

Date: 26.2.20

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

Address:

2, Dashwood Mews
Kirtlington
Oxford OX5 3JX

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)

BARBARA A. DUNKERLEY
(print)

Please add any additional comments here:-

Date: 11/12/19

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

Address:

2 Odwest Road
Bicester
Oxon
OX26 2JA

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

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(sign)


(print)

Please add any additional comments here:-

Date: 11.12.19

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

Address:

2 Derwent Rd
Bicester
OX26 2JA.

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

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Yours faithfully,


(sign)


(print)

Pease add any additional comments here:-

Date: 15/12/19

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

Address:
2 Fontevogue Drive
Chesterton
Bicester
OXON
OX26 1LT.

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)

MW BAXTER.

(print)

Pease add any additional comments here:-

Date:

22.1.20

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

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

PAMELA MAINWARING
2 FOXTOWNSEND
COTTAGES
HEYFORD ROAD
KIRTLINGTON
OX5 3HT

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,



(sign)

PAMELA MAINWARING

(print)

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

From: Gary Timms
2 Green Lane
Chesterton
Oxfordshire
OX26 IUR

12th December 2019

Dear Ms Whitehead

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

I would like to register my objections to the planned Great Wolf Resort Development in the Village of Chesterton.

1. The proposed resort is in the totally wrong location on the edge of the village of Chesterton. The resort is aimed at families with children aged 2-12 therefore they will travel to the resort by car as there is a 900 space car park it is the Resorts intention that visitors will arrive by car and not travel by public transport, this will have a considerable impact on the already busy roads through the local villages of Chesterton, Middleton Stoney Wendlebury and Weston on the Green.
2. The design of the development is flawed, in an effort to ensure that the buildings are less visible the low rise design means that the resort is spread across a large area which results in urbanising the location. The whole design is not in keeping with the local area.
3. Local Businesses' do not support application, Great Wolf intend that the resort is fully inclusive and want to keep the visitors on site to use their own restaurants, retail outlets and paid facilities therefore there will be no benefits to the local economy.
4. The loss of 9 of the 18 hole golf course will have detrimental effect on the Golf club members as this a source of physical activity and social interaction. The majority of the members want to play a full 18 holes, this will result in many members of the golf club having to travel further afield in order to find a suitable golf course.
5. The impact on local wildlife will be devastating as their habitat will be destroyed.

I strongly urge you to reject this application.

Yours sincerely



Gary Timms

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

From: Susan Timms
2 Green Lane
Chesterton
Oxfordshire
OX26 IUR

12th December 2019

Dear Ms Whitehead

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

I am writing to register my objection to the above detailed planning application for the reasons stated below.

1. Due to the large numbers of daily visitors there will be a considerable impact on the village of Chesterton and the surrounding area. Great Wolf resorts should have consulted with Cherwell District Council through the correct local planning process to find a suitable site. This application is speculative and is totally in the wrong location and should be refused on this basis.
2. There will be a considerable deterioration in the air quality in the locality in particular the villages of Chesterton, Weston on the Green and Middleton Stoney due to the pollution initially from construction traffic and subsequently once the resort is built the increased traffic travelling by car to and from the resort.
3. The current road infrastructure would not be able to cope with the expected 1000 plus vehicles (visitors and staff) travelling to and from the resort on a daily basis. The village of Chesterton is already used as a rat run for vehicles to and from Bicester for people trying to avoid traffic problems on the A34 and the M40 this has increased significantly since the housing development and Kingsmere and the ongoing developments at Bicester Gateway and Bicester Heritage. The other local villages of Weston on the Green, Middleton Stoney and Wendlebury have also experienced an increase of traffic and this would get worse if the resort goes ahead.
4. There is extremely low unemployment in the local area, businesses struggle to recruit staff now, if the resort goes ahead they would either take staff away from existing businesses or staff would have to travel from outside the local area resulting in more pressure on the road network and more pollution from vehicles.

The planned resort is totally in the wrong location and will have a massive impact on the local area and should be rejected on this basis.

Yours sincerely


Susan Timms (Mrs)

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

20th December 2019

Dear Ms Whitehead

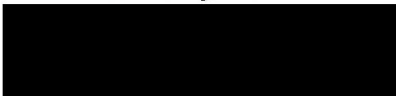
Ref: Great Lakes UK Ltd – Planning Application No 19/02550/F

I would like to object in the strongest terms to the above development because of the potential increase in traffic volume within the surrounding area. The huge number of residents the site is planning to attract (over 2000 a day) would increase stress on small local roads. There is no public transport serving the location.

The resort would have no benefit for local people – it aims to attract visitors from all over the UK and hotel rooms will only be available to residents – no rooms will be available to local businesses wishing to put people up in the area. Resort residents will be encouraged to use facilities on site and therefore local businesses will not benefit economically. Local people would have very limited, if any access to the resort facilities, as there would be a minimum hotel length of stay required or day passes would only be available on unspecified, low occupation days

I feel it is completely inappropriate and not in accordance with the local development plan.

Yours sincerely

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

Dr E Anne Nickels
2 Hambleside
Bicester
Oxfordshire
OX26 2GA

Dec 17th 2019
Natalie Day
2, Lander close
Chesterton
Bicester
OX261 DH

Dear Sir/Madame,

I am writing this firm objection letter as I strongly object to the Great Wolf Resorts proposal for a water park in the quiet rural village of Chesterton.

- Chesterton is an inappropriate location for a resort of this kind
- It will have a hugely negative landscape impact.
- The existing road infrastructure will not cope with the increase in traffic volume.
- There is a lack of economic benefits for the local area in this proposal.

- The design is bad! It will have a significant urbanising effect on this rural village.

- There has been a total lack of village consultation.

- The ecological & pollution impact is nothing but negative.

I, as a village resident - strongly oppose this plan.

Regards

Natalie Day

