

Date:

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

Insert sender's address:

2 Leather Lane
Meddinton Cheney
OX17 2GE

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

Cheryl Linton

PRINT NAME

To submit comments electronically visit:

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

Date:

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

Insert sender's address:

2 Leather Lane
Middleton Cheney
OX17 2GE

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

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Additional comments:

[Empty box for additional comments]



N LINTON

PRINT NAME

To submit comments electronically visit:

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

Mr & Mrs Joy
2 Lucerne Avenue
Bure Park
Bicester
Oxon
OX26 3EW
11/12/2019

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

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

I am writing to oppose the planning application for the Great Wolf Lodge Water Theme Park which has been put forward for location in Chesterton. The proposal is not in accordance with the local development plan and there is no material considerations that would warrant planning permission being granted.

My husband and I are primary carers for a family member Mrs Diana Bourne who lives on the A4095 in Chesterton and we have huge concerns about the proposed theme park for a variety of reasons.

As a nation we are clearly encouraged to "Think Green" as we have a duty to protect the environment, we are aware that man made disruptions can cause extinction, so we have a moral obligation to challenge the proposal of this resort, as the environment plays an important role in the healthy living of our lives .

The building of this resort will cause pollution and create dangers for wildlife animals the and people. The projected images show the resort to be overbearing and overshadowing of the surrounding green field area and will not provide enough benefits for the community.

We simply think, it is the incorrect location for a huge water themed park which will clearly impact on the surrounding areas of residential community, the noise, congestion and visual eye sore will spoil and damage the local community and cause damage beyond repair to the natural conservation area.

The road infrastructure cannot sustain the flow of traffic to the area and we are concerned on how it will impact on our daily visits to our elderly relative and feel traffic congestion could be detrimental to the speed in which we can get to her if an urgency should arise, we foresee problems in entering and exiting her home on the A4095, as the entrance to the resort will be just down the road, plus the construction will be outside her home for a prolonged period of time. The proposed footpath from the village will be invasive to her property increasing risks for intruders plus creating a significant impact to the natural view and frontage that currently enhances the property.

We truly believe as local residents we have nothing to gain by this Theme park resort, it is clearly designed for people to stay within the resort not for local people to visit. The local unemployment rate is low, therefore employees no doubt will also need to travel to the resort.

We strongly disapprove of this planning application.

If you would like to contact us for any further clarification of the points raised, please feel free to do so.

Yours sincerely

Mrs Gillian Joy

Mr Trevor Joy

Date: 22 12 19

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

Address:

2 MAUNOE CLOSE,
CHESTERTON
OX26 1DJ

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 MORLEY

(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	Craig Morley
Address	2 Maunde Close, Chesterton, Bicester, OX26 1DJ
Type of Comment	Objection
Type	neighbour
Comments	<p>This application is not in accordance with the local plan. There are no meaningful reasons for this application that would warrant planning permission being granted. It would detrimentally impact a village setting, turning it into a national holiday resort. This would have a significant impact on the local setting, including with increased pollution from vehicular traffic, increased congestion through narrow roads, and a substantially detrimental impact on wildlife and the loss of green space. Any such developer should be advised to seek out brownfield sites for such a large scale development, and in a location better suited to accommodating such an influx of traffic. The development is unsustainable, provides no economic benefit to the people of Chesterton, leads to the loss of local sporting amenity (we have already lost sports pitches in Bicester).</p>
Received Date	18/12/2019 14:11:16
Attachments	

Date:

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

Insert sender's address:

2. Melrose Court
Hanwell Field
OX16 1AE

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

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Additional comments:

Yours faithfully,

SIGNATURE

Tim Meek

PRINT NAME

To submit comments electronically visit:

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

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Ray Jennings"/>
Address	<input type="text" value="2 Parkside Cottages,Bignell View,Chesterton,Bicester,OX26 1UF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to register my strong objection to this planning application on the following grounds :- The huge increase in traffic it will generate in the area, in particular through this village, on roads which are not suitable for such volumes. Bearing in mind that there are also plans to expand the use of the sports facilities at the nearby BSA site, which will also increase car use in the area. This also goes against Cherwell's own strategy for reducing car usage. The impact on the landscape that buildings of such size will have on what is currently a greenfield site and will be totally out of character in this rural location. I would therefore ask that it be refused."/>
Received Date	<input type="text" value="28/12/2019 11:49:58"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Denise Jennings"/>
Address	<input type="text" value="2 Parkside Cottages,Bignell View,Chesterton,Bicester,OX26 1UF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to register my strong objection to this planning application:- There would be a huge increase in traffic in the area, in particular through this village, on roads which are not suitable for such volumes which actually goes against Cherwell's own strategy for reducing car usage. There are hardly any paths/cycleways in this area making it extremely dangerous for local residents as it is. I would therefore ask that it be refused."/>
Received Date	<input type="text" value="28/12/2019 12:26:58"/>
Attachments	<input type="text"/>

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Simon Wakefield"/>
Address	<input type="text" value="2 Restharrow Mead,Bicester,OX26 3AF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am a member of the golf club and wish that it remains an 18 hole course. Equally the infrastructure around Chesterton is nowhere near sufficient for the increase in traffic."/>
Received Date	<input type="text" value="09/12/2019 09:04:42"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Gemma"/>
Address	<input type="text" value="2 St Peters Crescent,Bicester,OX26 4XA"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I think this is a great initiative for the area. With vast amounts of new housing we need new jobs in the area and things to do for the local residents. With Bicester Village and the Heritage Centre and the great transport links we already have in place, it makes sense for Bicester/Chesterton to be the development site for this project."/>
Received Date	<input type="text" value="18/02/2020 19:16:12"/>
Attachments	

Date: 23rd February 2020

2 The Dairyground
Shutford
Banbury
OX15 6PN

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

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

SANDRA FORRESTER
(print)

TO Great Lakes UK LTD Planning Application no: 19/02550/F

MS Clare Whitehead
Case officer Development
Cherwell District Council
Bodicate House
Banbury OX15 4AA.

FROM

[REDACTED]
2 The Woodlands
Chesterton
Bicester
OXON OX26 1TN

RECEIVED

Ms. Clare, Whitehead,
I am objecting to the above Development

Inappropriate Site At the Side of a Major Motor-way the M.40
also Between two of it's Busiest Junction's & a canal.

All Roads to this Site are in a terrible ^{state} No Matter which way
you Approach them full of Pits, Potholes and Broken Surfaces.

Carbon Foot Print
The amount of Energy needed to run such a Resort will put a
huge strain on the current electricity supply, last year at this time of
Month Chesterton suffered a whole Day without electricity we were
lucky at least we had a camping stove. I can't even imagine how much
power is needed to keep ~~the~~ those outside chutes warm.

How can the resort keep our villages Traffic free when
all electronic devices Guide you through the shortest route and one of
the shortest routes from the A41 coming from Jct 9 is left at little
Chesterton, then on through little Chesterton, over the cross roads
then down the Hale to that really sharp Bend at the top road then left
up the road about a mile, Left into the resort.

Also they Direct you coming the other way at the new road
leading to Howstarleft, this takes a left through the top of the village
round that sharp Bend then up the road to the resort.

The Devices will overturn any road signs that are put up.

Traffic will create a dangerous place to live for our children
elderly and wildlife.



Date: 10/01/2020

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

Address:

2 Trent Crescent
Bicester
OX26 2JB

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)



(print)

Hayley Holmes

Please add any additional comments here:-

Simply not the right area to put something so large, attracting so many vehicles. The infrastructure would NOT cope with this development.

Date: 10/01/2020

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

Address:

2 Trent Crescent
Bicester
OX26 2JB

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

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

Yours faithfully,



(sign)

JAMES HUGHES

(print)

Please add any additional comments here:-

3rd December 2020

2 Tubb Close

Bicester

Oxon OX26 2BN



Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA



Dear Sirs

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

I would like to object to this application for a large-scale water theme park/hotel in the village of Chesterton on the following basis:-

- There is no need for a development of this nature needed in this location. This is a small village on the edge of the Cotswolds.
- The application is going to be 500,000 sq ft of buildings and car parking on a greenfield site. I thought that Bicester and the surrounding villages was a **green town**
- Bicester as you know is undergoing a large scale house building at present as well as the large warehouses that are being built which has already meant a loss of green land and hedges for the environment. I appreciate the fact that people need houses to live in and this is one thing but a leisure holiday centre is not really needed.
- As you know the roads can barely cope at the moment with Bicester village etc and if the motorway is blocked or the A34 this already impacts on the villages of Chesterton, Weston on the Green, Ardley, Middleton Stoney etc. We really do not need any more congestion, causing more pollution to our **green town**.
- I do not see how any of the local business in the area will benefit from this development.
- At present the local businesses in this area are finding it difficult to recruit employees and I think this will only make matters worse for them.
- This is a big loss to a fine sports facility in this area. The people who play golf here will have to travel to other golf courses in the area, therefore creating more pollution and traffic around the area. The fact that there will be 9 holes left to play on is not what a golfer wants.
- I am worried about the air quality and noise pollution in the area. Oxfordshire already has a high air pollution. Do Cherwell Council want to add to this. I do not think this was something that our prime minister was talking about in our recent general election .

Please really carefully consider this application. Think of the trees, grass, hedges, birds, deer, owls and rodents and snakes, swans, moorhens etc that all live and breath on this course.



Date:

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

Address:

2 JESSAMINE WAY
CHERTON
OX26 5A

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

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

Yours faithfully,



Jack Happell
(print)

Please add any additional comments here:-

Date:

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

Address:

2 VESTASIAN WAY
CHICHESTER
OX26 1BA

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

Dear Sirs,

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Yours faithfully,


(sign)


(print)

Please add any additional comments here:-

Date:

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

Address:

2 VESPAIAN WAY
CHESTERTON
OX26 1BA

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

Dear Sirs,

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

Yours faithfully,


(sign)

DAVID MAPPELL
(print)

Please add any additional comments here:-

Date:

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

Address:

2 VESPAZIA WAY
CHESTERTON
OX26 1BA

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

Dear Sirs,

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

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

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

Yours faithfully,



(signature)

L. Happell

(print)

Please add any additional comments here:-

Date: 15/12/19

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

Address:

2 WOODSTOCK ROAD EAST
BIG BROKE
OXON
OX5 1RQ

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

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Yours faithfully,


(sign)

CHARLEEN STEPTOE
(print)

Please add any additional comments here:-

Date: 15/12/19

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

Address:
2 WOODSTOCK RD EAST
BEEBROKE
OXON
OX5 1RQ

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

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Yours faithfully,



(sign)

MARTIN COOMBS

(print)

Pease add any additional comments here:-

2A Green Lane
Chesterton
Bicester
Oxon
OX26 1UR

24 December 2019

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

Dear Sirs,

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

I would like to register my objection to this proposal for several reasons.

Firstly, the volume of traffic that would be generated if the development went ahead would be more than the existing road infrastructure could cope with and would represent an intolerable burden on the village of Chesterton, as well as other local villages, especially Middleton Stoney and Weston on the Green.

It is clear from the fact that the proposal includes a 900 space car park that the intention is for the Great Wolf Resorts' customers to travel to the resort by car. Indeed, travel by public transport would be extremely impractical, given the proposed location. It is estimated that more than 1000 additional journeys per day would result from the plan. Approval of the plan would seem to be at odds with Cherwell's Low Carbon Strategy.

Since the extension of the M40 from Oxford to Birmingham was completed in 1991, the A34 has suffered from an enormous increase in traffic, largely because of the fact that it became part of the main route from the Midlands to the South Coast. Minor changes to the A34 itself and to the layout of the junction with the M40 have done little to improve the situation.

Other significant proposals that have recently been approved in the area, such as Kingsmere, Bicester Gateway and Bicester Heritage, have already resulted in increased traffic, and the further increase in traffic that would result from the proposed development would only exacerbate this problem.

Although Great Wolf Resorts have suggested that traffic travelling to the proposed resort could, by the use of appropriate signage, be routed to avoid Chesterton, it is unrealistic to expect people driving to the resort not to be guided by SatNav systems through the village. Even in the unlikely event that traffic could be made to avoid Chesterton, this could only be achieved by driving through other villages, such as Weston on the Green, Middleton Stoney, Ardley or Little Chesterton. How else could traffic be routed from the M40 to the site?

This is of course in addition to the months, probably years, of considerable disruption during the construction phase.

Secondly, the proposal includes the erection of 500,000 sq ft of buildings on a greenfield site. This is a huge development which is totally out of keeping with the local area, at odds with Cherwell Council's Countryside Design Summary, which requires that "the distinctive character of the district's countryside and the settlements and buildings within it are maintained and enhanced". It would be an eyesore and result in a significant loss of wildlife habitat.

Thirdly, the proposed development serves absolutely no benefit to the Cherwell and local area. As far as I am aware, the idea that the community is in need of a water park has never before been put forward.

Also, according to Great Wolf Resorts, one benefit to the local area would be the increased employment provided. This, however, is a solution to a problem we do not have. According to the Department for Work and Pensions, the rate of unemployment in Bicester is lower than both the average for Oxfordshire and the national average.

It appears that the only benefit to be derived from the proposed development would be to Great Wolf Resorts themselves in the form of additional income and profits. While this may be a perfectly reasonable objective from a business perspective, it is absolutely no reason for Cherwell to approve the proposal.

Indeed, this proposal is actually contrary to Cherwell's strategic aim of prioritising knowledge based business investment. (Councillor Bob Price, Chair of the Oxfordshire Growth Board, has referred to "the national importance of Oxfordshire's knowledge-based economy".)

In the unlikely event that there were a requirement anywhere in the UK for a facility such as that proposed, it could surely be situated in a far better location than that proposed, such as near to a large town or city, with good public transport links and/or direct access to a motorway.

Finally, in putting forward this proposal, Great Wolf Resorts appear perfectly happy to achieve the effective destruction of Chesterton and possibly other local villages, as well as contributing greatly to the problem of Climate Change, while the rest of the world is trying to move in the opposite direction.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.

L F Lawrence

2A Green Lane
Chesterton
Bicester
Oxon
OX26 1UR

24 December 2019

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

Dear Sirs,

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

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Yours sincerely,

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

P A Lawrence

Date: 12.12.19

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

Address:

ZA MERLIN WAY
BICESTER
OXFORDSHIRE
OX26 6SS

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

Dear Sirs,

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

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

Yours faithfully,


(sign)

JAYNE WALLER

(print)

Pease add any additional comments here:-

Date:

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

Address:

3 ASH GROVE
CHESTERTON
OXON
OX26 1XB

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

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Yours faithfully,


THOMAS KAVANAGH
(print)

Please add any additional comments here:-

Date:

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

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

Address:

3 ASH GROVE
CHESTERTON
OXFORDSHIRE
OX26 1XB

Dear Sirs,

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

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


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

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

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

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

Yours faithfully,


CLARE KAVANAGH
(print)

Please add any additional comments here:-

Date:

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

Address:

3 ASH GROVE
CHESTERTON
OX12
OX26 1XB

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

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

Yours faithfully,



(sign)

MARC KAVANAGH

(print)

Please add any additional comments here:-

Date:

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

Address:

3 ASH GROVE
CHESTERTON
OXON
OX26 1XB

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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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)

CHARLOTTE KAVANAGH
(print)

Please add any additional comments here:-

Date: 3 / 2 / 20

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

Heben Martin
3 Chantry Place
OX27 7TY

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.

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Yours faithfully,



(sig)

H. Martin

(print)

Date:

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

Address:

3 CHESTERTON COURT
CHESTERTON
OXFORDSHIRE
OX26 1UP

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

Dear Sirs,

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

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

Yours faithfully,

(s [REDACTED])

KELLY JAY
(print)

Pease add any additional comments here:-

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

Kevin Lloyd
3 Flavian Close
Chesterton OX26 1Df

10th December 2019

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

Dear Ms Whitehead,

In my opinion, this is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

My objections are centred on:

1) Unsustainable

- unsustainable in an inappropriate location on the edge of a village. The development includes 900 parking spaces with a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage
- The 18 hole golf course users will now have to drive to other alternative 18 hole golf courses, therefore unsustainable and increasing 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.

2) 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

3) Traffic Impact

- the existing road infrastructure (and that of surrounding villages) can't cope with the extra 1,000 plus daily increase in traffic volume, plus construction traffic. Chesterton is already a "rat run" and experiences major traffic congestion as an "escape route" during the many traffic issues on the M40 and A34
- unacceptable routing plans via already stressed routes, such as Middleton Stoney, Weston-on-the-green and 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 this proposal is in the wrong location.

4) Lack of economic benefits

- this proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, offering employment supporting the knowledge economy
- hotel rooms only available to Great Wolf Resorts guests. This does not assist the growth of other businesses in the area providing employees with accommodation overnight.
- Not a single local business supports the scheme to reinforce Great Wolf Resorts (GWR) suggestion of economic benefits, as GWR aims to keep all guests onsite to use their restaurants, bowling alleys and retail shops etc retaining all profits for GWR and not shared with other local businesses.

- Local businesses already find it hard to recruit the employees GWR will target. GWR will therefore take employees from local business or will have to recruit and increase travel density by employees travelling to the site.
- 5) Design
- It is an inefficient and bad design. The low-rise design to ensure less visibility means that buildings and parking have spread across the site having significant urbanising impact on this rural location.
 - This scheme of over 500,000 sq ft of two or three overbearing large blocks is not in keeping with the local area nor with Cherwell Council's Countryside Design Summary, 2008
- 6) Loss of Sports Facility
- Why close 9 of 18 holes? Company accounts show financial strength and a viable golfing complex.
 - How will the remaining 9 holes continue to be viable; as a golfer I would not join or remain a member of a 9-hole course.
 - With the loss of North Oxford 9-hole course, for similar reasons, the area has suffered the plight of more housing to the detriment of well-being and community inclusion
- 7) Lack of consultation
- With potentially over 2000 daily visitors, GWR should have been more actively engaged with Cherwell Council to potentially identify a more suitable site through the local plan process. This is a speculative planning application, ushered along without due process, almost by the back door, in the wrong place and should be refused on this basis alone

In summary, I voice my objection on the many grounds above and perhaps more importantly, as I did go along to GWR's presentation evening their total apathy and dismissal of local views and input was beyond belief. I found them most arrogant and almost assumptive that their belligerent manner that this was a forgone conclusion. I implore Cherwell Council to do the right thing, reject this application and demonstrate that neither local communities, individuals nor their represented elected councillors can be shoved about with ill thought through rhetoric

Yours sincerely

Kevin Lloyd

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

Jane Chambers
3 Flavian Close
Chesterton OX26 1Df

10th December 2019

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

Dear Ms Whitehead,

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- unsustainable in an inappropriate location on the edge of a village. The development includes 900 parking spaces with a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage
- The 18 hole golf course users will now have to drive to other alternative 18 hole golf courses, therefore unsustainable and increasing 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.

2) 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

3) Traffic Impact

- the existing road infrastructure (and that of surrounding villages) can't cope with the extra 1,000 plus daily increase in traffic volume, plus construction traffic. Chesterton is already a "rat run" and experiences major traffic congestion as an "escape route" during the many traffic issues on the M40 and A34
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 - With the loss of North Oxford 9-hole course, for similar reasons, the area has suffered the plight of more housing to the detriment of well-being and community inclusion
- 7) Lack of consultation
- With potentially over 2000 daily visitors, GWR should have been more actively engaged with Cherwell Council to potentially identify a more suitable site through the local plan process. This is a speculative planning application, ushered along without due process, almost by the back door, in the wrong place and should be refused on this basis alone

In summary, I voice my objection on the many grounds above and perhaps more importantly, as I did go along to GWR's presentation evening their total apathy and dismissal of local views and input was beyond belief. I found them most arrogant and almost assumptive that their belligerent manner that this was a forgone conclusion. I implore Cherwell Council to do the right thing, reject this application and demonstrate that neither local communities, individuals nor their represented elected councillors can be shoved about with ill thought through rhetoric

Yours sincerely

Jane Chambers (Mrs)

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	Marie Hutchison
Address	3 Green Close, Bicester, OX26 6QU
Type of Comment	Objection
Type	neighbour
Comments	<p>Great Wolf Resorts I wish to object to this proposal. It is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted. The existing roads cannot cope with the congestion that regularly occurs when there are traffic issues on the M40 or A34. The increase of traffic generated by the 900 car parking spaces goes against the Cherwell strategy to reduce car usage. The already struggling local infrastructure will be unable to cope with the huge volume of extra traffic. There will be an increase in noise pollution and a decrease in air quality affecting local residents. It is an inappropriate development on the edge of a village. The plan for a 500,000 sq. ft. of building on this greenfield site will have a significant impact on the landscape. It is totally out of keeping with the rural location. There will be little economic benefit to the local area. Jobs will be for lower skilled staff, competing with local employers. Because the policy is to provide for guests within the site, there will be little or no economic benefit to local business. I strongly object to this proposal which is totally out of keeping with the location and ask that it be refused, Yours faithfully Marie Hutchison (Mrs.)</p>
Received Date	20/12/2019 15:53:30
Attachments	

Date: 22/1/20

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

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

3 JERSEY COTTAGE
HETFORD RD
KIRTLINGTON
OXFORD
OX5 3HU

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)

J PETTITT

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	Emma Grenville-Wood
Address	3 Kytes Place, Kirtlington, Kidlington, OX5 3HN
Type of Comment	Objection
Type	neighbour
Comments	<p>Kirtlington already suffers from excessive traffic doing excessive speeds right through the middle of the village. We have a primary school here as well as quite a large population of elderly residents, and the road is dangerous enough as it is. The additional traffic that would be caused by this water park would, quite simply, destroy this village. And of course it would be even worse for those living in Chesterton. Why not build it somewhere the roads in are more capable of handling additional traffic? People live in villages because they want a quieter life, not because they want a massive water park next door. Not because they want their primary school to suddenly be sitting a couple of meters from a hugely busy road. Not because they want easy access to a god-awful water park. Put it next to a motorway or on an industrial estate. Please don't ruin our villages with traffic.</p>
Received Date	30/11/2019 07:27:24
Attachments	

Date:

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

Insert sender's address:

3 LENNOX
GARDENS
OX16 0LQ

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

Dear Madam / Sir,

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

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

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

Additional comments:

[Empty box for additional comments]

Yours faithfully,

[Redacted signature]

SIGNATURE

W. M.

PRINT NAME

To submit comments electronically visit:

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

Date: 1-2-20

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

PARK CLOSE
3 CAR COSE
KIRTLINGTON
KIRTLINGTON
OX5 3HA

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)

N SMITH

(print)

Date:

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

Address:

3 PLOUGHLEY CLOSE
KIDLINGTON
OXFORD
OX5 1BG

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)

DAVID STEPTOE
(print)

Pease add any additional comments here:-

Rachel Tibbetts

From: [REDACTED]
Sent: 01 December 2019 10:40
To: DC Support
Subject: Planning Application 19/02550/F - Great Wolf Proposed Development in Chesterton

Subject: Planning Application 19/02550/F - Great Wolf Proposed Development in Chesterton

Dear Sir,

As a member of Bicester Golf and Spa Hotel golf club I object to the construct of the leisure park on our golf course. This splendid course will be destroyed by your construction. I agree with all the objections raised by the good people of Chesterton and I list them at the end of this email.

Additionally the employment generated by this complex is not the quality that we wish to provide in Bicester. We are already overwhelmed with retail employment "opportunities" by another American conglomerate and the new Retail Park that is being constructed to the detriment of the town. The development of Bicester as part of the Oxford/Cambridge enterprise corridor will attract the quality jobs that our town requires. Your complex will attract more outsiders with minimal qualifications who will not contribute to the Bicester community.

The key objections raised by the Chesterton group are :

Traffic volumes through the villages and Bicester on roads that cannot cope.

Pollution as a result of the traffic and the water plant in action.

Change of use - golf course to water park, hotel and car park.

Environmental concerns

Construction disruption to the area.

Not in keeping with existing area.

Yours sincerely

Peter Sims

3 Queens Court

Bicester OX26 6JX

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

**Constables Cottage,
3 School Lane,
Middleton Stoney
Oxfordshire OX25 4AW**

Date: 4 December 2019

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,



Simon J Pettit

Date: 4 December 2019

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

**Constables Cottage,
3 School Lane,
Middleton Stoney
Oxfordshire OX25 4AW**

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,


Katharine Moss

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

3 The Quadrangle
King's End
Bicester
OX26 6HZ

20 December 2019

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



Dear Madam,

I write to object to this application by Great Wolf for a large-scale water theme park in the village of Chesterton. There is no need for such a development in this location.

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. There will be over 4.5 hectares of building on a green-field site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife.

I doubt the existing road infrastructure can cope with the huge number of daily car movements. The area is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents. Also it adds to other proposals approved in recent times for the Bicester area (eg Graven Hill, Kingsmere, Bicester Gateway, Bicester Heritage)

Local businesses report that they are already finding it difficult to recruit the employees Great Wolf will be targeting. This means the employing people from other areas, thereby further increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

Turning to the golf course, the loss of 9 holes means more open space provision is lost which is not acceptable when it serves such an important purpose in the local community and for it's well-being. Existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

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

Yours faithfully,



I C Brown

Cc The Parish Clerk, The Community Centre, 2 Geminus Road, Chesterton, Oxon, OX26 1BJ

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="Sarah Nicholson"/>
Address	<input type="text" value="3 The Stables,Kirtlington Park,Kirtlington,Kidlington,OX5 3JN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed development is far to big for the infrastructure in the area. It effectively brings Bicester to the M40 with minor access roads which are already busy and overloaded junctions. The poor residents of Chesterton will see a major change in their village which will become a thoroughfare and the environment, which has already suffered greatly with the rapid expansion of Bicester, will be further devastated. Wolf developments already have a bad reputation in the States, so why allow them here. Bicester has enough problems as it is. Please do not allow this hideous project to go ahead."/>
Received Date	<input type="text" value="17/12/2019 18:34:33"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation Name	<input type="text" value="suzy Harrison"/>
Address	<input type="text" value="3 vermont drive, woodstock, oxon, OX20 1YA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="To loose all the trees currently there and concrete over all the grass and habitat is criminal. those trees improve the air quality the filter some of the rubbish that comes off the motor way. The building that is suggested will be such an eye sore and have such a bad impact on the environment and surrounding area it is ludicrous to think this is a good idea. unemployment especially at minimum wage level is so low around oxfordshire that i believe they will struggle to get enough staff to run the the resort and enough people to want to go there as it is going to be huge. I object to this so strongly. Loosing a golf course and all the nature and wild life it brings is total madness. Not to mention that golf has a great impact on physical and mental health and well being as opposed to a hotel with some swimming pools that no one can afford to go to."/>
Received Date	<input type="text" value="11/12/2019 06:45:55"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="simon harrison"/>
Address	<input type="text" value="3 vermont drive,Woodstock,Oxon,OX20 1ya"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object on every level. It will affect the air quality to loose all the trees that are currently on the golf course. To get rid of the old oak trees is unthinkable. The local infrastructure will not be able to cope with the extra traffic. It will cause irreversible damage to the area for generations to come."/>
Received Date	<input type="text" value="11/12/2019 06:55:44"/>
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	Lucy Miles
Address	3 Waverley Avenue, Kidlington, OX5 2NA
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Madam, I would like to strongly object to the proposed development by Great Lakes UK Ltd that has been submitted under planning application ref 19/02550/F. My most fundamental objections are that: a) this proposal would have such a substantial impact on the local area b) Environmental and safety impacts resulting from increased traffic on unsuitable highways. As a previous resident of Chesterton, a current resident in the Cherwell District and current member of the Health Club at Bicester Hotel, Golf and Spa I am only too familiar with how over utilised the current highways infrastructure is. One accident on the A34 is enough to bring the entire road network in the area to a standstill for many hours at a time, this is with the current level of traffic and not including any future increase from other already approved housing developments and certainly before you begin to consider the increase that this proposed development could bring. Where there is an accident on the A34 many drivers rely on the Sat Nav's to divert them off of the main routes and along back roads to reduce journey time. With an increase in traffic, an increase in accidents and an increase in congestion from this proposed development it is more likely that drivers will look to use the back roads which they are often unfamiliar with. On single track roads this presents a significant increased risk to the safety of other road users, which include cyclists and horse riders. Many of these routes take drivers through small villages and past children's play areas. There must be additional safety considerations for such areas that would be impacted by such a development. The roads around the proposed development site are also completely unsuitable to be main routes into such a large development. The B430, A4095, The Hale and Akeman Street are all single carriageway or single-track roads that are not well maintained or well lit. There have been numerous accidents on the B430 and Akeman Street cross roads over the last 5 years especially when there are adverse weather conditions. Increasing traffic on these roads can only increase the likelihood of more accidents in the future and potentially increase the severity of them as well. With additional accidents and traffic on the roads there will be more cars sat in queues with their engines running which will increase the pollutants in the air and therefore reduce air quality for all residents on the major and minor routes into the proposed development site as well as increase noise pollution too. There is also the important loss of sports facilities to consider. Currently many members of the Health/Golf club enjoy the ability to play 18 holes of golf. If 9 holes of the course are lost to this proposed development then there is an increased chance of members looking to alternative clubs to be able to enjoy playing 18 holes of golf. Other points that should also be considered are: a) this proposal is not in accordance with the local development plan, b) there is no identified need for such a development, c) there are no material considerations that would warrant planning permission being granted. I hope that this comment, combined with other objection letters and comments and the facts surrounding this application will ensure that this planning application is rejected. Your faithfully. Lucy Miles</p>
Received Date	29/12/2019 16:33:50
Attachments	

19 Dec 2019

Mrs E K Poole
4 Ash Grove
Chesterton
Bicester
Oxfordshire
OX26 1XB

Ref: Great Lakes UK Ltd

Planning app No: 19/02550/F

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

Dear Ms Whitehead,

What gives an American Company the idea that they can come to a small English village and build such a monstrosity at Great Weef. It will completely destroy the village - not to mention the surrounding areas, traffic, and the amount of people they say will frequent the place. The traffic is already heavy and noisy, the village is used as a rat run.

Apart from all my previous comments a lot of the golf club members have already

- 1 -

started looking for an alternative 18 hole golf course - some already gone.

Why, when the area has other such facilities would planning permission be granted?

This monstrosity will ruin Chesterton not only with traffic, hundreds of people, but with the style of the structures complement the historical buildings that are Chesterton.

We love our village and I should hate to know that planning permission would be granted - 2,000 visitors a day - no way.

Planning permission should not be granted. It would destroy the lives of villagers and wild life.

Yours sincerely



Date: 14.12.19

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

Address:

4 AVON CRESCENT
BICESTER
OXON
OX26 2LZ

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)

DANIEL MARTINDALE

(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	Vic Keeble
Address	4 Banks Furlong, Chesterton, Bicester, OX26 1UG
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposal is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted. This development includes on site car parking for 900 cars indicating a significant reliance on car travel at a time when the Government and Local Authorities are trying to cut down on vehicle emission pollution. The existing road infrastructure will not cope with the extra volume of traffic this development will create especially for Chesterton, namely The Hale, Green Lane and Akeman Street, also the neighbouring villages of Wendlebury, Middleton Stoney and Weston on the Green. We already have two hotels in Chesterton with a third currently under construction, if this application is approved is this not a question of overkill for such a small community? Employment is another factor that has to be considered. Where will the applicants find the personnel to fulfil the positions created by this development when unemployment in the Bicester catchment area is currently at an all time low? Yes, obviously they can approach people that are already in employment but where does that leave their existing employer(s) ? Economically not a sound system! Will the existing Water Supply system be able to cope with the extra demand this project will generate and the same question should be asked regarding the existing Sewage Treatment works. All in all it is clear to see that the application submitted is totally unsuitable for a small village and should be refused.</p>
Received Date	28/12/2019 14:07:07
Attachments	

Helen Marchetti

26 Banks Furlong

Chesterton

OX26 1UG

15th December 2019

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

Dear Madam,

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

The development, including the 900 space car park is in a completely inappropriate location on the edge of a village. In this day of trying to reduce our reliance on the car and increase our environmental responsibility, it is completely hideous to think that my children will be subject to even further pollution. We already have the A34 and M40 to contend with!

The asthma rates for the Thames Valley are above the national standard and you have to consider an even greater burden on our local Hospital Trust if you actively encourage this degree of tourism by car.

Our public transport infrastructure through the Village is virtually non-existent at present and therefore the cars will be increasing the traffic through Chesterton as there is no alternative. All local villages will be affected by this increase which is already evident following on from the extensive housing developments in the area.

I urge you to take in to consideration the strong public objection to this development.

Yours Faithfully,



Helen Marchetti

Ms Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA