the area; subsequently accepting 2 new housing developments and exceeding the numbers required under he plan. The roads in the village have become rat runs due to the impact of the major housing developments in Bicester and the increase in residents to the Bicester area that the road infrastructure can not cope with. In addition to this we are seeing new hotels and warehousing facilities been developed all around the village thus imprisoning this quaint old village. Furthermore, there is no president for a development of this nature in a greenfield location anywhere within the UK and is clearly a large organisation attempting to capitalise on the success of the area and the high volumes of people that visit the Bicester Village Retail Complex. I reiterate my objection to planning application 19/02550/F in the strongest possible way. Regards Darren Layard</p>
Received Date	24/12/2019 09:54:52
Attachments	

MS. CLAIRE WHITEHEAD
CASE OFFICER
DEVELOPMENT MANAGEMENT

CLIFFORD CHESTERTON
20 CHESTNUT CLOSE
CHESTERTON

CHERWELL DISTRICT COUNCIL
BODICOTE HOUSE, BODICOTE,
BANBURY,
OX15 4AA.

BICKETER
OXON
OX26 1XD

17-12-2019.

REF: GREAT LAKES UK LTD.

PLANNING APPLICATION NO: 19/02550/F.

Dear Ms Whitehead,

I would like to object to the above planning application by Great Wolf Resorts on the following grounds.

1. The loss of green space at a time of severe climate change.
2. The loss of 9 holes on the existing golf course.
3. The village of Chesterton has already had a lot of development, 2 new housing estates and the proposed enlargement of the Bicester Sports Association Site on the opposite side of Green Lane.
4. The increase in traffic that will result from this development.
5. The prospect of traffic tailback through the village. The traffic through the village has increased markedly in recent years due to the new houses built in the village and those being built on the large Kingsmore development on the edge of the village.
6. Quality of life. I live in Chestnut Close, which is just off Green Lane. My only access to work, leisure, shops etc. is via Green Lane.

7. Traffic. All the routes to the proposed development will greatly increase the traffic on the main roads in the area. The Northampton Road is particularly busy at peak times. This traffic will then funnel into narrow country roads, which cannot cope with the volume of traffic that will be generated.

8. Effect on the surrounding villages. Traffic using the M40 will either leave at junction 10 and travel through Ardley and Middleton Stoney or junction 9 and travel through Weston-on-the-Green, Little Chesterton or Chesterton.

Yours sincerely



Date:

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

Address:

20 COLLEGE HOUSE
HIGH ST
BRACKLEY
NN13 7NR

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(sign)



(print)

ANN PRESCOTT

Please add any additional comments here:-

Date:

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

Address:

20 FORTESCUE DRIVE
CHESTERTON
GRESTER
OXON
OX26 1UT.

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(sign)



(print)

H. C. KING

Please add any additional comments here:-

Date:

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

Insert sender's address:

20 HOBBY RD
OX15 4ET
KENDRA BELL

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

K BELL

PRINT NAME

To submit comments electronically visit:

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

Date: 24/1/20

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

J. LEEMING
20 PARK CLOSE
KIRTLINGTON
OX5 3MR.

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.

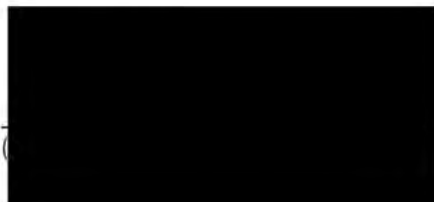
This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to 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,



(print)

J. LEEMING

Date: 28.1.20.

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

H. Wood
(Banbury)
20 STANBRIDGE CLOSE
BANBURY.

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. WOOD.

(print)

Date:

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

Address:

2c STATION ROAD,
HOLHAM
RM3 5EY

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)

DAVID COMMINGE
(print)

Please add any additional comments here:-

I PLAY THIS GOLF COURSE ON A REGULAR BASIS, AND I AM TRULY
DISAPPOINTED AT THE PROSPECT OF LOSING SUCH A NICE AND WELL
KEPT COURSE

Date:

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

Address:

20 Station Road,
Horsham
RH13 5EY

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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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)

Elizabeth Maxwell
(print)

Please add any additional comments here:-

21 BANKS FURLONG
CHESTERTON
Bicester
OXON
OX26 1UG

Ms Clare Whitehead, Case Officer
Development Management, Cherwell District Council
Bodicote House
Bodicote,
Banbury, OX15 5AA

Dear Ms Whitehead

REF: Great Lakes UK Ltd. Planning Application 19/02550/F


Please take this letter as an objection to this planning application.

This proposal is not in keeping with the local development plan, there is no need for this development in this rural location and there are no material considerations that would warrant granting planning permission.

The impact of traffic to Chesterton and surround villages of Weston on the Green and Middleton Stoney will be catastrophic as the road infrastructure is already stretch without this additional traffic.

Please urge the planning committee to refuse this application.

Yours


ANNA MARCHETTI

21 Banks furlong
Chesterton
Bicester
OX26 1UG

Ms Clare Whitehead, Case Officer

Development Management, Cherwell District Council

Bodicote House

Bodicote,

Banbury, OX15 5AA

Dear Ms Whitehead

REF: Great Lakes UK Ltd. Planning Application 19/02550/F

Please take this letter as an objection to this planning application.

This application is in a completely inappropriate location, it is on the edge of a small village with no public transport, footpath or cycle path. Access to the site will need to be by car, this goes against the Cherwell Strategy of reducing car usage.

The increase of traffic from other developments around Bicester is already creating traffic issues not only in Bicester but all the surround villages, the infrastructure is not in place to accommodate a development in the inappropriate location.

Yours

E. L. WATKINS

Date: 7th December 2019

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

21 HATCH WAY
KIRTLINGTON
KIRALINGTON
OX5 3JS

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

RECEIVED

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)

(print)

Mrs C.M. Auger 22, Bentshurst Long,
14.12.19. Chesterton,
Mr. Bicester,
OX26 1UG.

Dear Sir/Madam,
This application
does not accord with the
local development plan
at all.

It most certainly will not
give any ~~economic~~ benefit to
the local economy.

What use is a nine hole
Golf course to local players.
It will also impact on
wildlife and the traffic (which
is bad enough already) through
what should be a quiet post
P.T.O.

of the Cheshire countryside
will be horrendous.

These are just a few of
the objections to this plan.

Why are we, the local
residents not consulted on
this matter.

As usual money wins out.

Yours faithfully
C. M. Hughes (Mrs).

MRS. CILWIAN JARVIS

22 CHESTNUT CLOSE

CHESTERTON

OXON. OX26 1XD

FOR THE ATTENTION OF

CLARE WHITEHEAD

17th December 2019

CASE OFFICER.

REF: GREAT LAKES UK LTD.

PLANNING APPLICATION NO. 19/02550/F

Dear Sir,

below I list my objections to the above proposed planning application.

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

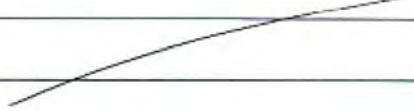

2) The road infrastructure (and that of surrounding villages) can't cope with extra 1000+ daily increase in traffic. Chesterton is already a rat-run.

- 3) The applicant is looking to put 500,000 sq. ft. of buildings on this greenfield site impacting on the landscape, views & ecological habitats.
- 4) The 18-hole golf course users now have to drive to alternative 18-hole courses. Therefore unsustainable & increasing car usage.
- 5) Great Wall should have worked with Cherwell to be allocated a site through the correct plan process. This they failed to do.
- 6) This is the wrong location & should be refused on this basis.
- 7) Ecology - loss of greenfield habitats for abundance of wildlife.
- 8) Public outdoor space on site will be right next to motorway (unhealthy due

to fumes & noise)

Resultant deterioration in air quality
& noise pollution from additional
traffic, construction & service vehicles.

Yours faithfully



Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	David Charlton
Address	22 Fortescue Drive,Chesterton,Bicester,OX26 1UT
Type of Comment	Objection
Type	neighbour
Comments	<p>Whilst I am of the opinion that there are insufficient leisure facilities for young people in the catchment area of the proposed Resort I have reservations and objections to what is being proposed by Great Wolf at the planned location. In consideration of the long established and agreed Local Development Plan there is no provision or considerations that would merit the granting of planning permission for such a complex. Elements which are included in the Plan are currently being developed with others yet to start. It surely should be a consideration for the effects of those developments to be felt and measured before any more are considered. There has been a conscious effort made to maintain the character of the village by creating a buffer between the huge residential development south of Bicester and it by creating a large woodland park. The Wolf Resort would destroy this character and disrespect the existing resident's choice of moving and living in the village. The creation of the Resort would not bring any benefit to the wellbeing of the town and community as a whole as it is intended to be independent and self-contained, a community with a community. This does not seem to be very neighbourly and unsupporting of the area. Bicester Village has demonstrated how good neighbours should behave. The intended design of the buildings does not seem to be in keeping with the local area Countryside Design Summary and would, as a consequence, stand out like a sore thumb reducing the standard of the visual aspects of the immediate area.</p>
Received Date	13/12/2019 15:19:06
Attachments	

Date: 14 December 2019

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

Address:
22 Plumpton Road
Kingsmere
Bicester
OX26 1AQ

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,


(sign)

MRS CAROL NUNN.
(print)

Please add any additional comments here:-

From:

Sent: Monday, December 23, 2019 5:44 PM

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

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

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

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

Date: 23 December 2019

From: Dr Avril Anson, 22 Robinson Road, Wootton, Boars Hill, Oxford OX1 5LE

Dear Ms Whitehead

I wish to register my objections to the above application on the following grounds:

1. With a footprint of 1.5 times that of Bicester Village this development is on a huge scale - completely **out of keeping with the existing rural nature of the local area**. The waterpark, family entertainment centre, hotel, conferencing facilities, restaurants, associated access, parking and landscaping, make this development is **far more massive** than the local area can (or should) support.
2. It contravenes National Planning Policies and Cherwell District Council policies on greenspace.
3. It will swamp the village of Chesterton.
4. **An estimated half a million visitors a year** will clog up the roads in the area. The roads are already at capacity so there will be traffic chaos.
5. Even with recycling, the development will use a huge amount of water, and produce a very large quantity of rubbish and sewage both of which will need to be disposed of.
6. It will destroy open countryside, displace a footpath and remove half of a golf course.

I sincerely hope the plan is rejected.

Yours

22 St Peter's Crescent
Bicester
OX26 4XA

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

22nd December 2019

Dear Ms Whitehead,

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

I wish to strongly object to the Great Wolf Planning application ref No: 19/02550/F.

Having read the proposal in great detail alongside the local development plan, I do not believe that the application is in accordance with the local development plan and I think there are no material considerations that would warrant planning permission being granted.

It is a huge application and I would like to point out some of the omissions and factual errors in support of my objection.

Application for Planning Permission

There are some basic errors in the Application for Planning Permission which I will outline below.

Town and Country Planning Act 1990, see document "App form" does not appear to be completed correctly and I think it should be re-submitted with the correct information. The following points refer to areas of the application I have noticed need to be analysed and reviewed in more detail:

Item 13. The application states that the Main sewer connection is "unknown".

I think it is very concerning that such a large application does not know the plans for the sewage scheme. Although it is Thames Water's problem dealing with the sewage outflow, the developer should know the details at this stage including:

- how long it will take to connect the Water Park to the main sewerage;
- if the present sewerage pipe diameters and pumping stations have spare capacity to take the sewage flow from 500,000 visitors and staff per annum, and the peak filter back wash trade effluent from the leisure pools.

I do not believe that Chesterton should have to cope with "temporary" sewage tanker traffic through the village to support the functioning of the scheme – it is not a sustainable solution.

Item 15. The application states that there is no trade effluent. This is incorrect as the back-wash flow from the leisure pool sand media/or glass filters is classed as trade effluent.

Item 21: Hazardous Substances

The application says that there are no hazardous substances. The proposal does involve the use and storage of hazardous substances. Chlorine and pH correction chemicals will be used for the pool treatment.

Item 25. The name of the owner has not been completed in the Ownership Certificates and Agricultural Land Declaration.

I am challenging the following statements in italics that are extracted from the planning application:

ENVIRONMENTAL STATEMENT VOLUME 1 CHAPTER 5 – SOCIO-ECONOMICS

Contribution to Leisure Supply 5.3.33.

I disagree that this a unique facility. We have similar water parks within an hour travel time, one at Centre Parcs in Woburn and the new “Wave” £36 million water park in Coventry. If this application were to proceed, there would be three water parks in close proximity, all designed by the same water park designers, Water Technology inc.

5.6.11 Residual Effects

The statement *“For example, there are several thousand students at nearby Oxford Brookes”* suggests that students from Oxford Brookes will take up jobs at the proposed Water Park. With the best of connections, this would involve 2.5 hours of travel time each day for the student workers by public transport, (It would involve taking a bus from Headington to Westgate, then a train from Oxford to Bicester Village, then taking a coach to the amusement water park). I therefore don’t believe that the proposed Water park could be a practical nor local employment option for students studying in Oxford.

The partnership with Brookes University that is mentioned within the application implies it would meet an aim to drive local employment. I think this is unrealistic, largely due to the travelling time from Brookes University to the proposed Water Park. I also note that there is no supporting statement or letter of intent from Brookes University regarding a partnership with the Water Park within this application. I think there are/ will be more suitable locations in Oxford for students to seek employment.

There is a chart in the application which concludes that there will be a minor benefit for traffic in the area. I cannot see how this conclusion has been drawn as I believe the Water Park will cause an increase in traffic to the local area due to increased visitor numbers from outside of the local area and staff travelling to and from work.

Planning Statement Nov 19

The application states that, *“3. The planning history demonstrates CDC’s in principle support for hotel and leisure operation on this site (and for additional accommodation to that currently there).”*

This isn’t factually correct. The hotel was initially built without planning permission as rooms for golf club members’ guests. Through use of a week planning system, the property developer gained permission to change the Planning use to a hotel. I believe that there is little doubt that if the proposed development is approved, then the precedent will be set to build over this open space. This is likely to then prompt a second planning application to add, for example, holiday lodges in a mass-build over the first 9 holes of the Golf course.

Transport

Many residents are objecting to the development because of the significant concerns they have about the worsening effect the Water Park will have on traffic in Chesterton and Bicester. Below are my thoughts on this matter:

I believe the transport plan needs further considering. Has the Planning committee considered the logistics of transporting Chesterton residents, workers and guests in large numbers from Bicester Village Stations to the water park? Currently, there is space outside Bicester Village Railway station for about 7 private cars plus the taxi rank to pick-up and drop-off railway passengers. I have major concerns that there is no space within the station for the potential convoys of resort coaches to park up while they pick up passengers.

I would like to know which route the coaches will take from Bicester Village station to the Water Park. The level crossing on London Road will be virtually closed once the East-West Rail link opens. If the development proceeds, coaches will have to go up Launton Road and drive round Lords Lane, (where there will be an increase in traffic from the new hotel and warehousing), in order to avoid Bicester Village traffic and the existing school and commuter traffic congestion. I think it is worth noting that Howes Lane is due to be built over with new eco housing, so coaches will have to follow a new slow High Street route through the new eco town too.

The same issues arise when you consider Bicester North Railway Station access. As it stands, there is only room for Bicester Village shuttle busses to park up outside the station. At most times, busses will have to avoid Bicester congestion and turn right out of the station road to avoid the town and to head for Lords Lane.

Planning Statement Nov 19

I believe there are major flaws in some of the basic premises in the planning statement summary that have been made by the developer's consultants to justify the loss of this open space amenity. I outline my thoughts on these below:

They state that "There is an oversupply of 18 hole courses in the area and the trade of the golf operation at BHGS is in decline."

I do not believe that this is the case. This year, locals have lost Banbury Golf club at Adderbury and Carswell Golf club. North Oxford Golf club is due to close now that St John's College has planning permission for the large Oxford North Development.

Nearby Kirtlington Golf club's membership is full or nearly full, so given the fact that North Oxford Golf Club Course will close in the future, there will be a lot of local golfers looking membership or to play at a new club.

The application says that "The course's membership and membership revenue has fallen significantly. This is in line with the wider oversupply in the UK. The importance of this income has fallen in the context of the wider hotel and leisure business;"

Having read all the applicant's "evidence", I see no mention of the contribution of "Golf Societies" and "Golf Breaks" players anywhere in the discussion. Golf Hotel Breaks clientele have been promoted in preference to the golf members which has been a significant reason for the recent membership decline at Bicester Golf Club. (prior to Wolf Creek planning application). Golf societies and Golf Hotel breaks bring to Bicester Golf course varying groups of people. You often see womens' golf societies and groups from all ethnic backgrounds on the course. There are well-established, local

golf societies based at local pubs and football clubs in Chesterton and Bicester who all play regularly at Bicester Golf club.

In his blog, local PGA golfer Eddie Pepperell once described how the general decline in UK golf membership correlates with the austerity years from 2008. Bicester Golf club members have seen an annual, steady rise in fees (above inflation) alongside a reduction in disposable income in the same period. Now that the austerity years are over you will likely see again a rise in the uptake of golf.

The application states *"Loss of 9 holes of golf from BHGS is unlikely to damage the wider hotel and leisure business; "*

I do not believe this is correct, societies and golf breaks groups business will obviously collapse and affect the hotel business, if it is only 9 holes on offer. In the summer, golfbreaks.com had Bicester Golf club ranked in the top 10 destinations but an 18-hole golf course is essential to secure this income stream for the business.

"The retained 9 holes would not constitute a material loss of amenity given the shift in demand to shorter formats and it may be a more viable option for the owner of BHGS long term to develop and improve the remaining 9 holes";

It has to be recognised that you can already play 9 holes of golf if you want. You phone up the pro shop and book it. You don't have to be a member or hold a handicap certificate. If there is no one coming up the 9th fairway, the pro shop will even let you go off from the 10th tee.

The argument that reducing the course to 9 holes will encourage more players or still satisfy the existing demand is simply nonsense as the club is not a member's only club. Anyone can play if they phone up and book a tee.

"There is significant additional 18-hole golf provision within an acceptable drive time for members that want it. In addition, the likely demographic subset overwhelmingly has access to a car and significant alternate 18-hole provision within a 20 minute drive time";

The advantage Bicester Golf Club has over other courses is the close proximity to population centres, so the main users don't have to drive miles. This is a primary reason for retaining this golf course as an 18 hole course, as I previously mentioned Kirtlington Golf Club is at near capacity and North Oxford Golf club is due to close.

Bicester is the best golf course in the local area, there are lots of reviews out there on the internet that back this up. The all year-round playability, excellent drainage and challenging layout for the average golfer make it a very desirable course to play. Even after one of the wettest autumn periods, as I write in December, the greens are in fabulous condition.

"The golf course is providing amenity to only a very small proportion of the total population of Cherwell and the wider area";

There is a lot in the planning application about the majority of members being older, white males. As I stated above, I do not believe that this demographic is true of all the people that play golf at Bicester Golf club when you include non-members, golf societies and Golf Hotel Break guests. It would be useful to understand the facts around the demographic of players at the current Golf course by way of a survey.

Inevitably, golf will always be skewed to older people whose families have grown up or those who are retired. Medical professionals will agree that Golf is a great sport to take into your retirement, as it keeps you fit healthy and active into old age..

There is a need to increase participation in the sport by young people, particularly from backgrounds where they have less opportunity. Existing Section 106 funds from other development schemes could be invested in sustainable engagement programmes to encourage and support children and young people into Golf and to increase accessibility to the Sport.

I believe that a key part of any kind of engagement programme into golf for younger people needs to include access to an 18 hole course. In order to develop skill and enthusiasm for the sport, alongside the notable health and wellbeing benefits, a longer game over a large 18-hole course is essential. This is supported by Golf England's recommendations regarding local provision of 18-hole courses which is already cited in the Consultee Comments from Clare Whitehead at CDC.

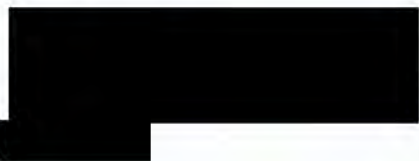
APPENDIX 3 SEQUENTIAL ASSESSMENT

The developer's consultants state that they have looked at alternative sites for the scheme, but as far as I can make out, most sites listed are not available to acquire, so I don't understand why they are listed.

It is interesting how many other potential development sites quoted in the appendix only allow development in the B1 to B8 categories of employment i.e. good jobs with career potential. If the Oxford/Cambridge corridor is to develop into an arc of science, engineering and technology, the development is totally inappropriate for the area.

There is no evidence that Great Wolf have looked seriously into assessing other potential sites other than produce a list of all the sites that are not available. I would like to see the evidence that the developer has engaged with other Councils to see if they can take this £200 million investment at a more suitable location that doesn't involve sacrificing a perfectly good open county side sports facility, to a large industrial-scale, indoor, amusement park.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Dean Clayton
Address	22 St Peters Crescent,Bicester,OX26 4XA
Type of Comment	Objection
Type	neighbour
Comments	I strongly object to this proposed development. This development should be rejected for the same reasons that the planning application for land north of Green Lane and east of The Hale was rejected. See Appeal Ref: APP/C3105/W/15/3130576 Land north of Green Lane and east of The Hale, Chesterton, Oxfordshire There the application was rejected as "the development would have a significantly harmful effect on the setting of Chesterton and on the rural character and appearance of the area. It would conflict with saved policy C8 of the 1996 LP, which seeks to avoid sporadic development in the open countryside." If the planning application is approved, the way the planning system works means that inevitably the front 9 hole at Chesterton will be developed too and become part of Great Wolf resorts, as a precedent has been set. The destruction of an excellent golf course will be a tragic amenity loss for the growing town of Chesterton.
Received Date	08/12/2019 19:54:12
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Eric Grahame Leach
Address	22 The Green,Chesterton,Bicester,OX26 1UU
Type of Comment	Objection
Type	neighbour
Comments	<p>I have spent a lot of time with several hundred people, from Chesterton and the surrounding villages, discussing this at length. No one in those meetings argued for this proposed project. I feel this is totally inappropriate for the area. The hotel that is proposed, is massive and the adjoining waterpark, is truly ugly. The car parking is unacceptable in a time, where we are trying to cut down on car use. The whole project is so environmently wrong and contradicts all the documents written by the Oxford County Council and Cherwell District Council, regarding a Bicester Garden City. The golfcourse has ponds and wildlife at present and the building work would without doubt, disturb these creatures. We live in an area of water shortage. A water park, really? Chesterton has already accepted two housing estates and has a big traffic problem. This is shared by most of the local villages. This project should not be built anywhere, as it is an outdated business and Chesterton and the other villages are the lungs and green spaces of the area around Bicester.</p>
Received Date	05/12/2019 20:13:34
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Joyce M.Leach
Address	22 The Green,Chesterton,Bicester,OX26 1UU
Type of Comment	Objection
Type	neighbour
Comments	<p>We have recently moved into Chesterton and having spent time living in Letchworth Garden City and working in Welwyn Garden City. We wonder how this proposed Water Park fits into the Bicester Garden City? and fits in with the the original thoughts of Ebenezer Howard. This proposed project is to be set in an area of crowded narrow lanes and small villages. We wonder about the extra traffic, the over use of water, in this rather dry area. There is also the idea of removing an outdoor sport, golf, with an indoor water sport. This will not be generally available to the locals. The labour needed for this project is in short supply and will probably need to be brought in. The size of this project is huge and the hotel and parking needs, also seem to be rather excessive. I have read many documents from both Oxford County Council and Cherwell District Council, that mention environmental concerns. Everyone should have a real concern about this project.</p>
Received Date	05/12/2019 21:16:02
Attachments	

Rachel Tibbetts

From: Clare Whitehead
Sent: 11 March 2020 10:51
To: DC Support
Subject: FW: application no. 1902550F Great Lakes UK Ltd

Please register

Kind regards,

Clare Whitehead MRTPI
Principal Planning Officer

Direct Dial: 01295 221650
clare.whitehead@cherwell-dc.gov.uk

Please note my working days are Monday, Tuesday and Wednesday

From: Grahame Leach [REDACTED]
Sent: 10 March 2020 17:54
To: Democracy <Democracy@cherwellandsouthnorthants.gov.uk>
Cc: Philip Clarke [REDACTED] Chesterton Parish Council <clerk@chestertonparishcouncil.org.uk>
Subject: application no. 1902550F Great Lakes UK Ltd

22 the Green
Chesterton,
Bicester
OX26 1UU
11/03/2020

Dear Sir/Madam,

I am writing to object to the proposed development on the existing Golf Course at Chesterton. The current Golf Course, is an outdoor facility for the village of Chesterton and the town of Bicester. It is situated in a beautiful location and has a relatively small foot print, as far as traffic is concerned.

It is proposed that we swop this lovely outdoor, relatively low environmental cost, for a Golf Club, to an indoor attraction. This new proposed development would ruin some beautiful areas of wild nature. It would also create a new huge car park, create a large ugly building that would require an immense amount of energy and precious water. It actually robs the locals, from Bicester and the surrounding Parishes, of a local project and brings in huge numbers of visitors, from elsewhere. Large numbers of people will also be brought in to work at the proposed project and as we do not have a lot of unemployed people, this is strange? The extra traffic would be a huge problem, on narrow roads, that are overcrowded now.

We retired here two years ago and we were attracted by the advertisements for Bicester Garden City. If this goes ahead, we have been misled.

Yours in hope, that this proposal, will be rejected.

Grahame and Joyce Leach

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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..

22 West End

Launton

Bicester

OX26 5DF

2nd January 2020

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

Dear Ms Whitehead

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

I write to object to the proposed development in the above Planning Application.

This application has generated an enormous amount of antagonism and personally I have very rarely written with regard to planning matters until now.

This does appear to be a speculative application with minimal prior consultation with local authorities. It is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Traffic

You have received detailed objections already, but the country lanes leading to and from the proposed site are narrow and in poor condition in parts. A 2 year build programme with heavy equipment usage will cause further significant surface damage as well as causing traffic obstruction.

Chesterton already suffers from high traffic throughput, and surrounding Motorway/A road problems cause significant diversions and congestion through the minor roads of Chesterton and Weston on the Green. An extra 1000 + traffic movements (either from attendees of the park or their employees who are likely to have to travel to this place of work by car) are inevitably going to cause delays and frustration, not least to the attendees trying to reach their "holiday" destination.

Local Issues

The use of a green field site is contrary to recommendations that a brownfield site should be used for such a project. Large areas of tarmac for parking will cause significant water run off and flooding, and the area has been subject to standing water already through this damp autumn.

Thames Water also appear to be concerned about disposal of waste water from the site and the provision of adequate water supply/pressure for such a large development.

The reduction in size of a well regarded 18 hole golf course is not supporting plans that encourage and provide green space for exercise and health benefits. The possible closure of North Oxford Golf Club in the future further reduces these opportunities for a rapidly growing town such as Bicester.

Great Wolf do not propose to offer day passes for local residents.

The local area will not benefit from this development, as it is planned to be self contained in terms of food and entertainment.

Employment is high in this area already so staff will have to travel from elsewhere, increasing traffic as stated, as there appear to be no plans for staff accommodation.

Great Wolf may well be surprised by the strength of local opposition, and will probably have had little opposition (and even encouragement) to developments in a large country such as the USA, where wide roads and deserted areas are more suited to such plans.

There have been "Theme Parks" that have failed in this country, and the resulting site would be an eyesore, a problem for the local Council and the green space unlikely to be recovered.

In conclusion, I urge you to oppose this proposal.

Yours Sincerely

Dr Nicholas Thompson

Date:

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

Insert sender's address:

22 LESTHURP
GREATWORTH
BANBURY
OXON
OX17 2ED

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

A TAPPENDEW

PRINT NAME

To submit comments electronically visit:

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