

Equally, the catchment area is projected as a 123 mile radius from the site and **all traffic** by percentage will flow from the following routes; please see attached *fig 3.1 Visitor Distribution*.

16% via M40 North; 14% A43 North to then head South from M40 J10 on B430 to A4095	= 30%
7% from the North east via A4421 and A421; plus 1% via the A41 through Bicester	= 8%
20% via M40 (South) and A41; 20% via M40 (South) and A34, both to M40 J9	=40%
Finally, 10% via A34 South; 12% via A34 and M4 = 22% ;	Total 100%

This means that 62% will travel north through Weston-on-the-Green on the B430 and 30% south on the same road, and all converge at the crossroads junction with the A4095, but this is not mentioned.

This also confirms that although there is a projection that a mere 1% of guests will travel from the east on the A41, they project **absolutely no** traffic approaching from the west or southwest on the A4095 and passing through villages en route such as Kirtlington.

This is clearly wrong and misleading. Satnavs guide drivers coming from the M4 to avoid the worst of the A34 to Woodstock, Kidlington and the M40 by leaving the M4 before the A34 junction on to the A420 or A429, and travelling thence via the A4095 (Eynsham, Bladon and Kirtlington), as well as across the Cotswolds from the A40.

It is also well known that when there are major events at Blenheim, peaks in traffic load at Bicester Village, or problems on the M40 or A34, drivers divert to the A4095; at such times, the traffic load through Kirtlington and neighbouring parishes on the A4095 is already unacceptably high. In addition, the existing increase in traffic at rush hour co-incides exactly with the projected peak arrival and departure times at the site.

To note also : the photomontages prepared from the two road crossings of the M40 and from the north-bound M40 suggest that the water slides will not be visible from these locations as the proposed planting matures, which raises a question as to why they are exposed at all and not enclosed within a building (where, moreover, they can be insulated properly). From a commercial point of view, the visibility of the slides from the M40 is critical in advertising the presence of the resort to the passing public, therefore to suggest that the applicant wishes to screen them is disingenuous.

The Cherwell District Development Plan

The proposed site is not located within any defined settlement boundary, and thus is within the open countryside. The site is not allocated for any development in the adopted Development Plan and thus is contrary to an adopted and up to date plan, which commands full weight in the decision making process. The site is also shown on the Green Infrastructure theme map (maps at Appendix 5 of the Local Plan) as an existing Outdoor Sports Facility (protection of existing sites falls under Policy BSC 10). The proposals would be contrary to Policy ESD 13 in as much as they would cause, at the very least, undue visual intrusion into open countryside. The preamble to this policy also highlights Bignell Park and the Roman roads around Bicester as features of value; the proposals would affect these directly and the setting of the park.

Need case

As the local area appears to enjoy full employment, particularly in the leisure/service industry, but struggles with housing shortages and transport networks which are at breaking point, it appears the need case for this development is ill-considered.

Yours faithfully



Ruth Powles
Clerk, Kirtlington Parish Council

Vine Cottage, South Green
Kirtlington, Oxfordshire
OX5 3HJ

24 November 2020

RECEIVED
27 NOV 2020
MAJOR CASEWORK

AD

Appeal reference: APP/C3105/W/20/3259189

Dear Alison Dyson,

I wish to register my strong objection to Great Wolf Resorts' plan to build a resort park in the village of Chesterton, Oxfordshire.

You will be aware that another village, Eicester Village, has been on our doorstep for years. The prospect of a second dose of American-inspired/American-backed commercial Big-ism coming to this small patch of semi-rural England is somewhat unattractive, as my acquired taste for British understatement has taught me to say. (I am myself an American national...) I implore you to protect us and reject the Great Wolf Resorts appeal.

Sincerely,



Kyle Skipper

20th November 2020

Alison Dyson
The Planning Inspectorate
Room 3J, Kite Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Dear Ms Dyson

REF: APP/C3105/W/20/3259189 - Great Wolf Resorts, Chesterton, Oxfordshire

I understand that in March, Cherwell District Council planners rejected Great Wolf Resorts' plans for a large resort park and hotel in Chesterton, Oxfordshire. I am writing to you to urge that Great Wolf's appeal against this decision is NOT upheld. There are a number of significant reasons why the Great Wolf's proposal should not be allowed to go ahead.

The plan is unsustainable in an inappropriate location on the edge of a village. The heavy reliance on car travel for the number of guests visiting the resort, and the suppliers and staff planned to work there unquestionably goes against the Cherwell Strategy of car usage.


One can see clearly that the existing road infrastructure and that of the surrounding area will not cope with the extra daily increase in traffic volume from such a development. Chesterton village is already taking a huge increase in the volume of traffic, being used as a 'rat-run' for commuters from the ever-growing Bicester area. The roads in Chesterton, Weston-on-the-Green and Wendlebury will be impacted significantly from this development.

The plan to build 500,000 sq ft buildings positioned on a greenfield site is horrendous. This will cause an irreversible impact on the landscape. The noise, air and light pollution from a project such as this is unsustainable. The devastating impact on wildlife and nature that this project will have is horrendous and will destroy a huge amount of wildlife habitat never to be recovered.

The hotel alone will be four storeys high with a total capacity of 2000 visitors and that says nothing about the day trippers who would be accommodated as well. This amount of people utilizing the limited road infrastructure and descending on this part of Oxfordshire is not sustainable. The location is wholly inappropriate for such a development and is grossly out of proportion to the scale of the area and villages surrounding it. The water tower itself will be taller than Buckingham Palace and will be an unsightly monstrosity on the edge of Oxfordshire villages.

There is so much in the news about ensuring us humans create sustainable environmental solutions – reducing car usage, reducing water, protecting wildlife and green land. The proposal to build this resort in this location goes totally against this. Nothing about this project is sustainable. It is wholly inappropriate for the area for the above reasons outlined. This project should never be allowed.

Yours sincerely


Louise Abbs

From: [REDACTED]
To: [Dyson, Alison](mailto:alison.dyson@churwell.gov.uk)
Subject: Great Wolf Resorts: Ref APP/C3105/W/20/3259189
Date: 13 November 2020 11:07:07

Dear Alison,

Planning Appeal APP/C3105/W/20/3259189: Great Lakes UK Ltd

I write to object in the strongest possible terms to the appeal submitted by Great Lakes UK Ltd for the Great Wolf Resort. The proposal is clearly in breach of the policies set out in Cherwell District Council's local development plan and there are no material considerations that would warrant this planning appeal being granted.

If the development were to proceed, the damage to visual amenity in the area would be substantial. There would be an unacceptable increase in the levels of traffic through small, unsuitable, rural roads. The local highway infrastructure is already stretched beyond capacity and it is only a matter of time before someone is seriously hurt; this is especially important in light of the approval last week of an outline application at Upper Heyford for an enormous development comprising 1175 homes, new employment buildings, a "creative city", primary school, sports park, medical centre and Visitor Destination Centre. Our local roads have already absorbed as much as they can take; it is completely unfair on local communities to ask us to absorb yet another 1800 car trips a day on an old road network that is simply not designed for this sort of intensive use.

I note also that this development would give rise to substantial increases in air, noise and light pollution, at a time when each of us should be doing all we can as individuals to reduce such pollution, and would be in breach of the council's own policies concerning environmental protection and sustainability. Such a development would clearly be damaging to the environment, not least because of the enormous increase in the number of car journeys it would generate. It would destroy swathes of greenfield land and destroy wildlife habitats and would result in the loss of a key sporting facility, the golf course having been designated as such under the Cherwell Local Development Plan.

Moreover, when the resort ceases to operate in the future, as inevitably it will at some point, the derelict site will be an eyesore for local villages for generations to come, unless the council spend already-scarce public funds on demolishing it.

In light of the above considerations, I would ask that this appeal be refused.

With many thanks for your help,

Kind regards,

Louise Arnold
Lower Heyford

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts - Chesterton, near Bicester
Date: 08 November 2020 17:13:22

Dear Alison Dyson

I was sad to learn that Great Wolf Resorts have put in an appeal against the decision to refuse planning permission for their development in the village where I live.

The reasons for my objection to this are numerous, taking a few of the obvious ones below: e.g.

1. They expect c 500,000 per year, meaning an approximate 1,80 additional car trips a day on our local roads which is already stretched to capacity. This includes local country lanes, plus the A34, A41, A4095, B430 and the A4030.
2. The proposed hotel will be 4 storeys high with a total capacity of around 2,000 visitors.
3. A proposed huge complex which will dominate the local landscape
4. Car parking for c 900 cars which is equivalent to an airport long stay car park
5. An 84 ft high water tower building, likely to be the tallest building in Cherwell which will be taller than Buckingham Palace!
6. A big increase in air and noise pollution and destruction of the local wildlife habitat which many of the villagers care deeply about and work to preserve.
7. Most importantly, this development is not in keeping with the local with the Cherwell Local Development Plan.
8. This development will have little or no benefits to the local community as it is designed to accommodate people who book overnight stays. We have learned that local day passes will be scarce and expensive with no availability during school holidays or at weekends when the working population might wish to take advantage of the services.

We appreciate your attention to this and hope that you will enable a refusal of this planning permission so that our villagers can enjoy the local area which is constantly changing but has not had the scale of impact that is guaranteed with this development.

Thank you

Kind regards

Lilian A Bannister
Haywards Cottage
Alchester Road
Chesterton
Oxfordshire
OX26 1UW

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 26 November 2020 05:30:10

APP/C3105/W/20/3259189

I would like to put my objection into the above application.

My reasons are:

All the final approach roads to the development go through small villages and many are single lane. Regardless of signage in traffic times people will spill onto these roads causing damage to the unsuitable surfaces etc and most likely cause a danger to village lives.

This is an over development of this rural space that is not designed to help local people. There are far better places near major roads this could be built.

Such a large development will devastate the landscape and wildlife.

Long term I truly believe this will become a white elephant and the business plan will fail. It is based on families with children under 13 staying 2 nights with a 90% occupancy rate. Children are at school 70% of the time. This is a flawed plan. If it does fail whatever would happen to it ? There is no long term use for this development.

The area currently used for golf manages the land in such a way to improve the lives of wildlife. This development is so large with such a large car park it will deviate it.

I would be grateful if you could take these points into consideration.

L Boodell

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 09 November 2020 10:57:43

Hi Alison

Please find below my objection to the Great Wolf Resort planning in Chesterton.

Firstly, Bicester is cited as an NHS sponsored 'Healthy Town'. The construction of the development alone would massively increase pollution in the area, construction vehicles and deliveries are not suitable to be passing through our village and the volume would be a risk for children walking to school and local people out walking. The construction will kill and destroy multiple animal habitats. There will be on going noise, fume, light pollution from the site once it is up and running.

It is not a public amenity as day passes for local people will be very limited and expensive and not available during weekends or school holidays when they would be needed.

Roads in the area will be gridlocked as they expect 500,000 visitors per year and our roads are already at maximum capacity due to Bicester village.

Hugely unsightly with it being 60% larger than the massive Bicester village complex, 4 stories high with an 84ft high water tower so visible for miles. The 900-space car park will be permanently floodlit again causing light pollution to local residents and wildlife.

We are a small Oxfordshire village that thrives on being surrounded by green space. It would totally destroy our way of life and my children's up bringing and future way of life. It is not in accordance with the Cherwell Local Development Plan.

Kind regards

Lee Boxall

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Appeal, Chesterton APP/C3105/W/20/3259189
Date: 16 November 2020 19:52:32

Re appeal reference APP/C3105/W/20/3259189

Godington Parish Meeting objects to this appeal and fully supports Chesterton Parish Council in their objections. We believe the proposed development does not take into account the Local Cherwell Development Plan policies and would have significant negative impacts to traffic on local roads in an area already struggling to cope with a massive increase due to recent and ongoing developments. It would be highly visible and intrusive in what is a pleasant, rural area and out of character with Chesterton village and have a significant negative effect on the quality of life of people living in Chesterton and surrounding area. There are no apparent benefits to the local area as guests are encouraged to stay onsite throughout their stay ensuring local businesses do not benefit from the massive influx of visitors.

Regards

Lucy Broome
Co-Chair, Godington Parish Meeting

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection - Great Wolf Resorts
Date: 17 November 2020 12:30:32

Appeal reference: APP/C3105/W/20/3259189

Dear Ms. Dyson,

I am writing to emphasize my personal objections as Great Wolf Resorts have appealed against the unanimous decision by planners to stop them building a super-sized American resort park in Chesterton. I am a local resident, based in the nearby village of Kirtlington in rural Oxfordshire.

I **OBJECT** to this application for the following reasons:

- The adverse affect to the neighborhood by way of noise and disturbance. During the two year construction phase alone, it is estimated that 2,000 construction workers will be needed, with 31,000 deliveries.
- This will not be a public amenity; it is designed for people to stay overnight. Local day passes will be scarce and expensive. It is a self-contained resort with very little tickle down trade for local businesses.
- Visual impact of the development - building of a huge, unsightly complex which will dominate the landscape, as well as an 84ft high water tower building and floodlit 900 space car park.
- The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity. An American-style resort is not appropriate for this area of rural Oxfordshire.
- Roads and access - it is estimated that there would be 500,000 visitors a year, this means an estimated 1,800 extra car trips a day on our local roads, which are already heavily congested. This includes the A34, already a dangerous accident hot-spot. The A4095 also goes right through Kirtlington where I live, and this will be drastically affected.
- The increased air and noise pollution is a significant threat to local wildlife. Additionally, the construction will of course destroy wildlife habitat.
- Lastly, the proposed development is not in accordance with the Cherwell Local Development Plan.

Yours sincerely,

Laura Buxton

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Lodges
Date: 27 November 2020 11:57:08

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

Chesterton is an idyllic country village, with a picturesque and popular pub just opposite the church with the village green in between. This proposal will bring an additional 1800 cars PER DAY through the village, which has a school on the only road through it. There is already such an issue with traffic at school pick up and drop off times that the Parish Council have recently been considering double yellow lines near the school.

You might say that designated signs to direct visitors to the resort away from the village might be adequate, however, these days everyone simply types a postcode into their Sat Nav and follows that - if the traffic is building up in one direction, the traffic will be sent through another village or through a tiny residential road, not expecting such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton -a single track road! Bringing this type of resort to a small village is simply not a good idea.

Great Wolf Resorts are usually housed on the edges of cities, not in a rural environment and it would appear that as this is their first location outside North America, they are trying to buy cheaper rural land to escape more expensive urban land prices. Quite simply, this does not fit here.

Several homes in Chesterton flooded this year and in Little Chesterton there are ongoing drainage issues - an enormous complex with a car park for 900 cars will in no way help the current, already worrying, situation.

Indeed the ecological impact of this build would be nothing less than catastrophic - building over a popular golf course, with acres of rough ground supporting a huge variety of wildlife is not in line with the current government requirements to increase the biodiversity of each new build by 10%.

Please do not allow this misfitting, damaging build to take place.

Many thanks

Regards

Liam Collerton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 13:30:28

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

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Please do not allow this misfitting, damaging build to take place.

Many thanks
Laura Collier

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 16 November 2020 16:37:03

Dear Alison,

I am emailing you today with regards to my objection for the appeal of a Great Wolf Resort being built near Chesterton, Oxfordshire appeal reference APP/C3105/W/20/3259189.

We live in one of the beautiful surrounding villages which continue to be subjected to building of some sort, the wildlife habitat being ruined, roads being subjected to massive amounts of traffic, heavy lorries damaging them and the roads not being kept up in a useable condition by the councils.

This resort which will not benefit small local businesses or local residents as they won't even be able to use the facility which will have impacted on their lives so much, not to mention noise and light pollution that will also impact these "rural" villages in Oxfordshire. The impact that another resort has had on the small roads in the area has been massive.

I chose to live in the countryside and that's where I want to remain living in the countryside. I am absolutely against this resort being built in this area and it saddens me that our countryside is being taken away from us.

Regards,

Lisa Davies

Sent from AOL Mobile Mail
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Objection
Date: 23 November 2020 12:00:33

Dear Alison,

I am writing to you with regards to the Great Wolf Resorts proposal;
Ref APP/C3105/W/20/3259189.

I wish to object to this development that is to be built on greenfield. I feel that the location is inappropriate and unsustainable.

Chesterton is a small village with character, surrounded by other villages all of which would not be able to cope with the increase in traffic volume. There is no footpath out of Chesterton meaning we have to walk on the road, with an influx of traffic this would become highly dangerous.

The impact on the landscape would significantly reduce the character of the village, not to mention the wildlife that would disappear.

Bicester is already home to the major tourist attraction - Bicester Village, which at peak times causes a ripple effect with traffic.

I find it hard to see how this resort will benefit local businesses as it is all self contained similar to Centre Parcs. Also, like Centre Parcs I feel it is not really for the people of Bicester or surrounding villages, as it is not something you can decide to visit for a couple of hours at a reasonable price - It is a holiday park. Yet all the reports I read about this proposal fail to mention this, which is very misleading to the local community.

Kind regards,
Louise Donohoe

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From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection email regarding APP/C3105/W/3259189.
Date: 23 November 2020 20:41:37

Windle Hey
Alchester Road
Chesterton
OX26 1UN

24th November 2020

To Whom it may concern,

Re. APP/C3105/W/3259189.

It is with deepest concern that I write to you about the proposed Great Wolf Lodge Water Theme Park. I was astonished when I first heard that a proposal that had been so unanimously rejected was to be appealed despite the overwhelming evidence that such a resort would be detrimental to the area. My concerns regarding this development are many. Please see below:

- **Road infrastructure** – with 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900-1000spaces, the road infrastructure is not able to cope with the amount of traffic that this venue would generate daily. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellitenavigators will direct holidaymakers to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair.
- The 945-1350 construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, creating more **air and noise pollution**.
- There are currently **no footpaths** to and from the site and unless these are provided, as you state in your proposal, visitors will need to use their cars, your proposed shuttle bus or taxi's to access the surrounding area should they wish.
- The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is on par with the size of Chesterton village alone. It would be **overbearing** on a small village and another more suitable site for this size of venture must therefore be considered.
- If residents of the water theme park are wanting to leave to explore the

surrounding areas which likely will include Bicester Village and Bicester Heritage, there is no doubt they will drive through the small village of Chesterton, again increasing **air and noise pollution**. Living in a small village has been the choice of many old and new residents and where a village brings country living, we own a pony for our 7 and 4 year old with whom we hack the local area with. We have on several occasions witnessed **careless and fast driving** from the current high level of traffic, which inevitably will increase significantly and this increase the risk of accidents.

- The proposed four storey hotel, water park and adventure park would be set on **green belt land** where a **public footpath** passes. This is a footpath I personally use regularly whilst running as it allows me to run in an area of natural beauty and away from already busy public highways. In accordance with government policies, developments such as that proposed should be directed to brownfield sites.
- My husband is a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for **diverse wildlife** including the great crested newt, which is a known protected species in these areas.
- The historical nature of the Cotswold stone has been utilised across the area for generations. It is abundantly clear from your plans that little consideration has been given to maintaining building design within keeping for the local area. The **size of the structure** (80 foot indoor water park and four storey hotel) dwarfs any building within a 10-mile radius. This puts it totally out of proportion within any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture. It is my belief that this is ill conceived, quickly drawn and merely the drafting of a large cooperate entity wishing to capitalise on an already overdeveloped retail environment.
- If you were to decide to provide local residents the opportunity to obtain day passes during non peak periods to fill your resort, it would cost the average family of four in the region of £160, based on the market value of a day pass in your American resorts, this far from presents a reasonable opportunity for local residents.
- Finally, we should also look at the benefits to those families that would attend the theme park. An outdoor nature walk adjacent to one of the primary arterial routes of the UK, the M40, presents a direct **health risk** through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

It is clear that whilst a resort of the nature that you are suggesting in your plans could be conceived in the UK, the positioning for this particular proposition is, for all the reasons I have detailed above, hastily gathered and rather ill-conceived.

I would be grateful for acknowledgement of this email.

Yours Sincerely,

Mrs Laura Evans

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3359180
Date: 22 November 2020 15:42:04

Dear Ms Dyson

I am writing to add my objection to the appalling plan to destroy our irreplaceable local countryside with the proposed Wolf resort. This is a terrible, shocking, destructive plan. Please do not allow this.

Kind regards

Lorraine Flood
1 Gossway Fields
KIRTLINGTON
OX53HQ

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189: Objection to the Great Wolf Resorts planning appeal
Date: 19 November 2020 12:49:56

Dear Alison

I wish to register my objection to the proposed appeal by Great Wolf Resorts which was unanimously declined by planners in March 2020.

To build such a complex in the proposed location in Chesterton would be totally unsuitable for many reasons.

It would offer absolutely no benefit to the local community and would have a negative impact, not only on Chesterton village but on all of the surrounding villages.

I list below some of the many negative reasons.

- There are no plans to upgrade or alter our local road network to cope with the estimated 43% increase in traffic once built, and this figure doesn't take into account the impact of construction traffic which will be in the number of 65 lorries every day over a two-year period. Therefore, our already poor country lane infrastructure will suffer much higher rates of deterioration, and there will undoubtedly be an increase in road traffic accidents.
- Disruption to wildlife both during construction and once built with the loss of natural habitat.
- High Water usage - The area is already classified as "seriously water stressed" by the Environment Agency.
- Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area.
- Potential water fouling of the local area from chlorinated water waste (as with existing resorts in the US)
- Potential lack of recycling affecting local figures for CDC.
- Air pollution both during construction and once built.
- Noise pollution both during construction and once built.
- Light pollution both during construction and once built by nocturnal flood lighting.
- Loss of a countryside area of natural beauty.

Thank you for considering my objections.

Lucy Giles

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@cheshire.gov.uk)
Subject: Reject great Wolf resort in Chesterton
Date: 27 November 2020 10:54:10
Attachments: [Wolf.jpg](#)
[Wolf 2.jpg](#)
[wolf 3.jpg](#)

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

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You might say that designated signs to direct visitors to the resort away from the village might be adequate, however, these days everyone simply types a postcode into their Sat Nav and follows that - if the traffic is building up in one direction, the traffic will be sent through another village or through a tiny residential road, not expecting such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton -a single track road!Bringing this type of resort to a small village is simply not a good idea.

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Several homes in Chesterton flooded this year and in Little Chesterton there are ongoing drainage issues - an enormous complex with a car park for 900 cars will in no way help the current, already worrying, situation.

Indeed the ecological impact of this build would be nothing less than catastrophic - building over a popular golf course, with acres of rough ground supporting a huge variety of wildlife is not in line with the current government requirements to increase the biodiversity of each new build by 10%.

Please do not allow this misfitting, damaging build to take place.

Please find attached imagines of wolves for your perusal.

Many thanks,
Liam Godfrey



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Proposed Development
Date: 22 November 2020 14:16:06

Dear Ms Dyson,

Regarding the above appeal lodged by Great Wolf on their development proposal, and having already lodged my strong objection to it, I am now resorting to begging you to refuse this latest attempted request for the planning department to change their decision.

We really need to protect this small oasis of green and pleasant land. There is so much going on in Bicester with new business centres, warehouses etc., inevitably leading to loss of open spaces, wild life and generally a quality of life that is dwindling away all so that conglomerates can make another buck.

This proposed monstrosity will cause yet further pollution, traffic jams, noise and, let's face it, WE DON'T NEED IT.

Please, please, please do not let this appeal go through.

I live in hope that you will make the right decision which is to DENY the appeal.

Kind regard
Lyndsay Gower (Mrs)

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 planning objection
Date: 27 November 2020 14:35:15

To whom it may concern,

I am writing to object to the appeal of the above application - the plans to build the large Great Wolf hotel near Chesteron.

As a resident of Weston-on-the-Green, I feel these plans are not remotely in keeping with the local area, would dramatically increase the traffic on the B430 (which our garden backs onto; we have small children and I don't want the extra risk that would put them at), and add nothing to the local economy. Finally, and perhaps most importantly, the original decision to not grant permission was the right one and nothing (to my best knowledge) has changed, so it should still be rejected.

Kind regards,

Lee Gumbrell

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Planning objection
Date: 27 November 2020 12:30:12

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

Chesterton is an idyllic country village, with a picturesque and popular pub just opposite the church with the village green in between. This proposal will bring an additional 1800 cars PER DAY through the village, which has a school on the only road through it. There is already such an issue with traffic at school pick up and drop off times that the Parish Council have recently been considering double yellow lines near the school.

You might say that designated signs to direct visitors to the resort away from the village might be adequate, however, these days everyone simply types a postcode into their Sat Nav and follows that - if the traffic is building up in one direction, the traffic will be sent through another village or through a tiny residential road, not expecting such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton -a single track road!Bringing this type of resort to a small village is simply not a good idea.

Great Wolf Resorts are usually housed on the edges of cities, not in a rural environment and it would appear that as this is their first location outside North America, they are trying to buy cheaper rural land to escape more expensive urban land prices. Quite simply, this does not fit here.

Several homes in Chesterton flooded this year and in Little Chesterton there are ongoing drainage issues - an enormous complex with a car park for 900 cars will in no way help the current, already worrying, situation.

Indeed the ecological impact of this build would be nothing less than catastrophic - building over a popular golf course, with acres of rough ground supporting a huge variety of wildlife is not in line with the current government requirements to increase the biodiversity of each new build by 10%.

Please do not allow this misfitting, damaging build to take place.

Many thanks

Laura Honey
Flat 4, 30 Tierney Road
London
SW2 4QR

25 November 2020

Alison Dyer
The Planning Inspectorate
Room 3J, Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Alison

Re: APP/C3105/W/20/3259189

I am writing to express my strong objection to the current planning appeal being submitted by the Great Wolf complex, which has been proposed in Chesterton, Oxfordshire. Having grown up in the village, and still spending large amounts of time there with my family who are resident in the village, I am very concerned about the impact such a large development would have upon both the small village of Chesterton and other surrounding villages.

It is proposed that the development would have around 500,000 visitors per year, which would mean 1,800 additional car trips per day on local roads, which are often already congested and busy, particularly during rush hours.

The hotel would be the largest hotel outside of London and would have capacity for 2,000 visitors. The location within a small village is completely unsuitable for a development of this size and scale, and would have an incredibly detrimental impact on the air quality and pollution levels, noise levels, and the local wildlife, with the destruction of wildlife habitat caused by huge quantities of grassland and golf course being ripped out and replaced by concrete.

The complex would be self-contained, with very little "trickle-down" trade expected for local businesses, and would not be a public amenity, being designed for people staying overnight. Therefore, there would be no positive impact on the village or the wider area. The development is also not in accordance with the Cherwell Local Development plan and has already been unanimously rejected by Cherwell District planners.

I hope my concerns, along with the other objections you will undoubtedly receive, will be taken into consideration when a decision is made.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Laura Honey

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189
Date: 26 November 2020 17:28:42

Dear Alison,

Re: APP/C3105/W/20/3259189 - Great Wolf Resorts in Chesterton, Oxfordshire

I understand that, in March, Cherwell District Council planners rejected Great Wolf Resorts' plans for a large resort park and hotel in Chesterton, Oxfordshire. I am writing to you outline my objections to the Great Wolf's appeal against this decision.

I would urge you to consider the scale of the proposed resort and how it is grossly out of proportion to the village of Chesterton.

The proposed square footage of this development is as follows; Guestrooms & Support 27,250 Lobby 1,870 Connector Zone 970 FEC Recreation 2,770 FEC Food & Beverage 1,000 Meeting / Banquet Rooms 1,400 Waterpark 8,340 Total 43,610, total including back of house 47,940 sq metres.

Its water flumes will protrude from the building's roof.

Its 498 room UK resort will attract 500,000 visitors each year and will require a car park holding up to 902 spaces.

These facts suggest that a development of this magnitude will have a huge detrimental impact on air/ noise pollution and destruction of wildlife habitat within the village and surrounding areas.

The volume of visitors expected will generate approximately 1,800 additional car trips on our local roads, many of which are country lanes, and which are already stretched to capacity. The proposed routing of visitors to get to the resort, serves only as a suggestion to drivers and will be in no way managed to stop any 'short cuts' through and impacting on our village.

This proposed development also causing me great concern with regards to the facilities currently serving the village.

As you may be aware the village was subject to flooding in August 2020, where homes and garages suffered water damage. The relevant services then spent many days after this trying to rectify the problem. The truth is the drains are inadequate to service the original houses, as well as the new developments we have seen within the village. The inclusion of a resort of this size, with its laundry, hotel rooms, and conference facilities, leads me to the conclusion that we will become increasingly likely to suffer more regular flooding issues, as no thought has been given to this within the proposal.

I am actually offended that Great Wolf is of the opinion that by offering local residents days passes to the waterpark, this somehow negates the imposition of such a huge complex in such an unsuitable location. I would go further as to suggest that this is a display of complete arrogance on their part.

In response to feedback from local residents, the Proposed Development will offer day passes to the waterpark on a controlled basis. The number of these will depend upon bookings at the hotel – if there are more bookings at the hotel, fewer day passes will be available.

In conclusion I would urge you to reject the appeal by Great Wolf, seeing the development as grossly being out of proportion to the scale of Chesterton village, and one which granted would entirely destroy any feeling of village life.

Your sincerely,

Lisa Horseman
Chesterton resident

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 16:19:45
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Dear Alison,

As a resident of Chesterton on and off since 1977, I write to urge you to consider all of the incredibly well informed and factual objections that have been raised so far. Many that I have read include such clear and concise explanations of why this monstrosity is so unsuited to the surrounding environment. This is not my area of expertise, but I think it is plain to see that the damage caused to the natural environment and the sheer volume of traffic - both during the building phase and once the resort opened - would not be compensated in any way by positive impacts in other areas. Bicester has not suffered from high unemployment figures – quite the opposite in fact, and the type of jobs that will be available will be very low skilled and poorly paid.










I actually live on the B4095 and can evidence just how blocked and busy this road becomes if there is an accident or closure on either the M40 or the A34. Even without either of these events, it can sometimes take a while to cross the road when on the school run and at other peak times. I simply can't imagine how the local roads would cope with all the additional traffic?

I am not against local development, I understand that the country and our economy needs it, however, the negatives of this resort far outweigh the positives and there must be a more suitable location, that would not impact so heavily on local infrastructure and quality of life.

Yours sincerely

Lyndsey Jones Donaldson

[REDACTED]





		
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From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Resorts Planning Proposal
Date: 10 November 2020 13:09:46

Dear Ms Dyson,

I would like to strongly object to the planning proposal that has been put forward from Wolf Resorts to build a water park in Chesterton.

As resident in a local village I can see no demand for a development and no justification for the devastation of yet more wildlife and flora and fauna in this area.

The increase in traffic and the pollution caused would be of great magnitude.

I implore you to reject this proposal as it has no place in the Oxfordshire countryside.

Yours sincerely,

Laura Juniper

Date: 23rd November 2020

Alison Dyson
The Planning Inspectorate,
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN
REF: Great Lakes UK Ltd- Application Ref APP/C3105/W/20/3259189

Dear Alison Dyson

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.

This development is unsustainable in an inappropriate location on the edge of a small village. The amount of car parking spaces indicates a large amount of car traffic on a daily basis which goes against the Cherwell Strategy of reducing car usage. As well as the traffic the 500,000 sq ft of buildings on this green field site irreversibly impacting on the landscape and environment.

The current infrastructure in Chesterton, Bicester and surrounding villages will not be able to cope with the 1000 and more daily increase in traffic volume and well the construction traffic. Chesterton is already a rat run and experiences major traffic congestions as an escape route during many traffic issues along the M40 or A34. As well as other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Western 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. We live on the Hale and I walk my children into school along this road and along the A4095. With the increase of traffic this development would bring this would become even more unsafe for my children to get to school. The pavements and roads are not very wide and with cars from the houses along that road parking along it, cars are constantly trying to squeeze past or having to wait and a queue build up. The pavements along the A4095 are just wide enough for a small pushchair and my eldest is unable to hold onto the pushchair and stand next to me with out having to walk on peoples front garden or in the road.

The amount of traffic and the current infrastructure is not safe at the moment not including the extra traffic. My husband has recently been involved in an accident while cycling in Middleton Stoney where a car hit him. This was during lock down and low traffic levels. Thankfully he didn't sustain any lasting damage. I feel with the increased traffic these accidents are going to become more frequent and endanger lives. I have also read that the Government has named Bicester as one of the three areas in Oxfordshire to benefit from a £2.98 million boost to get more people walking and cycling. How is this going to be safe with this business encouraging 1000's of cars to travel into the area with no local economic benefit as all facilities are on site.

Great Wolf resort aims to keep all guests on site to use their facilities and therefore no economic benefits to the local area. Local businesses are already finding it hard to find and recruit employees and as such, the Great wolf will either take employees away from local businesses or bring in employees from outside the area and therefore increasing traffic.

The development will take away a large area of open space which seems to be disappearing rapidly in Cherwell. This is unacceptable when it serves such an important purpose in communities and for well being.

For the above reasons, I Strongly request the planning permission NOT be granted for the application

Yours Faithfully

L Kerswell-Jensen

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 22 November 2020 21:16:29

Dear Ms. Dyson,

I would like to register my opposition to this appeal.

When the original application was made, I sent a letter of objection to Cherwell District Council, on the grounds that the development would (a) cause a huge and unacceptable increase in traffic volumes, (b) be totally out of keeping with the local area and at odds with Cherwell District Council's Countryside Design Summary, (c) be of no benefit to the local community, only to Great Wolf Resorts themselves (d) lead to the effective destruction of one or more villages and (e) contribute greatly to the problem of Climate Change.

I understand that all objections made to the original proposal will be considered when making a decision on the appeal, but would like to take this opportunity to make some further observations.

Flooding has occurred a couple of times in recent months in Chesterton following heavy rain. I am not aware of this happening previously in the forty two years that I have lived in the village and one must presume that this is due to the housing developments that have occurred in recent years. This is a disturbing trend and is a problem acknowledged by Thames Water. The massive development that is proposed by Great Wolf would clearly exacerbate this flooding problem to a very worrying degree.

Large infrastructure schemes, such as HS2 and the Oxford-Cambridge expressway, are threatening local wildlife by destroying its natural habitat. The proposed Great Wolf development would add to this destruction, without any compensating benefit that the aforementioned other developments could be considered to provide. The proposed nocturnal floodlighting would also badly affect wildlife, particularly bats, that remain in the area.

The Great Wolf proposed development would provide a leisure opportunity for people travelling from across the country, while removing one of the few amenities currently available to local residents, the golf course. While half the course would remain for a while, it is unlikely that sufficient support would continue for it to carry on as a viable concern.

Disruption to village life would inevitably result from the proposed water park with air pollution, noise pollution, light pollution through nocturnal floodlighting, removal of a countryside area, and, most significantly, a considerable increase in traffic congestion.

Indeed, if the water park were built, the enormous volume of traffic that would result from people travelling across the country to visit by car, given the absence of any suitable public transport availability, would result in a further increase in the use of fossil fuels, with the consequent detrimental impact on the wider environment.

In summary, I can see no benefit to the local community from the proposed development, but only a negative impact from increased flooding, floodlighting, destruction of wildlife habitat, removal of a popular amenity, disruption to village life, and an increase in the use of fossil fuels contributing to Climate Change.

Kind Regards

Len Lawrence

2A Green Lane, Chesterton

From: [REDACTED]
To: [Byson Alison](#)
Cc: [REDACTED]
Subject: Planning Appeal Reference APP/C3105/W/20/3259189
Date: 25 November 2020 15:42:44
Attachments: [image001.png](#)
[image002.png](#)

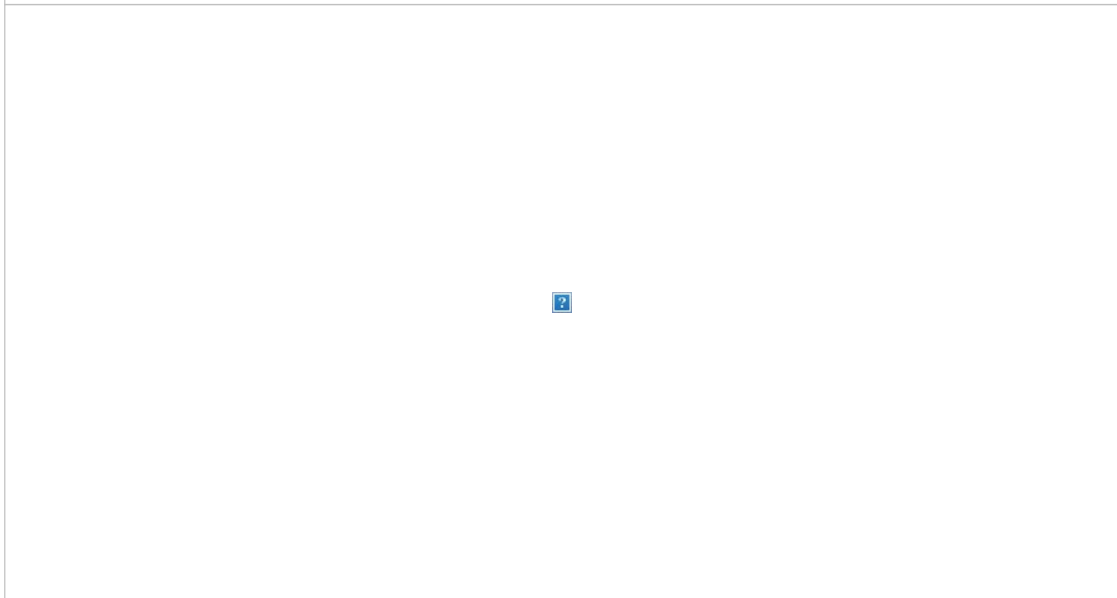
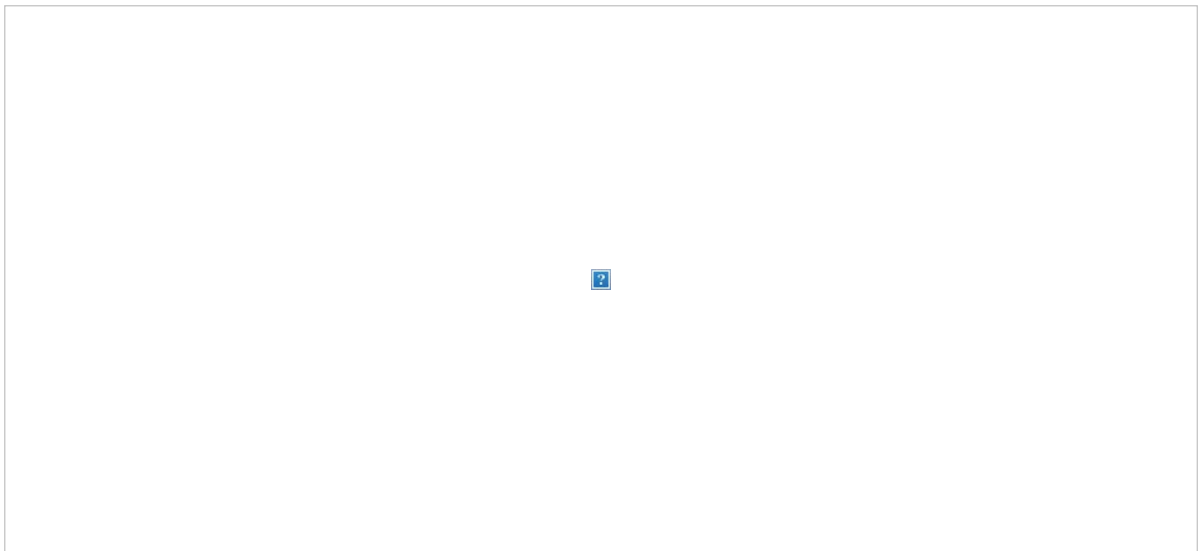
Dear Alison,

Planning Appeal Reference APP/C3105/W/20/3259189
Land to the East of M40 and South of A4095 Chesterton Bicester Oxon

I am writing to you as a local resident to STRONGLY OBJECT to the appeal proposal submitted in relation to the case detailed above.

I agree with the issues highlighted and the decision reached by Cherwell District Council. As a former resident of Chesterton, and still a regular visitor, the infrastructure in the area would not be able to cope with the increased demand from such a development.

Specifically, roads around Chesterton and directly on the approach to the proposed development site are narrow and, particularly in winter months, quite treacherous. If you use Google Maps to take you to the existing site you are currently directed through Little Chesterton (screen shots below). I am aware the developers intend to direct visitors in with signs but this is a purely administrative control and can easily be over ruled by every day technology. People no longer rely on signs for directions. The road through Little Chesterton is a single track road in the truest sense. You can only fit one car along the lane and around the three sharp corners, if you were to meet anything going in the opposite direction there are limited opportunities to pass. Looking slightly further out, Google Maps brings you in along the A41. The A41 is well known for becoming gridlocked over busy/sale periods with masses flocking to Bicester Village. This gridlock is already felt on the surrounding roads with local residents being forced to take either extreme diversions or walk to essential local shops, such as the supermarket. Walking along these narrow roads is dangerous at the best of times especially when there are drivers who are unfamiliar with the roads. The additional vehicles on the road from this development would only exacerbate the problem.



In addition, even if the administrative control of signage is followed by some drivers the current route off of the M40 at J10 and through Middleton Stoney is already heavily utilised and has other known issues.

Finally, Bicester Golf Club is one of the few remaining 18 hole golf courses in the area. Golf is a welcome relief that can be enjoyed by local residents for a reasonable price, it is accessible and supports the local community through charity days and social events amongst other things.

For these reasons, along with the many others noted by Cherwell District Council, I believe this is an unsuitable development for the area and ask that you reject

the appeal.

Yours sincerely,

Lucy Miles

3 Waverley Avenue, Kidlington, OXON, OX5 2NA

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: App/c3105/w/20/3259189
Date: 08 November 2020 12:23:26

Good afternoon

I write to object against the planning application number listed above for wolf resorts.

I object as a local resident of the village, for a number of reasons.

Firstly the Impact to the lovely village of chesterton which is currently very quiet and has a great village appeal.

With the wolf resort Impact there will be a huge amount of cars and visitors to the area. The roads are not set up for this amount of people and will cause many issues to the local area.

The complex will be unsightly to the areas landscape and with the 84ft water tower, this will be an unsightly view from our home.

I personally feel the resort will have a substantial increase to the air / noise pollution.

To confirm I strongly object to these plans.

Regards
Louise

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Appeal by Great Wolf Resorts UK - Ref: APP/C3105/W/20/3259189
Date: 22 November 2020 20:45:45
Attachments: [image.png](#)

For the attention of George Baird and Alison Dyson

This is the most recent Great Wolf Resort in the US that remains unopened. It has the same number of rooms and style as the proposed Chesterton resort.

In addition there will be an indoor water park towers and slides and other associated support buildings and the 900 space car park.

Not quite the Oxfordshire countryside we need to preserve for future generations.

Regards

Linda Porter



Linda Porter

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal by Great Wolf Resorts UK - Ref: APP/C3105/W/20/3259189
Date: 22 November 2020 18:26:23

For the attention of George Baird and Alison Dyson

I am writing to express my deep concerns over the above noted proposed development in North Oxfordshire, which has gone to appeal.

The local planning committee voted unanimously against this unsustainable development in an unsustainable location with six key areas of objection, which are not trivial.

The number of residents in over 30 villages and towns strongly objecting to the proposals indicates the depth of feeling that this development is not needed in the area and does not support the Cherwell Development Plan.

The superficial sweeping aside of legitimate local concerns by the developer is more than worrying in a democratic society.

My key areas of concern include the following:

Unsustainability

Cherwell has a Local Development Plan detailing planned appropriate developments for the area. It's a progressive plan with numerous and diverse planned future developments such as, plans for significant increases in housing stock, improvements to rail and road connections, improvements to infrastructure, promoting investment in high technology and innovation providing higher value employment opportunities.

All this has been planned with consideration to the quality of life and well being of local residents and respect for our rural areas and villages. We are already soaking up a huge amount of development in the area, but these kinds of development are long term and will have a positive impact on the future prosperity of the area.

The proposed private corporate Great Wolf Resort is not in accordance with these local plans in so many areas. The disruption it would bring would potentially ruin these other worthwhile long term developments. It's size, negative impact on local infrastructure, rural landscape, traffic and local communities would be a disaster for the region not to mention the affect on water supplies and drainage, which are already at saturation point. There is no need for such a superficially thought through project, which is totally unsustainable and clearly for corporate gain with no regard to local development plans and community needs. With austere times ahead a development of this type should not be a priority for Cherwell.

Economic Benefits

The Cherwell Development Plan emphasises the priority for economic growth around Bicester to maximise benefits from its location including high value and knowledge based businesses. It's looking for investment in the high performance engineering sector....innovative business investment...creation of high value employment...developing a more diverse economy with an emphasis on attracting and developing higher technology industries. These objectives would create much stronger and sustainable economic growth in the area.

The proposed resort meets none of these objectives. It would only provide low skilled, low paid opportunities - short term jobs not careers. Yet the targeted age group is the 18-22 year olds - that's no future for them!

The area already has plenty of opportunities in retail and hospitality so more of this kind is

not needed and would not assist long term prosperity in the area.

In addition, low paid jobs would put a strain on affordable housing and transport links are wholly inadequate for such a workforce, who would likely have to travel from outside the area.

It would be highly inappropriate for Great Wolf to think that due to the current situation with COVID 19 we need this type of employment opportunity. In two years time there will be plenty of better employment opportunities in the area not just for the younger generation but for all.

Economic development is about the long term not the short term.

Traffic Impact

The existing road infrastructure is already becoming overloaded with all the appropriate planned development in the area for housing, community and leisure amenities and business developments. All worthwhile developments with long term gains for the area and in accordance with local and national policies. There is a need for these types of development.

The addition of potentially an extra 1800 vehicles per day relating to the resort on the surrounding roads is unsustainable.

The intended audience for the resort, as it is necessary to stay overnight, are those living outside the area. This naturally will put additional strain on not only junctions 9 and 10 of the M40, which are already extremely busy but also on the connecting A34, A41 and all the surrounding country single lane roads that are barely big enough to take two cars passing in opposite directions and cannot take HGVs.

Great Wolfs proposals to get round this issue by laying a small stretch of path for pedestrians and cyclists and providing buses to nearby train stations is wholly inadequate. It provides no solution at all to the traffic issue and shows no regard at all for understanding the local area.

Families with young children travelling to the resort for an overnight stay aren't going to catch a train and bus, cycle or walk! Employees won't be able to afford to live in the area or afford to pay for public transport, so the proposed mitigation solutions are totally inadequate and present no long term solution.

If visitors are expected to take public transport why is a 900 space car park required?

The impact of traffic issues as a result of such a development on businesses, schools everyday life will be enormous.

Landscape and Ecological Impact:

The Cherwell Plan states that "development in open countryside should be strictly controlled and rural areas protected" ... "a need to support woodland and wildlife sites" ... "ensure growth avoids adverse environmental impact".

This development contravenes the local plan in many points on this subject.

Natural habitats would be destroyed, the rural landscape blighted by such a huge unsightly structure and car park neither of which are in keeping in design or size with the rural landscape.

In addition, the adverse affect on biodiversity and air and light pollution contravene local and government guidelines on biodiversity and climate change.

We have a duty to our children and theirs to protect our rural countryside, wildlife and rural way of life for the benefit of future generations. Once the bulldozers go in there is no turning back — the countryside will be lost forever.

Given the North American resorts are either closed or working at 50% capacity, if planning were given it may be years before it was developed, leaving land idle or even worse construction part completed and left as a blight on the countryside.

The US business model is questionable culturally and logistically in the UK, which doesn't bode well for any long term profitability or benefits of the site.

Again the long term impact is what's important not short sighted short term gains.

I would strongly urge the Inspectorate not to uphold the appeal by GWR for this unsustainable development.

Kind regards
Linda Porter

Mr L Ricketts

Cherrycroft Mill Lane

Weston on the Green

Bicester, Oxon

OX253QR

November 17th 2020

Appeal Reference: APP/C3105/W/20/3259189

Dear Alison Dyson

I would like to object to the proposed new development in Chesterton for the following reasons.

- 1). The additional traffic flow through Weston on the Green is totally unacceptable. Almost without fail some traffic incident on either junction 9 on the M40 or the Feeder road the A34 occurs daily. The proposed traffic into and leaving this new site is via these very 2 traffic hot spots and then via Weston on the Green. With the constant rat running that now occurs due to these hold ups it can take residents up to 10 minutes to leave their village road and get access onto the B430.
- 2). In the present political climate where the environment and climate change is a top priority what sort of message is being sent when such huge damage is being proposed to this existing green rural space by this construction. It benefits no one locally and will substantially increase carbon consumption. The extra water supply required raises serious questions as to how this will be procured and at what expense to local water sources.

I would like these points to be considered when the planning decision is being deliberated.

Regards

L Ricketts.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Ref: APP/C3105/W/20/3259189
Date: 18 November 2020 12:53:36

I wish to write strongly AGAINST the appeal made by Great Wolf Resorts to build a super-sized American resort park in Chesterton, Oxfordshire.

At present the site is a lively golf club, designated a key sporting facility under Cherwell District Council's local development plan. This resort which is planned by Great Wolf Resorts is a self contained private resort with very little trickle down for local businesses. The 500,000 visitors which they anticipate will mean approximately 1800 additional car trips on our local roads, which are already stretched to capacity. The planned hotel is four storeys high making a huge unsightly complex dominating the landscape and will be about 60% larger than Bicester Village.

In addition a permanently floodlit 900 space car park is planned (about the same as Oxford's Westgate Centre) which will look like an airport long stay car park.

This development will cause a substantial increase in air/noise/light pollution and destruction of wildlife habitat.

This proposed development is not in accordance with Cherwell Local Development Plan.

I OBJECT VERY STRONGLY TO THIS PROPOSED DEVELOPMENT IN EVERY WAY.

Regards,
Lady (Sally) Brown
Weston on the Green, Oxfordshire

15 Chadwick Place
Ambrosden
OX25 2BG

21st November 2020

Ref: APP/C3105/W/3259189

Dear Alison

I am writing with regard to the appeal for the Great Wolf development.
This appeal **cannot and must not** be upheld for the following reasons -

- Developing this area will devastate the natural trees, hedgerows, ponds not to mention the wildlife that depends on all of this. I myself have seen the swans, ducks, rabbits in abundance and even a deer on one occasion. Then there is the insects and pond life we don't immediately see. Their habitat will be destroyed and gone forever. At this time of world climate change we should be encouraging wildlife by planting more trees and more hedgerows not destroying them.
- This development will ruin village life with the extra traffic going through daily on small country lanes that are completely inadequate for this volume of traffic. Residents walk and bike along these roads for exercise, dog walking and personal fitness and the abundance of traffic will make this even more dangerous than they feel it is now.
- As a village we already feel an impact since the development of the new houses in Audley Gardens, with excess rain now causing flooding in parts of the village not seen before. The water needs somewhere to go and the drainage here in Chesterton is not adequate to sustain another development nearby and especially one the size of Great Wolf Resorts. It is guaranteed that this would create even greater areas of flooding within the village.
- As in the development of Bicester Village we have seen over time that they buy up more land around them to further expand on what they have. In time Great Wolf would want to expand and where will they go. It is a known fact locally that Graham Payne (the owner of the hotel and golf course) would sell up and our village would be destroyed even further. **This just cannot happen.**
- Again at a time when we are being encouraged to conserve our water usage and to save electricity the astronomical usage of both of these commodities by Great Wolf goes against everything that we are encouraged to do.
- I was born and brought up in this beautiful village and do not want to see it destroyed by a development that is neither wanted nor needed.

Louise Simpson

6 Lander Close
Chesterton
Bicester
Oxfordshire
OX26 1DH

Ms Alison Dyer
The Planning Inspectorate
Room 3J, Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

26/11/20

Dear Ms Dyer,

Re: Great Lakes UK Ltd – Planning Appeal No: APP/C3105/W/20/3259189

Thank you for the work you and your colleagues in the Inspectorate are undertaking relating to this appeal.

I am writing, as a resident of Chesterton, to object strongly to the above planning appeal. In summary the original application was rejected on so many grounds, with overwhelming local opposition to the application. The modifications and arguments made by Great Wolf subsequent to the original planning application have not materially changed anything in relation to the grounds for rejection, and so I would urge rejection of this appeal. The proposed development remains fundamentally at odds with the local development plan; will have serious detrimental impact on the local environment, ecology and community; and I can identify no material positive considerations that would mitigate these factors or justify upholding the appeal.

At a detailed level I have many concerns. I have paid particular attention to the ways in which the proposed development is at odds with the policies and strategies set out by Cherwell District Council, in whose geography the proposed development lies. This reflects the importance I place on local democracy.

First, I am troubled by the apparent **lack of consultation around the original application** between the applicant (Great Wolf) and Cherwell District Council. Surely, with the potential for more than 2,000 visitors each day, Great Wolf should have worked with Cherwell, following the correct local plan process, to identify and be allocated a proposed site? The application was **opportunistic, speculative, and in the wrong location** and this appeal should accordingly be rejected.

Second the proposed development is fundamentally **unsustainable / in opposition to sustainable strategies** for Cherwell:

- It's on the edge of a village and includes 900 car-parking spaces. This clear reliance on car travel is at odds both with the Cherwell strategy of reducing

car usage and the need we have as a nation to reduce carbon emissions towards net zero

- Golfers looking to play on an 18-hole course will have to drive to alternative courses, thereby inevitably increasing car mileage driven – again in conflict with the Cherwell strategy and our national need
- This, golf course site, is by definition a ‘green field site’ – to put 500,000 square feet of built development will forever destroy significant green landscape and ecological habitats

Third, flowing from the lack of consultation and selection of an inappropriate location, the **traffic impact** of the proposed development seems certain to create **road safety and quality of life issues** by increasing levels of traffic to those far in excess of the capacity of local infrastructure. Specifically:

- The road network in the Bicester area is already over-stressed by residential, commercial and retail developments (eg Bicester Village, Kingsmere, Bicester Gateway. To add an extra 1,000+ traffic movements is folly and surely beyond the capacity of the network. These villages / parish councils join with Chesterton in their opposition
- During and after construction, routing plans will not just impact the problematic A34 and A41, but also see increases in traffic volume in villages such as Wendlebury, Middleton Stoney and Weston on the Green. These increases will impact air quality, safety, and quality of life
- Most especially, Chesterton will be impacted. Much of the traffic to and from the site will go through Chesterton with its dangerous A4095 bend, narrow roads (eg The Hale) and parked cars. Even now, Chesterton functions as a ‘rat run’ and problems on the M40 or A34 see increased levels of traffic in Chesterton. This proposed development would only exacerbate safety, quality of life, and air quality issues.

Fourth, this development will have **significant ecological issues**, removing large swathes of **green field habitat for a varied abundance of wildlife**. In a world that is concerned about mass extinction, in which bird and insect (eg bee) populations are plummeting, this makes no sense. |

Fifth, just as the local population continues to grow (Elmsbrook, Kingsmere, Upper Heyford), so this proposed development would **remove recreational facilities**. On the surface that seems a strange claim given that the proposed development is entirely recreational. But the reality is that the proposed development is not aimed at ad-hoc or frequent short-term use (hours) by local residents, but at residential stays (days) by those traveling to the site. For the increasing number of local residents, the proposed development sees the removal of a much-loved and (as per filed accounts) seemingly commercially viable 18-hole golf course. Yes, nine holes remain, but for how long – what will keep that viable? Further, it seems to me that securing the site would threaten the right of way associated with the footpath across the golf course that is shown on Ordnance Survey maps. Thus, with the recent loss of the North Oxford nine-hole course, to grant this appeal would show a flagrant disregard for the recreational needs of local residents.

Sixth, the **proposed design is inappropriate**. A low-rise design (to make it less visible) merely means a larger ground area is subject to development and urbanisation in a rural location. The two-three (very) large proposed blocks are not remotely in keeping with the character of the local area. Cherwell’s Countryside Design Summary (2008) makes clear that new development schemes in locations like the proposed site should be small scale, detached buildings at low height (like the

existing golf club) and should enhance the character of the local area. To uphold the appeal would go against the policy of our democratically elected local authority.

Seventh, and similarly, **anticipated economic benefits are not aligned to Cherwell District Council policy, and / or are too limited to justify permission being granted.**

The Council's strategic aim is to prioritise 'knowledge-based' business investment. Great Wolf's is a hospitality business, of a totally different character. While the development would offer employment, this is likely to be predominantly in lower-paid, anti-social split-shift roles, often with zero-hours contracts. This is thus fundamentally at odds with Cherwell's strategy. Worse, because Great Wolf's business model is based on keeping guests on-site, in the proposed development's restaurants, retail outlets, and leisure activities, there will be minimal or no spill-over of economic benefits to local businesses – just extra traffic. I understand there is very little or no support for the development among local businesses, and would urge you to take note of that.

Eighth, and finally, for those using the proposed development, and for local residents there would be **air quality and pollution impacts**. Additional traffic driving to and from the site will impact on air quality for local residents; and for those using the proposed facilities a site adjacent to the M40 is hardly offering healthy air quality and a quiet ambient environment. The changes in traffic volume, associated noise, and experienced air quality during Covid-related lockdowns have only served to reinforce this point for us as residents of Chesterton.

So, again, I consider that the appeal should not be allowed to overturn the rejection of a planning application that was done badly, does not align with published Cherwell (and wider) policies and strategies, and remains of significant dis-benefit to the local community. Please do recommend the rejection of the appeal.

Yours sincerely,

Leslie Smith

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resorts
Date: 24 November 2020 23:24:59

APP/C3105/W/20/3259189 - Great Wolf Resorts

I write to lodge my opposition to the proposed development of Bicester Hotel Golf and Spa by the Great Wolf Resorts under APP/C3105/W/20/3259189. This development has already been rejected by the local community, Parish Council and County Council. It is clear that the Owner and Developer are seeking to use their commercial strength in these times of COVID-19 difficulty where the resources of the community and Councils are working hard to keep us safe. Quite clearly this is opportunistic without regard for the local community.

In addition to the opportunistic nature of this Appeal the issues that arose at local Council level still persist;

- The Development sits on the edge of Chesterton a small village with single lane meandering roads without the capacity to meet the added burden of 500,000 visitors per year, with additional trips from this location to shopping and site seeing. The roads currently struggle at peak commuter time.
- The Development does not provide any amenity for villagers as it is a resort, for guests only. Furthermore Bicester already provides a swimming pool sports complex as does the current Bicester Hotel Golf and Spa.
- The Development will literally overshadow the village of Chesterton. At 4 storeys high with a water tower in the region of 84ft tall, catering for 2,000 guests, a car park of 900 spaces the Development will dwarf the recently built Tesco superstore and car park in Bicester. It is huge. All of this will be at the expense of a well used golf course and green spaces attracting wildlife in the area.
- This Development will run 24hrs per day, 365 days per year. Noise pollution will break the peace of the location, light pollution around the Development will destroy the habitat for nature and the residents and finally vehicle pollution will blight the roads and homes within the village.
- Resorts of this scale have supply chains to suit, national and international businesses utilising large volume vehicles will dominate the village road system. There will be no trade for local businesses who are not able to compete. Staff will also seek to travel to the area to work adding more travel pressures. Opportunities for local employment will also be limited by non local experienced Hotel workers arriving to meet demand.
- A water park has huge environmental impacts associated with it. Huge volumes of water, heating, chlorine or salt chemicals, disposal of waste water and power. When the new housing estate was built by the Chesterton playing fields the sewerage system was connected into but not significantly increased. The natural sewerage route for this gargantuan resort is to install an upgraded sewer back to Bicester as all other directions are ploughed fields or woodland. This will require the A4095 to be excavated for extensive periods to take away the pollution from the resort. Other utilities we need to be upgraded too. The road itself would need to be closed for a year or more with huge disruption alongside commuter, village and construction traffic. Those living on the A4095 will fear to walk or drive out of their driveways and villagers will be trapped by constant traffic.
- The Development should be located closer to Bicester Village Shopping, rail and motorway links where the infrastructure exists and where the local plan provides. The new Holiday Inn Hotel near to the Premier Inn Hotel both serve Bicester in ideal locations using the fallow land nearby. This is by far a better location than a small Oxfordshire village.

It is clear that commercial might is being used by Great Wolf Resorts to push through a development in the wrong location and at the expense of local residents who live in a village for the peace and tranquility it provides. Chesterton is not Continental America with its huge spaces and ability to make a huge development seem small. Chesterton is a rural village with a small Primary School, Church and Pub; sitting beyond the growing town of Bicester with all of its better suited plots. This Development only takes and in so doing destroys the very nature of the village.

Please do not allow the Great Wolf Resorts proposed Development to go ahead.

Thank you

Lucy Stephenson
12 The Woodlands, Chesterton. Oxfordshire, OX26 1TN.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - great Wolf resort
Date: 25 November 2020 09:27:14

Morning Alison,

I am writing to ensure that the recent appeal by Great Wolf Resorts is dismissed.

The proposal for this American style water-park is so out of place here in the UK, but it also completely adverse to the UK Government's 10 point plan where one of the key aims is to harness nature's ability to absorb carbon by establishing new National Parks and Areas of Outstanding Natural Beauty, making them havens of biodiversity.

How can the aim of protecting 30% of England's countryside by 2030 be achieved if at every turn developers and speculators are gouging out great chunks of our countryside?

The 10 point plan includes a promise to: ensure healthy soils that capture carbon; protect woodlands; create a 'Nature Recovery Network'; wild landscapes and invest in nature-based solutions to increase flood resilience. In this way it is proposed we can protect communities from the already visible effects of climate change. This proposal makes a mockery of the Government's ambitions and must be rejected.

The 500 bed room, 2000 occupancy building is vast and completely out of keeping with the area, the main building being taller than our church tower & would be one of the tallest buildings in Cherwell (in the open countryside!).

The roads into the area are completely inadequate for such a development, and are small rural roads that will not cope with these volumes of traffic, especially in the construction phase. These roads all pass through small Oxfordshire villages, which already suffer with a large amount of through flow traffic.

This proposal was rejected unanimously by the council, who did a fantastic job listening to the concerns of their residents and this decision should be upheld.

The limited benefits that this scheme will bring are vastly outweighed by the destruction of green space, huge increases in traffic and a huge blot on the landscape, not to mention the loss of a golf course.

Please reject this appeal

Thanks
Lisa
Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference : APP/C3105/W/20/3259189
Date: 24 November 2020 10:55:47

Dear Ms Dyson

We would like to strongly object to the above proposal of the building of the Great Wolf Resort in the Oxfordshire village of Chesterton.

This development would be entirely inappropriate as the surrounding area is a quiet rural setting made up of a number of small villages with family communities. This will entail thousands of visitors a year, causing terrible traffic and environmental pollution affecting the quality of air and noise in not only Chesterton but surrounding villages. Our local roads are already overcrowded and this will potentially cause more accidents (the A34 already has more than its fair share of accidents).

It is not a public amenity, it is for visitors who book overnight stays and it is highly unlikely that locals will get passes at any convenient times, whatever the developers say. This has been proved in the US, 98% of guests remain on site. In our present climate our entertainment centres are all struggling....eg Blenheim Palace, Botanical Garden, Waddesdon, Oxford Natural History Museum and so this will be sucking much needed potential income from our most treasured and Historical sites. Also this is completely out of character to what we in Oxford offer to potential visitors. We are not Florida.

This is going to be a huge complex likely to be bigger than Bicester Village. Bicester town are unlikely to benefit as the clients staying will not venture out of the complex, so how does that help our economy? I believe there is also likely to be an 84 ft tower, this is completely out of character for the area.

Have the developers said where all the water is going to go? Chlorinated water will affect all our local animals and plants.

This certainly is not in accordance with the Cherwell Local Development Plan.

Louise and Peter Talbot

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Development: APP/C3105/W/20/3259189
Date: 18 November 2020 21:27:46

The Stone Barn
1 Home Farm Close
Chesterton
Oxfordshire
OX26 1TZ
18th November 2020

To Alison Dyson, Planning Inspectorate
Re: APP/C3105/W/20/3259189

Good day,

I would like to open with the statement:

I object strongly to the proposed development (Great Wolf: hotel and water park) planned for construction on the outskirts of the rural village of Chesterton.

The nature of the development is completely at odds with the setting of my family home, and with the Cherwell Local Development Plan, clashing sharply with national policies regarding sustainable development.

Landscape and Visual Impact

The proposed development will in itself dominate the local landscape as an unsightly stain. While there is discrete screening as demonstrated by the ZTV work conducted, there is also a demonstration of prominence in the landscape. To follow, the expansive airport-long-stay style, floodlit car park is likely to cumulatively destroy the rural night sky.

Transport and Infrastructure

The proposed development is a huge complex, claiming hundreds of thousands of visitors per year, in an area with rural transport infrastructure, already stretched thin) and limited potential for expansion without destroying the character of the area. Further to the touristic burden, is the commercial necessities of haulage traffic to accommodate such a complex.

Public Amenity

The proposed development cannot be conceived as a benefit to the public. It is explicitly designed as a destination with enclosed facilities. Such a development has no intention of divesting custom to the local community or businesses.

I strongly oppose this development.

Yours sincerely,

Leo Sucharyna Thomas

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf proposed development - APP/C3105/W/20/3259189
Date: 25 November 2020 14:13:50

The Stone Barn
1 Home Farm Close
Chesterton
Oxfordshire
OX26 1TZ

25th November 2020

To Alison Dyson, Planning Inspectorate

Re: APP/C3105/W/20/3259189

I object strongly to the proposed development of the Great Wolf Hotel and Water Park, to be built on the outskirts of the rural village of Chesterton.

With my family home being in the centre of Chesterton, this unsightly development will have a huge impact of our daily lives, the biggest being the complete destruction and misuse of the surrounding land. The 84-foot water tower would be the tallest building in Cherwell. The carpark will be floodlit and look like an airport long-stay car park. The complex will be equivalent to two Tesco Extra superstores, built in a totally unsustainable locality.

Constructing this horrendous and thoughtless development on the outskirts of a rural Oxford village, will only be the start of the masses of noise, air and light pollution. The development will attract 500,000 visitors a year, resulting in 1800 additional car trips a day on local roads that already can't cope with demand. In addition there will be dozens of lorry and van deliveries a day, as well as thousands of nation-wide workers, further clogging the local roads.

The proposed development will not be a public amenity as it is designed for people who book an overnight stay. As all the facilities will be on-site it will not benefit the local community or businesses. These facts have been misconstrued by many Bicester residents, whom if they knew the terms and price points of the proposed passes, I'm sure they would also object to its construction.

Apart from the unsustainable nature of the development being completely at odds with the Cherwell Local Development Plan it does not meet any national policies regarding sustainable development.

Please consider the hundreds this will impact.

I strongly oppose this development.

Yours sincerely

Laura Sucharyna Thomas

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 24 November 2020 10:49:35

I can provide you with numerous arguments as to why building this monstrosity is a bad idea - but I would like to ask why anyone sensible would think that it's in any way a good idea?

The proposal also flies in the face of the UK Government's 10 point plan where one of the key aims is to harness nature's ability to absorb carbon by establishing new National Parks and Areas of Outstanding Natural Beauty, making them havens of biodiversity. How can the aim of protecting 30% of England's countryside by 2030 be achieved if this type of development is allowed to go ahead?

The 10 point plan includes a promise to:

- ensure healthy soils that capture carbon
- protect woodlands
- create a 'Nature Recovery Network'
- invest in nature-based solutions to increase flood resilience

The plan does nothing to contribute in a positive way to the Plan.

I urge those responsible to reject it comprehensively!

Liz Willmott

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf resorts
Date: 18 November 2020 17:13:42

Dear Alison

I wish to register my objection to the proposed appeal by Great Wolf Resorts which was unanimously declined by planners in March this year.

To build such a complex in the proposed location in Chesterton would be totally unsuitable for many reasons.

It would offer absolutely no benefit to the local community and would have a negative impact, not only on Chesterton village but on all of the surrounding villages.

I list below some of the many negative reasons.

- There are no plans to upgrade or alter our local road network to cope with the estimated 43% increase in traffic once built, and this figure doesn't take into account the impact of construction traffic which will be in the number of 65 lorries every day over a two-year period. Therefore our already poor country lane infrastructure will suffer much higher rates of deterioration, and there will undoubtedly be an increase in road traffic accidents.
- Disruption to wildlife both during construction and once built with the loss of natural habitat.
- High Water usage - The area is already classified as "seriously water stressed" by the Environment Agency.
- Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area.
- Potential water fouling of the local area from chlorinated water waste (as with existing resorts in the US)
- Potential lack of recycling affecting local figures for CDC.
- Air pollution both during construction and once built.
- Noise pollution both during construction and once built.
- Light pollution both during construction and once built by nocturnal flood lighting.
- Loss of a popular leisure amenity.
- Loss of a countryside area of natural beauty.

Blackstone's track record of having no regard for the environment whatsoever is a big worry and doesn't bode well for Chesterton or the surrounding area.

Finally, the most obvious reason for not considering the appeal is that the plan has already been unanimously rejected by CDC on six different counts! Surely this should be

enough to ensure it doesn't go ahead?

Thank you for considering my objections

Best regards

Lorna Wiltshire

Countryside supporter

Appeal reference APP/C3105/W/20/3259189 [Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: Great Wolf Resorts - Waterpark Chesterton
Date: 26 December 2020 15:45:49

Dear Ms Dyson

We live in Caversfield and are concerned to learn that the Wolf project might still go ahead.

I cannot see how this project can bring any advantages to the people of Chesterton; indeed I fear it will do the opposite. Not only will it destroy the rural nature of the village and its surroundings it will greatly increase traffic into and through the village and would have traffic implications for surrounding villages as well.

None of the supposed benefits of this project would outweigh the problems engendered by the negative impact of the waterpark.

I do hope you consider our objections and those of our friends and neighbours in Caversfield, Bicester and surrounding villages.

Kind regards

Roy and Liz Wyand

RECEIVED
27 NOV 2020
MAJOR CASEWORK

AD

Fox Lodge
The Lane
Chesterton
Oxon
OX26 1UX

16 Nov 2020

Alison Dyson
The Planning Inspectorate, Room 3J, Kite Wing,
Temple Quay House, 2 The Square,
Bristol, BS1 6PN.

Re: APP/C3105/W/20/3259189

Ms Dyson.

In response to Great Wolf Resorts appealing their planning application for their proposed development in Chesterton, I cannot express strongly enough my objection to this planning appeal.

Cherwell District Council unanimously rejected this proposal in March as being completely unsuitable for the location. This alone should provide sufficient evidence from local planners, supported by an unprecedented objection from the local community, that this defiant and irresponsible appeal should be rejected completely.

Unless the application has changed significantly, these original letters of objection from the surrounding community should remain extant and the appeal should be repudiated for various reasons including:

The development is not in line with the Cherwell Local Development Plan. If allowed this appeal will set a precedent that any other local Government or district development plan can be overturned and dismissed.

The golf course has been designated as a key sporting facility under Cherwell DC's local development plan. It will not be possible to landscape another nine holes into the remaining course.

The development is not sustainable to the local community, utilities, employment or road infrastructure.

The scale of the development is entirely unsuitable for the local area. Irrespective of any attempt to define a landscaped setting a 900 space floodlit car park, an 84ft high water-tower and a 500-room hotel, the model for which is usually located on the outskirts of large American towns or Cities, will destroy a rural setting and dominate the surrounding area.

Highways have already expressed an objection to the increased traffic on unsuitable roads. The local road infrastructure is agricultural or even Roman in origin and the reliance that people now have on sat-nav devices will direct visitors via dangerous and unsuitable rural lanes. Any additional traffic through Chesterton will cause increased congestion on already overcrowded routes.

This development will damage a rural community and is wholly and impractically misplaced. This appeal should be rejected as overwhelmingly as the original application.

Yours sincerely



Lawrence Beckett

4 Vespasian Way
Chesterton
OX26 1BA

RECEIVED
16 NOV 2020
MAJOR CASEWORK

10th November 2020

Alison Dyson
The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Ms Dyson

Re: Planning Application Appeal Ref: APP/C3105/W/20/3259189 - Great Lakes UK

I write with grave concern regarding the above Appeal which has been submitted from the above Consortium. Whilst the Appeal was somewhat expected by a large overseas Company, who have no local understanding of our area and only see a foothold into the UK to develop their brand, it is madness to think that such a large scale water theme park in the midst of this tiny village is warranted, viable and practical. This development will cause the complete devastation of the area which I call 'Home'. I 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 the Development.

This "private" resort attracting in excess of 500,000 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, and over development of Bicester Village, 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, are 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. The proposed development does not fit with the Cherwell Local Development Plan, they are instrumental in the development of the area, its communities and its infrastructure, why does such a company know differently? In these difficult times we are being asked to support our local Council and the County Council, they know more than most what is needed and acceptable for this area, they agreed with local people and the agencies who work tirelessly to develop the area in a sympathetic way, that this was a development which will be totally out of place here and no wanted. They and we were right first time and we are right a second time.

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 and ill conceived project and ask that it be refused. It was the right decision last year when this project first surfaced, there are no changes which make this development any more viable or suitable now.

Yours sincerely

A solid black rectangular box redacting the signature of Lesley Harry.

Lesley Harry

Appeal Ref: APP/C3105/W/20/3259189
Great Wolf Development, Chesterton, Oxon

Lower Heyford Parish Council wishes to OBJECT to the above appeal in the strongest possible terms. We refer you to our previous objection.

The traffic from this proposal will have an impact on the villages of Lower Heyford and Caulcott as they lie on the B4030 which is one of the main routes to the north and west of the site. OCC's traffic survey of 2019 showed a rise of 19% over two years to 5,833 vehicles through Lower Heyford and that over two thirds of this number, including many HGVs, travel through Caulcott from Middleton Stoney. The future build out of next door Heyford Park and Bicester will further add to this number. Lower Heyford is not designed to take a large weight of traffic: period houses bear up against the road and our historic Rousham Bridge (Grade II* listed in relation to Grade I Rousham House) is damaged by traffic on a regular basis and at the time of writing is awaiting repair. We also lie in the Rousham Conservation Area.

The Traffic Assessment supporting this application already forecasts that the Middleton Stoney crossroads will be over capacity by 2026. The Great Wolf site is forecast to add to this junction a further 600 vehicles per weekday and over 800 cars at weekends. The Heyford Park application has subsequently been approved but its traffic mitigation has yet to be resolved because of the detrimental impact it will have on Middleton Stoney and surrounding villages. The cumulative impact at this junction will be severe. This is contrary to NPPF Para 108, NPPF Para 9 and Policy SLE4 and should be sufficient reason alone to refuse this appeal.

We see little local benefit from this proposal. The waterpark will not become a public amenity as it is designed for people who book an overnight stay. Day passes will be limited and unlikely to be available during school holidays and at weekends. We also see little benefit to the local economy as the complex is self-contained with all facilities on site. It will, however, result in the loss of a valued 18 hole golf course in an area where more golf courses have been identified as a need within the plan period.

We do not believe that the impacts on ecology and climate change have been sufficiently addressed in the Environmental Assessment. Construction alone will take two years and a staggering 31,000 construction vehicles. Earth will be removed to a depth of two metres from the entire 25,408 sq m site and will cause irreparable harm to wildlife and habitat. The development will also use 400,000 litres of water per day and the energy requirement of a hotel with 500 bedrooms will be considerable. To site a major visitor attraction of this scale in an out of town setting will encourage car use, drain natural resources and cause air, noise and light pollution. This does not accord with OCC's or indeed national commitments to tackle climate change.

The four storey hotel is vast and ugly and, with a permanently lit 900 space car park and 80 foot water tower, would dominate the surrounding landscape. While the size and design of this development may be considered acceptable on the outskirts of a US town it would be wholly unsympathetic to this area of north Oxfordshire countryside.

Eleven neighbouring parishes have already objected to this application because of the harmful impact that this proposal will have on our area and one that is already under strain from expansion at Bicester and Heyford Park. There are numerous policies in the NPPF, the Cherwell Local Plan and the Oxfordshire Transport Plan on the importance of local communities, the impact on health and quality of life, and protecting local heritage and character. We hope that this is given due weight and ask that you dismiss this appeal.

Painswood House
Chesterton
Bicester
Oxon
Ox26 1uf

Alison Dyson
Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Date 26th November 2020

Sent by email only to - alison.dyson@planninginspectorate.gov.uk

Dear Ms. Dyson,

Objection to Planning Appeal APP/C3105/W/20/3259189 by Great lakes UK Ltd – Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxfordshire, OX26 1TE

I wish to object to the planning appeal as shown above as the proposal is not in accordance with the development plan and the small number of benefits of the scheme are not sufficient to outweigh the significant impacts the scheme will have on the local area.

As a resident of Chesterton living on the A4095, should the scheme go ahead I will be extremely concerned by the traffic passing by my family's house, particularly with two small children.

At present there is no crossing into the village from this side of the road or a footpath running into Bicester or in other locations such as along The Hale. The volume of traffic is continually increasing with the number of new houses being built on the Kingsmere and Elmsbrook estates, therefore further traffic created from the proposed hotel/waterpark is going to make this road very dangerous.

I also wish to object on the following planning grounds:-

1. Unsustainable Development

This is a significant development that will attract high levels of visitors every day and Cherwell District Council's (CDC) Policy SLE3 states that such developments should be located highly sustainable locations adjacent a multitude of transport modes to reduce the reliance on car usage. Policy ESD1 also seeks to distribute new developments to sustainable locations to tackle Cherwell's commitment to climate change. The site is on the edge of Chesterton village in an inherently unsustainable location with low accessibility to public transport and the scheme provides for 900 car parking spaces (therefore promoting car usage) and is therefore contrary to Policy SLE3 and ESD1.

The site is currently greenfield, open space and policy BSC10 seeks to ensure there is sufficient quantity and quality of open space, sport and recreation provision by protecting and enhancing existing provision. The planning system should be supporting the redevelopment of previously developed, brownfield sites, or allocated sites in sustainable locations adjacent to public transport modes, not on a greenfield site that will irreversibly remove open space. This is totally the wrong location for such a proposal and whatever gestures or promises the applicant provides in terms of

improved access, bus services of cycle routes, the site is inherently unsustainable and not appropriate for such a development.

2. Landscape Impact and Design

The proposed scheme is not in-keeping with the local area which is characterised by 2/3 storey buildings which are detached and clustered. The Countryside Design Summary (2008) published by CDC provides guidance for developments in locations such as this and supports development of small scale, low height and detached. Also saved policy T5 of the Cherwell Local Plan 1996 states that new hotels in rural locations will only be approved where they would largely be accommodated in existing buildings of totally replace an existing commercial operation.

Policy ESD13 states that successful design should contribute to an area's character representing the traditional form, scale and massing of buildings. Paragraph 170 of the NPPF states that planning decision should recognise the intrinsic character and beauty of the countryside.

The development consists of a large bulk of 500,000 sq.ft of built form and mass on a site of greater height than any other buildings in the vicinity of the site and this is all delivered on what is currently greenfield site. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

3. Traffic

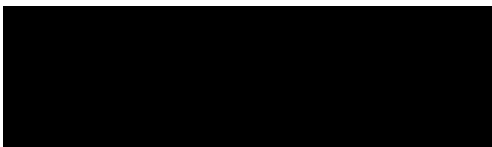
Policy ESD1 supports new developments that reduce the need to travel by car and Policy SLE4 states that new developments should facilitate the use of sustainable modes of transport. Saved policy TR7 states that developments that will attract a large number of vehicles onto minor roads will not normally be permitted.

The existing road infrastructure cannot cope with the projected extra 1000 – 1,500 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. The Applicant is seeking to re-route traffic down the A34 particularly and doesn't appear to understand the issues that we already encounter on the A34. The slip road at Weston on the Green is notorious for accidents due to the short length of the slip road. Great Wolf is directing traffic to use this slip road so will exacerbate the issues. There is no reference or consideration for this aspect in the Applicant's Transport Assessment.


The proposal is therefore contrary to Policies SLE4 and saved policy TR7.

In conclusion to the above comments, I strongly oppose the above scheme. The location is completely wrong and would have a very damaging effect on the village and nearby places.

Yours faithfully

A large black rectangular redaction box covering the signature of Lisa Brewerton.

Lisa Brewerton

From: 
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 21 November 2020 18:35:02

Great Wolf Resort Water Consumption

Our area and the wider South East are classified by the Environment Agency as “seriously water stressed”.

The Thames river catchment is the most intensively used water resource system in England. In the USA the average Great Wolf Resort uses 42,366,077 gallons of water per annum. At the time of submitting their planning application to CDC they had reduced this figure to 31,128,353 gallons per annum ‘through the adoption of numerous water consumption mitigation measures’, however these measures aren’t detailed in the relevant document. The average household uses 36,075 gallons of water a year. Great Wolf’s estimated annual consumption would supply 863 homes per annum or a village over twice the size of Chesterton.

An Olympic swimming pool, which is 50metres x 25metres x 2metres, holds 660,253 gallons of water.

The estimated annual consumption of the Great Wolf Resort would fill 47 Olympic pools with water left over.

Farmoor Reservoir has a capacity of 3042 million gallons of water.

Great Wolf’s estimated annual consumption equates to over 1% of that total, a huge amount of water for just one commercial development.

Not to mention all the chlorine they’ll require to keep the water sanitised and the huge amount of detergents and other chemicals for laundry and cleaning

Check out the routes Google would take you to the proposed resort: -

- * One is a SINGLE TRACK ROAD...
 - * The other is through an already overloaded junction..
- This does not belong here...

Here are some key facts:-

Based on GW's own plans.

*The US-built complex hopes to attract half a million people a year, drawn from up to two hours drive away from our area!

Bicester Village causes enough traffic head aches without this too!

*It is NOT a local amenity; the water park complex is designated for people who book an overnight stay. Local day passes are likely to be scarce and expensive (and not available during school holidays or weekends)

*The hotel alone will be huge - one of the biggest outside London - with a capacity for around 2000 guests every night.

*It will be four storeys high and will dwarf and dominate the surrounding countryside. At 84 ft high the water tower will be potentially the tallest building in Cherwell and higher than Buckingham Palace.

*This private resort will be equivalent to 2 Tesco Extra superstores in size - one and a half times bigger than Bicester Village!

*The business plan is based on visitors mostly travelling by private car - the 900 car car park will be permanently flood lit so will look like an airport long stay car park.

*This will all have a massive impact on our roads - there are currently no plans to upgrade or alter our road network to cope with an estimated 43 per cent increase in the volume of traffic due to GWR (this figure is based on professional traffic consultant calculations)

*So this means an estimated extra 1,800 EXTRA car journeys a day along country lanes, the accident hot-spot A34, plus the A41, A4095, A4030 and B430 through Weston on the

Green

*There will be a substantial increase in noise, light and traffic pollution and the destruction of wildlife habitat. The nocturnal flood lighting in particular will be harmful to bats and birds.

More key facts:

*Construction could start very soon in 2021 if the appeal succeeds and would involve 2000 construction workers and 31,000 deliveries over a two-year period.

This averages out at 65 delivery lorries EVERY day trundling over our local roads.

*Little, if any, 'trickle down' trade for local pubs, restaurants or shops because this is a self-contained residential resort; in the US 98 per cent of guests stay on site for the duration of their visit.

*It will mean the loss of a vibrant golf club as we know it, designated as a key sporting facility by Cherwell District Council

*No attempt has been made to consult either the council or local residents for a more suitable site for this residential resort.

*The plan has already been unanimously rejected by CDC on six different counts.

Regards

Liz

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3259189

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/20/3259189

Appeal By GREAT LAKES UK LIMITED

Site Address
Land to the east of M40 and south of A4095
Chesterton
Bicester
Oxfordshire
OX26 1TE

SENDER DETAILS

Name MRS ANNETTE LOVELAND

Address
Highsett
Alchester Road
Bicester
Oxon
OX26 1UN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Alison Dyson,
The Planning Inspectorate,
Room 3J Kite Wing Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

Dear Madam,

Planning Appeal reference APP/C3105/W/20/3259189
Great Lakes UK Ltd.

Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating water park, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping.
Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxon.

I would like you to consider dismissing the above mentioned appeal for the following reasons:

1. This proposed development is not in accordance with the Cherwell Local Plan 2011-2031.
2. The development is unsustainable, in an inappropriate location in a small historic village. The development includes a 900 space car park, which indicates that Great Wolf Resorts are expecting significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a Greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The whole proposed development is not in keeping with the rural environment or with the character of the village.
3. The road infrastructure in the area cannot cope with the projected extra daily car movements that will be expected if the resort is functioning at its full capacity. The A4094 which runs through the village of Chesterton is already used by residents of Bicester and people from further afield as a means of getting to Oxford and beyond and to the A34 without having to queue on the A41 to get through junction 9 of the M40 motorway. This is in addition to the large amount of traffic using the A4095 to get to Witney and beyond. As a resident of Alchester Road it is almost impossible to get on to the A4095 at busy times of the day and our lives revolve around judging the best time to leave the house to access the A4095. At peak times there can be large queues from the A4095 junction with Vendee Drive back into the village. With the large housing developments and new warehouses being built in Bicester at the junction of the A 4095, the road is inevitably going to get even more busy without the prospect of at least an additional 1000 car movements a day should the Great Wolf Resorts development succeed in its appeal.
4. The traffic routing plans via Middleton Stoney, Weston-on-the-Green and Wendlebury will not address the traffic problems. The A41, A34, A4095, M40 and B430 area already very busy roads and an incident on any of the roads causes disruption throughout the area with drivers looking for other routes. This can have an impact to traffic movement around Oxford also. The single track road from the A41 through the village of Little Chesterton is also used by drivers who do not wish to queue on the A41 and evidence of this can now be seen where vehicles have destroyed the grass verges as there is no room for two vehicles to pass on the road. Little Chesterton would be used as a direct route from the A41 to the proposed Great Wolf Resort by people following satellite navigation systems.
5. At the consultation meetings with the representatives from the Great Wolf Resorts they indicated they would be looking for a large number of staff. The staff would need to drive to the resort, which would increase the traffic movements. Chesterton does not have a bus service and there are no safe walking routes or for that matter cycle routes from Bicester or the surrounding villages. The bus

service proposed by Great Wolf Resorts would have to operate on a very regular basis to provide transport from the bus and railway stations in Bicester for guests, as well as bringing staff to the resort without them using their own vehicles. It is highly unlikely that guests will choose to bring a family to the resort on the train or the bus. Driving will no doubt be the transport of choice.

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

7. During November 2019 and again in September 2020 there have been areas of flooding in Chesterton and Little Chesterton. This has probably not been helped by the housing developments that have already taken place in the village. The prospect of a large part of the golf course being covered in tarmac and concrete can only increase the flood risk in the area. I do not feel the reports in the application take account of the flood risk in the area.

8. I also note that the existing golf club discharges foul water to two on-site private pump stations from where the sewage/effluent is pumped to the nearest Thames Water manhole and that this manhole would be used for the sewage/effluent from the proposed Great Wolf Resort. There is surely no comparison with the sewage/effluent from the existing golf club to that expected from the proposed Great Wolf Resort. I do not think Thames Water would be able to cope with the increase in sewage and effluent when there are already problems getting the sewage/effluent from the two new housing estates in the village to the pumping station located on the un-numbered road between Chesterton and the A41. There are many occasions when tankers have to be used because the pumping station is unable to cope with the sewage/effluent from the village since new housing developments have been built.

I would kindly ask you to take my comments into account when considering this appeal

Yours faithfully,
Annette Loveland

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Chesteron
Date: 27 November 2020 12:40:16

Hi

Re:

APP/C3105/W/20/3259189

This application flies in the face of everything that the Government's Green Agenda sets out. An increase in traffic, water usage, sewerage and turning a beautiful green space into a 'concrete jungle'

I hope that those hearing the appeal can see sense and refuse it.

Mike Barrett

[REDACTED]
The Old School House
Fringford
OX27 8DT

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: The Great Lakes (Great Wolf Resorts)
Date: 27 November 2020 16:52:57

To: Alison Dyson, The Planning Inspectorate, Bristol, BS1 6PN
From: Matthew Biry
Re: Great Wolf Resorts Appeal No. APP/C3105/W/20/3259189
Date: 27 November, 2020

Dear Ms. Dyson,

I am writing this letter to object to an appeal being made by Great Wolf Resorts to build one of their water park resorts in my small village of Chesterton.

Late in 2019 my parents and other villagers, as well as people who live in other small villages and in the town of Bicester, objected to this plan and voted NO. We were glad to know Great Wolfs were told it could not happen in Chesterton, which was great news.

The grave impacts such a huge resort would make on our small village, as well as the surrounding villages, was shared with us and it was difficult to understand why Great Wolf Resorts would have ever thought this plan was suited for our area. Everything on their list offered more negative results for people and wildlife living here.

Because of this I continue to object and say NO to their appeal to build in Chesterton.

Kind Regards,

Matt Biry
The Studio House
Bignell Park
Chesterton
Oxon, OX261UE

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 21 November 2020 11:46:35

Good morning,

I am emailing you with regards to application APP/C3105/W/20/3259189.

I would like to object to this application. There are many many reasons why this shouldn't go ahead but as a former community carer, having looked after residents in the immediate area to the proposed planning, I feel it would of huge detriment to the elderly and vulnerable people living in the area. There will be increased strain on the roads by way of more traffic, causing more damage to the road surfaces.

This in turn will put those providing essential care services to the elderly at risk of unnecessary traffic delays and damage to vehicles. This will lead to those receiving the care having delayed care visits, those with mental health conditions may not understand why their carers are late, medication administration may be late, personal care visits may run over and so on. This will have a huge knock on effect to an already stretched industry that they simply do not need.

Thank you,

Melissa Bull

Phoenix Dog Grooming

Unit 16, Bicester Business Park

Telford Road

Bicester
OX26 4LD

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: appeal reference APP/C3105/W/20/3259189
Date: 18 November 2020 18:00:16

Hi

I would just like to post my objections to **appeal reference APP/C3105/W/20/3259189** on the grounds of:-

1. Building on green belt
2. Merging villages together losing identity
3. Traffic congestion (most people don't use cycles especially in winter)
4. Housing for London's overspill
5. Housing for growing immigrant population

Regards

Marcus Bunning
10, Follets Close ,Yarnton , Oxon. ox51tb

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Defence of our countryside app/c3105/w/29/3259189
Date: 16 November 2020 12:26:12

Ftao: The Planning Inspectorate re app/c3105/w/29/3259189

I am horrified that this planning request should even be considered.

Our country roads are being damaged enough without this disastrous burden on them and being inflicted on the people of Oxfordshire.

Why should we suffer

Two year construction phase with 2000 construction workers and 31000 deliveries with an average of 65 delivery lorries a day .

There is very little trade for local businesses . I. Understand. In the U S. 98% guests stay on site.

1,800 car trips on our local roads and worse on the A34 where driving will be even more dangerous with added lorries :as if it werent bad enough to cope with at present.

Air and noise pollution and destruction of wildlife habitat will add to the huge water tower and tallest building which will be inflicted on local residents with no benefit for them .

I beg you dont let this become a reality for our beautiful Oxfordshire .

Yours sincerely

Mrs Muriel Casey .

Bletchingdon Resident.

Foxtownsend Farmhouse
Kirtlington
OX5 3HS
25.11.20

APPEAL REFERENCE:
[APP/C3105/W/20/3259189](#)

Dear Alison Dyson,

I am only 13 years old and this is the first time I have ever written to anyone to oppose anything. I am writing to object to the Great Wolf Resorts' planning proposal as I think it completely unsuitable for a little village to have such a vast scale resort built so near to it. In this letter I will portray my objections to such a plan.

Firstly the traffic that this area already experiences is significant but an additional predicted 1800 cars per day will severely congest the roads. This means that for me personally I will not be able to go on family bikes rides as the roads will be too busy and unsafe for me to ride my bike. I am also scared for my dogs as if they ever got on the road the sheer amount of cars could hurt them. The roads at the moment already have many potholes and with more cars travelling along them the quality of the roads will get worse. Secondly there will be limited passes for local residents and if I did want to go with my parents I would have to stay the night which seems strange as I would live a maximum 10 minutes away.

I also watch many David Attenborough documentaries and I am shocked and scared at the levels of pollution created around the world. Therefore I don't understand how such a resort can be built to meet the environmental goals aimed whether it is nationally or locally. I have been researching Great Wolf Resorts in America and I found a recent build in California which shocks me as it is ugly and unsightly. I dread what the resort if it was built would look like.

In conclusion, I believe that this development would have huge environmental, local and national impact. This resort would make a mark on the on the local region but not for the good.

Yours sincerely,

Melissa Chapman

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov.uk)
Cc: [REDACTED]
Subject: Proposal by Great Wolf Resorts.
Date: 25 November 2020 08:44:09

Good morning, Alison.

Margie, my wife and I totally endorse the views expressed in Chris Church's email below.

Many local folk in Bletchington and Kirtlington to whom I have spoken are also strongly against the proposal.

Kind regards,

Mark Charnock

To: Alison Dyson (case officer)

The Planning Inspectorate,

Room 3J, Kite Wing, Temple Quay House, 2 The Square,

Bristol, BS1 6PN.

BY EMAIL: alison.dyson@planninginspectorate.gov.uk

APPEAL REFERENCE: APP/C3105/W/20/3259189

24/11/2020

I am writing to object to the current proposal – now being appealed following the earlier rejection – by Great Wolf Resorts to develop a resort complex in Oxfordshire village of Chesterton.

I am writing on behalf of Oxford Friends of the Earth. With 1550 supporters we are one of the largest environmental organisations in the county, and protection of our countryside and biodiversity is one of our key aims. We are by no means opposed to all new development, but this proposal is wholly unsuitable and unsustainable.

I would urge the Inspectorate to reject this appeal on the following grounds:

The initial plan was rejected by the District Council on six counts because it was not in accordance with the Cherwell Local Development Plan. It has also been opposed by Bicester town council and numerous local parish councils.

This is an unsuitable location for a development of this size. I have seen no evidence of any attempt made to find a more suitable site.

The developer aims to attract half a million visitors a year, mostly travelling in private cars, which are likely to lead to an estimated increase of 40% more vehicles on local roads. Public transport provision has been poorly planned and largely ignored.

This would involve the loss of a vibrant golf club, designated as a key sporting facility under Cherwell DC's local development plan.

A development of this scale will lead to a substantial increase in local air and noise pollution and the destruction of wildlife habitat in an area that is already under intense development pressure.

Yours,

Chris Church for

Oxford Friends of the Earth

Mark Charnock

Address: Manor Farm House, Bletchingdon, Kidlington, Oxon OX5 3DP, UK

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Lodges Objection
Date: 27 November 2020 11:31:42

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

Chesterton is an idyllic country village, with a picturesque and popular pub just opposite the church with the village green in between. This proposal will bring an additional 1800 cars PER DAY through the village, which has a school on the only road through it. There is already such an issue with traffic at school pick up and drop off times that the Parish Council have recently been considering double yellow lines near the school.

You might say that designated signs to direct visitors to the resort away from the village might be adequate, however, these days everyone simply types a postcode into their Sat Nav and follows that - if the traffic is building up in one direction, the traffic will be sent through another village or through a tiny residential road, not expecting such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton -a single track road! Bringing this type of resort to a small village is simply not a good idea.

Great Wolf Resorts are usually housed on the edges of cities, not in a rural environment and it would appear that as this is their first location outside North America, they are trying to buy cheaper rural land to escape more expensive urban land prices. Quite simply, this does not fit here.

Several homes in Chesterton flooded this year and in Little Chesterton there are ongoing drainage issues - an enormous complex with a car park for 900 cars will in no way help the current, already worrying, situation.

Indeed, the ecological impact of this build would be nothing less than catastrophic - building over a popular golf course, with acres of rough ground supporting a huge variety of wildlife is not in line with the current government requirements to increase the biodiversity of each new build by 10%.

Please do not allow this misfitting, damaging build to take place.

Many thanks

Regards
Mary

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: RE: APP/C3105/W/20/3259189 Great Wolf Resort
Date: 18 November 2020 18:01:50

RE: APP/C3105/W/20/3259189

I object to the Great Wolf Resort being opened in a small Oxfordshire village of Chesterton. The road system cannot cope with the volume of traffic during the construction of this park, as well as afterwards. It is clear that no one has seen the roads in the surrounding villages. They would discover how narrow many of them are and how lorries cannot pass each other at the same time; one of them would have to go on to the pavement or wait further down to allow another to pass. The pavements are very narrow allowing only one person to walk at a time and house frontages with no front gardens along them.

If there is an accident on the A34 or M40 between junction 9 and 10 the whole area becomes gridlocked. These roads are accident hotspots because of the volume of traffic which uses them combined with fog conditions during the winter months.

No matter how much guests would be encouraged to use the main roads, they still will use the village roads as part of their journey. People will additionally use the villages as ain't through as their SatNav will send them the fastest route. This will have a clear impact on Ardley, Middleton Stoney, West-on-the-Green.

Our physical and mental health will be impacted by the pollution of fumes and noises from the increased vehicles. Additionally, this will have a direct effect on the environment.

The surrounding countryside will be subjected to increased light and noise which will affect the local flora and fauna.

There will be no benefit from this facility to the surrounding area. We have low unemployment and have difficulties filling vacancies in the local area.

This resort needs to be built on the outskirts of a city which has the transport facilities of road, rail and public transport.

Yours,

Miranda Cooper
A resident of Middleton Stoney
OX25 4TD

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection letter - APP/C3105/W/3259189
Date: 24 November 2020 05:24:23

Dear Ms Dyson,

My family live in Middleton Stoney and I have to admit we were horrified when learnt that Great Wolf launched the appeal.

We have 2 small children and (as busy as Middleton Stoney gets at times) we want them to grow up in a calm and green village environment.

The traffic, pollution and distraction of green area which Great Wolf would cause will have a direct impact on my family and my children's future.

I would like to strongly oppose the development! I see absolutely no benefits to the local area and its residents.

I sincerely hope that the decision makers on this case will stand together with the local community and vote against Great Wolf

Kind regards
Maggie Dancer
Resident of Middleton Stoney

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 16:42:26

Dear Alison

I really don't want the Great Wolf resort to be built because there will be so many cars and it will make living in Chesterton not very nice.

From

Manny Donaldson [REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Bicester Golf Club
Date: 27 November 2020 07:59:34

Appeal reference APP/C3105/W/20/3259189

I am writing as President of Oxfordshire Ladies County Golf Association to object to this planning appeal. To lose this golf club would be a travesty for the county, as has been highlighted during this pandemic golf clubs have been a place for everyone to exercise safely and help their mental health.

The club support county events, especially supportive of junior golf and to turn this green area into this development would be so sad. As you know Bicester has had so much development of late and to lose another green space is not what they need.

I do hope you will reject the appeal.

Best wishes

Maggie Edwards

President OLCGA

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: APPLICATION APP/C3105/W/20/3259189
Date: 10 November 2020 17:03:30

Dear Alison Dyson,

This development is totally inappropriate. Apart from the few jobs it will create for local people, it will be of no benefit to the local area. The buildings on the site are totally out of scale with the surrounding area as would be the size of the car parking area.

The effect on local infrastructure would be considerable, with very large numbers of people from far away using the facility. It will cause a substantial increase in air/noise pollution and destruction of wildlife habitat.

Yours sincerely,

Mike Finbow
Dairy Cottage
North Lane
Weston on the Green
Bicester
OX25 3RG

Sent from Mike's iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189 - Proposed Great Wolf Resort in Chesterton, Oxfordshire
Date: 27 November 2020 18:10:51

Dear Alison

I understand that, in March, Cherwell District Council planners rejected Great Wolf Resorts' plans for a large resort park and hotel in Chesterton, Oxfordshire. I am writing to you to urge that Great Wolf's appeal against this decision is not upheld.

The south east of England is already highly populated, roads are congested and the countryside is under continual threat from large infrastructure schemes (HS2, the Oxford-Cambridge expressway and so on). We see increasingly depressing news about the inexorable erosion of green spaces, climate change and of species nearing, facing or suffering extinction. We therefore need to understand how important biodiversity is, and therefore to ensure that our beautiful countryside is preserved as wildlife is struggling in overdeveloped areas.

Great Wolf's proposal will have a hugely negative impact on the rural area in the vicinity of the proposed resort, both as a result of the irreversible destruction of the countryside but also as a result of the impact on the grossly unsuitable infrastructure surrounding the proposed site. Access to the proposed site from the main trunk roads in the area will mean significant amounts of additional traffic travelling through the surrounding villages, which are simply not suitable for the current level of traffic, let alone any more. The resort would therefore have a significant detrimental impact on all the surrounding villages.

I am not opposed to development in principal, but such development need to be sited in locations with sufficient infrastructure and access and built on brownfield sites where possible. The Bicester plan has several areas which have been identified for development which have direct access to the M40 and A34, many of which are brownfield sites.

The proposed resort is therefore an entirely inappropriate location and given its scale, the local infrastructure is entirely unsuitable for such a resort. The original planning decision to reject this proposal (unanimously) should therefore be upheld.

Your sincerely,

Matt Goode
Kirtlington

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Resort park in Chesterton
Date: 23 November 2020 12:28:35

3 Walnut Rise,
Somerton
Bicester
Oxon OX25 6LZ
23.11 2020

Dear Ms Dyson

I have only today received a notice about the proposed construction of an American resort park in Chesterton

I would like to register complete rejection of the proposal

The reasons for my opinion are mainly to do with the increased volume of traffic that this would bring to Bicester.

Traffic here has been increasingly crowded since the construction of Bicester Village and the current plan will inevitably increase this even more, particularly because the main road from the M 40 to Chesterton and Bicester is the A41 which is already regularly obstructed by both cars and lorries. The fact that Bicester itself is increasing in size will make the situation even worse. One other, but less pressing objection to the construction is the planned proposal for an 84ft water tower which will be out of proportion to all other buildings in the area.

If you could report my objection to the scheme for these reasons I would be very grateful

Yours faithfully

Mary Hall-Craggs (MB. BS)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 21 November 2020 14:15:02

Dear Ms Dyson,

I should like to make a polite request that the appeal being made on behalf of Wolf Resorts for the building of their leisure park in Chesterton be rejected please.

I am a cyclist. I have cycled around the lanes and minor roads of the area for more years than I like to recall. Over the last ten years I have felt more at risk of being abused or hit by a car than at any point. I have in fact been assaulted twice and hit by a car (bike written off, knocked unconscious) in the last few years alone.

The lanes and minor roads around Chesterton are just that, country lanes and minor roads.

The considerable increase in the volume of traffic caused by this very large resort would, I fear, make the roads in the area unsafe for both leisure cyclist and the many commuters I see who cycle around to get to their place of work.

Over the last twenty or so years, we have seen the area rightly grow and despite some nimby-ism and perhaps a lack of public green space, it has been planned sympathetically to the needs of both the economy and the well being of local people.

I implore you not to blot the copy book of our planning inspectorate by allowing this immense resort, providing little or no benefit to local people, to be built in an area which provides the landscape of which we are all so grateful.

Please do not allow this appeal.

Yours sincerely

Mathew Hammond

55 Montgomery Road
Caversfield
OX278FG

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference: APP/C3105/W/20/3259189
Date: 22 November 2020 18:33:26

The Planning Inspectorate,
Room 3J, Kite Wing, Temple Quay House
2 The Square,
Bristol, BS1 6PN.
FAO: Alison Dyson
1US

Marilyn Heslop
30 Orchard Rise
Chesterton
Bicester
OX26

Appeal Reference: APP/C3105/W/20/3259189

22nd November 2020

Dear Alison

I would like to strongly oppose the planning application by Great lakes.

Chesterton is a small village and is no place for a resort of this size.

Traffic through Chesterton and the surrounding villages will be intolerable.

Visits to the resort will not be freely available to local people on a day basis, contrary to what they say.

The golf course is a very long established, much used facility and to forgo half of it will no doubt mean the loss of members who want to use a full 18 hole golf course.

I strongly believe the club would close within 2 years if this monstrosity should ever be permitted.

Then if allowed now, would surely increase in size again, if they are allowed to get their foot in the door.

Traffic would increase immensely and the roads in the village are already in poor condition and in some places barely wide enough for 2 cars to pass.

I strongly urge you to oppose this application.

We have had 2 new housing estates within the last 2-5 years, we have had our fair share of developments.

This is the completely the wrong location for a development of this size, without wanting to sound like a "nimby" there are other large open areas, off more of a main road, a spitting distance of Chesterton where this would be not exactly be welcomed, but more suited.

Yours hopefully, a long term resident of the Chesterton.

Marilyn Heslop

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resort Plan
Date: 18 November 2020 13:14:58

Ref Number - APP/C3105/W/20/3259189

Dear Alison Dyson,

I strongly object to the Great Wolf Resort Plan to build a water park on the edge of the village of Chesterton, Oxfordshire. The planned development is not in accordance with the Local Plan for Cherwell District Council, responsible for administering the area the site is in. As a new Tourism plan, it is not in a sustainable location. The site is served by small country roads, already under pressure from too much traffic. The 500,000 visitors projected would cause a huge burden on these country roads, even before construction traffic with huge lorries are taken into account.

The planned amenity would not benefit the local community at all. The proposed hotel of 500 beds would be one of the largest outside London, completely unsuitable to be sited on the edge of a rural village. The planned complex would have a huge floodlit car park visible for miles around and creating more light and noise pollution.

There is already pressure on local water and sewage provision because of house and industrial building in the locality. This complex would add greatly to this pressure. An 84ft water tower would contribute another eyesore in a rural community.

The air/noise pollution and huge loss of wildlife habitat would be further detrimental to several rural villages in the surrounding countryside.

We need to take action on climate change, but this proposed development would greatly increase the burden of this action.

I hope you will agree that this planned complex is totally unsuitable for the location. Pk

Yours sincerely,
Margaret Holmes,
6, The Limes,
Stratton Audley
OX27 9DA

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 Proposed water park at Chesterton
Date: 15 November 2020 00:13:28

Dear Ms Dyson

I feel that consideration should be given to the following issues when determining Great Wolf Resort's appeal against refusal of planning permission for a water park at Chesterton, near Bicester.

- Local country lanes cannot accommodate the increase in traffic for both the construction phase and the active resort.
- Wildlife habitats will be destroyed and vast tracts of countryside lost under concrete for the resort buildings, access roads and car park.
- There will be little benefit to the local economy as evidence from other Great Wolf resorts indicate that the majority of customers do not leave the site.
- Light, air and noise pollution will impact village life and change the character of this quiet rural settlement.
- The development company has a poor record in regard to its care for the environment, which I would contend leaves local watercourses at risk of pollution.
- The development is not in accordance with Cherwell District Council's Local Plan.
- This totally inappropriate development would have a negative impact on many aspects of life in Chesterton and the surrounding villages and countryside. Cherwell District Council, mindful of many objections from local residents, surrounding parish councils and other groups, unanimously refused the application and I would ask you to uphold this refusal.

Thank you for your consideration of my objections.

Yours sincerely

Martin James
14 George Street
Bicester
Oxfordshire
OX26 2EG

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeals ref: APP/C3105/W/20/3259189
Date: 26 November 2020 14:02:00

I am writing to object to the current proposal- now being appealed following earlier rejection- by Great Wolf Resorts to develop a resort complex in Oxfordshire of village of Chesterton.

I am a resident of Weston on the Green, a nearby village which will severely impacted by the development. I urge the Inspectorate to reject the appeal on the following grounds:

1. The initial plan was rejected by the District Council on six counts because it was not in accordance with the Cherwell Local Development Plan. It has also been opposed by Bicester town council and many local parish councils.
2. This is an unsuitable location for a development of this size. We have seen no evidence of any attempt to find a more suitable site.
3. The developer aims to attract half a million visitors per year, mostly travelling in private cars, which is likely to lead to an increase of 40% more vehicles on local roads within an infrastructure that cannot sustain this increase. Public transport provision has been poorly planned or ignored.
4. This would involve the loss of a vibrant golf club, designated as a key sporting facility in Cherwell District Council's development plan.
5. A development of this size will lead to substantial increase in local air and noise pollution and the destruction of wildlife habitats in an area that is already under intense development pressure.
6. Residents of surrounding villages will be experiencing all the impact of the development both during building work and once completed, including increased traffic through the villages which is already a problem at times of congestion on the A34 and M40, but will not be able to gain any benefits from the development, such as day pass admissions.

Yours sincerely
Mandy Jones
Resident of Weston on the Green

From: [REDACTED]
To: Dyson, Alison
Cc: submit.appeal@cherwell-dc.gov.uk
Subject: Great Lakes UK Ltd app/c3105/w/20/3259189
Date: 26 November 2020 11:22:48

Good morning,

I write to STRONGLY urge to the council to stand by there recent refusal to allow permission to Great lakes UK Ltd to build a water park in the village of Chesterton.

You will be well aware of the details of the case but here are some bullet points and concerns that I hope can be taken into careful consideration.

Before going into the concerns please consider our own Governments 10 point plan to protect 30% of England's country side by 2030.

To protect woodlands and to create a Nature recovery network. Okay I admit the site is a gold club but we don't have large buildings creating an eye sore, massive requirement for water and the impact this brings to the environment amongst many other aspects of building such a large complex in what is a small rural English country village.

- The village has had 2 housing estates built in recent years
- The stretch of M40 in the area is prone to accidents and when this happens the small and under maintained roads are heavily congested.
- Roads around the village are used by walkers, runners, and the local bike club so any development of the site would bring potential hazards to road users. This would be during the build phase as well as the day to day running of such a large complex. Daily deliveries of foods and cleaning staff to name but a few.
- Our local area has a wide array of wildlife and again with the increased traffic we would see these animals pushed out of there natural environment as well as being killed on the roads. We have at least 12 deer in the area that I see on a regular basis.
- The current site has already expanded over the years with a large hotel and now a sports/fitness centre and this has already increased the traffic and also the accidents at the busy crossroads.
- We now have the village hotel expanding to deal with more events – again increase in traffic and pollution
- The local roads are I believe open to changes and we may see heavy goods lorries funnelled through the village
- A local farm on the outskirts has been sold and a large David Lloyd gym is under construction. Wendelbury road and within 1 mile of the village.
- The completion of the large housing site at Kingsmere is nearing completion and this has increased road and pollution levels – Verndee drive roundabout
- The building of a large hotel on the A41 roundabout
- There has also been the development of more commercial buildings along the B4030/Howes lane/A4095 junction – again lots of heavy vehicles using these low quality roads
- The Building of such a large complex so close to the M40 could cause distraction to drivers during bad weather
- Construction of a large commercial building to house business being planned for the A41 next to the Tesco store.
- The area already has many large businesses using large vehicles and during times of

accidents, or busy shopping periods the impact of places like the retail park make the village a rat run and in the past it's become grid locked.

- The A34 is generally under huge strain on a daily basis and the proposed Oxford Cambridge Expressway still under review this would bring further problems to the area.

I know many will have emailed or written but I urge the council to carefully consider its next decision as we can not continue to see our green fields built upon.

Our environment has to be looked after and a complex like Great Wolf UK Ltd plans to build has no place in this rural area.

Regards

Marc Kavanagh CERT CII (MP)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 15 November 2020 15:32:28

Dear Ms Dyson

I wish to object to the application by Great Wolf Resorts. The increase in traffic both during the construction phase and subsequently will have a massive, and negative, impact on surrounding villages, including my own, Kirtlington. Many of the roads surrounding the proposed site are small country lanes which already suffer from too much traffic. The effect on the environment would also be significant in terms of increased pollution.

The resort will effectively be self contained once it is open which means there will be little or no economic benefit to the local area, just the negative impacts - traffic and pollution, as already mentioned, but also a huge unsightly complex which will dominate the landscape, with attendant light pollution, particularly given the addition of a massive floodlit car park.

I urge you not to allow the developers to be successful on appeal, a large faceless organisation with deep pockets should not be allowed to despoil our beautiful county for the benefit of its shareholders and to the detriment of the local community.

Your sincerely

Milena Kurgo
Portway House
Kirtlington OX5 3HU

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - proposed Great Wolf resort at Chesterton, Oxfordshire.
Date: 25 November 2020 20:16:36

Good afternoon Ms Dyson,

It has been brought to my attention that Great Wolf Resorts have appealed against the unanimous decision made in March by the Cherwell planners not to approve the proposed Great Wolf resort by the village of Chesterton in north east Oxfordshire. At the time that Great Wolf were canvassing local opinion about the proposed resort I voiced my negative feelings to the proposal, both verbally and in written form on an opinion poll that Great Wolf were carrying out. If I recall correctly, I wrote that the whole idea should be scrapped, or words to similar effect. Now that Great Wolf has appealed against the decision of the Cherwell planners I feel that I need to again voice my feelings, but this time in a stronger format. My line of argument will be the same as I used at the Great Wolf 'consultation', based jointly on history and ecology - I did both history and archaeology, including landscape archaeology, at university, and have maintained an active interest in both since, so perhaps can claim some knowledge of the matters under discussion.

Between 1984 and 1993 some 185,000 km (114, 954 miles) of hedgerow have been lost in England and Wales (source: <https://naturenet.net/articles/congreve/index.html>) and despite Government introduction of Hedgerow Regulations in 1997, it appears that the destruction has continued unabated. A hedgerow, any hedgerow, is a miniature ecosystem in its own right, an ecosystem that has been developing in many cases for several centuries. Granted, that the 'natural' rural landscape that we enjoy nowadays of fields bordered by hedges is manmade; produced by the enclosure of the medieval open field system, but you are still looking at features of the landscape that are centuries old, and therefore are the habitat for a rich and interconnected ecosystem. Hooper's Rule, sometimes called Hooper's Law, states that the biodiversity of a hedgerow increases with age - a species count for a given length of hedgerow can be used to estimate the age of that hedgerow. The construction of a four story, 2,000 bed hotel and 900 space, permanently flood-lit, car park cannot but cause significant loss to an already rapidly disappearing natural resource - for that is what hedgerows are. Even if Great Wolf replant native species, they would never be able to replace the destroyed ecosystems. Mankind, in its 'wisdom', has been destroying the biodiversity of the planet at an ever increasing rate. There are now 41,415 species on the [IUCN](#) Red List, and 16,306 of them are endangered species threatened with extinction (source: <https://www.endangeredeearth.com/>). We all, Great Wolf included, have an obligation to stop this relentless erosion of the variety of the biosphere to the point where the only animals remaining are the ones we slaughter for food. Concern has already been expressed in this country about the decrease in numbers of insect pollinators on which our food chain depends (source: <https://www.bbc.co.uk/news/science-environment-47698294>). To use the old adage - all flesh is grass. An ugly bug close to home has as much right to share this planet as the cutest cuddly creature far away, and perhaps more so than the evolved ape, homo sapiens, a relative newcomer to the scene, and who threatens both. We may not be able to save the whole planet - just our little corner of Oxfordshire. Although shortness of time and the mini-lockdown have prevented it, I am certain that the

antiquity of many of the hedgerows under threat could be researched and demonstrated.

The objection was made to me that any development, by its very nature, destroys the ecosystem where it is situated. This is true; but you need to look at the purpose of what is being built. Not a mile from where I am writing this there is a large housing development under construction; but we have to look at purpose. Not too many miles further on the M40 has sliced through the Oxfordshire countryside; but we have to look at purpose. Not far from the housing development new Marks & Spencer and Tesco supermarkets have opened, and new primary and secondary schools have opened; but we have to look at purpose. People need a place to live, they need to travel to work (somewhat diminished by the Covid-19 pandemic), they need to buy food, etc., they need to have their children educated. All essential and of necessity close to each other. Yes, leisure is also essential. but according to Great Wolf's own information, this will not be a public amenity, but for guests at the hotel, with minimal opportunities for the local population to use the facilities there. Looking at the other side of the coin, and again based on Great Wolf's figures, at their United States resorts 98% of the guests remain on site with the result that there will be little benefit to an already depressed local economy - off the top of my head I can think of a dozen business premises standing vacant in the town centre. Perhaps Great Wolf should be asked how the presence of their resort will benefit the local community, how the estimated 500,000 visitors and 1,800 additional car trips on already congested country roads to a self contained resort will benefit the local community. If Great Wolf responds by saying that they will widen the roads, then we are back with the matters discussed in the first paragraph - loss of ecosystem.

This is before we even consider what will be involved in the building of this monstrosity. During the two-year construction phase, there will be 2,000 construction workers and projected 31,000 deliveries. This equates to an average of 65 delivery lorries a day, all on roads that evolved organically across the landscape best suited for the slower age of the horse and cart, not the pollution belching, multi-ton HGV. To use another adage - the rolling English drunkard made the rolling English road. Unless Great Wolf intend to use electric delivery vehicles, the inevitable consequence will be the inevitable decrease in the air quality for the people living along the 'delivery routes'. The medical evidence for the harm caused by diesel emissions is now unquestionable (source: <https://www.bbc.co.uk/news/science-environment-42666596>) and at the end of 2020 we should be looking at reducing the amount of greenhouse gasses produced, not increasing it. As with the detrimental effect to the biosphere by the destruction of the local hedgerows, we might not be able to save the whole planet - just one corner of Oxfordshire. To end with a slightly newer adage - there is no planet B.

In conclusion, as a life-long resident of the area, may I urge you most strongly to act decisively and reject Great Wolf's application/appeal. Thank you for taking the time to read and consider my contribution. I am not against progress as such - but not at such great a cost to the locality. I will forward a copy of this message to Ms Victoria Prentis, the Member of Parliament for Banbury in whose constituency the Great Wolf resort is planned to be built.

Yours sincerely
Mark Lewandowski
Bicester, Oxfordshire.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Lakes UK Ltd Planning Appeal APP/C3105/W/20/3259189
Date: 26 November 2020 17:40:24

Maria Newton
Stableford house
Stableford Lane
Chesterton
Bicester

Dear Ms Dyson,

I reside 5 metres from the proposed car park of this development and would like to express my opinion.

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

The proposed hotel rooms are only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight and therefore does not add to 'rooms' in the area.

Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc. so economic benefits would be retained by Great Wolf and not shared with local businesses in the local area. Local businesses are already finding it hard to recruit in the hospitality industry. As such, Great Wolf will either take scarce employees away from local businesses, which will have a negative economic impact, or they will have to bring in employment from other areas therefore increasing traffic movements.

Furthermore, with the demise of 9 holes of the golf course, patronage will suffer, the hotel will lose its USP. A huge plus of the current site, is the delightful view of the fairways and woods and lakes from the patios and terracing. This is enjoyed by guests, golfers and is a wonderful backdrop for wedding functions. This would be replaced with a 4 story poorly designed carbuncle and acres of floodlit concrete car parking. A monstrous view, just metres away which will devastate the flora and fauna. As a result, there will be inevitable job losses and the hotel will run down. I foresee that this is yet another underhand ploy, to then sell the remaining 9 holes for further development.

This appeal continues to show disrespect and arrogance demonstrated in the planning application. Plain and simple, this boils down to greed overriding any thought for the community and environment. It is purely in the pursuit of profit with absolutely no positives. We must protect this from happening at all costs in this historic village, we must also protect our golf courses and natural habitat. It is wholeheartedly a development in the wrong location and I urge that this appeal is dismissed.

Regards,

M Newton

CHESTERWOOD
ALCHESTER ROAD
CHESTERTON
OXON. OX261UN

26 November 2020
Alison Dyson.
Planning inspectorate

APPEAL REF; APP/C3105/W/20/3259189

Dear Ms Dyson.

I am writing for the second time expressing my continued concerns about the proposed monstrous development by Great Wolf Resorts near Chesterton.

This development was, and still is totally unacceptable and if approved after this appeal represents the loss of Chesterton village's identity. We moved here 37 years ago as the quiet village setting was what we were looking for.

Chesterton and the surrounding area has seen much development resulting in local B roads now being congested and a certain times of year queuing on the roads while trying to get to our house is not uncommon. Heavy traffic now uses the village and must drive on grass verges and has been known to knock of wing mirrors on parked cars. Wolf expect the building of this monster to take two years so we can expect large construction equipment to add to our frustrations.

Great Wolf's literature states that this will not be an amenity for local people so why should we bare the brunt of an estimated 500,00 visitors a year and how will our congested roads cope with 1,800 additional cars a day? A massive hotel and 84-foot water tower, light pollution and noise are a few of the thing we are expected to cope with.

As an ecologist I have grave concerns for the wildlife and its surrounding habitats which will be irretrievably destroyed.

This proposed development will NOT be a public amenity, does not fit with Cherwell's local and district plans and was unanimously rejected by them and all the local parishes the first-time round. Wolf have now appealed but nothing has changed since the first application so I hope the planning expectorate uphold the local, surrounding parishes and Cherwell district councils objections and finally put an end to this wholly inappropriate development proposal.

Yours sincerely,
Marek Nowakowski

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: The wolf is back
Date: 19 November 2020 10:34:42

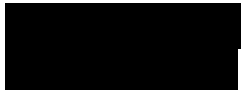
We write to include our voice in objecting to the creation of the Great Wolf Resort in Chesterton. We object to this project on so many fronts:

1. The increased number of cars on our already over busy local roads and the concomitant increase in noise and air pollution. We already often have to close our bedroom windows at night to fend off air pollution.
2. The threat of air pollution to plants and wildlife in our local countryside.
3. The lack of benefit to local people offered by the Wolf project.
4. The threat of increased flooding in Wendlebury due to concreting over of green areas.
5. The unwelcome sight of an ugly large complex in an area of pleasant Oxfordshire countryside.

For these reasons we strongly object to the proposed Great Wolf Resorts complex.

Yours, Maggie and Roger Patient

Sent from my iPad
Maggie Walmsley Patient,
3 Stuchfield Close
Wendlebury,
OX25 2PD



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 25 November 2020 17:55:36

Dear Alison

APPEAL REFERENCE: APP/C3105/W/20/3259189

I am writing to object to the current proposal (now being appealed following the earlier rejection) by Great Wolf Resorts to develop a resort complex in Chesterton.

I would urge the Inspectorate to reject this appeal on the following grounds:

The initial plan was rejected by the District Council on six counts because it was not in accordance with the Cherwell Local Development Plan. It has also been opposed by Bicester town council and numerous local parish councils.

This is an unsuitable location for a development of this size. I have seen no evidence of any attempt made to find a more suitable site. Even though the site is already "developed" as a golf course, this is nothing to the scale of habitat loss and loss of the feeling of the countryside.

The developer aims to attract half a million visitors a year, mostly travelling in private cars, which are likely to lead to an estimated increase of 40% more vehicles on local roads. Public transport provision has been poorly planned and largely ignored.

A development of this scale will lead to a substantial increase in local air and noise pollution and the destruction of wildlife habitat in an area that is already under intense development pressure.

Yours,

Matt Peploe
North Lane
Weston-on-the-Green

Sent from my Galaxy

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/325189
Date: 16 November 2020 12:46:39

Dear Alison,

I am writing to express my concern and indeed, opposition to the proposed plans for the Great Wolf Resort near Chesterton.

I live in Wendlebury and although it will not exactly be- "on my doorstep" I believe it will have a significant negative impact on the wider area and environment.

We already have the Bicester village complex to deal with and the infrastructure is at times unable to cope with the problems that causes. Any new facility will undoubtedly only increase the problems.

The great wolf complex will be self contained as far as accommodation and hospitality are concerned so will have little or no positive impact on local facilities.

The proposed development will cause a substantial increase in air and noise pollution and will have significant negative impact on wildlife habitat.

I hope the local planning committee will reject the proposed plans for these (and many more reasons) which deem the plans totally unsuitable for it's location.

Kind Regards

Mark Rogers

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf Resorts developing a huge water park in Chesterton
Date: 10 November 2020 13:57:56

Dear Alison,

I have been informed by a member of a neighbouring village about the plans that Great Wolf Resorts have submitted to develop a water park in the village of Chesterton. As a resident of Lower Heyford and with family living in Tackley, I have to voice my concern and outrage.

This is a totally inappropriate and unacceptable proposal. No to Great Wolf Resorts imposing on our quaint Oxfordian sleepy village way of life. No to thousands of visitors adding strain to our road network that is just not designed to support such an influx of people. No to cheapening our way of life.

I'm all for welcoming visitors to enjoy our beautiful views and charming idyllic countryside, pubs, canal walks. Developers who plan to destroy this I am completely opposed to. It is abhorrent.

Kind regards

Matthew Ryan



Otters' Pond
South Green
Kirtlington
Oxfordshire
OX5 3HJ

Ref. APP/C3105/W/20/3259189

26th November, 2020

Ms. Alison Dyson
The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Ms. Dyson,

Great Lakes UK Ltd. - Wolf Resorts

I applaud the Cherwell D.C. Planning Committee's unanimous rejection of this application in March 2020.

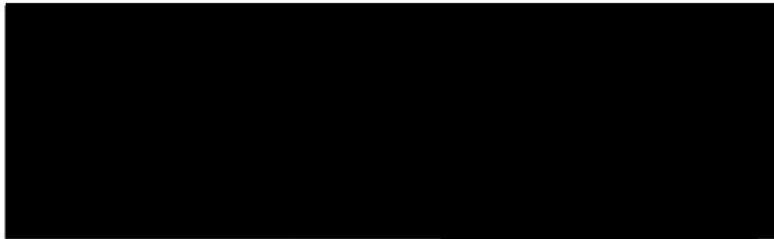
The proposed M40 extension in 1987/8(?) was, as will be remembered, subject to a public enquiry, which I attended to give evidence on behalf of both the management and members of Chesterton (now Bicester) Golf Club. Together with my husband, himself an engineer, we were successful in effecting movement of the route by 55 metres, thus avoiding almost the complete loss of the nine holes which is the area of this application. At the time there was also a great deal of concern relative to Weston Aerodrome where civilian parachutists and the armed forces do their training, being considered an undesirable distraction to motorists whilst travelling on both the motorway plus surrounding A and B-roads - another particular reason for Inspector Vincent's recommendation for movement in his report after the enquiry.

Should this water park be given permission for development I am of the unswerving opinion that the situation as seen at the M40 Enquiry would be tremendously exacerbated. The 84-ft. tower planned right on the edge of the motorway would in itself create a luring focal point, with potential for horrific repercussion! To some degree the same could be said for the many A and B-roads in the vicinity, inevitably becoming much busier due to the increase of traffic. And what if it should 'accidentally' remain open at any point in time, exposing the active chute it is intended to house?

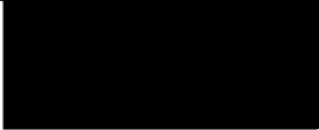
Specifically I am concerned for the impact of the influx of traffic on these already inadequate feeder roads, yet I observe no plan for improvement by the developers. This was a point I raised with the Wolf American representative at their pre-planning application presentation, who assured me that they would be addressing the problem with a view to carrying out extensive works to the infrastructure. I can foresee a situation whereby village inhabitants would be trapped, no longer able to freely come and go for essentials or otherwise, with or without upgrading. Even the construction prior to opening could have this effect, and together with the added deposits of mud and debris is a shuddering thought in more ways than one!

Cherwell District Council have a perfectly reasonable local development plan that has no room for an enterprise such as that of Great Lakes UK Limited, which would completely destroy the countryside, its livelihood and way of life to the people, and the habitat it affords for an abundance of wildlife.

In my humble opinion, to uphold this appeal would do a great disservice to Oxfordshire and far beyond, and I entreat the Inspectorate to reject it.



J. M. Scraggs



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeals Ref APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 27 November 2020 12:52:41

Dear Alison Dyson,

I am writing to you in reference to the Great Wolf's appeal to be able to build a private hotel and water park at Chesterton.

I have grave concerns about allowing this resort to be built at Chesterton for the following reasons:

- Bicester and the surrounding area are already in serious danger of overdevelopment. The infrastructure is struggling to deal with the large increase in traffic that has taken place over the last 10 years.
- It is not an appropriate location for such a huge development and will be a large burden on the small roads servicing the area. Nor do I believe that the solution to this is to build bigger roads, as these will create further destruction of the beautiful and valued countryside location.
- For local residents who moved to a rural location, this proposed development will change the character and nature of the countryside and the environment, *their* environment, and will impact the rural life that has a right to continue undisturbed.
- It is an unnecessary development. It brings little of value to the locals. Any jobs that will be offered will be mostly of low quality. Will they use local builders? No. Will they use local materials? No. Will it be environmentally friendly? No. Despite what the developers might say, I highly doubt that something of that size and nature can be environmentally friendly. Can the locals even use it? No. It's only open to guests.
- The environmental impact of this proposed resort will be huge, and totally at odds with the UK Government's 10 point plan where one of the key aims is to harness nature's ability to absorb carbon by establishing new National Parks and Areas of Outstanding Natural Beauty, making them havens of biodiversity.
- The area of the planned build is in beautiful countryside, which will be ruined by the proposed buildings.
- This is a large, wealthy American company that believes it has a right to build here in a small rural location in what is a small island with finite countryside. Large American companies don't have a good track record of treating their host countries well.

Thank you for taking the time to read this, I hope you will consider the numerous points of deep concern that I, and many others, have raised, and ensure that the appeal by Great Wolf Resorts is dismissed in full.

Best wishes,

Melissa Shorten

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 15 November 2020 14:37:16

Attn: Alison Dyson Planning Inspectorate

Appeal Reference: APP/C3105/W/20/3259189

I am writing to bring to your attention my personal objection to the appeal by Great Wolfs Resorts with regard to their proposal to build a super-sized American resort park. This complex is not aimed at the local population but rather it is aimed at attracting guests for their hotel who would be the primary users of the facility. This would greatly increase the traffic flow on what are narrow single lane roads. Their idea that they would be able to re-route traffic to the A34 and other main roads by using B roads would greatly increase the traffic flow through local villages which are already stressed by the use of these roads as rat-runs. This traffic would eventually filter on to the A34 greatly adding to the volume of traffic on this road and which is already earmarked for consultation to try to cope with the existing problem.

The scale of the development and of the hotel itself is not in keeping with the existing landscape and would dwarf neighbouring villages and stand out as a sore thumb on the landscape. It is unlikely that this development would add much if anything to the local economy. Complexes such as this cater to the needs of their guests onsite and there will be little spill over to local amenities.

There are already a number of new hotels and conference centres built or being built in the vicinity which are catering to residents and visitors in the local area. This development would add greatly to the demand for workers to the detriment of these and could well lead to an influx of workers from outside the locality and further pressure on housing needs.

Cherwell planners have already rejected this plan after careful consultation with local residents and businesses as well as looking at the plan within the context of planning for Cherwell. There is no good reason why their decision

that this plan was unsuitable should be overturned.

Michael Smith

1 Village Farm Court

Weston on the green

Bicester

OX25 3FH

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189 - Great Wolf Resorts in Chesterton, Oxfordshire
Date: 26 November 2020 16:36:02

Re: APP/C3105/W/20/3259189 - Great Wolf Resorts in Chesterton, Oxfordshire

Dear Ms Dyson,

I wish to register my objection to the proposed appeal by Great Wolf Resorts which was unanimously declined by planners in March this year.

At present Bicester has a large amount of new housing development such as Kingsmere to the South and now with plans for a new roundabout to the South East of the town unlocking land for three thousand homes under the Garden Town project. There has been very little work done to improve traffic flow. Add to this the traffic coming to the resort and the local villages will get yet more traffic as drivers attempt to avoid the queues that will occur on the A34.

A large resort will require a lot of water. The local area suffers from repeated low water pressure already and the area is classed as seriously water stressed by the Environment Agency. Then there is the issue of how used and foul water is drained away from the area.

This application has been rejected six times already which shows that it isn't suitable for the location selected.

Regards,

Martin Smith, resident of Merton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: REFERENCE: APP/C3105/W/20/3259189
Date: 27 November 2020 13:38:23

Dear Ms Dyson,

I believe it is to you that I need to express my concerns about the appeal for planning permission to build a vast Wolf Resort at Chesterton.

I am 96 and have lived in Kirtlington for nearly 20 years. I am extremely concerned about the plans for this resort which will destroy the rural nature of this area. I am a supporter of the CPRE and feel very strongly about the erosion of both wild and agricultural land in the area, just at a time when it is clear how much we all need such space.

This development is totally inappropriate, for the following reasons:

- It is huge and will replace a vast amount of agricultural land with concrete and tarmac
- It will disrupt wildlife
- It is not to the benefit of local people - it is neither a social nor a sports club
- It will increase the traffic in this area. This is something which is of great importance to those of us who are more elderly - walking around Kirtlington, trying to cross the road to get to amenities or friends has already become difficult and would be much more so were this development to go ahead.

Please don't let it happen.

With best wishes
Monica Stansfield
Church Corner
South Green
Kirtlington
OX5 3HJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resorts
Date: 24 November 2020 19:41:29

Good evening,

I write to lodge my opposition to the proposed development of Bicester Hotel Golf and Spa by the Great Wolf Resorts under APP/C3105/W/20/3259189. This development has already been rejected by the local community, Parish Council and County Council. It is clear that the Owner and Developer are seeking to use their commercial strength in these times of COVID-19 difficulty where the resources of the community and Councils are working hard to keep us safe. Quite clearly this is opportunistic without regard for the local community.

In addition to the opportunistic nature of this Appeal the issues that arose at local Council level still persist;

- The Development sits on the edge of Chesterton a small village with single lane meandering roads without the capacity to meet the added burden of 500,000 visitors per year, with additional trips from this location to shopping and site seeing. The roads currently struggle at peak commuter time.
- The Development does not provide any amenity for villagers as it is a resort, for guests only. Furthermore Bicester already provides a swimming pool sports complex as does the current Bicester Hotel Golf and Spa.
- The Development will literally overshadow the village of Chesterton. At 4 storeys high with a water tower in the region of 84ft tall, catering for 2,000 guests, a car park of 900 spaces the Development will dwarf the recently built Tesco superstore and car park in Bicester. It is huge. All of this will be at the expense of a well used golf course and green spaces attracting wildlife in the area.
- This Development will run 24hrs per day, 365 days per year. Noise pollution will break the peace of the location, light pollution around the Development will destroy the habitat for nature and the residents and finally vehicle pollution will blight the roads and homes within the village.
- Resorts of this scale have supply chains to suit, national and international businesses utilising large volume vehicles will dominate the village road system. There will be no trade for local businesses who are not able to compete. Staff will also seek to travel to the area to work adding more travel pressures. Opportunities for local employment will also be limited by non local experienced Hotel workers arriving to meet demand.
- A water park has huge environmental impacts associated with it. Huge volumes of water, heating, chlorine or salt chemicals, disposal of waste water and power. When the new housing estate was built by the Chesterton playing fields the sewerage system was connected into but not significantly increased. The natural sewerage route for this gargantuan resort is to install an upgraded sewer back to Bicester as all other directions are ploughed fields or woodland. This will require the A4095 to be excavated for extensive periods to take away the pollution from the resort. Other utilities we need to be upgraded too. The road itself would need to be closed for a year or more with huge disruption alongside commuter, village and construction traffic. Those living on the A4095 will fear to walk or drive out of their driveways and villagers will be trapped by constant traffic.
- The Development should be located closer to Bicester Village Shopping, rail and motorway links where the infrastructure exists and where the local plan provides. The new Holiday Inn Hotel near to the Premier Inn Hotel both serve Bicester in ideal locations using the fallow land nearby. This is by far a better location than a small Oxfordshire village.


It is clear that commercial might is being used by Great Wolf Resorts to push through a development in the wrong location and at the expense of local residents who live in a village for the peace and tranquility it provides. Chesterton is not Continental America with its huge spaces and ability to make a huge development seem small. Chesterton is a rural village with a small Primary School, Church and Pub; sitting beyond the growing town of Bicester with all of its better suited plots. This Development only takes and in so doing destroys the very nature of the village.

Please do not allow the Great Wolf Resorts proposed Development to go ahead. Thank you

Mary Stephenson
12 The Woodlands, Chesterton. Oxfordshire, OX26 1TN

Thank you

Mary Stephenson

From: 
To: [Dyson, Alison](mailto:Alison.Dyson@bristol.gov.uk)
Subject: APP/C3105/W/20/3259189 - Objection
Date: 25 November 2020 20:58:11

To: Alison Dyson (case officer)

The Planning Inspectorate, Room 3J, Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN

APPEAL REFERENCE: APP/C3105/W/20/3259189

I am writing to object to the current proposal – now being appealed following the earlier rejection – by Great Wolf Resorts to develop a resort complex in Oxfordshire village of Chesterton.

I am a resident of Chesterton, and strongly object to this planning application; this development is wholly inappropriate in its current proposed location.

I would urge the Inspectorate to reject this appeal on the following grounds:

- The initial plan was rejected by the District Council on six counts because it was not in accordance with the Cherwell Local Development Plan. It has also been opposed by Bicester town council and numerous local parish councils including Chesterton.
- 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.**
- This is a completely unsuitable location for a development of this size. I have seen no evidence of any attempt made to find a more suitable site.
- The developer aims to attract half a million visitors a year, mostly travelling in private cars, which are likely to lead to an estimated increase of 40% more vehicles on local roads. Public transport provision has been poorly planned and largely ignored.
- Increased traffic on A4095 through Chesterton village will further endanger pedestrians - **walking on this route with my two young children to the local village primary 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, and there is no alternative.**
- This would involve the loss of a vibrant golf club, designated as a key sporting facility under Cherwell DC's local development plan.
- A development of this scale will lead to a substantial increase in local air and noise pollution and the destruction of wildlife habitat in an area that is already under intense development pressure.

This proposal would have irreversible negative impacts upon the surrounding villages and its thousands of residents.

Yours Sincerely,

Mallika Sumner

4 Maunde Close, Chesterton, Oxfordshire

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C/W/20/3259189
Date: 27 November 2020 09:22:29

Good morning

I am writing to register my objections to the Great Wolf Resorts application to Cherwell District Council for the Chesterton development.

The planning application was turned down by the council earlier this year and my understanding is that GWR have now submitted an appeal.

In my view, as a resident of Middleton Stoney, the impact on the quality of life of local inhabitants (in terms of traffic volume, noise & light pollution, habitat loss and so forth) far exceeds any potential benefit that the resort will bring to the local community and broader life in this part of Oxfordshire. Our small local roads are already blighted by heavy traffic and all of the implications that this brings... so to add significantly to this ecological burden will have an adverse affect on all whom live in this part of the county.

My opinion is that the appeal should be rejected outright.

Best wishes

Marc

Mr. Marc C. Swan DPhil FRCS (Plast)

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf proposed development
Date: 26 November 2020 09:54:23

Dear Alison Dyson,

I am writing because I wanted to express my huge objection to the great wolf hotel and water park, to be built on the outskirts of chesterton!

This proposed site will be a huge eye sore, and overwhelm and destroy all the community has built to date.

The number of people it will attract is simply not something that this area can handle. The area already has schools, the outlet centre and a growing shopping structure which is only just supported now.

This will not benefit local businesses as they intend on providing all the facilities including hotels and transportation.

The area simply cannot handle it, it is totally unsustainable, and it is not reasonable to believe this will benefit the area.

Yours sincerely,

Mark Thomas

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: great wolf resorts
Date: 18 November 2020 16:07:39

app/c3105/w/20/3259189

No to the great wolf resort

Chesterton is a lovely quiet village and does not want to be spoilt by a big ugly complex like this which is not of any use to local people. The golf club has been there for many years and to be reduced to 9 holes is no good to any one. The roads around the area are too small to cope with the traffic for this size of project, This must not go ahead

regards Michel Thompson
13 Fortescue Drive
Chesterton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 12 November 2020 09:08:55

Dear Alison,

I have been a resident of Chesterton with my family for 15 years. We moved here for the kind of life that a village affords and am livid that this proposal has reared its ugly head again.

On all possible sides, Chesterton has and will be hemmed in by Bicester's relentless expansion. The only remaining side is that of the golf course and the potential of The Wolf Resort.

Please, please, please don't give this monstrosity oxygen and therefore life as it will forever change the essence of what it means to live in this beautiful village.

I understand that change needs to take place but would urge you to look at what has happened in and around Chesterton and Bicester over the last few years, and to what already has planning but is yet to be built. I hope that you will see that we are already doing more than our bit to provide housing and amenities for the area. The Wolf Resort will not benefit the local area as the vast majority of guests will not leave the resort during their stay, why not put them on brown fields and not pristine green belt land?

I appreciate the time you have taken to read my message.

Yours sincerely,

Matt Thompson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 25 November 2020 11:50:07

Dear Alison,

I am Matt and I live in the village of Chesterton near Bicester. I am writing because of the planning application above that we have already fought once and now find ourselves having to fight again, because of the appeal lodged by Great Wolf.

How anyone can even begin to think that Chesterton is a suitable place for something like this, is unbelievable as I feel there is nowhere in this country that could cope with the level of chaos that will follow if it gets passed. I would urge the Inspectorate to reject this appeal as my objections are as follows\;-

- 1) It totally goes against the UK Government's 10 point plan where one of the key aims is to look after our National Parks, establishing new ones and increasing levels of biodiversity.
- 2) Not just the village but the whole of Oxfordshire has not got the infrastructure or roads to cope with a development of this size.
- 3) !/2 a million visitors a year will add 40% more traffic on the roads and increase noise and air pollution on a massive scale. There is no public transport available to ease this.
- 4) We have a wide variety of flora, fauna and wildlife which are essential for mental and physical health & wellbeing - where and how is this to be replaced?
- 5) Why should we leave such a massive mess for our children and grandchildren just so a minority can make money out of the exploitation of our village?? There is no benefit to local residents as the passes are only going to be available for those that are booking rooms and staying on site.

Please, please please reject this application as it will ruin SO many lives and destroy the area.

Kind regards,

Matt Walford.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf resort, Chesterton Oxon.
Date: 19 November 2020 20:43:41

Ref: APP/C3105/W/20/3259189

Dear Alison Dyson

I am writing to lodge my objection to the proposed development of the above mentioned resort in green belt land in Chesterton, Oxfordshire.

In my opinion this development would be a travesty. The proposal has already been dismissed once on a number of grounds, all of which are still valid.

It will destroy land in an area which has already been seriously overburdened with the continuing development of Bicester (residential and STILL empty industrial units) and the white elephants known as the East-West rail link and the HS2 rail link.

There is a distinct lack of road/travel infrastructure to cope with this proposed development. People will not come by rail to enjoy the resort. They will want to drive. That would have to be addressed and in doing so will further destroy wildlife and rural habitats, causing irreversible damage to an area that is already suffering.

It will be of little benefit to the local population in terms of employment (staff will come from far and wide anyway) or as a recreational facility (I seriously doubt concessionary passes will be made available for local residents, normal prices will be out of reach for most). I believe it is also unlikely to benefit the local economy significantly. Bicester Village has a huge footfall as it is, the town will not be regenerated by it and there are enough 'Inns' in the area to accommodate anyone who wishes to stay.

I therefore ask you to take into consideration my objection while deliberating the appeal against the initial planning application refusal.

Yours sincerely

Mark Ward-Jackson
2 Conifer Drive
Bicester. OX26 3GB

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From: [REDACTED]
To: [Dyson, Alison](#)
Subject: objection to planning application
Date: 25 November 2020 19:17:10

Dear Alison

Re: APP/C3105/W/20/3259189

I'm writing to ask that planning permission is denied to Great Wolf resorts intention to build a giant water park and hotel in the village of Chesterton. This is a quiet village, in a rural location and is a completely inappropriate place for a place of this size. The surrounding roads are quiet, country roads, quite narrow and not built for heavy traffic. The nearby Bicester town already has excessive traffic from Bicester Village and we don't need anymore visitors who don't shop in our town or bring anything other than chaos to our community. Bicester Village is not for the locals and neither will this water park, it will be for thousands of tourists with us, the local people, not able to afford to use it or be encouraged to use it as day passes will be limited and expensive.

The huge amount of water needed will have an enormous effect on supplies to the local area and a huge building will increase the risk of flooding in the area.

The environmental impact on local wildlife will be huge too, using up our precious green belt when there are more suitable brown sites that could be used instead in a more suitable area.

Please don't let them ruin our countryside and community by building this monstrosity.

Thank you for reading

Yours sincerely

Melanie Webb

Sent from my Galaxy

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Great Wolf planning appeal: ref. APP/C3105/W/20/3259189
Date: 23 November 2020 08:28:33

Dear Ms. Dyson,

I write to express my extreme concern at the news that Great Wolf are appealing against the rejection in March 2020 of their planned resort park at Chesterton in Oxfordshire (see appeal number in heading above). This proposal was unanimously rejected by Cherwell planners.

I would like to add my voice to those who consider this plan totally inappropriate to the area:

1) The resort will be on the edge of the village of Chesterton which is already close to a large housing development (Kingsmere) on its other side as well as to major roads (see below). If the plan goes ahead, the village will be cut off from the adjacent countryside on all sides.

2) Nearby roads are already very busy: the village is close to the junction of the A34 and M40, a junction (no. 9 on the M40) which is an accident hotspot. Even a minor incident on the M40 or A34 brings streams of traffic, including large heavy goods vehicles, through Chesterton and my own village of Weston on the Green nearby, on minor roads used also by horse riders and cyclists. The Great Wolf development would make this intermittent excessive load the norm. The construction period would of course be even more invasive, with constant journeys of delivery vehicles, estimated at 65 per day.

3) The massive scale of this development is totally inappropriate to the area. It will make a huge scar on the rural landscape: for example, I understand that in addition to a four-storey hotel with a capacity for 2000 visitors, there will be a 900-space car park which will be permanently floodlit: this will bring enormous light pollution to an area where one can currently see the stars in millions.

4) The impact on nature and local wildlife will be catastrophic: a rural area of fields, flowers, birds, butterflies and numerous other forms of wildlife will be turned into a vast and ugly concrete development in which I understand there will be an 84-foot high water tower building. The developed area will be significantly larger than the nearby Bicester Village shopping centre. The ancient Roman road of Akeman street, which runs alongside the development site, is currently used for leisure, recreation and exercise; it will become a faceless highway.

5) This development is not in accordance with the Cherwell Local Development Plan, and is not expected to benefit local employment or amenities, while the golf club that currently

occupies part of the proposed site will be eliminated. All who live in this delightful area are quite horrified to consider the transformation and manifold degradation that the development would entail.

I urge you very strongly not to countenance the appeal of Great Wolf against the decision already reached to reject the development.

Yours sincerely,
Mary Whitby

(Newbridge Farmhouse, Weston on the Green, OX25 3QU)

Mithian Cottage
Northampton Road
Weston on the Green
Oxfordshire
OX25 3QH

Alison Dyson
The Planning Inspectorate
Room 3J, Kite Wing,
Temple Quay House,
2 The Square,
Bristol, BS1 6PN

Ref: APP/C3105/W20/3259189

Date: 19th November 2020

Dear Ms. Dyson,

RE: GREAT WOLF RESORT APPEAL - APP/C3105/W/20/3259189

Regrettably, it is necessary for me to communicate with you regarding the current appeal by Great Wolf Resorts for the reference number mentioned above.

I am gravely concerned that this planning application is to be reviewed again. The intended plans are totally inappropriate for the proposed location for a multitude of reasons:

Firstly, the impact on the local roads including the infamous A34 would have dire consequences. Resulting in traffic congestion, major road maintenance and the likelihood of increased accidents.

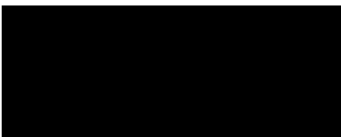
Secondly it does not comply with the local Cherwell Plan (SLE3 of the CLPP1).

Thirdly, the increase in noise and air pollution plus disruption to wildlife for Chesterton itself and surrounding villages.

Finally, the development will adversely affect the visual aesthetics of the local area.

In my opinion the development will be of no positive benefit to Cherwell so please lodge my objection to this appeal.

Yours sincerely,



MR. M. C. ALDRIDGE

cc: Diane Bohm, Chair. WOTG Parish

AD

RECEIVED
27 NOV 2020
MAJOR CASEWORK

Flight's Mill
Mill Lane
Kirtlington
OX5 3HW

25 November 2020

Dear Ms Dyson,

I am writing to object in the strongest terms to the Great Wolf resort planning application, which is being heard in February 2021.

This is a proposal which will cause enormous damage to the area, which is entirely out of keeping with the locale, which brings no real benefits, and which is also out of step with attempts to reduce traffic pollution and reduce human impact on the environment more generally.

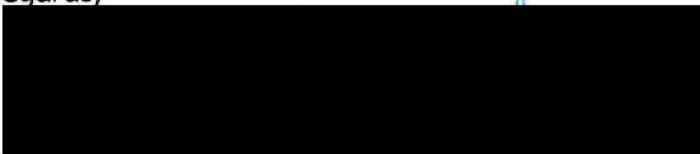
Wolf Resort's plan is a massive private complex, entirely out of scale with the surrounds. It would bring an enormous increase in traffic on local roads which already struggle to cope with noise and air pollution. At a time when we should be moving away from the negative impact of increased traffic on our environment, this goes against our current direction of travel as defined in the Paris Climate agreement.

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

The proposal will harm and degrade the locality and local environment, whilst giving back to it nothing of merit or real use.

I urge you most strongly to object to it.

Kind regards,



Mark Chacksfield

13th November 2020

Alison Dyson,
The Planning Inspectorate,
Room 3J, Kite Wing, Temple Quay House,
2 The Square, Bristol, BS1 6PN.

By email

Dear Ms Dyson

**Comments on appeal ref. APP/C3105/W/20/3259189
Redevelopment to provide new Leisure Resort, Chesterton, Oxon. (Great Wolf)**

The designated area of Mid-Cherwell Neighbourhood Plan is adjacent to the parish of Chesterton. MCNP Forum represents 11 parishes in Cherwell District. We objected to this application in January 2020, and we now urge dismissal of the appeal.

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

These parish communities already suffer with rising traffic volumes as a result of several major developments in and around Bicester, and at Heyford Park (the strategic site at the former RAF Upper Heyford), and should be protected from further increases resulting from this application. Highway safety is also an increasing concern, for example at the junction of the A4260 and North Aston Road, where raised volumes from this development will increase risks. We support the objections and concerns expressed by several Parish Councils and others regarding the impact of traffic serving this proposal.

We are concerned at the non-conformity of the proposed scheme with NPPF and Local Plan policies regarding sustainability, the impact on wildlife and biodiversity, building in the open countryside, and loss of existing recreational facilities. We consider that the scale of the development is wholly unsuitable to its rural location, and that serious light and noise pollution will occur.

The appeal should be dismissed.

Martin Lipson
Chair, MCNP Forum

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3259189

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/20/3259189

Appeal By GREAT LAKES UK LIMITED

Site Address
Land to the east of M40 and south of A4095
Chesterton
Bicester
Oxfordshire
OX26 1TE

SENDER DETAILS

Name MR CHRISTOPHER MESSUM

Address
Stonehaven
Alchester Road Chesterton
Bicester
Oxfordshire
OX26 1UN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 2020 Great Wolf Resorts Objection Chris Messum.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Stonehaven
Alchester Road
Chesterton
OX26 1UN

The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

13th November 2020

To Whom It May Concern,

R.e. Great Wolf Lodge Water Theme Park Proposal in Chesterton

It is with deepest concern that I write to you about the proposed.

I strongly object to this application for a Great Wolf Lodge Water Theme Park in the small village of Chesterton. The planning proposal does not agree with the local development plan and there no valid reason why planning permission should be granted.

My young family and I moved to Chesterton nearly 7 years ago. We are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton. My daughter also enjoys riding her pony on the local roads.

Here are my concerns in relation to the above planning application:

With up to 500 family sized rooms, an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900 spaces, the additional traffic, from over 1000 additional vehicles plus construction vehicles, that this venue would generate daily gives me great concern for local residents and businesses where traffic congestion is already an issue. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct visitors to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair as they are already used as a rat-run for commuters. There have also been many other proposals approved in Bicester which will also increase local traffic. There is clearly a significant reliance on car travel to the proposed site with 900 car parking spaces proposed. This goes directly against the Cherwell strategy of reducing car usage.

Construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, not only adding to traffic on the roads but creating more air and noise pollution. This also applies to the 600 lower skilled staff

required for this facility and would also require people to travel from elsewhere. I would also like to add here that the low-skilled employment opportunities this proposal offers goes against Cherwell's aim of prioritising knowledge-based investment to the area.

The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is greater than the size of Chesterton village alone. It would be overbearing on our small village and another more suitable site for this size of venture should be considered.

The proposed 500,000 sq ft hotel, water park and adventure park would be set on a greenfield site where a public footpath passes. In accordance with government policies, developments such as that proposed should be directed to brownfield sites. The proposal will have a significant and irreversible impact on the land and views of the site.

I am a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for diverse wildlife including the great crested newt, which is a known protected species in these areas. The loss of this sports facility for me would also mean I will need to travel to an alternative 18 hole golf course further afield. This is unsustainable, increasing car usage for me and others.

It is abundantly clear from the plans that little consideration has been given to maintain building design within keeping for the local area. The size of the structure dwarfs any building within Chesterton and Bicester. This puts it totally out of proportion with any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture.

The outdoor nature walk on the proposed application is adjacent to one of the primary arterial routes of the UK, the M40 and presents a direct health risk through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.

This is a self-contained theme park available for residence of the theme park only and totally self-sufficient with everything under one roof. Guests staying in the park will thus be encouraged to spend all their time and money at the theme park not venturing into the towns or surrounding villages. Oxford could benefit from a little tourist numbers as doubtless would Bicester Village Outlet Center but none the local villages who will have to live with the traffic and congestion will see any long term benefit, indeed it will only act as a huge sponge to all local hospitality businesses.

These complexes are much better placed on the edge of large open plan cities where there is ample space to construct like in the USA, thus locations such as Milton Keynes and Reading where there is adequate space to cope with traffic and enough space to fit a little more naturally into the geographical surroundings. Shoehorned into a remote corner of a rural village in England makes no sense.

This is merely the projection of another greedy cooperate entity actioned only for the fulfillment of egotistical CEO's and their self-indulgent careers paths. Our fragile world can ill afford such continuous bombardment reasoned only by the gluttonous need for endless growth. It is totally unnecessary and should be stopped with no hesitation. For

all the reasons I have detailed above, I strongly object to this poorly considered and unwanted proposal and ask for it to be refused.

Yours Faithfully,

Mr Christopher Messum

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3259189

DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3259189

Appeal By

GREAT LAKES UK LIMITED

Site Address

Land to the east of M40 and south of A4095
Chesterton
Bicester
Oxfordshire
OX26 1TE

SENDER DETAILS

Name

MRS DIANE MESSUM

Address

Stonehaven
Alchester Road Chesterton
Bicester
Oxfordshire
OX26 1UN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 2020 Great Wolf Resorts Letter of Objection Diane Messum.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Stonehaven
Alchester Road
Chesterton
OX26 1UN

The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

13th November 2020

To Whom it may concern,

R.e. Great Wolf Lodge Water Theme Park Proposal in Chesterton

I write to you to wholeheartedly object to the proposed Great Wolf Lodge Water Theme Park.

My family and I moved to Chesterton over 6 years ago and during this time the beauty of this area and the strength and spirit of the local community have overwhelmed us. My young family and I are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton.

I was astonished when I first heard of this proposal. Please see my reasons for objecting below:

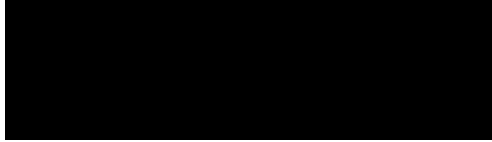
- **Road infrastructure** – with 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900-1000 spaces, the road infrastructure is not able to cope with the estimated 43% increase in traffic that this venue would generate daily. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct holidaymakers to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair.
- The 945-1350 construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, creating more **air and noise pollution**.
- There are currently **no footpaths** to and from the site and unless these are provided, visitors will need to use their cars, the proposed shuttle bus or taxi's to access the surrounding area should they wish.

- The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is on par with the size of Chesterton village alone. It would be **overbearing** on a small village and another more suitable site for this size of venture must therefore be considered.
- If residents of the water theme park are wanting to leave to explore the surrounding areas which likely will include Bicester Village and Bicester Heritage, there is no doubt they will drive through the small village of Chesterton, again increasing **air and noise pollution**. Living in a small village has been the choice of many old and new residents. We own a pony for our children with whom we hack the local area with. We have on several occasions witnessed **careless and fast driving** from the current high level of traffic, which inevitably will increase significantly and thus increase the risk of accidents.
- The proposed four storey hotel, water park and adventure park would be set on **green belt land** where a **public footpath** passes. This is a footpath I personally use regularly whilst running as it allows me to run in an area of natural beauty and away from already busy public highways. In accordance with government policies, developments such as that proposed should be directed to brownfield sites.
- My husband is a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for **diverse wildlife** including the great crested newt, which is a known protected species in these areas.
- Chesterton is classified as '**seriously water stressed**' by the environment agency and a resort of this size will be of further threat to this. Lack of sewerage and drainage infrastructure will contribute to the high risk of flooding to our village and how will the chlorinated water be safely disposed of?
- The historical nature of the Cotswold stone has been utilised across the area for generations. It is abundantly clear from the plans that little consideration has been given to maintain building design within keeping for the local area. The **size of the structure** (80 foot indoor water park and four storey hotel) dwarfs any building within a 10-mile radius. This puts it totally out of proportion within any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture. It is my belief that this is ill conceived, quickly drawn and merely the drafting of a large cooperate entity wishing to capitalise on an already overdeveloped retail environment.
- Finally, we should also look at the benefits to those families that would attend the theme park. An outdoor nature walk adjacent to one of the primary arterial routes of the UK, the M40, presents a direct **health risk** through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.
- **Air, noise and light pollution** during construction and when erected are a huge concern to this area of natural beauty.

It is clear that whilst a resort of this size could be conceived in the UK, the positioning for this particular proposition is, for all the reasons I have detailed above, hastily gathered and rather ill-conceived.

These plans have already been unanimously rejected by Cherwell District Council on six different counts which is surely a strong nod to the objections felt by many.

Yours Sincerely,



Mrs Diane Messum

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov.uk)
Subject: appeal reference APP/C3105/W/20/325918
Date: 20 November 2020 22:29:57

Good evening,

I went to a wolf resort outside of Chicago in February this year. Which is suited to the area .

However , your latest plans to open one in the English countryside is appalling. It will only bring a carbon footprint . Also disruption to local residents.

I would appreciate an update on your developments.

Thank you,

Mrs Miles

Alison.Dyson@planninginspectorate.gov.uk

appeal reference APP/C3105/W/20/325918

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/20/3259189

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/20/3259189

Appeal By GREAT LAKES UK LIMITED

Site Address
Land to the east of M40 and south of A4095
Chesterton
Bicester
Oxfordshire
OX26 1TE

SENDER DETAILS

Name MR CALUM MILLER

Address
Appleyard, Mill Street
Islip
Kidlington
OX5 2SZ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I am very concerned by the scale and character of the proposed development and believe the inspector should reject the appeal and uphold the position taken by Cherwell District Council in unanimously rejecting the proposal.

We have a process for community and local determination of planning matters. It hinges around the adoption of a local plan. It then relies upon the local planning authority to take an appropriate decision, having considered the representations from interested parties. The sponsors of this proposal have given no evidence to show why their proposal should over-ride this process, which was properly followed.

On the substance of the proposal: the size and scale of the resort is completely inappropriate for the proposed setting. It would swamp the village of Chesterton: physically (in terms of the development) and with traffic. And it is ill-considered from an environmental perspective: the proposal does not address current flooding concerns and would destroy considerable habitat on the current golf course.

I hope you will uphold the local and democratically expressed decision and reject the developers' appeal.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/20/3259189

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

Company/Group/Organisation Name

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence

Other

YOUR COMMENTS ON THE CASE

Upper Heyford Parish Council objected to this application and we strongly urge a dismissal of this appeal.

The proposed new development will have a detrimental effect on the local community as the size is more in line with the edge of a City not a rural village in Oxfordshire. The traffic it will generate is huge and will pass through parishes surrounding Chesterton causing noise and pollution. These parishes are already being affected from rising traffic numbers by the developments in Bicester and Heyford Park.

We are very concerned about the non-conformity of the proposed scheme with NPPF and Local Plan policies regarding sustainability, the huge increase in traffic movements, building such a large facility completely out of character in a rural area, the effects on wildlife and diversity, light pollution, noise and traffic pollution, the loss of half a leisure and recreational golf course amenity and the detrimental effect upon the village and the lives of local people. We strongly object to this appeal and we are fully supportive of the objections and concerns expressed by other local Parish Councils and residents.

We believe that this application is completely inappropriate in a rural setting. We would ask for common sense to prevail and dismiss Great Wolf appeal for all the reasons stated.

RECEIVED
18 NOV 2020
MAJOR CASEWORK

AD

11, Rectory Close
Wendlebury,
Bicester,
OX25 2PG.



The Planning Inspectorate
Room 3J, Kite Wing
Temple Quay House,
2, The Square
Bristol
BS1 6PN
Attention: Alison Dyson

15th November 2020

Appeal Ref: APP/C3105/W/20/3259189

Dear Alison Dyson,

I must object in the strongest possible terms against the above mentioned appeal for the Wolf (PAW) proposed Resort Park. It has already been rejected on the basis of it being totally unsuitable for its planned location, by sound objections backed by local knowledge and experience.

As a resident in the local village of Wendlebury since 1986 I also believe I am well placed to support the objections as they will clearly impact all the residents living in Wendlebury village.

Flooding is now a major concern within the village that is now a regular occurrence at least twice a year (particularly flash flooding). Whereas previously the first flood in the village that I recall was some 15 / 16 years after I became a resident. The frequency and severity of the flooding is too much of a coincidence to be put down just to "Global Warming". Construction and development in and surrounding Bicester has gone on unabated and is well documented. The proposed site of the park will directly impact and affect the water courses and drainage gullies that subsequently flow through Little Chesterton and on into the Wendlebury brook via a culvert under the A41. This stream is the primary reason for any flooding within Wendlebury and the Environmental Agency have recognized and registered Wendlebury as a flood zone. This proposed development with hard surfaces of hotel, car parks and other facilities can only raise the flood risk to Wendlebury yet further.

The estimated 500,000 additional visitors a year with the additional vehicles will bring yet more traffic disruption to the area on a road network already having reached capacity. Furthermore the noise and air pollution will inevitably increase together with destruction to the wild life and habitat already under extreme pressure.

Therefore, as a local resident I support the rejection to this proposal that clearly conflicts and not in accordance with "Cherwell Local Development Plan" and hope common sense will finally prevail.

Yours sincerely,



Mr A. S. Adams



11th November, 2020.

17 St. Nicholas Road,
Tackley,
Kidlington,
Oxon. OX5 3BH

Ms Alison Dyson,
The Planning Inspectorate,
Room 3J,
Kite Wing,
Temple Quay House,
2 The Square,
Bristol, BS1 6PN.

RECEIVED
16 NOV 2020
MAJOR CASEWORK

Dear Madam,

Great Wolf Resorts,
Proposed American Water Park

I object most strongly to the above proposed Water Park for the following reasons:

1. Loss of prime farming land
2. Loss of special habitat and its flora and fauna
3. Substantial increase in traffic – this area is already suffering in this regard
4. This area misses out on rainfall on many occasions (the Cotswold deflecting it one way and the Chilterns from the other) so where will all the water come from?

I have lived in this area the majority of my life and am sad to see all the development and this is a step too far.

Yours faithfully



(Mrs. J. P. Simons)

RECEIVED
27 NOV 2020
MAJOR CASEWORK

AD

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

23rd November 2020

Ms Alison Dyson
Case Officer
The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Ms Dyson

Ref: Great Lakes UK Ltd – Planning Appeal Ref: APP/C3105/W/20/3259189

I wish to register my **opposition** to the above appeal against refusal of planning permission by Cherwell District Council. This is an opportunistic application contrary to the provisions of Cherwell District Local Plan, detrimental to the local community, environmentally harmful, and entirely without merit.

The proposed development is a self-contained private resort, designed for visitors who book an overnight stay and are expected to make use of all meals and entertainment provided on site – and, of course, spend all their money there. Evidence from the US shows that 98% of guests do just that, so there will be very little benefit to local businesses. Local day passes are likely to be scarce and expensive and not available during weekends or school holidays. This would emphatically not be a local amenity.

There would, however, be a loss of local amenity, namely a well-used 18-hole golf course, designated as a key sporting facility under Cherwell District Council's local development plan. Now that the North Oxford Golf Club's 18-hole golf course has been earmarked for housing, there is no available alternative. In recent months the thriving local gliding club, based at the former RAF Bicester airfield has been forced to close, and the controversial sale of Bicester's Oxford Road sports ground to a commercial interest means that that sporting facility will also be lost. The overall picture is therefore decidedly bleak, and it is in this context that the proposal should be considered.

The existing road network is already overloaded and struggling to accommodate current levels of traffic. The A34 is at full capacity and the M40 very nearly so, to the extent that the problem has

been debated in Parliament (see enclosed newspaper cutting). The proposed development would place a further burden on already stressed routes. Chesterton is already a regular 'rat-run' and experiences significant traffic congestion whenever problems arise on these major through roads requiring diversion through the villages. The projected increase of 1800+ daily traffic movements (not including construction traffic) to and from a site located on a small unclassified road could simply not be absorbed.

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

In addition to the immediately obvious increase in noise and air pollution, there would be the increase in light pollution from a permanently floodlit 900-space car park on top of the already unacceptable level of light pollution from Bicester itself. In my youth I could see the Milky Way and even a passing comet from my back garden; I now struggle to see even such major constellations as the Great Bear, pointing to the Pole Star, and Orion, whose height above the horizon varies with the passing of the seasons. By disrupting the normal circadian patterns of sleep and activity, light pollution is harmful to wildlife (already under pressure from loss of habitat) and humans alike.

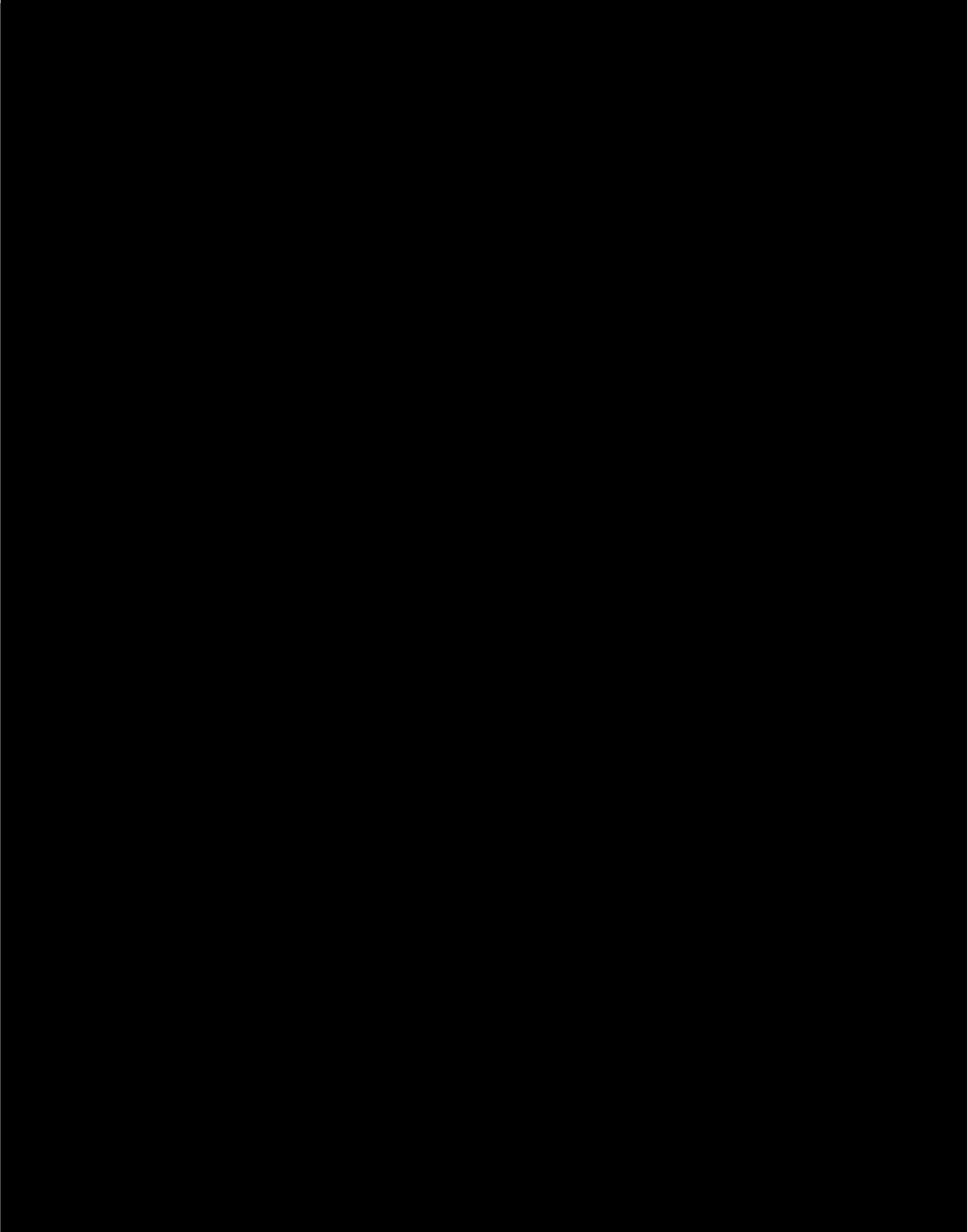
In short, this huge, unsightly development is totally unsuited in both scale and design to the proposed location in a rural area of a small, grossly over-populated island. If carried out, it would cause irreversible harm to the local flora, fauna and human population, and the only benefit would be reaped by the overseas company seeking to ride rough-shod over local democracy. I urge you strongly to dismiss the appeal.

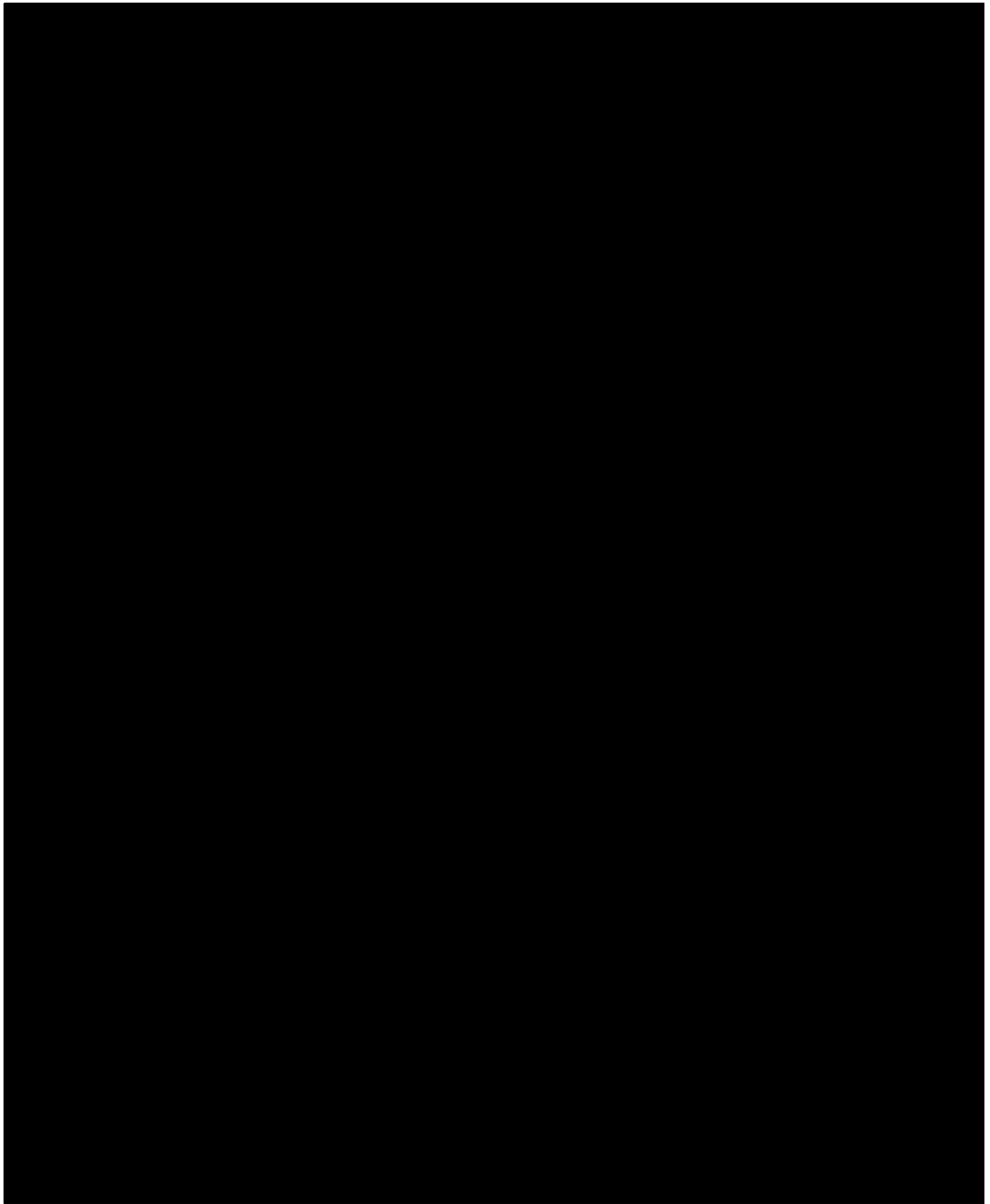
Yours sincerely,



R.L.Henson

ENC: BICESTER ADVERTISER
THURS 19TH NOVEMBER 2020





To:

[Dyson, Alison](#)

Subject:

Appeal reference APP/C3105/W/20/3259189

Date:

18 November 2020 15:16:46

Dear Alison

I wish to register my objection to the proposed appeal by Great Wolf Resorts which was unanimously declined by planners in March this year.

To build such a complex in the proposed location in Chesterton would be totally unsuitable for many reasons.

It would offer absolutely no benefit to the local community and would have a negative impact, not only on Chesterton village but on all of the surrounding villages.

I list below some of the many negative reasons.

- There are no plans to upgrade or alter our local road network to cope with the estimated 43% increase in traffic once built, and this figure doesn't take into account the impact of construction traffic which will be in the number of 65 lorries every day over a two-year period. Therefore our already poor country lane infrastructure will suffer much higher rates of deterioration, and there will undoubtedly be an increase in road traffic accidents.
- Disruption to wildlife both during construction and once built with the loss of natural habitat.
- High Water usage - The area is already classified as "seriously water stressed" by the Environment Agency.
- Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area.
- Potential water fouling of the local area from chlorinated water waste (as with existing resorts in the US)
- Potential lack of recycling affecting local figures for CDC.
- Air pollution both during construction and once built.
- Noise pollution both during construction and once built.
- Light pollution both during construction and once built by nocturnal flood lighting.
- Loss of a popular leisure amenity.
- Loss of a countryside area of natural beauty.

Blackstone's track record of having no regard for the environment whatsoever is a big worry and doesn't bode well for Chesterton or the surrounding area.

Finally, the most obvious reason for not considering the appeal is that the plan has already been unanimously rejected by CDC on six different counts! Surely this should be enough to ensure it doesn't go ahead?

Thank you for considering my objections

Best regards

Natalie Chubb

Chesterton resident

Appeal reference APP/C3105/W/20/3259189

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 18 November 2020 15:17:40

Dear Alison

I wish to register my objection to the proposed appeal by Great Wolf Resorts which was unanimously declined by planners in March this year.

To build such a complex in the proposed location in Chesterton would be totally unsuitable for many reasons.

It would offer absolutely no benefit to the local community and would have a negative impact, not only on Chesterton village but on all of the surrounding villages.

I list below some of the many negative reasons.

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- Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area.
- Potential water fouling of the local area from chlorinated water waste (as with existing resorts in the US)
- Potential lack of recycling affecting local figures for CDC.
- Air pollution both during construction and once built.
- Noise pollution both during construction and once built.
- Light pollution both during construction and once built by nocturnal flood lighting.
- Loss of a popular leisure amenity.
- Loss of a countryside area of natural beauty.

Blackstone's track record of having no regard for the environment whatsoever is a big worry and doesn't bode well for Chesterton or the surrounding area.

Finally, the most obvious reason for not considering the appeal is that the plan has already been unanimously rejected by CDC on six different counts! Surely this should be enough to ensure it doesn't go ahead?

Thank you for considering my objections

Best regards

Jake [REDACTED] & Harry [REDACTED]

Chesterton residents
Appeal reference APP/C3105/W/20/3259189

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resort appeal reference APP/C3105/W/20/3259189
Date: 26 November 2020 16:54:46

appeal reference APP/C3105/W/20/3259189

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

Chesterton is an idyllic country village, with a picturesque and popular pub just opposite the church with the village green in between. This proposal will bring an additional 1800 cars PER DAY through the village, which has a school on the only road through it. There is already such an issue with traffic at school pick up and drop off times that the Parish Council have recently been considering double yellow lines near the school.

You might say that designated signs to direct visitors to the resort away from the village might be adequate, however, these days everyone simply types a postcode into their Sat Nav and follows that - if the traffic is building up in one direction, the traffic will be sent through another village or through a tiny residential road, not expecting such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton -a single track road! Bringing this type of resort to a small village is simply not a good idea.

Great Wolf Resorts are usually housed on the edges of cities, not in a rural environment and it would appear that as this is their first location outside North America, they are trying to buy cheaper rural land to escape more expensive urban land prices. Quite simply, this does not fit here.

Several homes in Chesterton flooded this year and in Little Chesterton there are ongoing drainage issues - an enormous complex with a car park for 900 cars will in no way help the current, already worrying, situation.

Indeed the ecological impact of this build would be nothing less than catastrophic - building over a popular golf course, with acres of rough ground supporting a huge variety of wildlife is not in line with the current government requirements to increase the biodiversity of each new build by 10%.

I also do not believe that any additions to public transport including the introduction of shuttles will make any difference to volumes of cars. They will not be used - compare to volumes visiting Alton Towers Splash Landings hotel out of season - minimal numbers use public transport. Everyone will continue to travel by car.

Please do not allow this misfitting, damaging build to take place.

Many thanks

Nicola Clark

Sent from my iPad

From: 
To: [Dyson, Alison](#)
Subject: APP/C3105/W/203259189
Date: 26 November 2020 09:25:18

Dear Alison,

I'm writing to you to strongly oppose the Wolf Development in Bicester. My objection is based on the following grounds.

1. This development is located on the outskirts of Bicester with limited access. Meaning that there will be an increase in road traffic through beautiful and historic villages. As a home owner in Kirtlington I have already seen an enormous increase in traffic through our village as a consequence of the Heyford housing development. This additional development will be the tipping point making the village unbearable from a noise pollution perspective and dangerous for the children walking to school. We have already raised numerous concerns about the speed in which people drive through the village will little regard to the school situated at the heart of the community. Irrespective of what new road access you could provide for the site, people will speed through these historic villages will little regard to the local community.
2. The site is located opposite the Bicester Sports Association grounds. The rugby and cricket club are corner stones of the local community as they encourage young children to get involved in sports and make friends for life. As a coach of one of the mini teams I have first-hand experienced with the challenges of accessing the site now due to multiple clubs playing on the grounds at the same time. This development would not only make accessing the site even more difficult, but it will also ruin the beautiful environment in place for children to get into sports, which as we all know is crucial from a physical and mental health perspective.

I implore you to reject this proposal and put the local community first.

Many thanks

Nick Crossley

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - objection
Date: 27 November 2020 02:10:06

Dear Alison,

I wish to add my objection to the planning proposal and the appeal lodged by Great Wolf Resorts.

This is on the door step of where we used to live at Middleton Stoney, so I know the area well. Having sifted through the many documents on the Cherwell District Council planning portal, I can see no positive way of looking at this planned development. It is truly a grotesque and absurd proposal. Monstrously oversized for the site and local infrastructure, wasteful of scarce local resources and out of step with local and regional planning guidance and strategies.

It was unanimously rejected by the public, councils and organisations earlier this year. That should be enough.

I urge you take the correct and honourable course and back Cherwell District Council in their original refusal of this planning application.

Yours sincerely,

Neill Darling

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 24 November 2020 15:08:00

Dear Alison,

I would like to raise my objection to the planned Great Wolf park at Chesterton in Oxfordshire. As a local resident of Somerton I think this would negatively impact on my family and our rural community. Any new developments to the area should enhance the natural wildlife and environment and look at green transport initiatives. A huge waterpark that brings in a huge number of cars would have a massive carbon footprint. This initiative has been rejected once, please do not consider the appeal. If we are building in the UK, it needs to be innovative, carbon neutral sites that enhance natural beauty instead of carving up our countryside.

Kind regards,
Naomi Ekers
Ox25 6NQ

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf resort Chesterton
Date: 17 November 2020 13:55:34

Hi Alison,

My family & I live in the village of Chesterton & I am writing to strongly object to this proposal of a water park. My points of objection are;

- our local roads are already stretched to capacity. Traffic levels are high & crossing the roads are difficult & dangerous in some cases. More cars will exasperate the problem.
- destruction of the local wild life habitat. We already have 2 new housing estates & rural land is running out in our area.
- the park will cause noise & light pollution for local residents.
- the proposed developments is not in accordance with the Cherwell local development plan.

Thank you for your time on this matter

Kind regards

Natalie

Natalie Day Gomes
2 lander close
Chesterton
Bicester
Ox261dh

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection - Wolf development - Chesterton
Date: 27 November 2020 15:12:43

Dear Alison,

I am writing to you to ask you to defend the position taken by Cherwell District Council when they unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges) earlier this year to erect a Super-sized warehouse style resort on the edge of Chesterton.

This type of facility is simply not needed, it is not in the local plan, it is not a leisure facility to be enjoyed by the locals and will bring them nothing but noise, flooding and traffic.

Chesterton is an idyllic country village, with a picturesque and popular pub just opposite the church with the village green in between. This proposal will bring an additional 1800 cars PER DAY through the village, which has a school on the only road through it. There is already such an issue with traffic at school pick up and drop off times that the Parish Council have recently been considering double yellow lines near the school.

You might say that designated signs to direct visitors to the resort away from the village might be adequate, however, these days everyone simply types a postcode into their Sat Nav and follows that - if the traffic is building up in one direction, the traffic will be sent through another village or through a tiny residential road, not expecting such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton -a single track road!Bringing this type of resort to a small village is simply not a good idea.

Great Wolf Resorts are usually housed on the edges of cities, not in a rural environment and it would appear that as this is their first location outside North America, they are trying to buy cheaper rural land to escape more expensive urban land prices. Quite simply, this does not fit here.

Several homes in Chesterton flooded this year and in Little Chesterton there are ongoing drainage issues - an enormous complex with a car park for 900 cars will in no way help the current, already worrying, situation.

Indeed the ecological impact of this build would be nothing less than catastrophic - building over a popular golf course, with acres of rough ground supporting a huge variety of wildlife is not in line with the current government requirements to increase the biodiversity of each new build by 10%.

Please do not allow this misfitting, damaging build to take place.

Many thanks

Nicholas Levey

Sent from my iPhone

Yirmiyahu 19
Apartment 1
Tel Aviv
6259404
ISRAEL

20th November 2020

Ref: APP/C3105/W/20/3259189

Dear Alison

With regard to the appeal for the Great Wolf development, this **cannot and must not** be upheld

This development will ruin village life creating excessive traffic going through daily on small country lanes that are completely inadequate for this volume of traffic.

Residents walk and bike along these roads and the huge increase in volume of traffic will make this even more dangerous than it is now.

The village already feels an impact since the development of the new houses in Audley Gardens, with excess rain now causing flooding in parts of the village not seen before. The water needs somewhere to go and the drainage here in Chesterton is not adequate to sustain another development nearby and especially one the size of Great Wolf Resorts. It is guaranteed that this would create even greater areas of flooding within the village.

Developing this area will devastate the natural trees, hedgerows, ponds not to mention the wildlife that depends on all of this. I myself have seen the swans, ducks, rabbits in abundance and even a deer on one occasion. Then there are the insects and pond life we don't immediately see. All of their habitat will be destroyed and gone forever. At this time of world climate change we should be encouraging wildlife by planting more trees and more hedgerows not destroying them. It is fine for Wolf to say they will plant trees etc but they are going to take many many years to grow and in that time we have lost valuable wildlife with their habitats. It may well be that they do not return as this will no longer be a tranquil environment for them.

So much greenbelt land is being lost to developments of 'much needed' housing which also destroys wildlife sites. We need to be proactive in preserving what we have not destroying more.

Again at a time when we are being encouraged to conserve our water usage and to save electricity the astronomical usage of both of these commodities by Great Wolf goes against everything that we are encouraged to do. The amount of water they will use, albeit they will probably recycle some, and the sewage they will create - our infrastructure cannot cope with this !.

This village is not the type of environment for this mammoth development. !

As in the development of Bicester Village we have seen over time that they buy up more land around them to further expand on what they have. In time Great Wolf would want to expand and where will they go. It is a known fact locally that Graham Payne (the owner of the hotel and golf course) would sell up and our village would be destroyed even further. **This just cannot happen.**

I was born and brought up in this beautiful village and do not want to see it destroyed by a development that is neither wanted nor needed.

Nicola Simpson

From: [Neil Simpson](#)
To: [REDACTED]
Date: 25 November 2020 11:51:30

To Alison Dyson,

I wish to oppose the Great Wolf development in Chesterton on the grounds that there will be a significant increase in the volume of traffic, not only on the main approach roads A34 B430 but also through the smaller villages like ours (Weston on the green). Our village becomes gridlocked whenever there is an accident on the A34 northbound as traffic the use us as a ratrun!! The extra traffic generated by this development will only add 1000s of cars add to this ever increasing problem.

From the Great Wolfs own research they have sited vehicle access to the resort through our village along with other villages which is totally unacceptable. There is NO DIRECT access to this proposed development other than using village roads!! and therefor the development is totally unacceptable.

Regards Neil Simpson
Holly Cottage,
Church Ln,
Weston on the Green,
OXON.
OX25 3QS.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts: appeal reference APP/C3105/W/20/3259189
Date: 16 November 2020 14:00:01

Dear Alison

I hope you are well.

In relation to the above, I am deeply concerned that, after the vociferous and unanimous objection of their proposal, Great Wolf Resorts have felt it fit to launch an appeal.

As before, I totally oppose their proposal for a resort park.

I find it extraordinary that such an environmentally disastrous project could even be considered at this critical time in relation to the climate emergency. One which would destroy wildlife habitats, drain natural resources, create air, light and noise pollution and put pressure on local roads, not to mention the pollution caused by journeys to and from the resort. Just today in the news, an Ipsos Mori poll has revealed the public's overwhelming concern about the climate emergency with 66% of those polled believing that climate change is as serious as Covid-19 and wanting it prioritised in the economic recovery. It is my strong belief that the days of such harmful, resource guzzling, pollutant generating projects belong in the past and are not wanted by the climate aware younger generation.

As hosts of the COP26 summit whose aims are to accelerate action towards the goals of the Paris Agreement and the UN Framework Convention on Climate Change, the Great Wolf Resorts proposal is so out of step, as it is with the Cherwell Local Development Plan. We must again reject what could be this most catastrophic dinosaur project once and for all.

Alison, please recognise the strength of our opposition to this unwanted project.

With many thanks and best wishes

Norman Smith



Scanned by [McAfee](#) and confirmed virus-free.

6 Lander Close
Chesterton
Bicester
Oxfordshire
OX26 1DH

Ms Alison Dyer
The Planning Inspectorate
Room 3J, Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

23rd November 2020, by email

Dear Ms Dyer,

Re: Great Lakes UK Ltd – Planning Appeal No: APP/C3105/W/20/3259189

Thank you for the work you and your colleagues in the Inspectorate are undertaking relating to this appeal.

I am writing, as a resident of Chesterton, to object strongly to the above planning appeal. In summary the original application was rejected on so many grounds, with overwhelming local opposition to the application. The modifications and arguments made by Great Wolf subsequent to the original planning application have not materially changed anything in relation to the grounds for rejection, and so I would urge rejection of this appeal. The proposed development remains fundamentally at odds with the local development plan; will have serious detrimental impact on the local environment, ecology and community; and I can identify no material positive considerations that would mitigate these factors or justify upholding the appeal.

At a detailed level I have many concerns. I have paid particular attention to the ways in which the proposed development is at odds with the policies and strategies set out by Cherwell District Council, in whose geography the proposed development lies. This reflects the importance I place on local democracy.

First, I am troubled by the apparent **lack of consultation around the original application** between the applicant (Great Wolf) and Cherwell District Council. Surely, with the potential for more than 2,000 visitors each day, Great Wolf should have worked with Cherwell, following the correct local plan process, to identify and be allocated a proposed site? The application was **opportunistic, speculative, and in the wrong location** and this appeal should accordingly be rejected.

Second the proposed development is fundamentally **unsustainable / in opposition to sustainable strategies** for Cherwell:

- It's on the edge of a village and includes 900 car-parking spaces. This clear reliance on car travel is at odds both with the Cherwell strategy of reducing car usage and the need we have as a nation to reduce carbon emissions towards net zero
- Golfers looking to play on an 18-hole course will have to drive to alternative courses, thereby inevitably increasing car mileage driven – again in conflict with the Cherwell strategy and our national need
- This, golf course site, is by definition a 'green field site' – to put 500,000 square feet of built development will forever destroy significant green landscape and ecological habitats

Third, flowing from the lack of consultation and selection of an inappropriate location, the **traffic impact** of the proposed development seems certain to create **road safety and quality of life issues** by increasing levels of traffic to those far in excess of the capacity of local infrastructure. Specifically:

- The road network in the Bicester area is already over-stressed by residential, commercial and retail developments (eg Bicester Village, Kingsmere, Bicester Gateway – and even Upper Heyford). To add an extra 1,000+ traffic movements is folly and surely beyond the capacity of the network. These villages / parish councils join with Chesterton in their opposition
- During and after construction, routing plans will not just impact the problematic A34 and A41, but also see increases in traffic volume in villages such as Wendlebury, Middleton Stoney and Weston on the Green. These increases will impact air quality, safety, and quality of life
- Most especially, Chesterton will be impacted. Much of the traffic to and from the site will go through Chesterton with its dangerous A4095 bend, narrow roads (eg The Hale) and parked cars. Even now, Chesterton functions as a 'rat run' and problems on the M40 or A34 see increased levels of traffic in Chesterton. This proposed development would only exacerbate safety, quality of life, and air quality issues.

Fourth, this development will have **significant ecological issues**, removing large swathes of **green field habitat for a varied abundance of wildlife**. In a world that is concerned about mass extinction, in which bird and insect (eg bee) populations are plummeting, this is just the wrong thing to do. I've personally come across buzzards, on the ground, while walking on the footpath across the golf course: I can't imagine that continuing if the appeal were upheld.

Fifth, just as the local population continues to grow (Elmsbrook, Kingsmere, Chesterton, Upper Heyford), so this proposed development would **remove recreational facilities**. On the surface that seems a strange claim given that the proposed development is entirely recreational. But the reality is that the proposed development is not aimed at ad-hoc or frequent short-term use (hours) by local residents, but at residential stays (days) by those traveling to the site. For the increasing number of local residents, the proposed development sees the removal of a much-loved and (as per filed accounts) seemingly commercially viable 18-hole golf course. Yes, nine holes remain, but for how long – what will keep that viable? Further, it seems to me that securing the site would threaten the right of way associated with the footpath across the golf course (I personally use it for exercise) that is shown on Ordnance Survey maps. Thus, with the recent loss of the North Oxford nine-hole course, to grant this appeal would show a flagrant disregard for the recreational needs of local residents.

Sixth, the **proposed design is just poor and inappropriate**. A low-rise design (to make it less visible) merely means a larger ground area is subject to development and urbanisation in a rural location. The two-three (very) large proposed blocks are not remotely in keeping with the character of the local area. Cherwell's Countryside Design Summary (2008) makes clear that new development schemes in locations like the proposed site should be small scale, detached buildings at low height (like the existing golf club) and should enhance the character of the local area. To uphold the appeal would 'drive coach and horses' through the policy of our democratically elected local authority.

Seventh, and similarly, **anticipated economic benefits are not aligned to Cherwell District Council policy, and / or are too limited to justify permission being granted**. The Council's strategic aim is to prioritise 'knowledge-based' business investment. Great Wolf's is a hospitality business, of a totally different character. While the development would offer employment, this is likely to be predominantly in lower-paid, anti-social split-shift roles, often with zero-hours contracts. This is thus fundamentally at odds with Cherwell's strategy. Worse, because Great Wolf's business model is based on keeping guests on-site, in the proposed development's restaurants, retail outlets, and leisure activities, there will be minimal or no spill-over of economic benefits to local businesses – just extra traffic. I understand there is very little or no support for the development among local businesses, and would urge you to take note of that.

Eighth, and finally, for those using the proposed development, and for local residents there would be **air quality and pollution impacts**. Additional traffic driving to and from the site will impact on air quality for local residents; and for those using the proposed facilities a site adjacent to the M40 is hardly offering healthy air quality and a quiet ambient environment. The changes in traffic volume, associated noise, and experienced air quality during Covid-related lockdowns have only served to reinforce this point.

So, again, I consider that the appeal should not be allowed to overturn the rejection of a planning application that was done badly, does not align with published Cherwell (and wider) policies and strategies, and remains of significant dis-benefit to the local community. Please do recommend the rejection of the appeal.

Yours sincerely,

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

Nicholas Smith

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal. ref. APP/C3105/W/20/3259189
Date: 27 November 2020 10:53:08

Good morning,

I am writing to strongly object to the planning application by Great Wolf for a resort park in Chesterton.

I do not think that this park will have any benefit for the local community and will have a detrimental impact on local roads in and around the area.

The size of the proposed complex is totally unsuitable for the location and I understand that it would not be in keeping with the Cherwell Local Development Plan.

It is imperative that our local Council protect the residents from big companies with large sums of money who's only interest is making more money with no respect for local people.

I believe that the Cherwell planners were right in rejecting this plan in March and I see no reason for that decision to be overturned.

Yours truly

Neil Spencer
18 Oxford Close
Kirtlington
Oxon
OX5 3HH

Sent from [Mail](#) for Windows 10

Nicola Ward
18 Chestnut Close
Chesterton
Bicester
OX26 1XD

27 November 2020

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

Ref: Great Lakes UK Ltd - APP/C3105/W/20/3259189 **OBJECTION**

Dear Ms Dyson,

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

UNSUSTAINABLE

- In an inappropriate location on the edge of a village with 900 car parking space vs a village of approx 750 residents. These factors will ensure significant reliance upon car travel in opposition to the Cherwell Strategy of reducing car usage.
- The site comprises 500,000 sq ft of built form on what is currently a Greenfield site. It will irreversibly remove important green infrastructure – disrupting ecological habitats
- The golfers that currently use the 18 hole course will now have to drive further to alternative 18 hole courses thus increasing car usage.
- The existing drainage system is not adequate as it is (as witnessed recently by many Chesterton residents) and surely could not hope to cope with a resort whose very business would rely on good water and drainage systems on such a massive scale.

TRAFFIC IMPACT

- The existing road infrastructure (here and surrounding villages) can't cope with an extra 1000+ daily increase in traffic volume plus construction traffic. Chesterton is already a 'rat-run' and experiences major traffic congestion, used as an escape route from M40 and A34

- Unacceptable routing plans via already stressed routes: Middleton Stoney, Weston on the Green, Wendlebury, A34 (Bicester Village)
- It adds to numerous other significant proposals that have been approved locally (Kingsmere, Bicester gateway, Bicester Heritage); roads cannot cope, its location is inappropriate

LACK OF LOCAL ECONOMIC BENEFIT

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

ECOLOGICAL IMPACT & THE INHERITANCE OF FUTURE GENERATIONS

- Loss of green field habitat needed for abundant wildlife.
- With the government's recent pledges to fund and legislate for green and eco initiatives, a resort on this scale in the middle of rural Oxfordshire is not only at odds with it, but has no concern for what will be left for future generations. A few may, with sufficient funds spend possible hours or days in a reconstituted nature inspired water habitat. The true natural habitat (as it exists currently) with no commercial or entertainment development provides the very 'breath of fresh air' that rural residents relish and city dwellers envy. This is the inheritance we should be passing down to our children and their children.

LACK OF CONSULTATION

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

Sincerely,
Nicola Ward

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Application 19/02550/F
Date: 14 November 2020 15:03:46

Dear Alison,

Great Wolf Resorts Application. 19/02550/F - APPEAL.

A former resident of Souldern village in Cherwell District, I've recently become aware that the American leisure corporation Great Wolf Resorts hopes to plant its flag in the UK, starting just outside Bicester.

I always suspected that those taking the initiatives to resurrect Bicester as a young modern town would increasingly run in to difficulties as they inevitably found themselves confronted with attempted encroachments into that national heritage that is the unique, historic, beautiful and irreplaceable Oxfordshire countryside.

I feel this application from GWR and its persistence in appealing the planning refusal, now represents a very predictable example of this: a very big business has turned up, conveniently perceiving [as an urban-based business giant in Chicago] that its own interests coincide perfectly with those of the inhabitants of a largely unbroken swathe of beautiful Oxfordshire countryside, whilst incidentally claiming credentials of high virtue: "*From the start, we have been deeply committed to providing the maximum benefit to the local community, and we are excited... etc*" [Robert Moore, Vice President of Global Construction at Great Wolf Resorts, quoted by 'blooloop' 24/02/2020]

But a little research into GWR's proper credentials reveals that this 'altruistic' entity is actually 65% owned by the Manhattan-based Blackstone Group, [Corporate Private Equity / Real Estate / Asset Management] a corporation worth more 500 Billion dollars, whose CEO, for me rather tellingly, is cited in Wikipedia as having donated over 800,000 dollars towards President Trump's political efforts since 2016.

I would recommend the appealed application be refused again, as having no regard, by its scale and proposed role as a national leisure attraction, to the nature of Bicester's hinterland, one of predominantly peaceful, rural, farming land, and mainly of small villages served by a network of winding narrow country lanes that are already overtaxed.

I would recommend the appealed application be refused again, as being self-evidently tailored primarily to attract national users, and not the local community.

I would recommend the appealed application be refused again, as being designed primarily to bring financial benefit to an American corporation, and not to the local community.

Because, if Bicester appears to be flourishing, it must not be at the risk, through such developments as this one or for example Bicester Village [even if they "provide local jobs"], of making profits that get significantly returned to foreign economies, and not the local

one.

I'm sure you are already very aware of all of the above and I do hope these and other reasons will help to reject this proposal once and for all.

Yours sincerely,

Nicolas Waters

15 Ashfield Terrace, Haworth, BD22 8PL. West Yorkshire



[Formerly of The Mullions, Souldern, Bicester OX27 7JN]

Badgers drift
Church road
Weston on the green
22nd November 2020

Dear Alison Dyson, Planning inspectorate

Re: APP/C3105/W/20/3259189

I wish to add my concerns and object to the development, the proposal is not in accordance with the local development plan and as such should not be considered.

Having been a member of the leisure club sited at the site I feel strongly that this development spoils a local community benefit, it will limit accessibility onto the site by restricting entry, reducing the size of the gold club and increasing congestion hence diminishing local leisure facilities.

The new facility would not be open to local residents during peak periods and as a school teacher I would only be able to use the facility during peak periods.

The main concerns in increase in traffic, and all proposals to remedy this have not alleviated the concerns. The road from Weston to Middleton stoney is used as a cut through at peak times when the build up on the A34 is large, as is the smaller B road down Church road to Islip and Oxford. We need to find ways of reducing the vehicles, but this development will only add to them, particularly at the peak Friday night nightmare. The roads are desirable for cyclists to use, but this is unlikely to be safe with an increase in traffic.

The development is unsightly and takes away from the green field golf course that is currently on site, and the development is large which makes it difficult to heat, another environmental concern. It also will impact on the water demands in the area which are already under strain. The energy demands of the facility are immense, from water supply, heating and lighting it seems to contravene and environmental policies a community should aspire to.

The recent reports suggest that 16-18 yr old are not working on weekends due to pressure of study and therefore there is going to be a struggle to recruit staff, particularly when Bicester village recruits many young staff. Local businesses struggle to recruit currently and with limited

accommodation for staff in the development it seems this will place a further burden on recruitment.

New developments of accommodation in the area to service Bicester village are opening imminently so we are yet to see if there is a large demand. The impact of building contractors in the area have been huge and this development surpasses anything we have seen before.

We are strong advocates of increasing wildlife habitats so that our future generations appreciate areas and leisure facilities which enhance conservation policies and lead to strong environmental support.

With thanks for your consideration

Nerys Wilkinson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 16:57:24

Dear Ms Dyson

APP/C3105/W/20/3259189

Please treat this email as my objection to the appeal by Great Lakes UK Limited ("GL") of the decision by the Cherwell District Council to reject its planning application under the reference 19/02550/F.

In my view the development:

- **Is not in the sporting interests of the local community.** The proposal is for a large hotel aimed at providing accommodation for young families from outside of the local community. This will result in the loss of local recreational / sporting facility (either by the loss of 9 of the existing 18 holes at the golf course or by compressing the site to accommodate a much smaller 18 hole course) and land which is currently green and rural in setting. The offer of day passes (on a strictly limited basis) does not off-set this loss.
- **Is unlikely to contribute significantly to the economic interests of the local community.** The construction of the site is likely to be undertaken by large companies with no significant local input. Once the site is built it will attract visitors who stay predominantly on site spending within the resort. Any suggestion to the contrary would be surprising given that most of the local villages do not even have a shop.
- **May actually contribute to employment issues.** Much is made in the Appeal of the fact that jobs will be created by the resort. However, Oxfordshire historically has had no shortage of vacancies in the types of employment that this resort would bring. Often there has been a gap in employees ready to fill those roles. Allowing the Appeal would compound this issue and could result in more travel from other areas to staff the site. This would be detrimental to the local area.
- **Would put additional strain on a busy road network.** The site is accessed by either the Chesterton side or the Weston-on-the-green / Middleton Stoney side. Either route is inappropriate for the amount of traffic which this site will generate. The roads are narrow and are currently already very busy as people look to use the roads to avoid the A34 and M40 intersection which is often congested.
- **Would not realistically be served by public transport.** I understand GL's need to persuade you that visitors or staff to the site would use public transport but I do not think this assertion would withstand proper scrutiny. For example, staff travelling to the area would most likely need to use their own transport rather than a combination of differing types of public transport. The same is true for young families who would prefer the benefit of convenience, and likely lower cost, in their own vehicle on their holiday (particularly if they are to visit other destinations as the Appellant contends). The Appellant makes reference to Center Parcs in its Appeal. From experience, their Woburn site appears to be accessed almost exclusively by private motor car.
- **Has the potential to put additional strain on the water network locally and cause damage to local areas.** There are significant flooding issues within the Oxfordshire and Thames Valley area and this development, which turns a large open and green space into a built environment, will create the further potential for flooding. The site will also clearly have significant water supply and drainage needs.
- **Is not in keeping with the local area and has the potential to significantly damage the local community feel.** Chesterton, the nearest village to the site, is small and a development of this nature is neither in keeping with the village or the local area. The village is clearly distinct from Bicester and the surrounding area. Developments of this nature will erode that.

For the above reasons I consider that the appeal and the request for permission should be rejected.

As a final point, in my view planning policies are in place to serve the public. There is significant objection to this development from the local community and the local MP, so irrespective of what a policy document says or doesn't say, I consider that it is neither reasonable nor responsible to ignore the comments which have been made by the local community.

Kind regards

Nick Wilson

11 Maunde Close
Chesterton
OX26 1DJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: GREAT WOLF RESORTS
Date: 24 November 2020 19:43:02

For the attention of George Baird and Alison Dyson

In March the councillors at Cherwell District Council unanimously voted on six counts to reject the planning proposal by Great Wolf Resorts to build a massive hotel and indoor water park for young families in a rural part of North Oxfordshire; a resounding victory. I am completely appalled that this has gone to appeal given the strength of feeling in the whole area and beyond against this unnecessary development.

The size and design of the resort is totally unsustainable for the proposed location, having a negative impact on local infrastructure, rural landscape, traffic and local communities. It would be a disaster for the region, not to mention the affect on water supplies and drainage, which are already at a stress point in the area. This project is purely for individual and corporate profitable gain with lack of regard for long term development of the area and overall community needs. This doesn't even take into account the noise pollution that will occur during the lengthy process of this construction and then once there 500+ residents are present.

The claims for an economic benefit to the area are completely unfounded, trying to exploit on the short term instability of the economy due to Covid 19, which is totally immoral at such a tragic time for many countries. The provision of low skilled, low paid and short term employment opportunities is not what the area needs for the 18-22 year age group it is targeting. I'm in that age group and we need long term, highly skilled opportunities with a career, otherwise we can't afford to live in the area and contribute to the local economy. There are currently enough employment opportunities for leisure and retail in the Bicester area.

My other key area of concern is that natural habitats would be destroyed and the rural landscape blighted by such a huge unsightly structure and car park neither of which are in keeping in design or size with the rural landscape. This loss of rural countryside, wildlife and adverse affect on biodiversity and air and light pollution would be a tragedy for future generations not only in this area but throughout the country.

I would strongly urge the Inspectorate not to uphold the appeal by GWR for this unsustainable development.

Kind regards
Oli Brookes

Sent from my iPhone

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: My objection email from Oliver Evans APP/C3105/W/3259189.
Date: 23 November 2020 20:48:47

To whom it may concern,

I am nine years old and have lived in Chesterton for six years. I am very much against the plan to put a huge hotel and water park near where I live to walk and cycle as it will make the roads and paths very busy and I will no longer feel safe going out to exercise.

The countryside is very important and I have seen lots of wildlife around Chesterton. We spend time in school thinking of ways to stop spoiling the environment and building on green land is something that makes protecting wildlife a lot harder.

Thank you for reading my email.
Yours sincerely,

Oliver David Evans

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Resort, Chesterton APP/C3105/W/3259189.
Date: 23 November 2020 17:52:18

Dear Ms Dyson

I wish to add my voice to the objections to this proposal.

1. Chesterton itself is a very small village which would be totally overwhelmed by the development. The village itself does not stand to reap any benefit from it. In fact the character of the village would be damaged beyond repair.
2. No doubt income from such a development would benefit the owners greatly, but most of the jobs created would be at the lower end of pay scale. This would place yet more demands on our already limited supply of affordable housing and rented accommodation, and further pressure on overstretched essential services.
3. Those of us in neighbouring villages would be seriously affected by the increase in traffic on already busy roads, especially as visitors and staff at the resort are likely to make journeys to and from the resort by car.
4. The Wolf developers talk of job provision but even now some staff working at the Bicester Spa and Golf Hotel walk to work along an unlit road with traffic travelling at speed. The large increase in the number of people using this road on foot, bicycle, car or truck will add to the hazards.
5. It will spoil a ever decreasing area of pleasant countryside and the continuing traffic, lighting, noise and pollution will have adverse effects on our declining wildlife.
6. The Cherwell District Council has adopted a Local Development Plan. The scale of this development falls completely outside any development envisaged that plan.

I very much hope that you will uphold the decisions already made at the local level by our representatives elected for that purpose.

Yours sincerely

Olwyn Mason
Kirtlington
OX53JS



Virus-free. www.avast.com

Mr Oliver Newton
Stableford House
Stableford Lane
Chesterton
Bicester
OX261EH

Dear Ms Dyson

Great Lakes UK Ltd Planning Appeal APP/C3105/W/20/3259189

I believe that the development is wholly inappropriate for this location and will have a huge detrimental effect to the community. Having read the reports I would like to make the following observations:

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

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

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

The reduction of any golf course from 18 holes to 9 should not be underestimated in its impact as most members will only play 18 holes. There are currently 250 members at the club and 200 of those members have indicated that they would leave to play at another course should the 9 holes be lost. This therefore presents further concern that with only 50 members this would not likely be sufficient to support the cost of maintaining the remaining 9 holes and that would result in closure of the course entirely, with the possibility of further urbanization development taking place. It is likely that the Hotel would become unsustainable without its current usp. It is likely it would be sold to developers and more likely to great wolf for further expansion . I can only view this as a long term, total loss of a picturesque 18-hole golf course and not a reduction as stated.

This proposal should be dismissed by the planning committee. It is an ill-conceived plan with a complete disregard for planning regulations and it lacks joined-up thinking and is littered with misleading and nonsensical statistics. It is a cynical, selfish ploy to extract profit at the expense of a community from the owner and the future purchaser. This appeal should be dismissed.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref APP/C3105/W/20/3259189
Date: 11 November 2020 12:55:56

Dear Ms. Dyson,

As a resident of Chesterton's new estate directly opposite the Bicester Hotel Golf and Spa, I would like to register my concerns for the proposed build of the Great Wolf Resort that's has previously been unanimously voted against.

This proposed hotel in no way provides an amenity to our community. It is a self contained money making machine with no regards for the impact on its local environment and local businesses. As a village we already have two family owned and run hotels - Chesterton Hotel and Bicester Hotel Golf and Spa, both of which are already feeling the greatly negative impact of this year's lockdowns. Building yet another super-sized hotel in a tiny village, that is proposed to be the biggest hotel outside of London, will inevitably run our British local hotels and businesses into the ground. Not only will this build impact our locally ran hotels, but our local pub as well. Visitors that could have stayed in our local hotels and enjoyed a meal at our local pub, can instead remain fixed at the Great Wolf Resort, therefore providing no benefit to our local businesses but yet another financial strain.

The hotel is being built on land that is already in use as a sports facility for golfing, a greatly popular footpath amongst locals and visitors, and as well as a newly built outdoor assault course and outdoor pool. The Great Wolf Resort will evidently not provide any further amenity than what we don't already have in our small village. I strongly believe in these times of great hardship, it is far more important to support our local businesses instead of proposed American chains.

As a small village we already tremendously struggle with the traffic that burdens us on a daily basis. We do not have the infrastructure to support an attraction that has been proven to attract half a million visitors a year all travelling in personal cars, and even during the construction phase with an average per day of 65 lorry deliveries and 2,000 construction workers. We are also burdened by grid-locks caused by traffic diversions leading from the A34, which is an accident hotspot, directed through Chesterton. Combine the flood of traffic from the A34 with 2,000 guests to stay at the Great Wolf Resort per night, we as local residents will endlessly be disrupted.

The Great Wolf has shown no consideration to look for other proposed sites. Bicester is booming with the construction of new local amenities. Bicester already have new hotels only built just this year and now a David Lloyd proposed luxury leisure centre. Not only is the Resort a great strain on our local community it will be a great strain on our environment in many ways. In such an environmentally concerned era this is an unacceptable build. The carbon footprint that will impact the environment from such a massive scale build is incomprehensible. There will be increased pollution due to lorries and cars, and destroying natural habitats already formed amongst the golf course. Not only this, but water parks require significant amounts of water to make them operational. A lot of the water used for rides is recycled, but the park still requires a massive quantity of water when the rides are first installed. The basic upkeep of the park's attractions can also put a strain on local water supplies - cleaning acres of walkways, buildings and equipment both require substantial amounts of water.

I therefore request that you decline this request to due the many downsides that I have

spoken on.

Kind regards,
Olivia

Vicarage Farmhouse
Alchester Road
Chesterton
OX26 1UQ

16th November 2020

FAO: Alison Dyson

Re: Great Wolf planning appeal

Dear Madam

We are writing to request that you dismiss the Great Wolf planning appeal for the following reasons:-

- It is a totally inappropriate countryside location, close to a small village which will dominate the local skyline and landscape with an 84 ft water tower and a site area larger than 2 Tesco extra superstores.
- It will cause hugely increased traffic flow along local roads, along with congestion and pollution for local villages, pedestrians etc.
- 500,000 visitors a year, with 1,800 additional car trips per day, on infrastructure which won't cope ie A34, A41, A4095, B430 & A4030.
- Light pollution from the floodlit , 900 space car park.
- It will provide little benefit to local residents, being designed for hotel guests with minimal public access.
- It is also not in accordance with the Cherwell Development plan.

For these reasons and many more, this is not something that should be imposed on us.

I trust that you will listen to the views of the local community rather than those of big business..

Kind regards.

Owen & Victoria Sayer

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf resorts
Date: 16 November 2020 13:03:18

Dear Ms. Dyson,

Reference: APP/C3105/W/20/3259189

I wish to register my concern about the Great Wolf Resorts appeal against the unanimous decision by planners in March, to stop the American style resort park in Chesterton. It was rejected as being unsuitable for its location. I would argue that such a complex is unsuitable for anywhere given current world wide concerns for the environs, and global climate change.

I understand that this complex will offer no benefit to local residents as a public amenity, but will have huge numbers of visitors a year contributing to an extra burden of traffic on our local roads, many of which are small country lanes not designed for heavy traffic.

The size of the planned complex is huge in relation local buildings, with a massive car park and large capacity hotel, and the whole would contribute massively to air and noise pollution in the area, which goes completely against the move globally to become more aware of environmental issues and to avoid contributing to global climate change. A project like this would negatively impact local village life, wild life and the countryside generally. In particular wildlife would be negatively affected by the building taking up natural habitat, and by the nocturnal flood lighting which is harmful to birds and bats in particular.

Thank you for considering these objections.

Many thanks, Olivia.

Sent from my iPhone

Alison Dyson
Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Date 26th November 2020

Sent by email only to - alison.dyson@planninginspectorate.gov.uk

Objection to Planning Appeal APP/C3105/W/20/3259189 by Great lakes UK Ltd – Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxfordshire, OX26 1TE

I wish to object to the above mentioned planning appeal. I currently live in Bicester in Cherwell District and have witnessed the impact the significant developments delivered in Bicester (Kingsmere, the Eco town, Bicester Village and Tesco etc) has had on the associated infrastructure, in particular the highway network.

I am concerned that this significant development is purely speculative from the developer and for such a impactful development, the applicant should have made representations to Cherwell District Council through the local plan process to be allocated a site – this should have made much more sense rather than just submitting a planning application that hasn't been fully thought through.

It appears to me that there are significant negatives relating to this proposal (unsustainable, impact on highway, loss of open space, impact on landscape, loss of golf course) and negligible positives (perceived economic benefit which will mostly go to Great Wolf) so on this basis I think the appeal should be refused and Great Wolf should seek an alternative and more sustainable and appropriate site for this development.

In addition to the above, my objection is on the following grounds:-

1. Unsustainable form of development

This is a significant development that will attract high levels of visitors every day and Cherwell District Council's (CDC) Policy SLE3 states that such developments should be located in highly sustainable locations adjacent to a multitude of transport modes to reduce the reliance on car usage. Policy ESD1 also seeks to distribute new developments to sustainable locations to tackle Cherwell's commitment to climate change. The site is on the edge of Chesterton village in an inherently unsustainable location with low accessibility to public transport and the scheme provides for 900 car parking spaces (therefore promoting car usage) and is therefore contrary to Policy SLE3 and ESD1.

The site is currently greenfield, open space and policy BSC10 seeks to ensure there is sufficient quantity and quality of open space, sport and recreation provision by protecting and enhancing existing provision. The planning system should be supporting the redevelopment of previously developed, brownfield sites, or allocated sites in sustainable locations adjacent to public transport modes, not on a greenfield site that will irreversibly remove valuable open space. This is totally the wrong location for such a proposal and whatever gestures or promises the appellant provides for in terms of improved access, bus services or cycle routes, the site is in an inherently unsustainable location and not appropriate for such a development.

2. Landscape Impact and Design

The proposed scheme is not in-keeping with the local area which is characterised by 2/3 storey buildings which are detached and in clusters. The Countryside Design Summary (2008) published by CDC provides guidance for developments in locations such as this and supports developments of small scale, low height and detached. Also saved Policy T5 of the Cherwell Local Plan 1996 states that new

hotels in rural locations will only be approved where they would largely be accommodated in existing buildings or totally replace an existing commercial operation.

Policy ESD13 states that successful design should contribute to an area's character representing the traditional form, scale and massing of buildings. Paragraph 170 of the NPPF states that planning decisions should recognise the intrinsic character and beauty of the countryside.

The development consists of a large bulk of 500,000 sq.ft of built form and mass and at a significantly greater height than any of the other buildings in the vicinity of the site and this is all to be delivered on what is currently a greenfield site with no buildings on it. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

3. Traffic


Policy ESD1 supports new developments that reduce the need to travel by car and Policy SLE4 states that new developments should facilitate the use of sustainable modes of transport. CDC's 1996 saved Policy TR7 states that developments that will attract a large number of vehicles onto minor roads will not normally be permitted.

The existing road infrastructure cannot cope with the projected extra 1000 – 1,500 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. The applicant is seeking to re-route traffic down the A34 particularly and doesn't appear to appreciate the issues that we already encounter on the A34. The slip road at Weston on the Green is notorious for accidents due to the short length of the slip road. Great Wolf is directing traffic to use this slip road so will exacerbate the already significant issues. There is no reference or consideration for this aspect in the Applicant's Transport Assessment.

The proposal is therefore contrary to Policies SLE4 and saved policy TR7.

The proposal is not in accordance with the development plan and represents an unsustainable form of development delivering 500,000 sq.ft of built form on a greenfield site whilst also putting significant pressure on the existing road network. It is totally the wrong location for such a significant development and as such this planning appeal should be dismissed.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Adina Pestritu