

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:

Tina Brotherhood
4 Copperfield Park Rd.
Bloxham
Banbury
OX15 4AX

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

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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:

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Additional comments:

Yours faithfully,



Tina Brotherhood

PRINT NAME

To submit comments electronically visit:

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

Date: 10/12/19

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

Address:
4 COPTHORNE RD
KIDLINGTON
OXFORD
OX5 1BY

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)

D BLACKBURN

(print)

Pease add any additional comments here:-

Date:

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

Address: 4 Crumps Butts
Bicester
OX26 6EB

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)

VICTORIA TOGNERI
(print)

Pease add any additional comments here:-

Date:

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

Address:

4 DASHWOOD MEWS
KIRTLINGTON
OXON
OX5 3JK

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)

SHEILA K. WILKES

(print)

Please add any additional comments here:-

Date:

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

Address:

4 DASHWOOD MEWS
KIRTLINGTON
OXON
OX5 3SX

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

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Yours faithfully,


(sign)

ROBERT A WILKES
(print)

Please add any additional comments here:-

Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Derek Wilson"/>
Address	<input type="text" value="4 Fewcott View, Fritwell, Bicester, OX27 7QP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed site will be an eyesore on the local area. The height of the hotel will be visible from the M40 and cause a distraction to motorists. The proposed volume of daily car and coach movements will put an abnormal stress to the local road network. The corner in from the village is a 45% turn. Coaches would straddle the entire corner and block the traffic. Resulting in all the traffic coming via Weston on the Green. The site is deemed as private vs a local amenity which means it will offer no benefit to the local population. Chesterton has only 1 x 18 hole golf course. To allow this land to be developed on while there are so many alternative sites would be tragedy. The housing population in Bicester is growing rapidly. To lose the golf course is short sighted."/>
Received Date	<input type="text" value="09/12/2019 22:01:55"/>
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation Name	
Name	David Radwell
Address	4 Fircroft, Bicester, OX26 3XX
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this planning application on a number of grounds; -The existing golf club is a profit making company, there is no financial reason for the sale of the 9 golf holes, by doing so and the requested planning will destroy open countryside that is irreversible. Bicester and the surrounding area is going through unprecedented levels of development, all on open green spaces, resulting in the destruction of natural habitats and wildlife. Sooner or later, everything will be concrete. - This development is not wanted by local people, the developers claim it will bring many jobs, but unemployment in this area is not a concern, it will merely take workers from other local employers. The development itself is not targeting local people, the entry fee alone is too high and entry would not be permitted if the hotel is full. - Traffic is a major concern, especially for the surrounding villages, there will be accidents as the roads cannot cope with an additional 500k visitors per annum. The developers argue that most will use public transport, which I cannot see how, because there are no public transport links to the planned site. They also argue that they will put up signs to direct people away from villages, this will not work as everyone follows sat nav instead of reading signs, I do. I went to an open day at the golf club and a traffic expert (who coincidentally worked for Bicester Village) stated that 500k visitors per annum equals 1 extra car every half hour. Doing simple maths, that means every car would have 28.5 people. The next day he told someone else who I know attended the open day something completely different. Their calculations do not add up. Most traffic will come off the M40, junction 9, which is already completely congested, and turn off through Little Chesterton, which is a single track road. - The planned car park for the hotel alone is huge, allowing 900 cars to park. The scale of the proposed venture is ridiculous for the area, if anywhere it should be built immediately next to a motorway junction, not in the middle of countryside. - The plan is in the completely wrong area, we do not need the employment and certainly do not need an extra 500k visitors to this area what with Bicester Village as well. How will the town cope with this as well as Bicester Village and 1000's of new houses and warehouses being built. There are never any road infrastructure improvements, the whole town is gridlocked for 2 hours in the morning and 2 in the evening as it is. This application MUST be rejected.</p>
Received Date	31/12/2019 12:20:17
Attachments	

Date: 15/12/19

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

Address:

4 Firwood
Bicester
OX26 3XX

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,



(signature)

EMMA-JAYNE RADWELL
(print)

Please add any additional comments here:-

Date: 15th December 2019.

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

Address:

David Radwell
4 Fircroft
Bicester
OX0A
OX26 3XX

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.

DAVID RADWELL.

(print)

Pease add any additional comments here:-

Nick & Michelle Hardcastle
4 Flavian Close, Chesterton, Oxon, OX26 1DF

29 December 2019

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 1AA

Dear Ms Whitehead

19/02550/F - Great Lakes UK Ltd Planning Application, Chesterton

I write in order to lodge my strong **objection** to the above application.

The proposal is not in accordance with the local plan nor could a development proposal of this nature in this location ever be remotely acceptable. The simple reason is due to the urban nature of the proposal and the sites rural location.

Once again our small village is being targeted for inappropriate development. The main issues are Landscape Impact, Highway Traffic Impact and detriment to the Residential Amenity of the Chesterton residents.

Landscape Impact

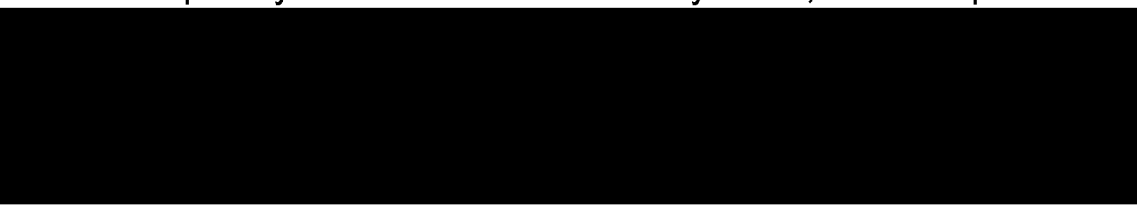
The current land use is a golf course which is a soft green landscape buffer which also provides significant habitat for local wildlife. I suspect all the ecology reports will tell you that there is nothing of any interest, no protected species etc. I have only lived in the village for 2 years but i know we have in our garden: Bats, owl, Kestrel, fallow deer, fox to name wildlife i have seen and photographed.

Highways

Great Wolf say that they like to be located close to major motorway networks. This is clearly a good idea but only if there proposed site is accessible without having to travel through one of the three village such as Chesterton and Little Chesterton, Weston on the Green or Middleton Stoney. All of these villages currently suffer from a significant level of rat running and this proposal would result in an increase in traffic to all three villages.

Residential Amenity

The residents amenity in Chesterton and the other villages is already substantially affected on a daily basis at peak times due to rat running. This proposal with its conservative estimate of an additional 1,000 plus vehicles movements per day will cause further road safety issues, noise and pollution.



Nick & Michelle Hardcastle
4 Flavian Close, Chesterton, Oxon, OX26 1DF

The loss of 9 holes on the golf course will, i am told by golfers, probably result in the closure of the remaining 9 holes and then we will be subject to further inappropriate proposals.

This should surely be located at the intersection of the M40 and the M42, literally off a motorway junction/intersection.

The proposal is clearly in the wrong location, brings only negative impacts to Chesterton and its neighbouring villages. The facility is not for the local people, it does nothing for the local area. Any jobs are of low value and low pay in an area where we have practically full employment. This will undoubtedly result in the need to attract staff from a distance who will need to drive, increasing all the impacts above and either putting a strain on the 900 car parking spaces or result in inappropriate and unsafe parking off the main roads and grass verges approaching the development.

I therefore request that you recommend this application to committee for refusal in the strongest terms possible.

Yours sincerely



Nick Hardcastle

CC - Chesterton Parish Council



Nick & Michelle Hardcastle
4 Flavian Close, Chesterton, Oxon, OX26 1DF

2 February 2020

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 1AA

Dear Ms Whitehead

**19/02550/F - Great Lakes UK Ltd Planning Application, Chesterton
Landscape Objection**

I write in order to highlight how inappropriate the proposal is in terms of compliance with the NPPF, particularly in Landscape terms.

Landscape, as defined in the European Landscape Convention, is *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*, (Council of Europe, 2000).

Landscape does not apply only to special or designated places, nor is it limited to the countryside.

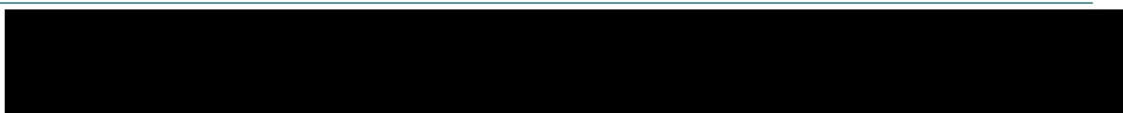
Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

The NPPF sets out very clear criteria in terms of Landscape Impacts where it defines sustainable development as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8)

Paragraph 98 relates to rights of way and access, stating that these should be *“protected and enhanced”* It is noted that better facilities should be provided for users of rights of way, for example by adding links to existing rights of way.

This application neither protects or enhances any existing rights of way or access in fact it makes an existing right of way the subject of a relocation which is inappropriate and unattractive in its alternative. Neither the visual receptors currently using the footpath or golf course have any enhancement or improvement.

Paragraphs 124, 128 and 130 relate to the need for good design in new developments. Paragraph 124 states that *“good design is a key aspect of sustainable development, creates better places in which to live and work and*



Nick & Michelle Hardcastle
4 Flavian Close, Chesterton, Oxon, OX26 1DF

helps to make development acceptable to communities" It is highly unlikely that this proposal could be scaled back to be acceptable the local community it is clearly the wrong use for the location, turning a green lung of recreational space into an urban concrete jungle.

Paragraph 128 states that applicants should work closely *"with those directly affected by their proposals to evolve designs which take account of the views of the community"*

Paragraph 103 states that *"permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"* This application should be refused as it fails to consider or respect its environment, the visual receptors and is of poorly considered design in terms of bulk, nature layout and height of structure of proposed buildings.

Paragraph 170 of the NPPF states that the planning system, *"should contribute to and enhance the natural and local environment by [inter alia] ... protecting and enhancing valued landscapes"* and by *"recognising the intrinsic character and beauty of the countryside"* This proposed development again does nothing to contribute to or enhance the local environment or countryside in fact it does the opposite and should be therefore be refused.

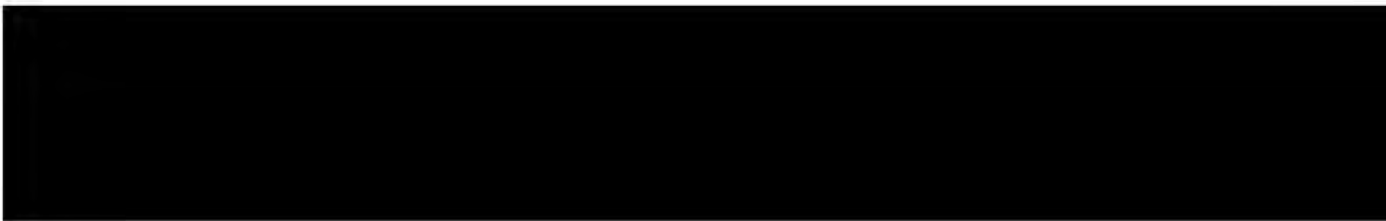
I therefore request that you recommend this application to committee for refusal.

Yours sincerely



Nick Hardcastle

CC - Chesterton Parish Council



Michelle Hardcastle
4 Flavian Close, Chesterton, Bicester, Oxon OX26 1DF

04 March 2020

Ms Clare Whitehead
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon OX15 1AA

Dear Ms Whitehead

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

I write to make my **Strong Objection** to the above application.

Having moved to Chesterton two years ago with my family, we enjoy a quiet and leisurely life in this lovely rural village we now call home, and I fiercely object to the proposed Great Wolf Resort for the following reasons:

The proposal to create a resort of this size and nature in this rural location, which is currently a soft green landscape, would destroy the natural flora and fauna, would be detrimental to those of us who live in Chesterton, and also the neighbouring villages of Little Chesterton, Wendlebury, Weston on The Green, Middleton Stoney, Ardley and of course the already congested town of Bicester.

Population v Transient Population

The 2011 census records a population of 850 in Chesterton Parish. Considering the recent housing developments of Alchester Park and Audley Gardens, and based on an average of 3 people per household, I feel it's safe to assume a population growth in Chesterton village of 237; an increase to approximately **1,087** within Chesterton to date.

Assuming an average family of 3, the proposed Great Wolf Resort could accommodate **1,800** guests in the proposed 498 rooms (**3,090** guests at full capacity according to their Operational Management Plan) at any one time.

In addition to this, approximately **153 staff** at any one time (based on proposed 460 employees split over 3 shifts), a significant number of conference attendees can be accommodated within the 550 m²/5,920.15 sq. ft. (in the region of **250 or more delegates**) and also the potential **30 day pass visitors**. The total number of staff, guests and visitors could range between **2,233** and **3,523**.

To increase a village as small as Chesterton, with a transient population of more than twice that of its residents, with a changeover of guests approximately every 3 days, is obscene and incomprehensible.

Highways

Accessing the resort, guests will approach from all directions:

- from the north and south via the M40;
- from the South and west via the A34;
- from the east along the A4095; and
- from the South East via A41

each travelling through one or more of the aforementioned villages, depending on their choice of route and/or sat nav guidance. The following are examples of google route plans;

- M40 North/South J9 via A41; Little Chesterton (single track road); The Hale to join the A4095
- M40 South J10 via B430 through Ardley, Middleton Stoney to join the A4095
- A34 via B430 through Weston on the Green; Akeman Street; The Hale to join the A4095
- From the East through Bicester to Chesterton via A4095
- From the South East via A41; Vendee Drive; to join the A4095; or alternatively, A41; Wendlebury Road and through the village of Chesterton via The Green; The Hale, A4095 or Alchester Road; A4095

These are just a few of the routes offered. Other suggested routes go through Weston on the Green or even Bucknell. None of these routes are suitable for an increase in traffic.

These country roads, especially in and around Chesterton, are narrow, un-lit and are already potholed, and in an increasingly poor state of repair due to the increase in rat running traffic.

To increase the traffic on these roads by upward of 1,000 daily vehicles movements is irresponsible, and with the addition of large delivery vehicles, dangerous and unsustainable.

Access and Car Parking

I have huge concerns over the proposed access to the car park, which is directly off the main access road (A4095), and with the addition of a ghost lane to a road which is currently a narrow, un-lit country road would be dangerous.

Car parking, in my experience, is always under-estimated and in a location such as this could quite easily, and very quickly, become a huge problem for the local residents with long queues in both directions along the A4095 and inappropriate parking on the road or verges into the village of Chesterton, as happens with rugby and or football festivals at the BSA sports facility, where vehicles park along Akeman Street and the narrow road to Little Chesterton, two routes that could also be used to access the proposed resort. To serve as an example, to mitigate such issues Centre Parcs provide a long drive from the main access road to the car park (please see attached satellite images).

Bearing in mind there is **no public transport** to Chesterton, when the resort is at full capacity, (school holidays for example) there could, potentially, be as many as:

- 498 cars with staying guests (*potentially 996 on a changeover day);
- Approximately 230 staff vehicles (due to shift crossover);
- Possibly 125, or more, vehicles with conference attendees;
- Average of 10 vehicles with day pass visitors

*Assuming the resort would operate like those in the US; check in at 4:00 pm but the waterpark can be used from 1:00 pm and check out at 11:00 am, but they can continue to use the facilities until closing (9:00pm). On a changeover day, the car park could easily reach capacity with the crossover of departures/arrivals and there could be a significant and insurmountable problem with parking availability.

This would significantly disrupt the flow of traffic along the A4095 and surrounding roads, cause a noise nuisance and reduce the air quality for residents in and around the resort.

I cannot see any coach spaces on their plan. One would assume companies using the conference facilities would be urged to use minibuses or coaches in order to reduce car parking required? Where would these park?

Benefit to the Local Area

A resort of this nature, not dissimilar to Centre Parcs (of which **Woburn is only 37 miles away**) will bring very little to the local area.

- It will rarely, if at all, be open to the general public, and is not easily accessible without a car to residents of the local area;
- Local people who could be employed there would need to travel there by car as there is no direct public transport to or from Chesterton, and there is no safe alternative route by foot or bicycle;
- given the low unemployment within the local area, employees will be sourced from further afield, again adding to the traffic, and using valuable parking spaces within the resort itself;
- Unless the proposed shuttle bus would provide a continual hop on/hop off service throughout the day and evening, anyone staying at the resort and wishing to visit the local area (predominantly Bicester Town Centre or Bicester Village) would have to do so using their own transport, again putting more strain on the limited car parking that Bicester has to offer.
- A shuttle bus would bring its own problems, not only because of the narrow roads and tight corners through Chesterton but also the noise and air pollution this would generate.

As much as guests to the proposed resort may be given the option to use public transport, and the proposed Great Wolf shuttle bus, I believe families with young children, pushchairs, suitcases and possibly bikes would, for ease and convenience, travel by car.

The teenage population of Bicester and surrounding villages desperately need somewhere to go locally, and independently, but the proposed Great Wolf waterpark and facilities are not designed for use by teenagers. According to their website, teenagers under the age of 18 (presumably staying at the resort with family) must also be supervised by an accompanying adult.

Great Lakes UK Ltd, newspapers and media, have promoted this resort to the local community as, primarily, a Waterpark, this was ill considered and an undeniable misrepresentation of the Great Wolf Resort to gain the support of the local community in Bicester and surrounding areas.

The Great Wolf Lodge is a "holiday resort". The target consumers, as stated in their Draft Operational Management Plan submitted with the application, are:

"young families seeking indoor leisure destination breaks"

and the

"Primary Audience" are "Parents with kids aged 2-12 and living within 1.5 hours of the lodge"

(3)

It must be noted that the proposed resort is for staying guests. It is not inclusive to the local population or general public as the vast majority of supporters have been led to believe; unless you are staying, or lucky enough to secure some of the 30 day passes they propose to make available (a mere 0.01% of the resorts capacity).

Having viewed the American Great Wolf Lodge website, and checked the availability of day passes at the numerous Great Wolf locations, there are months with no dates available, in particular June, July and August, presumably when the resort is at full capacity due to school holidays.

A "waterpark" such as Aylesbury Aquapark; Coral Reef Waterworld in Bracknell, or the Oasis Leisure Centre in Swindon for example, is open to the local population/general public, but even a facility such as this would bring similar commuter issues because of the location.

This is just plain and simply THE WRONG LOCATION for the proposed use.

There are many other valid planning reasons why this is not the right location or development including:

- Not in accordance with the local plan
- Not in keeping with the character of the local area
- Goes against the Cherwell Strategy of reducing car usage

Thank you for taking the time to read and consider my objection to this application.

I trust, for the reasons I have highlighted, this application will be strongly recommended for refusal.

Yours sincerely

A black rectangular redaction box covering the signature of Michelle Hardcastle.

Michelle Hardcastle

Enc.

Rachel Tibbetts

From: Ron Mitchell [REDACTED]
Sent: 11 March 2020 14:57
To: Clare Whitehead
Cc: DC Support
Subject: Great Lakes Ltd Objection Letter application 19/02550/F

Dear Cherwell Planning,

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

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

Traffic Impact

As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic which is already notoriously bad on this part of the road network.

The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50% and affect surrounding villages as well including Kirtlington.

The proposal assumes that weekends will be busier but that there will be an equal spread of arrivals through the day. This is unlikely to be the case with check in times after 3pm and those people travelling directly from work. A much higher proportion of vehicles will arrive during the rush hour period which coincides with the busiest times on the B430. This will put increasing pressure on the B430 as well as the surrounding road networks.

The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Peak rush hour is likely to be the most affected.

Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilise Chesterton and the B430 as a cut through to the A34 and increase traffic through the village. It also fails to include the distribution centre, Axis J9, which will also utilise Chesterton, Middleton Stoney and the B430 to access the A34.

Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 which means that lorries exiting the site will need to travel back up to the J9 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively other HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south.

Unsustainability

The development is unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. To locate such a development on the edge of a village would be deeply concerning and show a lack of thought to local village communities.

The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

Landscape Impact

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

The screening of the buildings is not appropriate and this will dramatically transform the landscape in beautiful rural countryside

Environmental factors

Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)?

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

An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system.

Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".

Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect surrounding villages? We don't know because a study has not yet been done.

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

Yours sincerely

Ron Mitchell

4 Foxtowns Green, Kirtlington, Oxfordshire, OX5 3JW

Rachel Tibbetts

From: Ron Mitchell [REDACTED]
Sent: 11 March 2020 14:58
To: Clare Whitehead
Cc: DC Support
Subject: Great Lakes Ltd Objection Letter application 19/02550/F

Dear Cherwell Planning,

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

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

Traffic Impact

As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic which is already notoriously bad on this part of the road network.

The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50% and affect surrounding villages as well including Kirtlington.

The proposal assumes that weekends will be busier but that there will be an equal spread of arrivals through the day. This is unlikely to be the case with check in times after 3pm and those people travelling directly from work. A much higher proportion of vehicles will arrive during the rush hour period which coincides with the busiest times on the B430. This will put increasing pressure on the B430 as well as the surrounding road networks.

The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Peak rush hour is likely to be the most affected.

Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilise Chesterton and the B430 as a cut through to the A34 and increase traffic through the village. It also fails to include the distribution centre, Axis J9, which will also utilise Chesterton, Middleton Stoney and the B430 to access the A34.

Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 which means that lorries exiting the site will need to travel back up to the J9 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively other HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south.

Unsustainability

The development is unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. To locate such a development on the edge of a village would be deeply concerning and show a lack of thought to local village communities.

The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.

Landscape Impact

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

The screening of the buildings is not appropriate and this will dramatically transform the landscape in beautiful rural countryside

Environmental factors

Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)?

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

An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system.

Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area".

Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect surrounding villages? We don't know because a study has not yet been done.

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

Yours sincerely

Sandra Mitchell

4 Foxtowns Green, Kirtlington, Oxfordshire, OX5 3JW

Date: 24th February 2020

CDC
25 FEB 2020
POST ROOM

4, Kings Lodge,
Banbury Road,
Finnere
MK18 4BE.

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

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

[Redacted signature]

(sign)

BRONWEN MORGAN

(print)

P.S. Although I live in Finnere, I shop & work in Bicester + surrounding villages daily. This will greatly impede my driving to see clients in their homes.

RECEIVED
25 FEB 2020

Date: 23-12-2019

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

RECEIVED

Address:

4 LANDER CLOSE
CHESTERTON
BICESTER
OXON
OX26 1DH

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)

ZOE WELLS

(print)

Please add any additional comments here:-

With two small children we already find the walk to school through the village very busy and do not want increased traffic to further endanger my children on their route to school. Furthermore the pollution from increased cars/traffic is a huge concern to their health and that of

4, Martin's Croft,
Colerne
Chippenham, Wilts.
SN14 8DS

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

7th December, 2019

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

Dear Sirs,

I am writing to you to register my objection to the proposal to build a giant Waterpark by an American company in the small village of Chesterton.

Living in a village myself I recognise the untold damage that this would do to the rural character, as well as contributing so much additional traffic on country roads.

This development, if you grant permission, will impact upon village life in so many ways including destruction of a golf course on a Greenfield site and the visual impact as well.

Please reject this application which is both unnecessary and totally undesirable in such a location.

Yours faithfully,



Royston J Clarke

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	Mallika Sumner
Address	4 Maunde Close, Chesterton, Bicester, OX26 1DJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this planning application; this development is wholly inappropriate in its current proposed location. The primary reasons for my objection are: - Increased traffic on A4095 through Chesterton village will further endanger pedestrians - walking on this route with my two young children to school is already dangerous based on the narrow road and pavement. Having construction trucks and thousands of additional daily cars will make this route too risky to be used by the community - Application contradictory to the Cherwell local plan 2011-2031 - building a leisure facility of this incredible scale in a small village is in direct contraction to the Cherwell plan's aim to 'ensure the level of development at our villages respects the character and beauty of our rural areas while meeting local needs'. There is no local need for this facility, and I can't conceive of a plan which would dis-respect local character and beauty more than this one - Public right of way (footpath) not sufficiently considered - path reference 161/6/10 runs through the proposed site, currently used by local residents. The pressure to support large scale foreign direct investment such as this will no doubt be immense. However I would strongly urge those who have the power to decide upon this application (and any subsequent applications where the aim is the same) to take into consideration the irreversible negative impacts this would have upon Chesterton, the surrounding villages and its thousands of residents. There are many sites which could be appropriate for this type of facility, but the current proposed location is certainly not one of them.</p>
Received Date	03/01/2020 21:37:34
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	Greg Sumner
Address	4 Maunde Close, Chesterton, Bicester, OX26 1DJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this planning application; this development is wholly inappropriate in its current proposed location. The primary reasons for my objection are: - Application contradictory to the Cherwell local plan 2011-2031 - building a leisure facility of this incredible scale in a small village is in direct contraction to the Cherwell plan's aim to 'ensure the level of development at our villages respects the character and beauty of our rural areas while meeting local needs'. There is no local need for this facility, and I can't conceive of a plan which would dis-respect local character and beauty more than this one - Significant traffic impact during construction and operation - unsustainable with current transport infrastructure which current plans do not adequately address. Significant increase in congestion and pollution directly through Chesterton Conservation Area. - Public right of way (footpath) not sufficiently considered - path reference 161/6/10 runs through the proposed site, currently used by local residents. The pressure to support large scale foreign direct investment such as this will no doubt be immense. However I would strongly urge those who have the power to decide upon this application (and those subsequent applications where the aim is the same) to take into consideration the irreversible negative impacts this would have upon the surrounding villages and its thousands of residents.</p>
Received Date	03/01/2020 21:22:21
Attachments	

Date: 15th December 2019

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

Address:

Le Orchard Rise
Chesterton
Banbury
OX26 1US.

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)

IVY SMITH

Please add any additional comments here:-

Wrong place
Too much traffic for a little village

CDC
10 JAN 2020
POST ROOM

RECEIVED

PARK CLOSE,
MIDDLETON STONEY,
BICESTER
OXON.

Dear Sir or Madam,


With reference to the planning application for Great Wolf Resorts at Chesterton I would strongly like to object to this being granted on the grounds of the traffic congestion in this area.

Traffic on the A.34 & B43 are already a nightmare. Living in Middleton Stoney we already have problems getting to Bicester on a regular basis.

This is due mainly to the traffic going onto the M.40 queuing back past the crossroads to Kirtlington.

In my opinion the complete planning of the Bicester area is a nightmare with accidents on most of the roundabouts. (Many Fatal)

Being a local person born & bred in Bicester I meet a number of people like myself. and we all agree what a MESS

Yours Sincerely


Date: 24th Jan 2020

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

4 Park Chase
KIRTLINGTON
OXOX OXS 3HP

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.

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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,



(print) DIANE E. DUKE

> -----Original Message-----

> From: Stephen Duke <

> Sent: 10 March 2020 12:26

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

> Subject: 19/02550/F Great Lakes UK

>

> FAO Clare Whitehead

> Firstly the very tight time schedule to object is hardly sufficient to send a letter, therefore this email will not necessarily fully explain the objections.

> 1) The disruption to local residents in adjacent villages

> 2) Lack of infrastructure in terms of access

> 3) Noise levels whilst building and ongoing when park is open

> 4) Insufficient parking area for such an amenity

> 5) Carbon emissions would be far higher than currently

> 6) Insufficient roads to cope with heavy machinery and subsequent

> traffic

> 7) There is already a hotel complex.

> 8) the whole area is totally unsuitable due to the A34/M40 problems

> already in existence without exacerbating the situation

>

> Please accept this objection and refuse planning permission

>

> Regards

Stephen and Diane Duke

4 Park Close

Kirtlington

Oxon

OX5 3HR

>

>

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

>

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

>


> Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

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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..

Ms Charley Cronin
4 Penrose Gardens
Chesterton
Bicester
OX26 1DG



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

11th December 2019

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

Dear whom it may concern,

I wish to strongly object to the planning application 19/02550/F – Great Wolf Resort in Chesterton.

I believe the proposed location is completely unsustainable and the small village infrastructure would not cope with the additional traffic. A minimum of 1800 + additional car movements daily on already congested roads including the A34, A41, A4095 & B430 affecting Bicester is unacceptable. Not to mention there would be a substantial increase in air and noise pollution in the area due to this.

There is a vast amount of wildlife in the local area whose natural habitats will be destroyed by this development. There are deer, foxes, bats, badgers, hedgehogs, great crested newts, geese and wild birds to name just a few. Under the Wildlife and Countryside Act 1981, these animals are protected and this development would be in breach of this legislation.

The 4 storey, 500 family room hotel with an 84ft high water tower will likely be the highest building in the whole of Cherwell. This does not fit in with the landscaping of the local area.

In the USA, Great Wolf Resorts are located on the edge of major American towns. This application is trying to force their way into the small historic village of Chesterton. It is just not suitable location. I can think of many places in the UK where this application would be better suited and cannot understand why this small village has been proposed as an option. This application would destroy the village and disrupt the lifestyle for thousands of residents in Chesterton and neighbouring villages.

I moved to this village in November 2018, I fell in love with the village and the green space which surrounds it. It is quiet, peaceful and full of friendly neighbours. I believed this location would be ideal to start a family, unfortunately now with this application coming to life, I feel torn and disheartened. I do not feel it is safe to raise children opposite this large scale construction site. It has been estimated that 2,000 construction workers and a projected 31,000 deliveries over the two year construction period which would equal to 65 deliveries a day through the local village. Along with the increase in traffic and the pollution this would cause, I

would no longer want to live or raise a family in the local area. There would be irreversible damage to our rural community and destroy the village I now call home.

This application is not in accordance with the Cherwell Local Development Plan. There is no need for this development and there are no material considerations that should warrant planning permission being granted. This development is unjust, unreasonable and inappropriate for the village of Chesterton. I strongly request that planning permission in **NOT** granted for this application.

Yours Sincerely,

Charley Cronin

Monday the 9th of March 2020

Application No: 19/02550/F

Dear Cherwell Planning

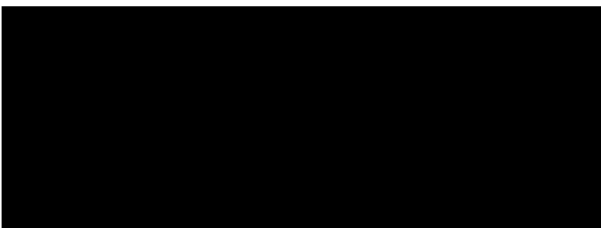
I am writing to you to **strongly oppose** the proposal put forth regarding the Great Lakes development at Chesterton Village.

This small quiet rural village is not designed to cope with the levels of tourism and footfall that your proposal is outlining. It is not in character with the village at all and would have a huge negative impact on all surrounding wildlife, ecology and infrastructure.

The pollution it would cause in terms of air, noise and light would be detrimental to the village and its residents.

I truly cannot think of a worse proposed location, and I will do everything in my power to fight this and ensure it does not go ahead.

Regards



Mr. J K Chavda

Local Chesterton Resident

From:**Sent:** Friday, December 20, 2019 5:09 PM**To:** DC Support <DC.Support@cherwell-dc.gov.uk>**Cc:** Clerk Westononthegreen <clerk@westononthegreen-pc.gov.uk>**Subject:** Great Lakes UK Ltd-Planning application No: 19/02550/F**Objections to Great Wolf Planning Application 19/02550/F**

My wife and I have the following comments and objections to the above planning application.

The vast scale of the proposal is completely out of character in this rural location. The Great Wolf business plan which outlines its proposal to concrete over more green space is neither warranted nor needed.

The proposal does not fit in with the Weston on the Green development plan and It is clear that that there has been little or no consultation between Cherwell and the applicant.

The existing road infrastructure in the local area is already at full capacity. The proposal would not be able to cope with the extra 1000 or so vehicles (judged by the number of parking places planned). Weston on the Green is already a "rat-run" for traffic to and from the A34 and M40. More traffic would only exacerbate this problem.

The unnecessary closure of 9 holes of the 18 hole golf course (the only one close to Bicester) is an amenity loss compounded by the loss of the North Oxford 9 hole course to housing.

Thames Water Report supports only 50 of the 500 rooms from the existing water supply. As no study has yet been done it is not known how this will affect Weston the Green with its very high water table.

There is already a shortage of Hospitality Industry workers in the area and very few residents in the Bicester area looking for this type of work. The business plan does not show any substantial accommodation planned on site to meet staff needs. Similar resorts such as American Adventure have failed within 20 years because of staff shortages and have remained derelict, leaving the council and rate payers to pick up demolition and redevelopment costs.

For all the objections raised above and as there are no worthy considerations warranting planning permission being granted we strongly recommend that this planning application be refused.

, Dolphin House, 4 Shepherds Close, Weston on the Green, OX25 3RF

Dated 20 December 2019

From: Helen Macbeth
Sent: 03 January 2020 17:53
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: Great Lakes application 19/02550/F

To Cherwell District Council Planning and Development Management

I object strongly to application 19/02550/F (Great Lakes UK) for several reasons.

The site is in countryside totally inappropriate for such a large development.

There is no economic need for such a facility in this area.

The local rural road structure is already under great stress and cannot cope either with the construction traffic or with the likely future traffic to the facility. Problems with traffic jams on the A34 are already frequent; junction 9 of the M40 is already inadequate; access to the site from all other directions involves inappropriate rural roads, including through villages..

The application papers do not even show how vehicles will access it from the West and South West, presumably because they do not wish to show that the road structure from these directions is particularly inadequate, and would include traffic through the centre of Kirtlington village, which already has a problem with traffic and so vehicle exhausts right beside the school, or possibly over Lower Heyford bridge.

In summary there is no reason to have this facility in the area at all, and the location chosen is particularly inappropriate.

Helen Macbeth

Joseph Sibun

4 The Green Chesterton

Oxon

OX26 1UU

11TH December 2019

To Ms Claire 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

I am writing this letter as objection to the above mentioned planning application. As a resident of Chesterton for more than 25 years I feel obliged to express my objection to this proposal being granted planning permission for the following reasons.

The proposal is most definitely not in line with any local development planned, there are no material considerations that would warrant planning permission being granted for the following reasons;

1: Unsustainable

The location is in an inappropriate location on the edge of this village, in fact it is an inappropriate development for anywhere in the country let alone in an area that is already over developed.

The 900 car parking spaces proposed already indicates a reliance on car travel which is against the Cherwell strategy of reducing car usage.

2: Landscape Impact

The site comprises of 500,000 square feet of built form on what is currently a greenfield site. This will major and irreversible impact removing green infrastructure and massive disruption to ecological habitats.

3: Traffic impact

The existing road infrastructure including all the surrounding villages cannot cope with the existing traffic volume let alone that of an additional 1000+ increase in the daily volume of traffic. Not to mention the volume of construction traffic to facilitate the construction.

Chesterton is already a "rat run" and we experience major traffic congestion as the village is used as an escape route during the ever increasing traffic issues on the A34 and M40

The road networks cannot cope and this will add to the other significant proposals that have been approved in Bicester. (Bicester heritage Bicester gateway, and Kingsmere) to name but a few. The proposed location of this development will only add to the traffic issues and is clearly in the wrong location.

4: Lack of economic benefits for Cherwell and local area:

The proposal is contrary to Cherwell's aim of prioritising knowledge based business investment as a priority thereby offering employment supporting the knowledge Economy.

No local businesses support scheme to reinforce Great Wolf's suggestions of economic benefits. The aim of Great Wolf is to keep all guests on site to utilise their facilities. How can this possibly be of benefit to local business?

Bicester and the local area already find it hard to recruit staff. This development will either take employees away from other businesses or staff will need to be transported in causing even more traffic issues.

5: Design

The low rise design (to ensure it is less visible!!) has meant the buildings and car parks have spread across the site having major urbanising impact on this rural unspoilt location

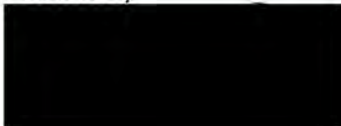
The 500,000 sq ft proposed scheme is not in keeping with the local area. Schemes in such a location should be of small scale similar to the existing golf club enhancing the character of the local area. This is outlined in Cherwell Council's countryside design summary 2008.

6: Lack of consultation

With 2000 visitors potentially visiting each day not taking into account deliveries and staff this proposal will have a massive impact on the area. Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process. This speculative planning application is in the wrong location and should be refused on this basis.

Other considerations not taken into account include the ecological impact affecting wildlife in the area and the air and noise pollution from the construction and the ongoing servicing of the resort will have a negative impact on the area. In summary the proposal is the wrong type of resort not only for this area but generally any area of the country.

Sincerely



Joseph Sibun

4 The Green Chesterton

OX26 1UU

Judith Barber

4 The Green Chesterton

Oxon

OX26 1UU

11TH December 2019

To Ms Claire 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

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The proposal is clearly not in line with any local development planned, there are no material considerations that would warrant planning permission being granted for the following reasons;

1: Unsustainable

The location is in an inappropriate location on the edge of this village, in fact it is an inappropriate development for anywhere in the country let alone in an area that is already over developed.

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Sincerely

A handwritten signature in black ink, appearing to read 'J. Barber', written in a cursive style.

Jude Barber

4 The Green Chesterton

OX26 1UU

██████████
4 The Green Chesterton

Oxon

OX26 1UU

11TH December 2019

To Ms Claire Whitehead

Case Officer Development Management

Cherwell District Council

Bodicote House

Bodicote, Banbury OX15 4AA

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Sincerely

██████████

4 The Green Chesterton

OX26 1UU

4 Vespasian Way

Chesterton

OX26 1BA

10th December 2019

Ms C Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Dear Ms Whitehead

Re: Planning Application No. 19/2550/F – Great Lakes UK

I write with grave concern regarding the above development suggested for our village of Chesterton. A large scale water theme park in the midst of this tiny village is unthinkable and will cause the complete devastation of the area which I call 'Home'. We have chosen to live in this area and have made great efforts to be part of this village but the thought that such a development will take place makes no economic, environmental or social sense and I strongly object to these proposals.

This "private" resort attracting in excess of 5000,000 visitors and their vehicles, into an area already suffering from severe traffic congestion is ludicrous. Chesterton can barely support the traffic it has, without the added prospect of huge numbers descending on inadequate, poorly maintained, single roads and lanes, notwithstanding the horrendous knock on effect this will have on the M40, A34, A41 A4095 and B430. This development will environmentally ruin the fragile eco structure of the area; which has already been over developed with more houses, new flood lit sporting facilities, new hotels, new gyms, over development of Bicester Village etc. etc. etc., all of which have a huge knock on effect to Chesterton. I also know that numerous planning applications for more housing developments are awaiting the outcome of these plans on the understanding that, although not a precedent, but certainly more viable when multi million pound developments are approved. It seems that the natural habitat of the area, which we are being asked to preserve for future generations will be lost forever to a large Canadian company, who have no interest, no concern and no thought for our area other than to make more money.

The development will provide very little benefit to the local area, which already has very low unemployment. Any efforts to employ lower skilled staff will mean that local businesses, will be

unable to fill vacancies. Any new staff will need to be accommodated and transported to work 24 hours a day, there is no bus service in Chesterton because of our size, yet the developers believe that not only will they be able to accommodate 500,000 people and their vehicles, service and delivery drivers but, will easily be able to recruit, maintain and transport over 600 staff working on a 24 hour basis. If they believe and convince others that this is entirely possible, then why have we not been able to convince local authorities that our roads need upgrading, a bus service needs to be routed and the entrances into and out of Chesterton need to be enhanced. Clearly the Developers have either something in place to rectify this huge anomaly or know something we do not!

I inspected the plans from Great Lakes UK and have seen one of their developments in North America – the two do not correlate. In Chesterton we cannot accommodate the mentality that big is best, there are many places in the UK which might welcome such a development and which will be able to offer them the infrastructure and personnel they need, but it is not something that fits well here. Great Lakes Resort will not be offering incentives to local people to use their facilities; day passes, under 16 incentives, mothers and babies groups, over 65s day passes etc. etc. This was clearly stated by their own representatives who said that “these might be considered if capacity was low, but in any case passes would cost around £49 per day per person” – therefore on all counts it offers Chesterton and the surrounding areas nothing.

We are constantly being asked to pass on a legacy to our children and grandchildren, look after the environment, look to zero emissions, support wildlife and local habitat, go green, get electric cars etc. etc. All of these can be achieved by working together and supporting what we do as a town, city and country I am not sure what we tell those around us when we literally sell out to those with the biggest pockets.

I strongly object to this unwanted, unneeded proposal and ask that it be refused.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Lesley Harry

4 Vespasian Way

Chesterton

OX26 1BA

10th December 2019

Ms C Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

Dear Ms Whitehead

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I strongly object to this unwanted, unneeded proposal and ask that it be refused.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Tony Harry

Matthew Swinford

From: wiz Bunce [REDACTED]
Sent: 03 January 2020 18:54
To: DC Support
Subject: Great Wolf Resort - Planning Application 19/02550/F

Dear Sir/Madam,

Re the above planning application I wish to record my objections to this on the following grounds:-

The building of such a totally unnecessary Water Park on a green area of our County is, in my opinion, scandalous. It is said by the developer that it is a similar provision of a sporting facility but that is simply not true. It is a business case for a development that is neither needed or required. Again it is my view that to concrete over even more green space in this very rural location is an environmental disaster and the planning application should NOT be permitted. To propose bringing in excess of 500,000 visitors and their associated vehicles into this area will affect the already heavily overstretched traffic situation in and around this area and for me and my family who live only 50 meters from the B430 it would just exacerbate what already can be a nightmare particularly when there are problems on the A34 and M40 (and that's pretty regular!!!). Of course, that is without mentioning the increased pollution and climate implications.

Little thought appears to have been given to the impact on the local environment overall and in particular on the local population.

The development appears to be a speculative attempt by an American leisure provider to gain access to the UK and Europe via the acquisition of cheap land in a location that is totally unsuitable for their purpose.

The whole project is unwanted and totally unnecessary for this locality.

I urge Cherwell Planning Authority to refuse this application on the grounds above. Anything less would, in my view, would be a total betrayal of local residents/voters.

Yours faithfully

A.R. Bunce
4, Westlands Avenue
Weston on the Green
OX25 3RD

From: Emma Ramsey
Sent: 25 January 2020 09:53
To: DC Support
Subject: Objection to planning application 19/02550/F

To whom it may concern,

I strongly object to this application.

The local road infrastructure is totally inadequate, the realistic volume of traffic created by this development will grid lock Bicester and cause harm to existing businesses

Emma Ramsey
4a Hardwick Road,
hethe,
Near Bicester
Oxfordshire
Ox27 8Ey

Date:

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

Insert sender's address:

S ADAMS CLOSE
BANBURY
OXFORDSHIRE
OX16 9WN

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.

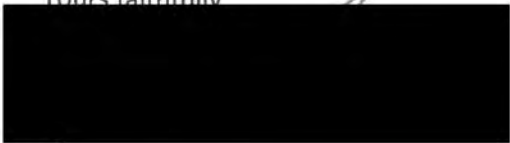
As a local **resident / business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- 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



SIGNATURE

D. Cloon

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:

S ADAMS CLOSE
BANBURY
OXFORDSHIRE
OX16 9WW

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Additional comments:

Yours faithfully,



SIGNATURE

T CROOK

PRINT NAME

To submit comments electronically visit:

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

Date:

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

Address:

5 Ash Grove
Chesterton
OX26 1+B

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)

Owen Clench
(print)

Please add any additional comments here:-

Date:

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

Address:

5 Ash Grove
Chesterton
Oxon
OX26 1XB

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

P. CLENCH

(print)

Please add any additional comments here:-

5 Ash Grove ①
Chesterton
Oxon
OX26 1XB

24th December 2019

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

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.

I have lived in the area for 55 years and at my current residence in Chesterton for 27 years. Over the last few years we have seen many changes to our small historic village, which have diversely affected the quiet village life that we value. This latest development is the last straw in what has been a total abuse of our way of life.

This development includes a 900-space car park

indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. The existing road infrastructure cannot cope with the estimated extra 1000+ daily car movements. I have to travel 18 miles to work along the A34, a journey that used to take me 20 minutes. It now typically takes 40 minutes and with the projected increase in traffic due to this new development things are going to become much worse.

Chesterton is already a "rat-run" and experiences major congestion as an escape route during the many traffic issues on the M40 & A34. The increased traffic through Chesterton and the surrounding countryside will cause increased risk to local people that enjoy walking, running & cycling in the area.

In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleston 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.

This development 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. I enjoy walks and running in this area and this will be destroyed if this development goes ahead.

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

Yours faithfully,



Gary Clench.

Mr Ben Walbank

5 Augustan Road

Chesterton

Bicester

OX26 1BB

9th December 2019

Ms Clare Whitehead

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

Planning Application No: 19/02550/F

Dear Madam

I object to the application because:

The extra traffic on the small country roads (already very busy during school times and if there is a problem on the A41 or M40) will be make a bad situation appalling.

The scheme proposes to use local labour, who will be transported to the site by minibus- there are No local buses! Also there is virtually NO unemployment in the Bicester area so employees will have to drive in from further away.

Yours sincerely

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

Ben Walbank

From:

Sent: Tuesday, December 17, 2019 11:47 AM

Subject: Re: Planning Application19/02550/F Great Wolf Resorts

I wish to object most strongly to the proposal to build a totally unnecessary Water Park on a green area of our county. It is said by the developer that it is a similar provision of a sporting facility but that is simply not the case. There is no business case for a development that is neither needed or required. To concrete over even more green space in this country location is an environmental disaster that should not receive planning agreement.

To propose bringing some 500,000 visitors and their associated vehicles into this area will affect the already heavily overstretched traffic situation in and around this area, it will cause air, water and other climatic implications that makes the application totally unacceptable to local residents.

We suffer huge traffic congestion on the A41, A34 and M40 and all surrounding A and B roads on a daily basis, with frequent accidents and traffic overload delays lasting several hours at a time. Also quite often road closures. This creates employment difficulties and safety problems for emergency services, for thousands of people in this area. The local population will gain nothing from the proposed development.

Employment opportunities will be very small and poorly paid. There is no proposal to provide staff accommodation, thereby creating further adverse traffic implications.

Little thought has been given to the impact on the local environment overall and particularly upon the local population. This development is a speculative attempt by an American leisure provider to gain access to the UK and Europe via the acquisition of cheap land in a location that is entirely unsuitable for their purposes.

Great Wolf Resorts have been subject to financial difficulties in the US and may bring similar problems to this project due to their lack of a clear understanding of what this project offers UK citizens and the major drawbacks to local people and the local environment.

This project is unwanted and totally unnecessary for this locality. Planning permission must be withheld on behalf of local residents by our local authority, anything less will be a betrayal of local voters.

5 Blacksmiths Close
Weston on the Green
Bicester OX25 3FL

17th December 2019