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From: [REDACTED]
To: [Dyson, Alison](mailto:Dyson.Alison)
Cc: [REDACTED]
Subject: APP/C3105/W/20/3259189 Great Wolf Water Resort, Chesterton, Oxfordshire
Date: 02 January 2021 13:11:37

Dear Alison Dyson

24 to 25 DECEMBER 2020 additional 'over ground' and 'in-property' flooding in Wendlebury.

I would like to notify you that on the night of 24/12/2020 to the morning of 25/12/2020 there was a HIGH WATER EVENT in WENDLEBURY again. As the ground in our catchment area was already saturated the heavy rain could not be absorbed.

This followed 2 specific warnings to property in our village from the Environment Agency earlier on 24/12/2020

Properties other than ours had water inside. Some families ran pumps all night to stop water entering their properties.

We prepared our never-used dirty water pumps having moved rugs and furniture - we could see water coming into our front garden before we went to bed. During the night our own situation did not get worse.

I cannot send you a photograph for this occasion because it was dark and raining heavily. The following morning, for several hours, the Main Street in front of The Lion pub was very similar to the photograph I sent to you on 25 November 2020 of the July 2007 event in front of the pub. I attach it now to save you time.

Please take note that if part of our catchment area were to be covered with the appeal hotel, large parking areas and water resort buildings then there would be increased flooding frequency and increased risk to properties in Wendlebury.

New Year Greetings to you and I hope you are able to consider this additional information

--

Jane Burrett, The Laurels, Wendlebury, OX25 2PJ



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Lodge appeal
Date: 26 November 2020 13:44:00

Dear Alison,

I am writing to you to ask you to refuse the appeal of Great Wolf Lodge to build a Super-sized warehouse style resort on the edge of Chesterton.

My daughter and her family have just moved to Chesterton- her twin ten year old boys are just learning to ride their bikes which simply won't be safe if this dreadful plan goes ahead.

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 dreadful resort to be built. It should be in an urban environment, not a beautiful village.

Many thanks

Jacqueline Chipperfield

The Old Weir
Horton cum studley
Oxford
OX33 1BU

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf: APP/C3105/W/20/3259189
Date: 18 November 2020 19:16:59

Dear Alison Dyson

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

As a resident in a neighbouring village to Chesterton I should like to lodge my objection to Great Wolf Resort's plans for a large resort park and hotel in Chesterton. The proposed resort offers minimal benefit to the area, and many negative effects. It will devastate the local area in terms of both village life and in terms of biodiversity and the natural environment. The roads in the area cannot support the level of traffic that would be involved both in the construction of the resort (which is projected to require an average of 65 delivery lorries every day for two years), or in the level of visitor traffic (estimated at 1,800 additional car trips per day).

Please consider the effects on the environment that such a project would have: the sheer volume of water required by the resort, the increase in traffic pollution, and the permanently lit car park, on a space that is currently a wildlife habitat, and at a time of climate crisis. Please consider too the effects on the residents not only of Chesterton but on the surrounding villages, whose roads are already stretched to capacity, and who will not benefit in any way from the building of such a resort. Oxfordshire is losing wildlife habitats and green spaces at an alarming rate, and will benefit far more from maintaining this green space than it would by gaining a leisure resort which benefits no one other than Great Wolf's shareholders.

Oxfordshire County Council voted unanimously against this proposal, and the residents of Chesterton and the wider area have made their views very clear: please respect these views and reject the proposal.

Yours sincerely
Jo Cogan
Rectory Cottage
Middleton Stoney
Oxfordshire
OX25 4TD

Sent with [ProtonMail](#) Secure Email.

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@cherrywell.gov.uk)
Cc: [REDACTED]
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 26 November 2020 22:27:02

Dear Alison,

Objection to APP/C3105/W/20/3259189 - Great Wolf Resort

Following Cherwell District Council planners rejecting the initial application made by Great Wolf Resorts' for a large resort park and hotel in Chesterton, Oxfordshire, I am writing to you to express my strong views that the Great Wolf's subsequent appeal must be rejected.

To approve the development of such a large scale complex in the proposed location in the VILLAGE of Chesterton would be totally unsuitable for a number of reasons:

Traffic

The existing road infrastructure (and that of surrounding villages) could not cope with the estimate 43% increase in traffic volume, plus construction traffic estimates at 65 lorries per day for two years.

Little Chesterton clearly cannot be the access route for cars to the proposed resort. However the only available alternative routing plans are via already stressed routes through Middleton Stoney or Weston on the Green.

Weston on the Green is already a 'rat-run' and experiences high volumes of traffic as an escape route during the many existing traffic issues on M40 or A34.

The proposal would also increase traffic onto the A34 which already encounters significant traffic problems daily.

Specific traffic concerns for the Weston on the Green access route include:

Any visitor traffic coming North up the A34 will likely experience congestion on the A34 due to likely the check in / arrival times. At this point they will come off the A34 and enter Weston on the Green via Church Lane. Church Lane is narrow and has no pavement in parts, yet residents – including children – walk to the shop, church, village hall and playground. It is simply not safe to add additional traffic along this lane.

With all construction and visitor traffic being routed through Weston on the Green on the B430, this causes major additional hazards for local pedestrians walking to the other local village facilities including the local pubs and the Milkshed café.

Environmental

The proposal is unsustainable in an inappropriate location on the edge of a village. The development includes 900 car parking spaces with a predominant reliance on car travel which goes against the Cherwell Strategy of reducing car usage and the Government's Ten Point Plan for a Green Industrial Revolution.

Development on the greenfield site would irreversibly remove important green infrastructure and disrupt / destroy ecological habitats and wildlife.

The area is already classified as "seriously water stressed" by the Environment Agency.

Yet the proposed development is of such a scale it would have an enormous impact on this already stressed resource. What impact would this have on water for the existing residents and businesses in the area?

Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area. In fact there is more than a risk of flooding - flooding is a regular issue in Chesterton, especially Little Chesterton which is the most likely access route cars will take when following sat nav - regardless of the route recommended by the proposed resort.

Deterioration in air quality and noise pollution from construction, service and visitor vehicles. And in light pollution from the resort itself - potentially being a distraction to traffic on the M40.

Lack of local economic benefits

There are limited benefits to local businesses as Great Wolf resorts aims to keep all guests on site to use their restaurants, shops and facilities

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'.

In summary the proposal remains totally inappropriate for the rural location and the existing road networks and infrastructure.

Yours sincerely,
Jessica Colledge

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts UK
Date: 26 November 2020 18:11:52

Appeal by Great Wolf Resorts UK - Ref: APP/C3105/W/20/3259189

For the attention of George Baird and Alison Dyson

I understand that an overseas developer (Great Wolf Resorts UK) has appealed against a unanimous decision by Cherwell District Planning Committee to reject its proposal to build a large hotel and indoor water park resort for young families in a rural part of North Oxfordshire.

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.

The road network in north Oxfordshire is already under great strain and the small country lanes around the Cherwell villages are totally unsuitable to take the considerable increase in traffic such a resort would attract from guests, employees and suppliers. As there is no suitable alternative public transport, use of the private car is inevitable, resulting in higher carbon emissions, air pollution and traffic disruption. The fact that the proposal includes a 900 car park, clearly contradicts the appellants claim that visitors would use public transport.

The proposed development would unquestionably harm the character and appearance of the whole area by virtue of its size, scale and lack of architectural aesthetics in the open countryside.

Natural habitats and the rural would be destroyed. This loss of rural countryside, wildlife and adverse affect on biodiversity, air and light pollution is not in keeping with local and national policies on climate change, biodiversity and protecting our rural countryside. In addition, such a resort would put huge strain on existing water supplies, which are already at a critical point and have a significant impact on existing flooding and drainage problems in neighbouring villages. These issues appear to be dismissed as insignificant by the appellant.

The appellant claims they will bring economic benefit to the area by providing employment opportunities for young adults. The provision of low skilled, low paid and short term employment opportunities is not what the area needs for the young adult age group it is targeting. How could they afford to live locally, with pressure on affordable housing, be able contribute to the local economy if they have to live elsewhere and afford transport to work?

There are currently plenty of employment opportunities for leisure and hospitality in the Bicester area. This age group needs highly skilled, long term opportunities with long term career prospects, which are in accordance with the Local Development Plan.

This proposal appears to have lack of regard for long term development and prosperity of the area and overall community needs.

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

Kind regards

Juliet Collier

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts Objection
Date: 18 November 2020 19:24:23

Dear Alison

A part of the campaign for 20's Plenty for Oxfordshire and on the Traffic committee in Kirtlington I am only too aware of the amount and speed of traffic in our area. Building a resort such as Great Wolf will only exacerbate our already crowded roads and invite motorists in that have no interest in our beautiful Oxfordshire villages. It is for these reasons that I object to this development.

Regards
Jean Conway
Campaign Leader 20's Plenty for Oxfordshire

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf proposed development Ref. No. APP/C3105/W/20/3259189
Date: 14 November 2020 13:03:12

Alison Dyson
The Planning Inspectorate

Dear Alison

GREAT WOLF PROPOSED DEVELOPMENT IN THE VILLAGE OF CHESTERTON

We do not want the appeal by Great Wolf against Cherwell Planners rejection of their proposed development to be overturned.

We have lived for twenty seven years in the village of Middleton Stoney, which is only about two miles from Chesterton.

This is a rural setting, which unfortunately during the years we have lived here, has seen a considerable increase in housing and commercial building development.

These ongoing developments have brought with them greatly increased traffic flow, from both private and commercial vehicles, as cyclists, we no longer feel it is safe to use the roads any more, due to the considerable daily constant movement of lorries feeding these developments.

This area is completely unsuitable to accommodate a development of the magnitude that Great Wolf proposes.

Great Wolf would also bring no local benefit, as it will not be a public amenity.

Middleton Stoney is also deemed to be one of the most heavily air polluted areas in Oxfordshire

May we also please request that you visit the area, if you have not already done so, in order to see for yourself how completely unsuitable Great Wolf development would be.

Yours sincerely

Julian Del Giudice & Ruth Leman

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 16 November 2020 11:58:04

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 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). As a result, wildlife is struggling, and we risk destroying the very things that make Britain a beautiful place: our quiet villages, and our peaceful rural spaces.

We see increasingly depressing news of climate change; of species nearing, facing or suffering extinction; about the inexorable erosion of green spaces (whether in the Chilterns or the Amazon rainforest). We hear about how important biodiversity is, and the need to operate in a sustainable way.

Put simply, Great Wolf's proposal is outright profiteering at the expense not just of local residents, but of future generations and of people all over the country who see the huge value in preserving what little countryside we have left. I believe we have a duty to future generations, who may well look critically and disbelievingly at the irresponsible way this generation has permitted the irreversible destruction of our natural environment.

Great Wolf's proposal is not only brash and unsustainable; the scale of it is grossly out of proportion to the scale of Chesterton village, and will entirely the destroy any feeling of village life as it was. From a utilitarian point of view, I can see it bringing questionable short-term benefits to a handful of visitors, financial benefits to the shareholders of Great Wolf, but **no benefit whatsoever** - in fact, just the opposite - to **everyone (and everything) else**. It is therefore not justifiable.

Before I'm suspected or accused of nimbyism, I ought to point out that I am not a Chesterton (or Bicester) resident. I live some six miles away on the other side of the M40. However, I do feel very strongly about the rampant and uncontrolled obliteration of much of the countryside surrounding Bicester, which has altered the character of that market town for the worse and had a detrimental impact on all the surrounding villages.

Nothing about this proposal is "sustainable" by any stretch of the imagination, or desirable for anyone without a direct and selfish vested interest, and so the original planning decision to reject this proposal (unanimously) should be upheld.

Your sincerely,

Justin Davey

nr. Oxford

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 16:32:27

Dear Alison,

As a Chesterton resident and keen golfer, I write to firmly lodge my objection to the Great Wolf appeal.

The proposed oversized development will bring virtually no benefit to the local area or its residents and will destroy the natural habitat it is built on.

Yours sincerely

Jack Donaldson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189
Date: 21 November 2020 16:58:05

On Sat, 21 Nov 2020 at 16:43, james Ferguson [REDACTED] wrote:

On Sat, 21 Nov 2020 at 14:46, james Ferguson [REDACTED] wrote:

I am sure you will be receiving many emails and letters about the above Planning Appeal. I wish to add my voice. This proposed development is totally unsuitable for a country district and Cherwell District Council rejected it as it had no place in their Local Development Plan and was unacceptable in such an area.

This development would add enormously to traffic and pollution in the area. Many local roads are narrow country roads and quite unsuitable for the traffic for building and for visitors. It would destroy wildlife habitats. And be an eyesore in the district. It would contribute nothing for local residents except for noise and ugly outlooks. And loss of a pleasant golf course.

PLEASE please reject this appeal. Those of us who live in this area do not want it and can see no advantage in building it in a pleasant rural area.

Mrs M Ferguson.

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Sent from Gmail Mobile

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Sent from Gmail Mobile

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Sent from Gmail Mobile

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Planning objection APP/C3105/W/20/3259189
Date: 25 November 2020 15:14:45

Dear Ms Dyson,

I am writing to object to the planning of a Great Wolf resort in Chesterton. I have lived in the village for ten years and the traffic through the village is already problematic. The building of this resort would be devastating on the community. Also the resort itself is simply not required; there's no major shortage of employment opportunities and falls well outside of Cherwell's own local development plans.

Furthermore the height of the structure will be a serious eyesore and the resort will create significant local pollution and loss of Wildlife habitat.

I strongly believe that this development would have a negative impact and should be stopped.

Yours sincerely,

John

[REDACTED]



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf resort
Date: 18 November 2020 18:08:24

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.

If there is an accident on the A34 or M40 between junction 9 and 10 the whole area becomes gridlocked already. These roads are accident hotspots because of the volume of traffic and weather conditions.

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 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, Weston-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,

J.M Golbert

A resident of Middleton Stoney

OX25 4TD

Sent from my Huawei phone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105W/3259189 American Resort Park Chesterton Oxon
Date: 25 November 2020 15:33:16

To whom it may concern.

Please find below my comments on the above planning application which will affect Bicester my local market town.

This large development is completely unsuitable for this site and has already been rejected not just by our elected officials on Cherwell District Council but also by the planning Inspector.

The very size of the hotel at 4 storeys high with an 84 foot water tower building, is totally out of context with the surrounding landscape.

Apparently the complex will be 60% bigger than Bicester Village. I would like to remind the Appeal Inspector the significant issues Bicester Village has had on Bicester since it was built. The traffic caused major issues which meant Thames Valley Police had to police it at its worse. The road landscape outside of the village had to be significantly altered with a Park & Ride added to cope. It still causes issues for travel for local residents at peak times. I suggest that the resort will have the same effect, I.E any benefits will be out weighed by the impact of the construction, subsequent traffic & pollution suffered by residents for years to come.

With approximately 50,000 visitors a year most of whom will be using the A34, this will add to the pressure this road already experiences. As an 'A' road it already carries motorway traffic numbers, has high levels of pollution and is an accident hotspot, particularly south of Oxford which is I suggest where most visitors will be coming from. Until this road is fully upgraded no significant development should be considered.

Finally councils at all levels are encouraged to create Local Development plans, Structure plans and conservation areas all with full and detailed consultation.

The Oxfordshire Structure Plan is the County Council's strategy for the development and use of land in Oxfordshire.

This development is not in accordance with Cherwell or Oxfordshire Development plans and I have to ask

what is the point of having these if developers can over rule them on appeal?

I do hope this won't happen in this case.

Yours sincerely, Karen Gray (Mrs). 6 Orchard Road, Ardley, Bicester, Oxon. OX27 7PW

[REDACTED]

From: Mrs. J. M. Hartley

30, Fortescue Drive,
Chesterton.
BICESTER.
Oxon. OX26 1UT.

10 November 2020.

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

Ref: Great Wolf Resorts – Planning Appeal Ref: APP/C3105/W/20/3259189

I am sure that this proposed development does not, in any way, fall within the requirements of the CDC Local Plan for this area and, therefore, should not be granted planning permission.

The location and scale of this proposal is totally inappropriate for this small Oxfordshire village. The scale of the proposed site is 1½ times the size of the Bicester Village complex. The car park of a normal 'superstore' has, on average, spaces for 300 vehicles – Great Wolf are proposing 900 vehicle spaces!

All of the above is proposed to be placed on 9 holes of a golf course. How can that be allowed to happen? Members of the Bicester Golf Club will be forced to find another 18-hole course if they wish to continue playing properly. That is going to impact adversely on CDC's requirement to reduce carbon emissions, as those members will now have to drive to another site, perhaps some distance further, thereby increasing their use of their vehicles.

A construction of this scale will almost certainly be visible from throughout the village, thereby creating an eyesore and ruining the ambiance of a rural Oxfordshire village.

As for the impact on the road network infrastructure, the impact of this proposal is totally unsustainable. The village roads are already overcrowded as they are used by rat-runners. It is sometimes impossible to get into or out of the village without taking a massive detour. Just to get into Bicester, it has been a requirement to initially go in the opposite direction to the B430, turn right to Middleton Stoney traffic lights and then right again into Bicester. On this particular subject, account must also be taken of the fact the Bicester Sports Association have submitted a planning application to greatly increase their facility – opposite the main entrance to the golf club. If that application is approved, the traffic coming into and out of the village will increase many fold. The road network will become even more congested. Now add on Great Wolf traffic and the village roads will become totally gridlocked!
There will be little or no economic benefit to the local community. The facilities that are being

proposed are designed to keep all their guests 'on site', thereby contributing nothing to the local economy, but everything to Great Wolf.

They state that they will require some 500-600 staff. Where are these coming from? Local businesses are already having difficulty in filling their staffing requirements. What are they going to do – bus them in from Birmingham? That will add even more chaos to the already overcrowded and congested roads!

The proposed 'outside rambling area' will certainly be unhealthy due to its proximity to the M40 motorway – noise and vehicle exhaust fumes. This aspect will, of course, also be exacerbated by the increased traffic during construction and subsequent use.

Yours faithfully

Janet M. Hartley

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference APP/C3105/W/20/3259189.
Date: 25 November 2020 17:52:23

Dear Alison

I am writing to strongly oppose the appeal by Great Wolf Resorts to develop a resort complex in the rural village of Chesterton on the grounds that it is NOT aimed at providing family entertainment to the local community. It is not an attraction for local people.

Cherwell District Council have already unanimously refused planning permission and I see no reason why this decision should be reversed.

I am very concerned about the impact on air and noise pollution. The site is geared towards families travelling from all over the UK to a rural location.

Chesterton is an unsuitable location for such a huge development. We already sit on the edge of the Bicester Village development that draws thousands of visitors each day, to contemplate creating another tourist attraction that will massively increase congestion on the roads is unthinkable.

I very much hope the appeal will be rejected.

Best Regards

Janice

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference APP/C3105/W/20/3259189
Date: 22 November 2020 15:29:47

Appeal Reference
APP/C3105/W/20/3259189

Dear Madam

I wish to object most strongly to the above application by Great Lakes Ltd and seek that planning permission be denied

I have been well acquainted with the area around the proposed development for many years, and fear that this would be a blight on the village of Chesterton in particular but also on the whole of the surrounding rural area. I see no benefit to those who will be disadvantaged, with no social or economic gain.

I would ask you to consider:-

1 Highways impact.

Major and minor roads in the area are already under stress, and the projected extra traffic movements whilst building and long term will add to the dangerous situation for residents and all motorists.

2 Loss of Sporting Facility

The loss of an 18hole golf course would have a great impact on many who rely on this facility for their Sport, healthy exercise, social activity and mental wellbeing.

Replacement by a 9 hole facility would drive existing members away, and all those from other clubs who have played there throughout the years. It would most likely leave the existing Hotel unviable,.

3 Sustainability

Together with the massive demand on resources, Water, Sewerage, Refuse, I do consider a development of the proposed size in a greenfield site, to be quite unsustainable. there will be a severe

disruption to the ecology of the area.

Finally, I am sure you will have many more detailed arguments put to you, which I can only trust will further my request that this planning application is NOT granted.

Yours faithfully

James J.HERKES

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: APP/C3105/W/20/3259189 Stop the Wolf would be a blight on our landscape
Date: 25 November 2020 14:25:04

Dear Alison Dyson

It breaks my heart that this proposed complex could appear in our neighbourhood. It is quite unsuitable for this rural location, especially bearing in mind the wild life and flora that would be severely affected.

It is an atrocity, it would be a blight on our landscape and a real threat to the way of life that we currently enjoy. It will bring hundreds of cars to this beautiful area, totally out of step with our aim to reduce traffic and to encourage an eco-friendly environment.

Yours sincerely
Jennie Henderson

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf private resort objection
Date: 13 November 2020 12:05:29

Dear Ms Dyson

We write to express our grave concern over the ill thought out water park project you are trying to locate in the small and historic village of Chesterton. A water park will destroy the conservation area and indeed the whole village by driving yet more traffic through the village by people obeying their sat nav directions rather than the proposed signage.

There are clearly major highways issues, the infrastructure is presently unsuitable for the amount of expansion this small village has already sustained. The roads are frequently gridlocked at peak times , school times or if there are any road closures on the A34 or the M40. More traffic will cause absolute chaos on all small roads in and out of the village and the surrounding area.

Since we first objected we now know there have been over 3012 accidents on local roads in the last few years and over 30 fatalities. Our roads are currently death traps because of the volume of traffic generated by the ever increasing number of housing / logistics and leisure projects happening within a 3 mile radius of the village. This is without the future David Lloyd development , the extension of the Eco village and the full expansion of the Albion land warehousing and housing build. Plus there may well be additional traffic through the village on the A4095 caused by the bus gate project forcing heavy vehicles around the blind corner on the A4095 / The Hale junction.

The little villages around us will also be badly effected as there isn't a major trunk road direct to this proposed site.

Local wildlife will be endangered as rabbits, deer and badger are often seen in the road verges around the village. Many of these animals will end up as roadkill with the large increase in traffic both general and construction. The huge building 80+ ft tall is well out of keeping and will be a huge blot on the landscape.

This is a green field site not a brown field site which is where these type of amenities should be located. A nine hole golf course has no attraction to serious golfers and cannot be the location of major competitions as they need to be 18 hole.

There is no benefit to locals, we already have very little unemployment here. Bicester Village retail park is already a big local well paying employer with a variety of jobs for all ages and they struggle to fill all their vacancies.

No-one in their right minds would pay £60 for a day pass per person let alone want a weekend pass to spend doing the same activities all weekend.

There may well be a place for your project in the British Isles but attaching it to a small rural village is not the right location. It needs to be sited in a semi-urban location where the relevant infra-structure can be built from day 1 i.e alongside a motorway or on the outskirts of a big town.

It also needs to have its own entrance and exit to and from a major road and preferably its own motorway junction, more on the lines of the Disney theme parks.

This is not a sustainable site for a project such as this proposal and we strongly object.

Yours Faithfully

Jenny and Andrew Hodges

alison.dyson@planninginspectorate.gov.uk

APP/C3105/W/20/3259189

As a Middleton Stoney resident I am writing about the Appeal by Great Wolf Resorts. I urge you to reject the application in view of the potentially additional very harmful traffic consequences for our village.

You will, I am sure, have previously been made aware that the crossroads at Middleton Stoney is already at saturation point, with severe congestion at the traffic light junction of the B430 and B4030 most mornings and afternoons during the week, leading to noise and poor air quality. This will now be continual on a 7 day per week severe congestion.

My property is in close proximity to the crossroads and I am already awakened very early by noise and cannot leave my windows open - however hot the weather. I suffer from asthma which has been considerably exacerbated since I moved here 7 years ago. The thought of the traffic situation worsening is absolutely abhorrent to me. 500,000 visitors a year, meaning 1,800 additional car trips a day on our local roads.

Trying to cross the road, or even walk along the pavements, has become hazardous as neither cars nor lorries seem at all concerned by the 30 mile per hour speed limit, the narrowness of some of the pavements, or the fact that we may have very elderly or very young family members with us.

The proposed development by Great Wolf Resorts will worsen this situation considerably and make walking around our village even more precarious.

For many years the community of Middleton Stoney has been detrimentally affected and there is a strong view in the village that enough is enough. Our community has the same right to enjoy a sustainable and environmentally pleasant lifestyle and I therefore urge you to reject this proposal and work with the Middleton Stoney community to promote a clean, safe, healthy and pleasant environment in our village. Not the slip road to the M 40 it is, and the continual damage it is doing to all of our properties. The proposed development is not in accordance with the Cherwell Local Development Plan.

Kind regards

Judy Hodgson

Oak Cottage

Ardley Road

Middleton Stoney

OX25 4AD

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 24 November 2020 10:08:15

I wish to register my objection to the Great Wolf Resorts appeal against the unanimous decision by Cherwell District Council (CDC) 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 environment and global climate change.

Not only is the proposal for this American style water-park so out of place here in the UK, but it also flies in the face of the recently announced 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.

It is understand that the resort 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.

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

Jacqueline Hogan (Dr)

Kirtlington Resident

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 17 November 2020 11:55:35

Dear Ms Dyson

I would like to make a very strong objection to the proposed planning application in the rural village of Chesterton. I chose to live in Wendlebury because of the surrounding countryside as I love walking and cycling. The development of the site would result in a huge unsightly complex which is totally inappropriate for the area. The increase in traffic during construction and after would cause gridlock on our already busy roads and the damage to the environment would be appalling. There would be no benefits to the local community and this development is not in accordance with the Cherwell Local Development Plan. Please save our countryside.

Yours sincerely
John Hollis

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Ref APP/C3105/W/20/3259189
Date: 25 November 2020 22:31:26

Dear Alison, just a brief note to outline my objections to this enormous development. The proposed plans are totally inappropriate for a greenfield site in a rural area. The environment and ecology would be destroyed forever and also the light pollution would blight us.

I live in Chesterton where we already have problems with flooding after heavy rain and also if this goes ahead we would have huge traffic problems, already if one of the main roads has a problem the traffic backs up around our village.

The local roads are little more than single track lanes and would become very dangerous for walkers and cyclists and I fear many casualties if this happens.

Please reject this aggressive application it has no place in rural Oxfordshire and no benefit to the local communities.

Regards John Houlihan

13 Maunde Close, Chesterton OX26 1DJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Planning appeal APP/C3105/W/20/3259189
Date: 19 November 2020 16:23:32

Dear Alison,

I am writing to appeal the following planning application: APP/C3105/W/20/3259189.

I appeal this application for many reasons and have listed these below;

- This application was unanimously rejected by the Cherwell planning committee in March 2020 as being completely unsuitable for its location
- The proposed development is not in accordance with the local development plan
- The proposed hard surfaces of the hotel, car parking, and other facilities will increase the volume of storm water which will significantly impact on the brook that runs through the Villages of Little Chesterton and Wendelbury and floods when overloaded.
- Local farms fields and villages are likely to be at increased risk of properties being flooded.
- This is not designed to be a public amenity, building a large scale development in a village that will not support the local economy is ludicrous
- The approach to the site is through small country roads that are currently overburdened with traffic
- This development is likely to cause significant damage and destruction of wildlife habitats
- There is likely to be an increase in air and noise pollution.

As this is an unsuitable location and is not an amenity for the local community and considering the potential devastating effects on not only the village of Chesterton but surrounding villages as well it would appear that if due process is followed then the outcome of the planning committee's original decision to reject this application should be upheld.

Regards
Jackie Hucker
Wendlebury Resident.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: The Great Wolf planning application for Bicester
Date: 18 November 2020 15:40:48

Dear Ms Dyson

I write to urge a strong rejection of the appeal (APP/C3105/W/20/3259189) by Great Wolf to overturn the decision to deny permission for development on the current grounds of the Bicester Golf Club at Chesterton.

There are a number of reasons why any plan for a new hotel and water park complex should be rejected:

1. With the recent closure of the Banbury Golf Club at Adderbury, there is already a lack of capacity at the other surrounding golf clubs - golf is and increasingly popular sport, giving purpose and exercise to young and old alike. We need more golf clubs - not less.
2. The local infrastructure is already strained and more traffic will adversely affect many local residents
3. This proposal is not part of Cherwell District Council's Development Plan.
4. The plan, as proposed, would cause a significant eyesore for many miles around (Bicester and Chesterton are on predominately flat land)

I personally urge the planning inspectorate to firmly reject this, and any similar proposal from Great Wolf or anyone else.

This development is not needed, not wanted, and would be a blight on many residents both locally and in the wider Cherwell area.

Kind regards

James Hughes

53, Astrop Road, Kings Sutton, Banbury. OX17 3PS.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 26 November 2020 14:50:17

26/11/2020

I am writing to object to the current proposal as I did on the original application which was rejected by Cherwell District Council and opposed by Bicester Town Council and many of the local parish councils.

This is a huge development and our small local roads are not capable of handling 1,800 cars a day. We have already lost enough green spaces in our area due to house building and a car park for 900 cars with lighting at night is not acceptable.

Regards

Mrs J C Johnson

Hawkins Cottage, Alchester Road, Chesterton, Oxon, OX26 1UW

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference- APP/C3105/W/20/3259189
Date: 18 November 2020 12:30:56

I would like to join the sea of other voices and register my objections to the appeal by Great Wolf Resorts, which was unanimously declined by planners in March this year. (APP/C3105/W/20/3259189)

Such a resort would have a hugely negative effect on Chesterton and surrounding area. The proposal is grossly oversized and ill fitting in this quiet, pretty, rural area.

It is estimated traffic would increase by 43% which would be intolerable for residents. The roads are small and there are no plans to alter or upgrade them which could result in an increase in road traffic accidents. This kind of resort is more suitable to a location with it's own junction off of a major trunk road, and not a village road.

Flooding risk is already high in this area and developing on the fields will only add to this risk.

Loss of a popular leisure amenity would have a detrimental affect on the villages wellbeing.

Light pollution during construction and then by night time lighting at the resort.

Noise pollution during construction and once built.

Air pollution- again during construction and once completed and in use.

After a unanimous rejection of the proposal in March 2020 by Great Wolf Resorts, I thought this would be the last we would hear of an enormous resort being considered for such a highly inappropriate site.

Yours sincerely, Julie Johnson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Fwd: APP/C3105/W/20/3259189
Date: 23 November 2020 10:53:35

>

>

> Dear Ms Dyson,

>

> Chesterton is a small rural village whose character is already under threat from the massive Bicester developments on its doorstep. The plans for the water park would pose a serious threat to our countryside and the way of life for the people of Chesterton. The local roads are stretched to capacity already by new housing and commercial development. The water park does not offer any benefit to the local community and will cater for around 2,000 people staying at the hotel.

>

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

>

> Regards,

>

> Julia Ernest Jones

>

> Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Appeal letter APP/C3105/W/20/3259189
Date: 13 November 2020 16:42:40

Foxtownsend Farmhouse
Heyford Road,
Kirtlington
OX5 3HS

9th November 2020

APPEAL REFERENCE:

[APP/C3105/W/20/3259189](#)

GREAT WOLF RESORTS APPLICATION ON LAND NEAR CHESTERTON, OXON

Dear Ms Dyson,

This is the first time I have ever objected to a planning matter. But this proposal by the American company Great Wolf resorts is so destructive and unsuitable that I am writing to you to express my profound objections.

My first concern is the sheer volume of traffic – mostly private cars – this will bring to an already congested area. There is no proposal to upgrade existing roads which are totally unsuitable to the proposed extra traffic. Some are no more than country lanes with potholes and others are already accident blackspots. Great Wolf's consultants talked about installing signposts to direct traffic – but the reality is the many Satnav/GPS systems actually take them on the shortest route regardless and including a single track road through the hamlet of Little Chesterton.

There is clearly no real appetite to mitigate the effects of this traffic with a shuttle bus as no realistic or concrete proposals have been put forward as to how people would access it or where they would park locally in order to catch a bus. It's also clear from the 900 -pace car park provision that this is not the real aim.

In the 21st century, with our growing concerns about the environment a business model that encourages people to drive in private cars from up to two hours away, seems at odds with all international, national and local environmental targets.

I am also horrified by the sheer scale of this complex and how unsightly it will look in the landscape of the surrounding countryside. The hotel will be one of the largest outside London and will totally overshadow its surroundings. The flood lit car park will also be a terrible eyesore bringing light pollution that is also harmful to bats and birds.

There is also no need at all for this development; which is not a local amenity either. The Lodge is designed to be used by people who book an overnight stay with very few local day passes available. And, given that 98 per cent of customers remain on site in the existing US sites it is highly unlikely that local restaurants, pubs or shops will benefit from trade from

Great Wolf customers. Indeed, local businesses are likely to be harmed by the increased volume of traffic, making it more difficult for electricians, builders or other services to visit their local client base.

I believe that as local residents we will bear all of the brunt of the construction phase and will subsequently see the destruction of village life across a wide area of Cherwell district. It is not just unsuitable for the little, historic village of Chesterton – in my view it is unsustainable and wrong to locate such a huge development in any village, in any part of the UK.

It's completely baffling to me why this particular location has been chosen above others by Great Wolf – and they have made no attempt to work with either local people or Cherwell District Council to find another site.

Indeed their appeal comes in the face of strong and substantial local opposition to this plan. As a local resident I feel that we are involved in a 'David and Goliath' fight with a massive corporate with deep pockets which is contemptuous of our opinions and our opposition.

All in all, I urge you to reject this appeal which will have such a profound and irrevocable effect on a swathe of Oxfordshire villages, the surrounding countryside and our way of life.

Yours sincerely

Judith Keeling

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Bicester Golf Club
Date: 26 November 2020 11:24:32
Attachments: [image001.jpg](#)
[image002.png](#)

Hi Alison

I write with respect to the appeal relating to the proposed Waterpark by Great Wolf Resorts.

Whilst I understand that businesses are entitled to change direction and operate in whatever industry they feel they can profit from, there are a couple of inaccurate statements that I'd like to highlight in their wording.

To suggest that there is no shortage of provision (golf) in the wider area is not strictly accurate. We oversee golf in Berkshire, Buckinghamshire and Oxfordshire and Oxfordshire currently has the least provision. With the loss of Magnolia Park and Carswell plus the imminent loss of North Oxford, remaining Oxfordshire Golf Clubs such as Frilford Heath and Studley Wood have now had to apply waiting lists for membership.

To also suggest that squeezing 18 holes into the same area as the current 9 hole plan whilst "enhancing" the course also does not make sense.

I'm sure you have had lots of objections from the current members and golfers at Bicester Golf Club, but I just wanted to clarify that golf in the immediate area would NOT benefit from the proposed changes.

Kind Regards
John

John Kennedy
Executive Officer
BB&O Golf
Unit 5, Rycote Farm, Rycote Lane,
Thame, Oxfordshire. OX9 2NZ



BB & O Wayne



Ingle-Nook, Bicester Road, Bucknell, Bicester, Oxfordshire, OX27 7NE

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

25th November 2020

For the attention of Alison Dyer

Appeal Reference APP/C3105/W/20/3259189

The Great Wolf Construction (destruction) in our area, will be of no benefit to our local community, but only to its investors.

The roads in the area will not be able to handle an estimated additional 1800 vehicle movements a day on our already congested road network. The minor roads in the area are totally unsuitable for the additional traffic this development will generate. This development will, without question, lead to even more tragic road traffic accidents than our community already suffers.

Bicester has already seen the phenomenal growth of houses and industrial development recently, which have had an adverse effect on the already stretched infrastructure.

We suffer excess air and noise pollution already from the M40 motorway, the Ardley Incinerator and Bicester Village and the NOX levels often exceed maximum European levels in a number of areas. This development will undoubtedly add to this existing level of pollution to the detriment of our community's health and way of life.

The scale of this monstrous American construction on a greenfield site along with a valued amenity will have a devastating effect on environment and wildlife which is already under severe pressure. This type of development, of whatever size should be constructed on a brownfield site, and not encroach on agricultural land, in a rural setting.

Cherwell District Council Planning Department unanimously rejected this planning application for sound reasons, knowing the adverse effect this development would cause on Bicester and the surrounding communities. **All aspects of the development would be in total breach of the agreed structure plan.**

This last-minute appeal by this large development company is a tactic employed in an effort to overturn a planning application rejection and take it through the courts. When this happens Local authorities already strapped for cash cannot compete with the costs involved and furthermore cannot justify this level of expenditure from their budgets and the detriment it would have on the local community.

For the reasons listed above this Appeal should be rejected without question.

John & Christine Kightley



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: RE: APP/C3105/W/20/3259189
Date: 20 November 2020 10:42:36

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.

If there is an accident on the A34 or M40 between junction 9 and 10 the whole area becomes gridlocked already. These roads are accident hotspots because of the volume of traffic and weather conditions.

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 use the villages as ain't through as their SatNav will send them the fasted route. This will have a clear impact on Ardley, Middleton Stoney, Weston-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,

Jonathan Larkin

A resident of Middleton Stoney

OX25 4TD

By email only

20 Park Close
Kirtlington
Oxon
OX5 3HR

20th November 2020

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

Ref APP/C3105/W/20/3259189

Appeal The Great Big Wolf Water Park, Chesterton, Oxfordshire

Dear Ms Dyson

In addition to my previous objections I still do not approve of the above proposed development for the reasons given below.

My reasons that this development should not go ahead are many and varied not least the original comments made by so many people, including me, which still hold good.

There have been changes to the surrounding area since the original application, all of which adds to the reasons why this appeal should not be granted.

This would be in proximity to

- two airfields less than three miles and ten miles respectively
- two quarries both less than five miles in two different directions
- refuge amenities less than five miles
- the County Vidor Ardley ERF Incinerator less than five miles
- a major shopping complex less than three miles
- a growing town residential and commercial, not to mention other major property developments in the surrounding area three miles and surrounding area
- a converted airfield to 1000 residential homes less than five miles
- a country park with planned increasing activity throughout the year, within five miles
- two historic stately homes less than ten miles and fifteen miles respectively
- three railway stations. Three miles and less than nine miles respectively

All of which have increased the traffic expediential. The surrounding roads are A and B roads that run through local villages, some of which are already a rat run. And this does not take in to account problems with the M40 and the A34, when traffic is diverted through the local villages. Yes, it does happen.

In case of emergency imagine the blue light services trying to gain access to any of the villages/areas.

Increasing the traffic levels by allowing this development to go ahead, would only serve to bring even more chaos on the surrounding roads. The added disruption would be beyond the pale.

Nor does it take in to account the heavy traffic and disruption during the development phase and the building process, which would cause restricted access to any of the areas mentioned above getting from A to B for everyday living. Nor does the damage to the existing roads many of which are already in a state of disrepair be a consideration.

Does the proposed developer intend to make good?

One only has to look at the facilities and music festivals, visits to stately homes travel to the stations for pleasure or everyday work etc mentioned above and imagine the extra traffic. It would be nigh on impossible to guarantee travel time adding extra to the journey which in turn means cars idling waiting to continue travel. Further adding to pollution. This must not be allowed to happen

Access to/from M40 or A34 on these type of roads would make travel impossible in the area. It already does! There is already gridlock when the M40 or the A34 are at a standstill and motorists use these roads as a rat run.

Coupled with traffic to/from Bicester Village; events held at Blenheim Palace; Waddesdon Manor; and the other planned annual events, large weddings proposed on a monthly basis, polo events and music festival events, which are held in Kirtlington Park, traffic will undoubtedly come to a complete gridlock.

Neither does it take in to account the extra traffic from the additional number of residential properties and industrial units already being built in Bicester and the surrounding areas.

Locating this in rural north Oxfordshire, which is largely in darkness, the light pollution will be vast. Another negative for the environment

The relocation of the gliding club from its original site in Bicester and the parachute training at RAF Weston on the Green is within three miles proximity would also be problematic. London Oxford airport located at Kidlington less than ten miles away. The issue of road access and height of buildings, car park lights would be devastation for the environment and just everyday living in the area.

The amount of local employment generated locally would be minimal. Unfortunately these are not high end jobs and bring little to the economy in the immediate area. The affordability of properties in the area would mean anyone employed by this organisation will have little option but to travel to and from. Meaning even more traffic and pollution.

Perhaps before a decision is made on this appeal the relevant people should spend some time driving in a radius and circle of say ten miles covering the roads for access to this proposed development. Then, it would be obvious that this cannot go ahead because this location is inappropriate. It only serves to bring further chaos to the immediate and surrounding areas and will add to the pollution. Shameful. It cannot be allowed to bring such disruption and ruin so many lives.

With thanks
Yours sincerely

Jean Leeming

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 18 November 2020 16:12:40

Dear Alison

I would like to write to object to the Great Wolf monstrosity!

This was unanimously rejected back in March so why we have to go through all this stress again is beyond me. Nothing has changed and they have no substantial grounds to appeal. It is simply them not getting what they want so throwing their toys out of their prawn (but I don't need to tell you that!)

Chesterton is a small village, I have lived here all my life and the roads are already at capacity. To add 1800 additional car trips a day would be ludicrous and ruin our already crumbling local roads. It would be unsafe. My son cycles around our village and the increased traffic would put him at greater risk.

The air and noise pollution would destruct our local wildlife habitat.

This is not a public amenity.

As taller than Buckingham Palace, I wonder why there would be a need for this kind of design in a small village?

This will bring in little to no local business for our traders as the idea is guests stay on site at all times.

The golf club which was in Cherwells plan would be lost as we knew it with their 18 hole golf being reduced to a 9.

We do not need this American giant in our rural community or anywhere else in the UK. It will set a precedent!

Thank you for your time

Jo Martin (worried resident!)

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 18 November 2020 16:19:23

Dear Alison

Please listen to my email to object to Great Wolf.

I helped my Mum deliver leaflets, put up signs and even went to a tv interview to stick up for my little village and stop the Wolf in March. Everyone around the table from the council said no and I can't believe I am writing an email again!

I cycle in our village and having 1600 more cars using our small roads would put me in danger. I rely on my bike to get me places locally (I'm too young to drive).

This is not for me and my friends to use. Tickets will be expensive. I've researched the USA prices and I don't think I will be able to go there.

Our wildlife which is beautiful will have their homes destroyed. I see lovely deer, swans, birds and many other animals from the public paths of the golf course.

Please don't let Great Wolf in.

Thank you for your time

[REDACTED] [REDACTED]
Chesterton

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference Number: APP/C3105/W/20/3259189
Date: 19 November 2020 12:05:16

Dear Alison

I'm writing with regard to the above proposal by Great Lakes UK Ltd and wish to raise a number of points, not least that this is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Landscape impact

With a site comprising 500,000sq ft of buildings on a greenfield site, it will remove vital countryside and disrupt ecological habits, if not destroy them.

The countryside is shrinking, and wildlife is being squeezed into smaller and smaller areas to roam. It's that or take on the increasingly busy roads to try and escape to freedom (M40, A34, A41, B4030). We are gridlocked by main roads already and this resort will not help with the conservation of our wildlife.

Traffic

The existing road structure can't cope with an additional 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already used as a by-pass route to counteract the busy roads leading in and out of Bicester. Congestion is already bad enough without adding more cars to the vicinity.

The routing plans are also completely unviable via Middleton Stoney, Weston on the Green and Wendlebury. These are already exceedingly busy routes with commuters and act as a by-pass for traffic leaving the M40 and heading onto the A34. The A34 is also a renowned hotspot for traffic congestion already, with the A41 at gridlock most of the time due to Bicester Village. What impact will this have the on the sleepy hamlet of Little Chesterton? Sat nav sends you that way off the A41 already.

The road networks simply cannot cope with additional traffic – already Bicester has approved Kingsmere, Bicester Gateway, Bicester Heritage and continuing extensions to Bicester Village. The road network is not sustainable.

Economic benefits

Cherwell has a strategic aim of prioritising knowledge based businesses to the area, thereby offering employment to support the 'knowledge economy'. This does not fit in with the outlined strategy.

None of the local businesses will benefit from such a resort in the area – the hotel rooms are for guests of the resort only. All guests will be encouraged to park up and stay on site

for the duration of their stay – using the restaurants, retail outlets and other facilities. This does not bring business or economic growth to the area. They will not venture out and treat it more like Centre Parcs – park up and stay put.

Air/Noise Quality/Pollution

It's already a noisy village without the disruption of construction traffic and then thousands of visitors. The roads in Chesterton are at a capacity already. Also with the proposed plan, the public outdoor spaces on site will be located right next to the motorway – how can this be healthy for guests with all the car fumes?

Loss of sports facilities

It appears that taking over golf courses for development is becoming increasingly popular in the area. With the loss of North Oxford 9-hole course to housing, Chesterton is now losing 9-holes to a water park. How is this supporting the local community, keeping people active and looking after their well-being?

Lack of Consultation

With the potential of over 2,000 visitors a day this proposal will have a massive impact on the local area and I strongly believe that Great Wolf should have worked closer with Cherwell to find a suitable site through the correct local plan process. Surely there are other more viable sites to consider and not those on the edge of a tiny village.

Yours sincerely
John McGarrity

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal APP/C3105/W/20/3259189
Date: 24 November 2020 14:15:17

Dear Alison

Subject: appeal ref APP/C3105/W/20/3259189

I have already submitted my letter urging you to reject the appeal by Great Wolf Resorts. In addition to the points I've raised I'd like it noted that I had a car accident on the notoriously dangerous A41 roundabout a few months ago. I was driving my 12 year old to the Park and Ride bus stop. I was indicating towards the exit and a white van was coming far too fast, north on the A41. I did not think he was going to stop in time so I braked sharply on the roundabout to stop and a car in the outside lane ploughed in to the side of my car. I remain very concerned that additional traffic on the A41 resulting from the Great Wolf Resort will increase the risk of accidents on this already dangerous junction. I urge you to reject this appeal.

Yours sincerely

Jackie Meek

The Thatched Cottage
Bignell View
Chesterton
Bicester
OX26 1UJ

12th November 2020

Ms Alison Dyson
Planning Inspectorate

Dear Ms Dyson

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

Objection to Great Wolf Hotel and Water Park proposal in Chesterton, Bicester

I wish to register my concern about the Great Wolf Resort' 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 hereby strongly object to the appeal. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission to be granted.

Our 300 year old Thatched Cottage is located on the A4095. I am extremely concerned about the severe increase in traffic directly outside our house and throughout the country lanes to and from the village. During busiest times, I would envisage traffic queuing outside our house with car engines running continuously. As we live in a Thatched Cottage, we have no front garden and our period windows are single glazed. The additional traffic would increase noise pollution and reduce air quality.

The A4095 is already an extremely busy 'rat-run'. I can always tell if there are traffic problems on the M40 or A34 because it becomes difficult to pull out of our driveway as cars use the A4095 as an escape route. I cross the road at least four times per day, walking my children to and from Chesterton school, and it already remains difficult and dangerous to cross due to the high volume of cars.

The existing road infrastructure, and that of neighbouring villages, can't cope with the extra 1000+ daily increase in traffic volume. Roads in Chesterton are narrow and dangerous to walkers, joggers, cyclists and dog walkers already. Increased traffic would increase these dangers.

I remain concerned about the significant disruption and pollution from a 2 year build programme. The village has already undergone the building of two new housing estates with heavy construction vehicles and the road being dug up several times, needing temporary traffic lights to manage the traffic. This village has had enough disruption and building already.

This proposal is unsustainable due to its inappropriate location on the edge of our village. The Great Wolf development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The scheme comprises a total floor area of 500,000 sq.ft on this greenfield site which will have a

damaging and irreversible impact on the landscape and views of the site. It has a negative ecological impact with loss of green field habitat for an abundance of wildlife.

With potentially over 2,000 visitors each day, acceptance of this proposal will have a disastrous impact on the area and therefore Great Wolf should have worked with Cherwell District Council to agree a site through the correct local planning process. This is a speculative planning application, in the wrong location and should be refused on this basis

Great Wolf will need to find 400+ employees. Businesses in Bicester already struggle to find the required workforce to meet their needs. I don't feel there is a need for more job availability in the locality, in fact, Great Wolf will either take away employees from local businesses or they will bring in employment from other areas, therefore increasing traffic volume. I refute Great Wolf's claims of benefitting the local economy. The proposal will not benefit the local economy in Chesterton – for example the Red Cow Pub and The Chesterton Hotel, as there will be accommodation and on-site / fast food available within the Great Wolf complex.

One other area of concern relating to the unsuitable location for this proposal is the increased risk of flooding. Chesterton has already experienced issues in this regard and the Great Wolf proposal will further exacerbate this significant problem.

I urge Great Wolf to consider finding a new location for this proposal. In accordance with Government policies, such developments should be directed towards brownfield sites.

I strongly oppose this development and will be active in the campaign to stop this going ahead. Please reconsider.

Yours sincerely

Jackie Meek

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference : APP/C3105/W/20/3259189
Date: 27 November 2020 00:04:48

Dear Madam,

Ref: Great Wolf Resorts Appeal APP/C3105/W/20/3259189

I should like to register my objection to the above mentioned planning appeal for the proposed development of a large scale water theme park in the small village of Chesterton.

The objections are as listed below:-

1. One of the main factors is the negative impact that such a development would have on the existing road infrastructure with the projected 1000+ increase in daily car movements. The local traffic routes already have to deal with a high level of congestion especially with the many instances of traffic flow problems on the nearby M40 and A34 with excess traffic using a "rat run" route through Weston on the Green and Chesterton to escape the traffic delays. This would be in addition to many other comparatively recent developments of housing, warehousing and businesses in and around Bicester which have added significantly to the volume of traffic in the area. The proposed development includes a 900 space car park which indicates a significant reliance on car travel to and from the resort which would greatly increase existing traffic problems and is contravening the Cherwell Strategy of reducing car usage.

2. This development will be comprised of 500,000 square feet of large uncharacteristic buildings in an inappropriately sized concreted area on a greenfield site. This will irreversibly remove invaluable stunning greenfield space and have an extensive impact by disrupting ecological habitats for an abundance of wildlife.

3. Economically the development will provide very little benefit to the local area which already has a very low unemployment level. It's requirement to employ 600 lower skilled staff will either attract employees from other businesses or necessitate distanced new employees travelling to the site, thus substantially increasing traffic movements. As the majority of guests at the resort will be encouraged to stay and use restaurants and other paid facilities on site there will be little or no benefits to the local economy.

4. The proposed design of the resort buildings is not conducive to the surrounding villages

and tends to resemble the style of the nearby Bullingdon Prison. The U.K. already has a number of facilities of this type within a reasonable distance and the nearest being only 30 miles away.

5. If 9 holes of a beautifully landscaped golf course is lost to such a development how will the remaining 9 holes be safeguarded for the future as open space is rapidly disappearing in Bicester and the surrounding areas which is unacceptable as it serves an important purpose for well-being and for local communities. There are numerous other reasons for refusing this appeal such as unhealthy proximity to a major Motorway eg: noise, deterioration of air quality etc. enormous use of water which will be required from Cherwell's already short supply - their consultants refer to the need to reduce water demand in this "highly water stressed area".

6. The present 18 hole golf course is a much needed and welcome facility in the Bicester area especially as two local golf clubs have closed - Banbury and Magnolia Park, and North Oxford which is under threat of closure. The Bicester Golf Course is extremely busy and well supported by members, visiting societies and Bicester Hotel Guests.

Once again I strongly object to this appeal by Great Wolf as their proposed development does not accord with local development plans.

Yours faithfully

Janet Moran (Mrs)

34 Germander Way

Bure Park

Bicester

OX26 3WB

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref APP/C3105/W/20/3259189
Date: 21 November 2020 17:38:32

Dear Alison Dyson

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

Jayne Nash

Resident of Chesterton

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Lakes UK Ltd Planning Appeal APP/C3105/W/20/3259189
Date: 26 November 2020 17:49:30

Mrs Janet Newton
Benja Cottage
Benja Fold
Bramhall
Cheshire
SK72DU

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

Dear Ms Dyson,

Although I do not live in Chesterton I regularly visit my son, who lives adjacent to the proposed development. I wish to object to the Appeal on the following grounds.

Ecological Impact

The planning proposal is for a built-over area of 500,000 ft² including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control, lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35. The proposed, re-modelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species.

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 will 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 or cycle routes, the site is inherently unsustainable and not appropriate for such a development.

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 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**.

Traffic Impact

The Transport Assessment submitted to support the application uses data and assumptions that we state have significant flaws:

- Great Wolf has advised that the average stay is currently 1.6 days and this leads them to assume that they will see relatively even turnover levels through the week.
- It confirms that the proposed site will act as a family resort and the majority of guests will be families with children.
- Signage from the site will direct visitors to J9, A34 and the B430 but then suggests only 50% of car visitors will use this route.
- The traffic data only includes 5 planned development schemes and fails to take into account other significant developments with planning permission.
- The comparisons are made to Center Parcs who operate a significantly different model with fixed changeover dates and longer stays of 3-7 nights.
- Construction traffic will not be directed through Chesterton leaving the only option as the B430.

As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic, which is already notoriously bad on this part of the road network. The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430 to junction with B4095. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50%. The traffic charts within the Traffic Assessment assume that virtually

no one will use Church Lane/Road in Weston on the Green as a route to access the site. On the numerous occasions that there is an issue at the A34 / M40 J9 junction we see volumes of traffic utilising this small village road as a cut through to avoid A34 gridlock. This will increase danger to residents in the village with it being the main road through the centre of the village. The traffic data in the proposal fails to recognize this and the impact that this proposal will have on a small village and rural roads. The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilise Chesterton and the B430 as a cut through to the A34 and increase traffic through the villages. It also fails to include the distribution centre / business park, Axis J9, which may also utilise Chesterton, Middleton Stoney and the B430 to access the A34 / A40 / A44 and areas West. In the application absolutely no traffic is projected to cross the B430 at the A4095 junction and continue further west on the A4095 towards Witney / Blenheim Palace / Cotswolds or to cut up other west leading roads at Weston on the Green, Akeman Street, Bletchingdon (via A34 and Islip Road) or Middleton Stoney trying to tourist areas via A40, A44 and the Cotswolds, which is clearly wrong and misleading with modern satnavs.

50F

Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 to head South, which means that lorries exiting the site will need to travel back up to the J9 M40 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south towards Islip.

Lack of Economic Benefits for Cherwell and Local Area

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. There is no local businesses support in Weston on the Green to the scheme that would reinforce Great Wolf's suggestions of economic benefits. 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 Hospitality industry employees that Great Wolf will be targeting. 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.

Design

It is an inefficient and therefore bad design. The building is a 3 and 4 storey design but considered to be relatively not visible. The buildings and car parking are spread across the site having significant urbanising impact on this rural location. This scheme comprises of a total floor area of 500,000 sq. ft. in overbearing large blocks, not in-keeping with the local area. If CDC were to allow schemes in such a location they should be of small scale, detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. (This square footage is twice the size of Bicester Village) and similar to the proposed Axis Jct 9 development. The proposed public outdoor space on site will be right next to a major motorway (unhealthy due to noise and fumes).

Lack of Consultation

With potentially over 2,000 visitors each day, this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis.

Air/Noise Pollution/Quality/Water table

There will be a resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. An enormous amount of water will be used from Cherwell's already short supply, whilst drainage of water treated with chemicals could pollute our already overwhelmed waste system. Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". We see that the Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done. This is not something that can be sorted after outline permission is granted but we believe instead must make up part of any initial

Local Development Plan

This proposal is contrary to the Cherwell Local Development Plan and to its strategic aims for

- i) sustainable development in an historic landscape;
- ii) preservation and enhancement of biodiversity;
- iii) reduction in the use of private motor vehicles and their effect on climate change. The impact of this development on the extended local area (including several neighbouring parishes) is so large that there is no overall mitigation that should allow planning permission to be granted. We note that 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 the setting of the park and these roads.

On so many levels this proposal fails to meet the planning requirements. The developers have produced flawed and inaccurate data to bolster their weak arguments. The council should see through this as merely smoke and mirror tactics to achieve an audacious punt at building the wrong development in the wrong location. I also note that there is a campaign of obtaining signatures to a single, standard and generic letter of support for the proposals, many from outside the area. I would hope that you view these accordingly and note the lack of credibility that they convey. In summary, I urge the planning committee to stick to their principles and heed the groundswell of objections and robustly dismiss this application. We need to save what little there is of the countryside and character surrounding this charming historical village and protect the environment from this monstrosity.

J Newton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 09 November 2020 21:17:44

Dear Ms Dyson

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

I am writing to object strongly to the Great Wolf Resorts development which is the subject of a planning appeal. I am a resident of Kirtlington, 4 miles from the site and on the A4095.

The plan for the site is inappropriate in many ways. My particular objection focuses on:

- The increase of traffic the Resort would produce, inevitably affecting roads such as the A4095, already inappropriate as an 'A' road
- The loss of wildlife habitat
- The size and proposed 'look' of the Resort, including its car park, spread across a currently green site

This is not an appropriate use of an Oxfordshire green field site and will have a profoundly negative impact on everyone living in the surrounding villages, as well as changing the very nature of this area.

Thank you

Judy Niner
Church Corner
South Green
Kirtlington
OX5 3HJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Ref APP/C3105/W/3259189.
Date: 23 November 2020 18:05:08

Dear Ms Dyson

I would like to add my voice to those objecting to the proposed Great Wolf development at Chesterton. My concern lies chiefly in the appalling environmental impact that this development will have. I know that a large number of very well informed people have described these to you at length, so will not do so here. I will simply summarise that this part of Oxfordshire is an entirely inappropriate situation for such an enormous development which will bring no benefit at all to those of us who live here.

Yours sincerely

Jenny Owens, resident of Kirtlington.

Sent from my iPhone

44, Fallowfields

Bicester

OX26 6QS

Development Manager

Cherwell District Council

Bodicote House

Bodicote

Banbury, OX15 4AA

7th December, 2019

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

Dear Sirs,

I am writing as a long term resident of Bicester and as a person who has seen many changes in the town, some worthwhile with others being less acceptable.

The proposal to build a waterpark of this size on a Golf Course in the village of Chesterton is totally unacceptable and there is no need for it at all.

Additional traffic will be generated in Bicester at a time of increased building, contributing to tailbacks on the major routes, especially on Howes Lane. A car park of 900 spaces indicates the anticipated huge volume of extra traffic that will be travelling to and from the site.

In addition, the development will provide very little benefit to the local area, which already has low unemployment.

The loss of 9 holes of the Golf Course at a time of increasing demand from new residents on Kingsmere & Elmsbrook does not make any sense when there is more demand for leisure activities.

I strongly object to this unwanted and undesirable proposal, totally out of character with the surrounding rural environment.

Yours faithfully,

_____ (Nobby Hill)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/W20/3259189 - Great Wolf Resorts
Date: 20 November 2020 13:53:05

Dear Alison

Having already submitted a letter my objections to the original planning application, I feel that I must now object again to this appeal. The appeal itself was somewhat surprising given the strength of opposition to the original application and the unanimous decision of CDC to reject the application out of hand. The underhand tactics employed by Great Wolf do not bode well for how they will behave should permission be granted.

Amongst my reasons for objecting are:

Environment/Sustainability

The cost to the environment will be huge due to the massive increase in traffic, especially during the 2-year plus construction period, but also once operational due to deliveries, not to mention all the families and staff travelling by car. As well as traffic pollution there will be noise and light pollution and the destruction of 9 holes of the golf course which is home to a huge variety of wildlife - deer, birds, rabbits, etc. On top of this is the water usage which will deplete an already overstretched system.

Jobs

Great Wolf argue that they will create employment for local people. The area already has a huge range of employment opportunities, a lot of which are in this hospitality sector. What this will not provide is highly skilled, highly paid jobs which would be positive.

Local Economy

This resort is unlikely to contribute much to the local economy. All the statistics for Great Wolf resorts in the US show that visitors stay on site for their meals and entertainment - everything is provided and people are unlikely to venture outside the resort when they are only staying for a night or two, the expected usual length of stay. Additionally, the resorts are intended to be all-inclusive with your stay specifically including the waterpark and other facilities - it is not intended to be a waterpark with a hotel on site for those who want to stay over. Thus local people will not simply be able to turn up like a public swimming pool.

Scale/Location

This resort will be huge and completely out of character for the area. The site is on the edge of a historic Oxfordshire village served by country roads that are already insufficient for the traffic using them and there is no plan to mitigate this. The roads are completely unsuitable for heavy construction traffic and delivery vehicles. Additionally it will be the tallest building in entire area.

It is not required

There is absolutely no requirement for this facility and it is not a part of the local development plan.

In summary the development will provide no benefit to the local economy in terms of leisure facilities, jobs or additional custom for local business, but will add to pollution, traffic congestion, water/electric consumption and will remove the habitats of many species.

Please add my strenuous objections to those you have already received and reject this appeal.

Yours sincerely

Mrs Judith Phillips
11 Lander Close
Chesterton
OX26 1DH

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference APP/C3105/W/20/3259189 Great Wolf Resorts
Date: 20 November 2020 15:22:41

Dear Ms Dyson
Re: Great Wolf Resort Development at Chesterton

I write to register my strong objection to the proposed Great Wolf Resort Development on the site of the Bicester Golf Club at Chesterton.

I have nine grounds on which my objections are based:-

- Unacceptable Increase in Traffic
- Road Damage
- Significant Risk of an Increase in Flooding
- Inappropriate Size of Development
- Increased Light Pollution
- Damage to the Environment
- Increased CO2 Emissions
- Negligible Benefit to local Economy
- Limited Access for Local Residents

I live in the village of Wendlebury some 3 to 4 miles from the proposed site and if the development were to go ahead I strongly believe that it would have a significant negative impact on both the locality and the lives of myself and my family, as well as those of many others locally.

My key objections are:-

1. **Unacceptable Increase in Traffic.**

In normal circumstances – i.e. prior to the outbreak of the Covid 19 virus and the consequential severe restrictions on people's movements - the traffic on the A41 dual carriageway heading for the Bicester Village Shopping outlet from the M40/A34 roundabout is very heavy, especially at weekends. This high traffic flow greatly increases at major shopping events e.g. Black Friday, Bank Holidays, Easter, the two and a half months running up to Christmas and in the period between Christmas and New Year. This results in the traffic jammed back from Bicester Village past the Vendee Drive roundabout back towards the M40 junction and sometimes even causing the exit roads on the M40 to be blocked.

When this occurs it is almost impossible for Wendlebury residents to get to Bicester without a substantial detour.

The shortest route is to use Vendee Drive to skirt the area, crossing the Vendee Drive roundabout before joining the A4095 and onwards into Bicester or even further up to the B4030 junction at Middleton Stoney and on to Bicester. Crossing the roundabout itself can be an issue as traffic often blocks it as people as so intent on getting to their shopping destination

The only other alternative route results in an even longer detour south via the minor road that runs through Wendlebury to the Weston on the Green junction on the A34 then up the B4030 .

In either case this more than **doubles** journey time to Bicester, but more importantly, it results in a significantly **higher mileage** and the consequent **increase**

in **carbon emissions** which is in **direct contradiction of the government's objectives to reduce vehicle emissions.**

There are also recent developments in the area which will only serve to exacerbate the dire traffic situation described above, and further developments that will impact it are in the implication stage.

An out of town Retail Park has opened off the A41 between the Vendee Drive roundabout and Bicester Village Shopping outlet. This includes a Nike Store, a large Next shop and large M&S food outlet as well as other retail premises. Even during this time of travel restrictions the car park is already virtually full at weekends. The main access to this retail park is off the A41.

David Lloyd Sports Centre. Work has already started on the large David Lloyd Sports Centre. When completed the access to this site will be off the Vendee Drive roundabout via Charles Shouler Way, once again resulting in increased traffic on the A41.

Bicester Heritage CarFests. The owners of the Bicester Heritage Motor have announced a significant increase in activities for 2021. This will include weekend CarFests curated by Chris Evans and in addition to Motor displays will include Music Festivals and Food Fayres. Once again the main access to these events will be via the A41 dual carriageway.

Housing Development off Vendee Drive. The large housing estate off Vendee Drive, which is a substantial development is only approximately halfway completed this will also increase residents traffic on the A41 dual Carriageway.

A further knock-on impact on local villages such as Wendlebury is the rat-running of local traffic to avoid the congestion.

Rat-running was first seen when the traffic lights were installed at the M40 roundabout. As the initial light-phasing was wrong huge queues built up and drivers found that they could avoid the jams south from Bicester by turning down through Wendlebury, crossing over the motorway and joining the southbound A34 beyond the village. Many drivers finding this type of shortcut will use it habitually 'just in case' there is a hold-up. Originally this was probably limited to those with 'local' knowledge of the roads but Sat Nav's bring this knowledge to those unfamiliar with the area. In this respect it should be noted that the road through Wendlebury does not have footpaths.

The huge amount of additional traffic that the Great Wolf development will generate is reflected in their provision of a 900 space car park. The majority of this traffic will access the site via the A41 dual carriageway. Despite any signage Great Wolf resorts employ to divert traffic to alternate routes, we have seen from the problems that occur with Bicester Village that these days the majority of motorists use their SatNavs in preference to road signage. SatNavs will direct visitors to the Great Wolf Resort via the A41.

The majority of guests staying at the Great Wolf Resort will do so at the weekend. This is the pattern at their US sites and is reflected in the fact that Great Wolf resorts will not be making day passes available to locals at weekends or school holidays. Thus the highest traffic density for visitors to the Great Wolf Resort will coincide with existing highest traffic on the A41 dual carriageway resulting in a gridlock around Bicester.

2. Road Damage.

No matter how Great Wolf Resorts direct visitors to their facility it will involve at some stage up to a maximum of 900 vehicles driving along very narrow country lanes, with the majority of them passing through the narrow street that runs through Chesterton. These lanes already have their margins breaking down and are heavily potholed because for vehicles to pass safely both have to move to the edge of the road this is particularly true if two large and heavy SUVs are involved. In fact in some locations some drivers feel it prudent to slow down or even stop at the edge of the road to allow safe passage. This road damage already creates a significant level of danger to cyclists and injury to pedestrians. **Not only will the traffic bound for the Great Wolf Resort exacerbate the road damage but will make unsafe for pedestrians and cyclists to use these lanes.**

3. Significant Risk of an Increase in Flooding.

Despite the best efforts of the Environment Agency to improve the situation during periods of heavy continuous rain Wendlebury continues to flood. Not only does this result in damage to properties but it also means that residents in some parts of the village cannot get out of the village or in some instances confined to their house or side street until the flooding subsides.

It is known that the existing car park at Bicester Golf Club and associated buildings have contributed to this flooding. The run off from the Golf Club passes through the drainages ditches into a stream which enters Wendlebury Brook resulting in the flooding at the 'pinch point' in Wendlebury.

The proposed 900 hundred place car park at the Great Wolf resort represents a major increase in size of the existing golf club car park. In fact, it will be the size of an airport long stay car park. This along with the **exponential** increase in the amount and size of buildings compared to the existing club house- i.e the creation of a massive hotel complex and ancillary buildings - will have a major impact on the water table and will also result in a significant increase in run-off which will eventually flow into Wendlebury Brook thus **significantly increasing the frequency and severity of flooding in Wendlebury village.**

4. Inappropriate size of Development.

The proposed size and height of the Hotel and other buildings will totally dominate the rural low-rise landscape where the current highest features are trees. In fact the built site will occupy a space twice the area of Tesco Extra superstore sit which is located off the A41, next to Bicester Village Retail outlet. For comparison the proposed hotel building would totally dwarf the recently completed Holiday Inn hotel off the Vendee Drive roundabout which is already significantly higher than any the surrounding buildings (and only its location next to a dual carriageway and

next other business developments prevent it being a total eyesore).

Unlike similar resorts such as Centre Parcs where the guest accommodation is in low rise buildings and the whole resort tend to be located in existing woodland/forests, and therefore to some extent are hidden, the Great Wolf Resort will be visible for miles around in the flat Oxfordshire landscape. A good comparison, even on a much smaller scale than the proposed Great Wolf Resort, is how the incinerator plant at Ardley total dominates the landscape. **The size of the Great Wolf Resorts Hotel would be totally inappropriate for its rural setting without the addition of an eight-four foot water tower, which would be by far the tallest building in Cherwell district.**

5. Increased Light Pollution.

Although the area villages of Chesterton, Little Chesterton, Wendlebury and Weston on the Green are already affected to some extent by light pollution mainly from the lights on the M40 roundabout we still enjoy relatively dark nights. In fact, Wendlebury rejected street lighting to maintain our dark nights. Great Wolf Resorts are proposing a permanently floodlit 900 space car park and along with the permanent lighting of other buildings on the development **this will significantly increase the amount of light pollution in the adjoining villages with its detrimental impact on the quality of life of the villagers.**

6. Damage to the Environment.

The Great Wolf Estate is to be built on the site of Bicester Golf Club, the extent to which the current green space is to be utilised for the Great Wolf development is in the fact that it is proposed that the golf course is to be reduced from 18 holes to 9. This represents a significant loss of grassed area, rough ground and tree cover. Although Golf Courses are not considered to be particularly amenable to flora and fauna, grass areas do lock up a considerable amount of CO₂, and the 'roughs' at the edge of the fairways are areas where wild flowers grow and the trees provide cover and nesting spaces for wild birds. The golf course also allows space for local residents to walk and benefit from being in the countryside. The concreting over of a large amount of green space along with the deprivation of residents access to that green space can't be substituted by a token wild area as proposed by the Great Wolf developers.

The majority of guests who visit the Great Wolf resort will do so by car „as witnessed by the provision of such a large car park (space for 900 cars). Many of the guests will travel substantial distances to reach the resort, the size of the hotel demonstrates that the resort finances are not sustainable by the income from guests from the immediate vicinity or even from the surrounding region. It is now known that micro particles of plastic found in the atmosphere and more importantly in our water courses, and therefore eventually flowing into the sea, are derived from tyre wear.

It is fair to assume that the proposed development will have a significant negative impact on the environment.

7. Increased CO₂ Emissions.

Bicester has recently been awarded part of a £2.98 million cash boost by the Department of Transport part of which is designed to encourage active travel by

foot and cycle in a bid to cut congestion and improve air quality – this plan by Great Wolf flies completely in the face of this aim.

The site will represent a major increase in CO2 emissions from the Cherwell district through the power used to light, heat and generally operate the hotel and catering facilities. In addition the level of occupancy required to enable the Great Wolf Resorts a viable proposition can in no way be achieved by attracting visitors from Oxfordshire or the neighbouring counties. Therefore the resort will need to attract guests from the major urban centres. The nearest two major population centres London & Birmingham are approximately 110 kilometres distant from the proposed location of the Great Wolf Resort and the resort will need to attract guests from further afield to be viable. Therefore it is safe to assume that the distance of the average round trip made by guests will be some 220 kilometres.

Government data shows that the average CO2 emissions for a car in the UK is approximately 120 gms per kilometre. If we assume a very conservative estimate the Great Wolf Resort will require an average occupancy of 50% per week (in fact to be a viable proposition the occupancy rate will need to be much higher) this will equate to 450 car journeys per week, and assuming an average round trip of 220 kilometres will result in a minimum of **5.148 million miles** travelled by guests to reach the Great Wolf Resort. Obviously some of these additional journeys will be a replacement for an alternative UK holiday destination, but since the Great Wolf Resort will be attracting visitors from all over the UK the majority of these trips will be substantially longer than the average UK holiday trip. Applying the 120gms of CO2 emissions to the conservative estimate of **round trips generated by visitors to Wolf Hall produces an estimated additional 61.8 million kilos or 608 tons of CO2 each year, which is a significant impediment to the government's objective of being carbon neutral. This is in addition to the CO2 emissions created by the site itself.**

8. Negligible Benefit to Local Economy.

Having worked in advertising & marketing for 50 years, much of that time in travel & tourism related sectors I am well aware of the business strategies for resorts such as Great Wolf. Their core objective is to keep guests on site with the objective of upselling as many additional activities as possible. Their business model is to ensure that all guests use the catering facilities on site and do not leave the site apart from at the end of their stay. In fact, if they do not achieve this aim they will not be profitable.

Therefore apart from when they arrive or depart the guests will not be contributing to the local economy. In all likelihood if they do visit a location on arrival or departure it will probably be to visit the Bicester Village Shopping outlet which again provides relatively limited direct benefit to the local community. In fact one reason for the dramatic decline in the number / choice of shopping opportunities in Bicester Town Centre can be laid at the door of the Bicester Village shopping outlet.

The employment opportunities offered by the Great Wolf Resort will mainly be for zero hour/minimum wage contracts for chamber maids, cleaners and staff in the catering facilities. As with Bicester Village shopping outlet many of the better management jobs will be taken by employees who commute from outside the area.

Thus the Great Wolf Resort will have little or no direct high value economic benefit for the local economy.

9. Limited Access for Local residents.

Great Wolf Resorts have already stated that only a limited number of day tickets will be made available to local residents.

These will **not** be available either at weekends nor during school holidays, so will only have limited appeal to local residents and of **no use with local residents with school age children.** Notwithstanding the extremely limited access to day tickets for tickets, there is the question whether they will be affordable for most local residents. Tickets for the Great Wolf Resort will not be cheap. In the USA a basic weekend ticket for an average family of four out of season would cost the equivalent of £300. However the costs for a visit for a similar visit to the Great Wolf Resort at Chesterton could be more as holidays are cheaper in the USA than in the UK. **Therefore an estimated cost for a day ticket available to a local resident family of 4 would be in the region of minimum £100+ at on an inconvenient day.**

I thank you in anticipation of your consideration of this objection to the Great Wolf Resort, a plan which I feel very strongly is totally wrong for this location for the reasons I have detailed

Yours sincerely

Julian Pounds
7 Farriers Mead
Wendlebury
Oxon OX25 2QB
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@oxford.gov.uk)
Cc: [REDACTED]
Subject: APP/C3105?W/20/3259189
Date: 24 November 2020 12:01:44

Dear Ms Dyson,

Great Wolf Appeal (Ref APP/C3105/W/20/3259189 – OBJECTION to this development from Middleton Stoney Parish Council

I am writing on behalf of Middleton Stoney Parish Council to communicate our continued strong objection to the proposal by Great Lakes UK Ltd to build a massive new leisure resort at Chesterton, Oxfordshire. This proposal would be strongly detrimental to people living in the surrounding villages and totally out of keeping with the scale and nature of existing and planned development.

Middleton Stoney is a small village about 2 miles from the planned site. Our main concerns focus around traffic, but also include other considerations.

1. **The traffic implications of this proposal.** As the Highways Authority commented on the original application to Cherwell District Council, there is already “severe congestion” in Middleton Stoney, notably at the signalized junction of the B430 and B4030 – the heart of our village. The proposed construction of a major new resort would generate significant extra traffic through an already gridlocked village with a significant portion of a projected 1800 daily movements likely to come through Middleton Stoney.

Moreover in the period since the original planning proposal was rejected, the local Planning Authority has given permission for a significant new community of about 7000 people (1200 houses) at nearby Heyford Park. This will involve an additional 25% increase in vehicles through the village leading to even longer queues at peak times. We opposed this development but recognised that it was in the Local Plan. However the proposal by Great Lakes is in addition to these extra movements and would be contrary both to the Cherwell Local Development Plan and the Oxfordshire Transport Plan. It is a “Double Whammy” which would make the village unsafe for pedestrians and cyclists and lead to total traffic gridlock at peak times.

2. **Environmental concerns** – the negative environmental impact of the proposed development is considerable. Loss of habitats, and increased air / noise pollution will have a hugely negative impact on the area. This is at a time when there is ever-increasing focus on checking and reversing the environmental impact of development on our planet. Allowing this development to go ahead would be a considerable blow to the environment.
3. **Place Concerns:** the proposed development is totally out of keeping with the local area – this is a rural, quiet part of Oxfordshire. This development, apart from a few low-skilled jobs, is unlikely to bring any benefit whatsoever to the local people upon whom it will inflict considerable misery.

For all these reasons, but especially the traffic concerns, we think the appeal should be summarily rejected. In short it has no redeeming features to warrant overturning the decision of the locally elected planning authority.

Jonathan Rees
Chair, Middleton Stoney Parish Council

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Ref: APP/C3105/W/20/3259189
Date: 20 November 2020 13:22:59
Attachments: [REDACTED]

Dear Ms Dyson,

I refer the Appeal Reference; APP/C3105/W/20/3259189

I am aware that the Cherwell Planners unanimously rejected the Great Wolf Resorts plans for a resort park in our village of Chesterton. I realise that they of course have the right to appeal that decision, however I want to lodge my personal objections to their appeal.

My personal objections are as follows;

- The impact on the environment will be significant, not just to the local village but to the environment as a whole. The amount of energy required to heat the water used for the water park would be colossal. The amount of energy then required to facilitate the hotel and restaurants, to light the floodlit carpark and to build the resort would cause significant damage to the global environment. The substantial increase in air and noise pollution could destroy the physical health of many and the mental health of everybody. If you were meeting Greta Thunberg how would you justify the unimaginable damage this resort would cause?
- This will not be a public amenity, it is designed for people booking an overnight stay – the local residents will see no benefit from this.
- There is an expected 500,000 visitors per year, meaning 1,800 additional car trips around our local village roads (including country lanes). Again, a significant impact on the environment causing untold damage locally and globally.
- The hotel will dominate the landscape, being 4 storeys high it will be 60% larger than Bicester Village shopping centre, coupled with the water tower being the tallest building in Cherwell. Is this the desire we have for our Oxfordshire landscape?

As you will be aware, this proposed development is not in accordance with the Cherwell Local Development Plan and as such should not be considered as feasible.

In summary, it is my view that the appeal should be rejected. Thank you for taking the time to review my objections.

Kind Regards, Jason

Jason Roberts
Head of Retail Operations (South)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

RECEIVED
27 NOV 2020
MAJOR CASEWORK

AD

Gables
Alchester Road
Chesterton
Bicester
OX26 1UN
22 November 2020

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

Dear Alison,

We wish to object to the appeal by Great Wolf Resorts, against the unanimous decision by planners in March, to stop the American style resort park in Chesterton. This is a totally unsuitable location. Such a complex is unsuitable and totally unnecessary for anywhere, given current worldwide concerns for the environment and global climate change.

This complex will offer no advantage to local residents as a public amenity. There will be huge numbers of visitors each 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 roads would need to be upgraded at an enormous cost to the local council, which Council Tax payers would have to pay for, and who in turn would receive no benefit.

The size of the planned complex is huge in relation to local buildings, with a massive car park and large capacity hotel, which would contribute massively to air and noise pollution in the area, which goes against the worldwide move to become more aware of environmental issues and to avoid contributing to global warming. A project like this would negatively impact local village life, wild life and the countryside generally. Wildlife would be negatively affected by the building taking up natural habitat and by the nocturnal flood lighting which is harmful to birds and most particularly, bats.

We are also concerned about the water supply, as obviously this project would consume vast amounts of water, and we worry that this would affect our supplies. Would we experience a drop in pressure? This also applies to electricity. We frequently get mini power cuts in Chesterton. Would this increase and become major power cuts? Also what

happens about sewage disposal from such a large complex. Also where will the personnel come from? Where will they be accommodated? Will more houses have to be built?

I hope you will consider our objections favourably.



**James and Josephine Robertson
Chesterton Residents**

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference - APP/C3105/W/20/3259189
Date: 19 November 2020 09:18:51

Hello Alison,

As a resident of Bicester, Oxfordshire I am objecting to the above appeal.

Our Oxfordshire countryside is being swallowed up by a swathe of concrete and tarmac. The resources this complex will need to operate will have a huge impact on the environment and climate at a time when we are fighting to change to save our planet! The carbon footprint for the complex is incomprehensible.

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). As a result, wildlife is struggling, and we risk destroying the very things that make Britain a beautiful place: our quiet villages, and our peaceful rural spaces.

We see increasingly depressing news of climate change; of species nearing, facing or suffering extinction; about the inexorable erosion of green spaces (whether in the Chilterns or the Amazon rainforest). We hear about how important biodiversity is, and the need to operate in a sustainable way.

There is no infrastructure within Bicester that can cope with the increase in traffic this resort will cause, not only during construction but when built. All roads on the sat nav guide take you down the small country lanes which will become congested and traffic within Bicester and the surrounding areas will not be able to move. This will also cause the emergency services to be delayed.

We believe if they win their appeal Great Wolf resorts will undoubtedly look to develop further and they need to be stopped. This complex will not benefit the residents of Bicester or the surroundings areas. Hospitality is struggling due to Covid and I believe if this goes ahead then the majority of those businesses within Bicester and the surroundings areas will not be able to get back on their feet as this American complex is a self contained entertainment space for families.

Joanne Rogers

Resident of Bicester

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference - APP/C3105/W/20/3259189
Date: 11 November 2020 14:52:15

Dear Ms Dyson,

We write, as residents of Chesterton, to express our strong objections to the appeal by Great Wolf Resorts to build a super-sized, American-style, resort on the edge of our small and historic Oxfordshire village with which it will be in complete, stark contrast.

In their own words, from their website, "Great Wolf Resorts, Inc. offers an easy and unforgettable way to stay and play for families." By "**stay and play**" Great Wolf Resorts intend to remove the existing, mature and land-scaped, golf course, one of a reducing number of leisure amenities that is available to the rapidly growing population of Bicester and surrounding areas, and replace it with a facility to which locals are not a target, in a location which already suffers from out-dated transport infrastructure and links.

This development was previously and understandably, unanimously rejected. We assume this was on the grounds of; the development's location, where it is completely out of keeping with the surrounding area, its poor transport links, for which there was no commitment to make improvements that consider current and growing deficiencies, its lack of financial benefit to the surrounding area or residents, its detriment to existing local recreation facilities, and because it falls outside the Cherwell Local Development Plan.

Approval of this development would lead to a catastrophic environmental impact, particularly during its construction but also beyond, due to replacement of the current, mature, bio-diverse habitats for a range of birds, land, amphibious and aquatic wildlife by a swathe of concrete and tarmac which will be illuminated 24 hours per day. The resort itself will create significant additional noise and air pollution through Chesterton and neighbouring villages, arising from dramatically increased road traffic. Simple investigation of primary satnav routes to the resort show that there will be greatly increased traffic on minor local roads, particularly due to the proposal to locate the resort away from recent and planned road improvements in the Bicester area. Great Wolf's "stay and play" philosophy means that it is not focussed on benefits to locals, with any claims about available jobs being in one of the UK's lowest paid industries in an area which already has a multitude and growing predominance of low-paid hotel, warehouse and retail jobs. The Cherwell Local Development Plan includes improvements to local road and rail infrastructure and it therefore seems counter-intuitive to approve the location of a facility which anticipates huge numbers of visitors arriving in cars, that falls outside of the Local Development Plan and thereby undermines it.

We believe there must be a multitude of better locations with which this resort will be in keeping, with less environmental and local amenity impact and having better transport links. We request that you reject its proposed location accordingly.

Joanne and Andrew Rogers

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 14 November 2020 12:23:24

Dear Ms Dyson

I understand that Great Wolf Resorts has appealed against the planning decision for their theme park. I would like it noted that I remain wholly in opposition of their proposal.

I attended the meeting where the decision to reject their proposal was made. The counter-arguments were extremely convincing. One point that resounded particularly well with me was that if this development were to go ahead, the effect it would have on natural drainage into the soil would be significant. With the change in our weather that now results in frequent heavy downpours that already cause regular flooding in the area, the issue could only worsen as the vastness of such development would significantly and adversely impact the drainage of rainwater. This may seem a small point but it highlights that projects such as this are at the expense of our planet.

In addition, such a park would lead to a large increase in traffic volume, together with an inevitable high demand in energy supply. The subsequent rise in the level of unnecessary pollution in the area would be substantial. Presumably undeveloped land would also be affected. We need to pay real heed to the dangers of climate change and all do our utmost to slow this change down, not contribute towards it.

From the other points raised at the meeting, I cannot see the benefits to anyone locally.. All that this resort would create for those living and working in the area would be an unsightly complex, clogged up roads, unwanted fumes, damage and reduction to the local wildlife habitat and general deterioration to the local towns, villages and countryside. Above all the development would not comply with the Cherwell Local Development Plan.

I urge you to dismiss their appeal

Kind regards

Jane Scotchbrook
Darville Cottage
Lower Heyford
OX25 5PD

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 25 November 2020 02:04:57

Dear Alison,

My husband and I are writing to you today to object in the strongest terms, once again, to the proposal put forward by Great Wolf Resorts to build a leisure facility on part of, and around, the Bicester Hotel Golf and Spa site at Chesterton. The proposed development is not sustainable when considered against national planning guidance and the adopted planning policies of Cherwell District Council.

We are concerned about:

Loss of trees

Loss of ecological habitats

Design and appearance of the buildings and entrance from the road

Overlooking and loss of privacy as customers drive through our village

Inadequate parking and servicing

Layout and density of buildings

Safe access from the M40 for villagers as well as customers

Increased traffic generation locally as well as through the village

Noise and disturbance from the proposed development

Disturbance from smells

Concern over this creating a precedent

The negative effect on air quality with increased traffic

The negative effect of floodlights and the general light pollution from such a large development

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. We 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.

We trust you will consider these concerns.

Yours sincerely,
James and Camilla Soper
45 Alchester Road, Chesterton, OX26 1UN



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: REF:APP/C3105/W/20/3259189
Date: 12 November 2020 17:15:23

Dear Ms Dyson

I wish to register my deep concern over the above appeal being brought by Great Wolf Resorts who wish to construct a super-sized American resort park in a small rural Oxfordshire village.

Cherwell District Council unanimously rejected this plan in March 2020 as being 'completely unsuitable' in this location.

This plan poses a dramatic threat to our countryside and we really cannot believe it could, or should, should be allowed.

The plans suggest the resort would attract 500,000 visitors annually, generating 1,800 car journeys daily on a local road system already at breaking point, especially at peak times. These roads include the already overloaded A34, the A41, A4095, B430 and the A4030.

The planned hotel, four storeys high, would house 2,000 guests. This necessitates apparently a permanently floodlit 900 space car park...what will this do to the bats navigation? An 84 foot high water tower building...potentially the tallest building in the district, and taller than Buckingham Palace!

The obvious destruction to wildlife habitats, the air, noise and light pollution, not to mention the ruin of local villages and their inhabitants peaceful existence, defies description. This plan would turn a small corner of rural Oxfordshire into something like an airport complex complete with 24 hour multi storey car park. It's horrific.

And, as an addition, the proposed development is not in accordance with the Cherwell Local Development Plan.

I trust this appalling plan will be rejected.

Yours sincerely

Janet Sprake
29 Hatchway
Kirtlington
OX5 3JS

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3 105/W/20/3259 189
Date: 18 November 2020 15:29:35

Dear Alison Dyson

[APP/C3 105/W/20/3259189](#)

18th November 2020

Great Wolf Resort.

I strongly object to this proposal for a Great Wolf Resort.

The site on Chesterton Golf Course is totally unsuitable with the narrow A4095 road as access, is already stretched to cope with village traffic and the surrounding villages of Weston-on-the-Green, Middleton Stoney, and Wendlebury already struggling.

A huge unsightly complex dominating the landscape, once all this countryside is lost, with destruction of Wildlife Habitat and extra air/noise pollution, can never be regained.

A large Hotel with parking a High Water Tower on such a scale is totally unsuitable for this area of countryside on the edge of our village of Chesterton.

Also this proposal does not come into accordance with the Cherwell Local Development Plan. With no benefit to the village of Chesterton whatsoever.

With the vital facilities of extra demand on Water Supply, Electricity and sewerage already struggling with recent housing developments.

This will destroy the village of Chesterton for ever.

Yours sincerely

Mrs Jane Stead

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf planning appeal
Date: 26 November 2020 15:25:04

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 and hope it is dismissed.

I regularly visit Bicester and surrounding villages for business and pleasure and drive past the site regularly. The local road network cannot cope with the additional traffic this development would generate so the appeal should be dismissed on highways grounds aswell as others.

This development is in the complexly wrong location, it needs to be close to a town next to established transport networks, not on the edge of a rural village.

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

Jane Taplin

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 24 November 2020 09:10:00

Dear Ms Dyson

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

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

Not only is the proposal for this American style water-park so out of place here in the UK, but it 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 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.

Yours sincerely
Joan Tucker

31 Freehold Street
Lower Heyford
Bicester, OX25 5NS

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 19 November 2020 15:44:21

Mr John Walbank
7 Orchard Rise
Chesterton
Bicester
OX26 1US
19th November 2020

Alison Dyson
APP/C3105/W/20/3259189

Dear Madam

I object to the application:

The extra traffic on the small country roads, which are at capacity, especially when there is a problem on the A41 or M40 will be grid locked at busy times.

The scheme claims no significant impact on the water supply and sewage system which is undergoing remedial work at present because of overflow when it rains- another nonsense.

Yours sincerely

John Walbank

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 24 November 2020 11:14:00

Dear Alison,

I am writing to inform you of my profound concern regarding the above planning application and how I am at a loss that we are fighting this yet again after it was already refused previously. I want to emphasise this is not about being 'not in my backyard' (NIMBY) as the sheer enormity of this resort will affect everything that we know, NOT just in the village of Chesterton but the whole county of Oxfordshire. The roads are not suitable for the level of extra traffic this would cause since they were built for villages nor is there the capacity to grow these roads to the required status - it will affect the M40, A34, B4095 and many more. It is so totally unsuitable. We just do not have the infrastructure for a complex of this size,...not roads, nor utilities - the whole idea is totally preposterous and I really do object to it VERY strongly.

I have a 14 year old son who loves living in the village where he was born. He loves wildlife, flora & fauna and we are members of The RSPB, fully realising the responsibility of nurturing and taking care of the land for future generations - so how do we explain to our future families and grandchildren why there is no longer the beauty of nature and wildlife for them to enjoy?? We have precious little greenbelt land left as it is, there has been over development on flood plains and we already have village homes that flood on a regular basis!!

There are many reasons to refuse this application including that there is very little benefit to local residents since day passes etc. are not going to be available - the resort will be used for those that are booking rooms and staying on site so as to maximise profits. Similarly, there will be little/zero benefit to local businesses or employment statistics. We do not have high levels of unemployment here and a lot of local suppliers are specialised & unable to supply on the level Great Wolf will require.

I lost my husband 7 1/2 years ago and I'm bringing our son up alone - I am so SO glad he is not here to see this as it would break his heart....as indeed it breaks ours that a company can have so little regard for the suitability of a resort this size.

Please, please, please dismiss this application in full and for good?? It will be a tragedy of immense proportions if allowed to go through.

Kind regards.

Jo Walford

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 23 November 2020 17:35:09

Re: APP/C3105/W/20/3259189 Great Wolf Resorts

Dear Ms Dyson

I write with reference to the above planning appeal by Great Wolf Resorts, and wish to urge the Inspectorate that it NOT be upheld.

Great Wolf Resorts are appealing against a unanimous decision by Cherwell District Council (CDC) to refuse their application to build a huge American resort park in the village of Chesterton, Oxfordshire. This, to me, feels like arrogance in the extreme, as I note that, in their appeal, they are highly critical of the planning process and the decision. Further, the fact that they lodged the appeal at the last possible minute, feels as though they want to ensure there is little time for anyone to submit a protest, and they are employing a very expensive legal team. It feels like bullying tactics.

They also cite as a precedent, resorts such as Centre Parcs, but when you compare their plans, it bears very little resemblance. What Great Wolf are proposing to build is a huge and unsightly complex which, rather than fit into the landscape, will dominate it. I understand that it will include an 84ft high water tower building, and the complex will be 60% larger than Bicester Village. The car park will have 900 spaces, and will be permanently floodlit; the hotel itself will be four storeys high, with a total capacity of c.2,000 visitors. In summary, an enormous American resort in the Oxfordshire countryside. Great Wolf promised, rather late in the day, a sop of providing day passes to local residents, but it seems that these will be of limited availability, and not at weekends or during school holidays, as guests on site would be their priority. So, it is definitely not a public amenity. It is a self-contained resort, and guests are very unlikely to contribute very much to the local economy. In the US, 98% of guests remain on site during their stay. The type of employment they would offer is, in the main, lower paid work, and there is no shortage of that in the local area. A far cry from contributing to the knowledge-based economy that CDC has as one of its strategic aims in the Local Plan.

A major reason for turning down the application is the increasing congestion on our local roads, many of which are country lanes. Sat navs direct people to the proposed site through a small village on what is little more than a single track road. Oxfordshire has some of the most congested roads in the country, which are already stretched, and will become more so once the building of houses and warehouses around Bicester are completed. It feels that Great Wolf have looked at a map, and seen that the site is next to the M40, and think that it is easy to get to from the motorway, which is not, in fact the case. The increase in congestion seems to fly in the face of a recent Government announcement of some £2.9m to be given to Oxfordshire County Council to reduce congestion across the County.

Finally, there are concerns about flooding in the village of Chesterton should this be built - for the first time in the 37 years that I have lived here, there was some flooding in houses along one of the old lanes. It appears this was as a result of the most recent new build of some 45 houses next to the current site of the golf course. Further building will only exacerbate this issue.

Again, I would like to urge the Planning Inspectorate not to uphold Great Wolf Resort's appeal.

Yours sincerely,
Janet Wardell

6 Banks Furlong, Chesterton, OX26 1UG

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 Great Wolf resort Chesterton
Date: 15 November 2020 12:59:12

Dear Ms Dyson

Great Wolf resort APP/C3105/W/20/3259189

I am writing to support Cherwell District planners who have already unanimously rejected the plans by this American company to build a water complex resort on land near Chesterton.

My objections, apart from the purely aesthetic - monstrous intrusion into beautiful countryside with enormous structures - 500 bed hotel, water tower and very large car park etc - are as follows:

1. Impact on local infrastructure. I have lived in Middleton Stoney, a nearby village, for more than 30 years. We are already over-burdened with new housing developments and will doubtless shortly become a satellite of Bicester.
2. Narrow two carriageway roads are the norm for Oxfordshire countryside. My house, beside the A4030, is already beset with traffic of all types with HGVs and other construction vehicles causing noise, pollution and structural damage to buildings.
3. If Great Wolf Resorts wish to find a suitable site to develop in the UK I feel sure a brownfield site could be found and hopefully in some far flung part of the countryside.
4. No evidence that this will benefit the local area in any way and certainly not financially - apart from, of course, the landowner who will be selling his golf course. The presence of such a development will be to the financial detriment of all who live locally.

Janet Welch

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 27 November 2020 16:33:48

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

Dear Ms Dyson

This email is to document my formal objection to the recent appeal to construct a resort by Great Wolf Resorts.

There are numerous reasons why the resort should not be permitted which I see have already been made by my fellow residents of Chesterton and surrounding villages.

To highlight a few- it is in my firm opinion, immoral and unethical to allow a resort which would have such drastic and detrimental effects on our beautiful countryside and wildlife. We all have a duty to protect the environment for ourselves and for future generations. The proposed resort, notwithstanding the Great Wolf's submissions, would do the exact opposite.

I share the serious concerns raised regarding the traffic management. It is abundantly obvious that our road infrastructure could not cope with the construction traffic, or the traffic from guests travelling to and from the proposed resort.

So far as I am aware, there will be no benefit whatsoever to local residents or those of surrounding villages, by the development of the proposed resort. Instead we would be left with ongoing and harmful air, noise and light pollution, unthinkable and unjustified destruction of our countryside and without any economic or other benefit to the local residents.

Planning laws and guidance are there for very good reason. Irrespective of the arguments put forward by Great Wolf in its appeal, my view is that the application should continue to be refused. Great Wolf's reservation of rights to claims its costs of the appeal from the council (let's not forget how the council is funded) speaks to its attitude towards the local residents.

The proposed resort was and remains contrary to planning guidance and policies which govern this area and accordingly should not be permitted.

With kind regards

Joanne Wilson

11 Maunde Close
Chesterton
Oxfordshire
OX26 1DJ

18th November 2020

Mr Jacob Trefethen
The Tower House
Little Chesterton
Bicester OX25 3PD

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

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

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

Dear Ms Dyson

I objected strongly to this original planning application and I object strongly to the appeal too. The proposal is not at all in accordance with the local development plan and I still believe that there are no material considerations that would warrant planning permission being granted, so I hope that the appeal can be dismissed.

I live for part of the year in San Francisco. However, I regularly visit relatives and friends in both Chesterton and Little Chesterton. The proposed site (which is on the edge of a very small village) is a massive 500,000 sq. ft of buildings on what is currently an important ecological green field site. This will irreversibly disrupt ecological habitats. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. In short, this will be a disaster for the locality, not to say the abundant wildlife that will be destroyed.

Another huge issue is the traffic impact. Travel in this area is already very difficult. The existing road infrastructure, and that of surrounding villages, is currently over-used, crowded and dangerous. When I hear that there might be an extra 1000+ daily increase in traffic volume, plus construction traffic, I hate to imagine the dreadful impact. A very large new car park is proposed – nearly 1,000 spaces! This would lead to far too much extra traffic – how are the little local roads going to cope? This proposal would also mean more redirected traffic onto the A34, which is already frequently blocked and a big problem. In my view the proposed development is obviously in a very ill-advised place and the appeal must be denied.

Clearly the proposed design is also not in keeping with the local area. Schemes in such a location should be of small scale, having low height detached buildings (like the existing Golf Club), enhancing the character of the local area - as outlined in Cherwell Council's Countryside Design Summary, 2008.

In summary, there are numerous reasons why this planning application was always completely contrary to the local development plan. The appeal should be immediately dismissed.

Yours sincerely

Jacob Trefethen

Mr Jacob Trefethen

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 LORNA JAMES

Address
Bignell Lodge
Chesterton
Bicester
Oxon
OX26 1UE

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

Dear Sir,

I would like to add further comment to my original letter of objection to the above.

Since the onset of the pandemic and resulting lock-down last March many companies have discovered that their employees are able to work successfully from home. This has allowed for much more flexible working hours and explains the surge in golf club membership. In August Golf Business reported that in England there were 20,000 new members across all age groups. This increased demand is almost certainly to be on a permanent basis and highlights the growing importance of Bicester Golf Club as a necessary sporting amenity for Bicester and the surrounding area.

I understand that Great Wolf are proposing that all traffic from the north to this destination resort should be routed through the village of Chesterton. In transport terms this makes no sense and also betrays a total disregard by Great Wolf for the effect this would have on village residents lives.

I believe that the timing of this enquiry has put objectors at a disadvantage. Great Wolf did not lodge their appeal until the last minute which, considering the unanimous decision of refusal by the District Council, took everybody by surprise. We are now in the position of needing to raise a great deal of money to fund professional representation which we deem essential as there is so much at stake. The combination of the current covid 19 restrictions and Christmas on the horizon, now makes fund raising extremely difficult. Unlike the major American conglomerate that is Great Wolf, we do not have a bottomless pit of money nor do we have a wealthy local benefactor to bank roll us. The timing of this appeal could not be worse for us.

I also think that the necessary remote format of the Inquiry is disadvantageous. Under normal circumstances, and at the Inspectors discretion, members of the public are often allowed to speak and give their personal, non-technical perspective on the application. This will not be possible under these circumstances which can only be to the appellants advantage. Also, members of the public will be unable to attend and, by their footfall show their support or objection to the application.

Apart from the number of letters of objection that local people bothered to write, a very clear indication of the level of fear and dread that is felt at the possibility that this vast destination resort could be inflicted on us, can be gauged by the fact that people in Chesterton, and those living in the surrounding villages, have been prepared to contribute directly, and in many cases from pension pots, into a fighting fund. This is not without personal financial sacrifice and should not leave any doubt as to the strength of opposition to this application felt by us all.

Yours faithfully,

Lorna James

Duns Tew Parish Council

5 Glebe Court
Duns Tew, Bicester
Oxfordshire
OX25 6JY
12th 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 Parish Council of Duns Tew wish to reiterate our objection to the original planning application for the proposed Great Wolf Resort at Great Chesterton.

The arguments have already been well rehearsed, and we believe they carry considerable weight, notwithstanding further reassurances made by the Appellant.

In particular, we believe a project of this size and design is quite unsuitable for its setting and there are very serious concerns about the environmental and social impact and also on the already creaking infrastructure. The development at Heyford Park has increased the volume of traffic in the area and most especially we have concerns about the four-way traffic-light controlled crossroads in Middleton Stoney, currently subject to a proposal to close one of the approaches with a bus gate further restricting normal traffic and diverting all other traffic to alternative routes.

We also have great concern about the junction between the A4260 and North Aston Road which is already the subject of further investigation by OCC as a potential accident hot spot due to generally increased traffic flows. These flows will be further increased by the growth of Heyford Park and the aforementioned proposed bus gate at Middleton Stoney.

We stand four square with the objections raised by the MCNP Forum and Chesterton Parish Council and ask that the appeal be dismissed.

Yours Sincerely

David Jackson,
Chair, Parish Council Duns Tew.

RECEIVED

27 NOV 2023

MAJOR CASEWORK

Willow Tree Barn

Kirtlington

OXON

OX5 3EZ

AD

Dear Ms. Dyson,

APP/C3105/W/20/3259189

I wish to make a protest against the building of an American resort park in the Oxfordshire village of Chesterton.

This village is very close to the village where

I live. There is already heavy traffic use on the local roads and I can only think it would be made worse by vehicles used during the construction work (an estimate of 31,000 deliveries) plus the holiday makers travelling to use the car spaces in the permanent car park — think of the light pollution.

The effect on wild life in the area will surely be considerable, and the loss of the golf course is not desirable.

Please don't let it happen.

Yours sincerely

Jennifer Duckworth

J.L & N SUTCLIFFE
6 DASHWOOD MEWS
KIRTUNGTON
OXON OX5 3JX

Ref ADP/C3105/W/20/3259189

When we moved here 20 plus years ago traffic through the village was low in numbers then Bicester village opened and traffic has reached high volume throughout the day. When accidents occur on R0439 A 4095 and surrounding areas traffic in KIRTUNGTON becomes appalling.

The area is just not the place to build such a major complex with the resulting increase in traffic. Not only will there be an increase in noise levels but accidents will inevitably increase.

Exit from Dashwood Mews to the road is dangerous at the best of times and more traffic will limit the times when exiting the mews will be possible.



16 NOV 2020

19th November 2020

Mr John Boyle
Oxford Computer Consultants
Oxford
Oxford OX1 2EP

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

FAO: Alison Dyson

Ref: Great Lakes UK Ltd
Planning Application No: 19/02550/F
Appeal Reference: APP/C3105/W/20/3259189

Dear Ms Dyson

I am writing to you to object to the planning application appeal detailed above. In my view the proposal is not in accordance with the local development plan and I still do not think that there are any material considerations at all that would warrant planning permission being granted. Therefore I strongly object to the appeal and request that it is into granted.

I am not a local resident. However I regularly visit relatives and friends in both Chesterton and Little Chesterton, both of which are right next to the proposed development. I also play golf at Bicester Golf and Spa - a site that will be completely ruined by the proposed development. Golf courses are closing everywhere, and demand has increased post-Covid. The proposed site (which is right next to two very small and rural villages) is far too large. It totals a massive 500,000 sq. ft of built form on what is currently an ecological green field site. Ecological habitats that we all value will be completely ruined and will vanish, never to return. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. In short, this will cause irreversible damage to the ecosystem.

The impact on local traffic will be a catastrophe. Whenever I drive there it is obvious that the existing road infrastructure, and that of surrounding villages, is already totally overcrowded and not fit for purpose. The impact of an extra 1000+ daily increase in traffic volume, plus construction traffic, will be a calamity. A very large new car park is proposed. This would lead to far too much extra traffic - there seems to be no chance that the local roads would be able to cope. In my view the proposed development is simply in the wrong place altogether.

Overall, this is a terrible proposal that will do untold damage to the locality and wreck many people's lives. There are many reasons why this planning application is completely contrary to the local development plan. It absolutely should never be granted and the appeal **MUST** be denied.

Yours sincerely

John Boyle

Mr John Boyle

RECEIVED
18 NOV 2020
MAJOR CASEWORK

RICKYARD HOUSE
KIRTLINGTON, OX5 3HF

Alison Dyson,

11th November 2020

The Planning Inspectorate,

Room 3J, Kite Wing Temple Quay House, BS1 6PN

Dear Madam,

APP/C3105/W/3259189 Great Lakes UK Ltd

I should like to object most strongly to the proposed plan for a water park complex, with a 2,000 bed hotel, a 900 space floodlit car park and an 84ft high water tower, among its other amenities. I understand that it will occupy over half of the existing Golf Club.

The approach roads are quite unsuitable for the volume of traffic that this will generate.

I use Bicester for most of my shopping, travelling on either the A4095 or the unclassified Akeman Street, which are on either side of this proposed development. The construction traffic will, presumably, not be permitted to use Akeman Street, which is quite unsuitable for heavy goods traffic, being narrow and not allowing a car and a lorry to pass without one of them stopping.

I am not sure how the site would be accessed off the A4095, but the area between the M40 crossing and Chesterton Village is full of bends and would quickly become very congested and probably muddy while construction was undertaken. Traffic coming from the south via the A34 would come through Weston on the Green, already much used and unsuitable for more traffic.

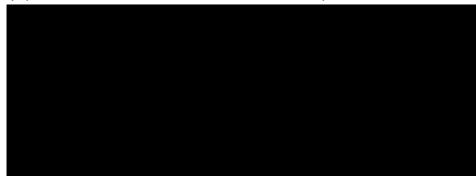
When the site was open for visitors, with up to 2,000 visitors at any one time, and the staff to service the complex, I can imagine our little local roads becoming overwhelmed.

The A4095 runs right through Kirtlington, is a very busy road and does not need any more traffic. When the A34 is blocked, as it frequently is, Kirtlington is the diversion.

PLEASE could this application be turned down again.

Yours faithfully,

Mrs John Thorneloe



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 20 November 2020 12:53:44

Dear Ms Dyson,

I am writing to object to the planning appeal by Great Wolf, to build a huge resort in Chesterton. I live in neighbouring Kirtlington and in the past 6 years of living there, I have already seen a huge increase in traffic through the village, due to housing developments at Upper Heyford and Bicester. This development in Chesterton would create even more traffic and clog up our roads (staff travelling to and fro). I have also seen images of similar developments and the scale and density of this proposed development is completely out of character with the village of Chesterton and its surroundings. It is a monstrosity that is unwelcome here. It would also not necessarily bring prosperity to the area as it is my understanding that people would come to the resort and generally stay within it for the duration.

Great Wolf resorts have already tried to get planning permission for this inappropriate development, and I don't understand how they can continue to pose this threat to the villages in this area. It will affect wildlife and contribute to pollution and the carbon footprint, at odds with the government's recent announcement about averting climate change. Visitors come to Oxfordshire for its charm and character which includes small, well kept, traditional, rural villages such as Kirtlington and Chesterton. Chesterton would be damaged irretrievably if this development is allowed. I understand its appeal in the US which has vast areas and space, but a huge development of this type would be an aberration here. The cons completely outweigh any pros. There are already 'resorts' such as Centerparks in the UK which have used their natural forest surroundings as part of their offering. The Great Wolf development is completely man made, and would be a blot on the landscape rather than an enhancement.

I object strongly to this appeal, as I did to the initial proposal and as Cherwell Planning Committee did also unanimously.

Best wishes,

Karin Andre
Padbury House
Kirtlington
OX5 3HJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 18 November 2020 15:59:09

Good afternoon Alison

I write to you with regards to the Great Wolf appeal.

I've lived in Chesterton for two years and have a baby and a dog, I walk the roads around the village once or twice a day. As someone who knows these roads well I can tell you they already can't cope with the current traffic levels, the noise and congestion levels are very high and make this small quiet village seem like a town in rush hour. The planned development would make these roads even louder and the congestion would be outrageous and unsafe.

The wildfire in the village is beautiful, the building of the awful development would destroy so much wildlife.

I really hope you understand what this monstrosity of a development would do for our lovely village.

Thank you
Kate

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 26 November 2020 19:57:07

Dear Alison

I am writing to express my dissatisfaction with Great Wolf Resolt. I think Chesterton is a quiet and safe place for life. There are two schools and many children there. They need clean air and a silent learning environment. There are no benefits for Chesterton residents. Only a giant building that pollutes the environment. The beautiful landscape that is here would be destroyed. I trust that you thinking about people who live there and my opinion will be taken into account.

Yours Sincerely

Katerina Cablova

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 15 November 2020 13:15:30

To Alison Dyson and any whom it may concern,

I am writing to object to the appeal by Great Wolf Resorts with respect to their application for the leisure complex near Bicester. My objection is based on a number of points:

- It is my understanding that the development proposed by Great Wolf is not in accordance with the Cherwell Local Development Plan.
- I am concerned the development will require the destruction of wildlife habitat.
- The waterpark and its carparks and hotels will be an unsightly, noisy complex unsuited to proximity to Bicester and Chesterton. Bicester has a character of a small country town with a narrow, low-rise high street banked by small shopfronts. Chesterton is a rural, historic, residential village. A massive tourist attraction is not a suitable addition. It is like putting a huge new extension on a small thatched cottage: completely inappropriate.
- I am concerned that the development will increase local traffic. Traffic is already heavy on many local roads; we do not need more traffic.

Please note my objection and keep me informed of any future appeals etc in relation to the Great Wolf Resorts application.

Yours sincerely,
Kitty Cox
Dairy Cottage, South Green, Kirtlington, OX5 3HJ

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189 Appeal ref: Stop the Wolf.
Date: 14 November 2020 13:53:07

Dear Alison,

Where to start with the reasons for NOT having this abomination on our doorstep.
First and foremost the effect on wild life with toxicity levels from raised traffic levels.

I have lived in Wendlebury for twenty years, moving here for a more peaceful life. I own a thatched cottage, the epitomy of rural life, the changes to the area in the twenty years are huge, and not pretty.

Whilst they might serve as a reason to build more houses; they do not long term serve the needs of the people, or the county or the country. It is more ugly and urban less beautiful and peaceful.

Leaving scars that will take hundreds of years to blend.

To then add this monstrosity proposed to desicrate more of the envirement is beyond reason.

Why take a beautiful county ,and then spoil it?

This propsed water park will also have major negative impacts on roads, access routes ,major motorways,traffic,rivers,streams,(very important in this area) water table levels,infrastructure ,schools,farming.

The personal effects of traffic in the area are well known, the Bicester Village traffic, and threats to security are not best placed when access is denied.

The damage to the area whilst building ;the ongoing servicing of the area afterwards it is witout doubt a sacrlige.

I therefor strongly object to this proposed plan vehemently.

Yours faithfully,
Karen Cromer.
Alchester Cottage
Wendlrbury
Oxon
OX25 2PS

From: karen cromer

Sent: 14 November 2020 13:42

To: Alison.dyson@planninginspectorate.gov.uk <Alison.dyson@planninginspectorate.gov.uk>

Subject: APP/C3105/W/20/3259189 Appeal ref: Stop the Wolf.

Dear Alison,

Where to start with the reasons for NOT having this abomination on our doorstep.
First and foremost the effect on wild life with toxicity levels from raised traffic levels.

I have lived in Wendlebury for twenty years, moving here for a more peaceful life. I own a thatched cottage, the epitome of rural life, the changes to the area in the twenty years are huge and not pretty.

Whilst they might serve as a reason to build more houses; they do not long term serve the needs of the people or the county or the country. It is more ugly and urban less beautiful and peaceful, scarring that will take hundreds of years to settle.

To then add this monstrosity proposed to desicrate more of the envirement is beyond reason.

Why take a beautiful county ,and spoil it forever?

It will also have major impact on roads, access routes and major motorways, traffic, rivers, water table levels, infrastructure ,schools, farming.

The personal effects of traffic in the area are well known, the Bicester Village traffic, and threats to security are not best placed when access is denied.

The damage to the area whilst building ;the ongoing servicing of the area afterwards it is witout doubt a sacrlige.

I therefor strongly object to this proposed plan vehemently.

Yours faithfully,

Karen Cromer.

Alchester Cottage

Wendlrbury

Oxon

OX25 2PS

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection Letter - APP/C3105/W/20/3259189
Date: 18 November 2020 16:47:12

Dear Alison,

I am writing to you in relation to the above mentioned appeal reference to express my objection to the proposed Great Wolf development.

As a resident of Chesterton, I am deeply disappointed that this development, which is demonstrably unsuitable for the village, is under consideration. The inevitable noise and light pollution, although relevant and genuine, are perhaps selfish concerns of mine considering where my family is situated in relation to the development; however my major concern is the increased traffic on what is already a very busy 'rat run'.

We are raising a young family in this ordinarily quiet village where come rush hour, I wouldn't deem it safe for children to be unsupervised near the main road. I genuinely fear that the increased traffic will only render the roads more dangerous and would ultimately jeopardise the safety of our children.

I would be grateful for my concerns to be accounted for when considering the appeal.

Kind regards
Kriss Elsdon

From
Manor Farm House
Wendlebury
Bicester
Oxon
OX25 2PW

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

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted.

The proposed development is not in an appropriate place. It is on the edge of a small village and all access is via small country roads which are already significantly degraded and are much too small for a development on this scale.

The proposed 900 space car park indicates an expectation of significant reliance of staff and visitors using cars. The existing infrastructure cannot cope. The suggestion of signage to make cars avoid the village will not have any effect. People are well aware that satnav and Google are more effective.

Rat running through Chesterton, Weston on the Green and Wendlebury are already a significant issue and this application would add to this. The condition of some of these roads is already terrible. Additional car movements would also contribute to a further degradation of air quality.

The proposed site is a greenfield site. With the emphasis on caring for our planet, at the very least, it would be more ethical to find a brownfield site for a venture such as this.

Employment in the area is high. Inevitably, to attract staff it will be necessary for the applicant to employ people from out of the area increasing car use, or try and attract them from other local businesses so affecting local businesses in a negative way.

For the village of Wendlebury there are serious implications regarding flooding. Studies demonstrate that water from Chesterton Gold Club flows through Little Chesterton, under the A41 and in to the Wendlebury brook which runs through the village. Flooding is an issue in this village. The Thames Water pumping station cannot cope and we have experienced sewage in flood water, in house flooding and a noticeable increase in flooding over recent years. More hard standing and people using water can only increase this issue.

This application does not provide the local area with anything positive and for all the above reasons I would urge you to turn it down

Yours Faithfully

Kerry McDonagh

From: [REDACTED]
To: [Dyson, Alison](mailto:alison.dyson@planninginspectorate.gov.uk)
Subject: Planning Appeal Reference APP/C3105/W/20/3259189
Date: 24 November 2020 21:36:45

Alison Dyson
The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN
By email: alison.dyson@planninginspectorate.gov.uk
24 November 2020

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 as an Oxfordshire resident.

I wish to strongly OBJECT to the appeal proposals for the same reasons as given by Cherwell District Council and also for the additional reasons given below.

I grew up in Chesterton and have family still living there so I know the village and the surrounding roads very well. These roads are single track in places and are not suitable for the significant heavy goods traffic that will be required to build the complex or for the number of cars that will be needed for staff and visitors to access the site. There is no public transport to Chesterton from the local towns to allow for staff to commute to work and there is certainly no public transport from further afield to allow visitors to access the site in a sustainable manner. The village is accessed by countryside roads with no cycle paths or pavements on the approach to the site.

From an employment perspective, I do not believe that Bicester needs this site. Bicester Village, the multiple local hotels and retail parks provide very similar types of employment and provide the evening/weekend working that young people are often looking for. For this reason, I believe that the site will have to look for workers from further afield, adding further disruption to Oxfordshire's roads and not benefiting the local community.

The waterpark is often marketed as an all-inclusive style stay, meaning that the residents are unlikely to venture into the local town or spend with local businesses. This also means that day passes for locals are not a significant part of the business model for this company and are usually very expensive and not always available. This is not designed to benefit local people as a leisure facility.

The waterpark, by its very nature, uses a huge amount of water. That combined with the large volumes of concrete, flood lights and increased traffic on the roads means that this is an incredibly unfriendly site for the environment. This is a time when lots of people around the world have been thinking hard about the impact they have on their surroundings, supporting small businesses and making sustainable choices. This type of development is not the direction that the country should be moving in and I believe, not the direction that the country wants to move in. The village and surrounding villages already have issues with flooding that a large development with deep foundations and a large carpark will exacerbate.

The site is currently a golf course and is beautifully looked after and respected by the local villagers who enjoy using the footpath across the site. There is a wide range of wildlife on the site itself but also in the surrounding fields that would be discouraged from their habitats by this development. Chesterton is in the countryside and this development is completely inappropriate for its proposed location.

Thank you for taking the time to read this objection.

Many thanks,

Katherine Miles

31 Yeftly Drive
Oxford
OX4 4XS

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 19 November 2020 12:15:27

Dear Ms Dyson

Appeal reference APP/C3105/W/20/3259189

I am writing to register my objection to the appeal which has been submitted by Great Wolf Resorts to develop a water park at Chesterton, a neighbouring village to our village of Middleton Stoney. There are number of reasons for my view which I have outlined below (I am forwarding the 2 photos separately in case attachments get caught in an email filter):

1. This proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.
2. The application is for an unsustainable project, in an inappropriate location on the edge of a small historic village. The development would include a permanently floodlit 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. A 500,000 square feet building on a greenfield site will irreversibly remove important green space and disrupt ecological habitats for the local wildlife.
3. The proposed water park will not be a public amenity being designed for people who book an overnight stay. We understand that day passes for local people are likely to be scarce and expensive; and not available during school holidays and weekends.
4. We are aware that the developments at Heyford Park have been causing a requirement for pumping water/sewage out of Caulcott, a neighbouring village. I will forward a photo of flooding that has occurred in Caulcott this week. The Great Wolf development would likely cause similar issues for Chesterton and its neighbouring villages such as Weston on the Green.
5. The existing road infrastructure cannot cope with the projected extra 1,800+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, the unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already overloaded A34, A41, A4095 and B430.
6. This will also result in a significant further deterioration in air quality and a substantial increase in noise pollution for local residents. The proposed development fails to demonstrate that traffic impacts of the development are, or can be made acceptable, particularly in relation to additional congestion at the Middleton Stoney signalised junction of the B4030 and B430. As such we understand that the proposal is contrary to Policy SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy TR7 of the Cherwell Local Plan 2011-2031 Part 1, Policy 17 of the Oxfordshire Local Transport Plan 4 and Government guidance contained within the National Planning Policy Framework.
7. The proposed hotel would be one of the largest hotels outside of London with capacity for 2000 visitors. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area, nor any other neighbouring rural village location. I will forward a photo of a similar development in the US which is completely out of kilter with the scale of the village of Chesterton.
8. Local businesses have been finding it difficult to recruit the employees Great Wolf say they will be targeting. Either they will take employees away from local businesses – a negative economic impact – or they will bring in workers from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

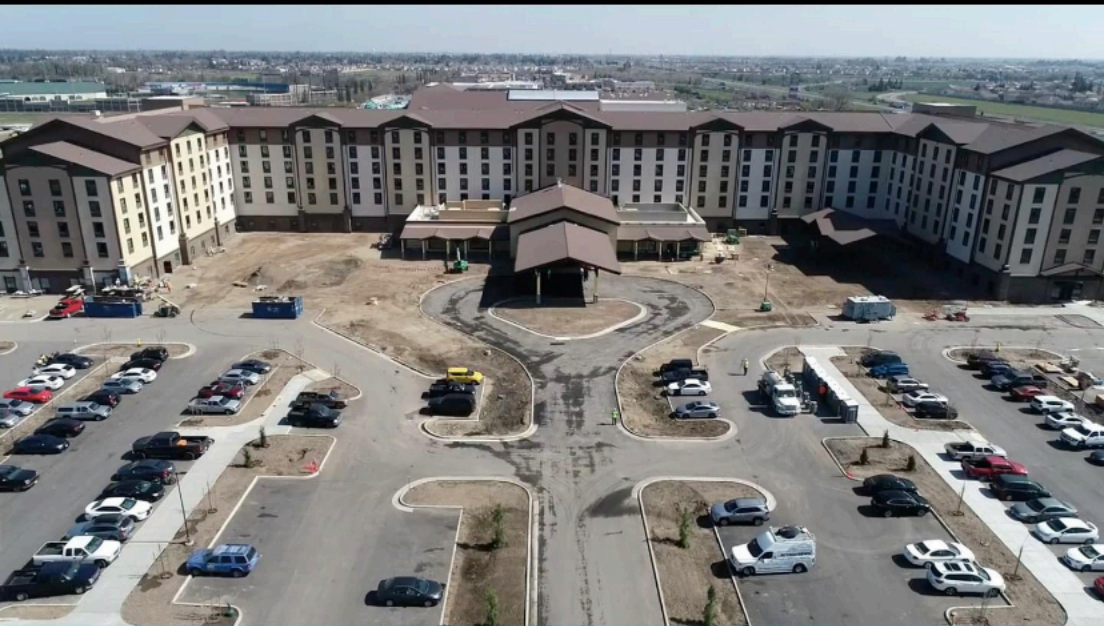
For the above reasons, I strongly request that appeal should be denied and would appreciate an read receipt of this email objecting to the application.

Yours sincerely
Kath

Mrs Katharine Moss
[REDACTED]
[REDACTED]

A 3 School Lane, Middleton Stoney, Oxfordshire, OX25 4AW

First tour inside Manteca's Great Wolf Lodge water park resort



▶ 2:05/2:13



**Cllr Ian Corkin**

1 hr ·



Gallos Brook in Caulcott broke its banks yesterday, which unfortunately resulted in some flooding to property. [Oxfordshire Fire and Rescue Service \(Official\)](#) attended and an emergency gullies clearing team was also deployed by [Oxfordshire County Council](#). The levels were too high to investigate the culvert under the road, but they did manage to get a gully running opposite the affected property, which I am told is taking water well this morning from the overflowing ditch. Once OCC can safely gain access to the culvert further investigations will take place.



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 23 November 2020 14:14:49

The Laurels
The Lane
Chesterton
Oxfordshire
OX26 1UX

Dear Madam,

I write in relation to the above planning appeal.

Firstly, I am not a "nimby" as I supported the small scale housing developments in Chesterton. Housing is needed and has value in sustaining the long term the village. However, the proposed resort is without doubt inappropriate for an edge of village development. As I understand it the development will utilise an existing green space to provide a 900 capacity car park, a substantial four story high hotel with a capacity of up to 2000 people and an 84 feet high water tower along with numerous built "attractions". There will be an estimated 500,000 visitors per year bringing with them pressure on an already stretched local road network at the junction of the M40 / A34 / A41. Such is the congestion and consequent traffic tailbacks at this junction that there has been suggested a further development of the junction. However, due to cost implications this will not go ahead. The A41 to Bicester despite improvements is still subject to congestion at peak times. The B430 which runs from the A34 to junction 10 of the M40 is subject to tailbacks at the traffic lights at Middleton Stoney. The B430 junction with Akeman Street (which runs passed the proposed development and into Cheterton) is an accident black spot. There are three very minor roads leading into Chesterton. These roads are only just wide enough for two cars and do not have footpaths, street lighting or curbed edges. They are country roads only and not suitable for increased traffic brought by the proposed development. They are used by villagers to walk along to access the bus on the A41 and to walk into Bicester. Increase traffic on these country roads, as a result of the proposed development, can only increase the danger to pedestrians.

The proposed development will bring with it much increased noise, light and air pollution right on the edge of a quiet village along with an impact on local wildlife.

If the proposed development goes ahead it will blight Chesterton permanently. Indeed some house sales in the village have already fallen through at the project of a substantial development.

The development has been unanimously and justifiably rejected by Cherwell DC. The proposal is not part of Cherwell's local plan. Should the proposed appeal be successful it seems that a local plan is a total waste of time and effort.

Yours sincerely,

Kirk Nunn

From: 
To: [Dyson, Alison](#)
Subject: Wolf resort
Date: 22 November 2020 12:56:32

Hi

I'd like to add my objection to the proposed Wolf resort at Bicester Golf club. I read that they state that golf is well catered for in the area and that membership is reducing at Bicester. The only reason membership is reducing is because of the news of the proposed plan. Members have left to join further away clubs whilst they can. If Bicester remains a full 18 hole course then membership would increase again. Since the refusal of the planning permission we have seen many previous and new members join. Membership at other clubs is reaching a maximum and waiting lists are appearing. If I lose Bicester golf membership then I will have to join a waiting list to find a new club and drive far further than I do today.

Wolf propose making the remaining 9 holes into 18 which is ridiculous as it will still remain 9 greens.

In this current climate we are encouraged to exercise and removing a fantastic golf facility sends the message that our open spaces really aren't that important. It appears that if someone puts enough money forward then no green space is safe.

Please, for the future of this town and surrounding villages let's keep some greenery whilst we can.

Regards

Kevin Power

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/3259189
Date: 24 November 2020 20:42:03

Dear Alison,

I am writing to share my objection of the planned wolf resort.

I appreciate that Bicester is a growing Town and Bicester Village already draws tourists who drive here.

However where the resort is planned just does not make sense. It is ruining a village for what seems to be no benefit to the local area.

For a short time there may be extra skilled jobs in the building and development trade but let's be honest a lot of this work will be done by non local people. Once the resort is running then the majority of jobs are likely to be low skilled. We don't really have a need for this in Bicester as the huge retail and superstore shopping cover these roles. I appreciate this has already been rejected once and was elated when I heard but now they appeal it, I really hope you will have the strength again to make an intelligent decision.

I can't believe they have even had the audacity to try to ruin our town for profit as Bicester is a great place to live and it feels that if this were to go ahead we would just become a London commuter town.

Kind regards
Keryn Sallahu

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Lakes planning application for Chesterton
Date: 27 November 2020 09:32:17

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
Karen

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resorts
Date: 24 November 2020 20:26:17

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

Katherine Stephenson
12 The Woodlands, Chesterton. OXfordshire, OX26 1TN. ^{ P }_{ SEP }

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

25 St Giles Close
Wendlebury
Bicester
OX25 2PZ

18 November 2020

Dear Ms Dyson

Ref: APP/C3105/W/20/3259189

I am writing to oppose the appeal by Great Wolf Resorts against the decision by CDC to refuse planning permission for a water park complex in Chesterton.

The proposed water park is wholly inappropriate for the location and the Council were correct in their refusal of planning permission.

This development will significantly add further pressure to local roads that are already at capacity, namely the A34, A41, A4095, B430 and A4030. In particular the A41 between the M40 and Bicester has already seen two fatal accidents in recent times and the A34 already sees too many accidents. The A34 is usually at a standstill on Fridays from lunchtime onwards due to the volume of traffic and the A41 at weekends is full of traffic to and from Bicester Village and the newly opened Bicester retail park. With a projected 500,000 visitors a year this will add many more car trips on unsuitable local roads.

The scale of the development is out of all proportion to its locality. It cannot be appropriate to allow a 900-space floodlit car park with its associated light pollution next to a rural village, let alone the rest of this unsightly complex which will dominate this agricultural landscape.

Apart from the noise, traffic, light and air pollution that this development will cause the residents of Chesterton, it will have a significant detrimental effect on Wendlebury.

1. The increase in traffic will lead to an increase in rat-running through Wendlebury. Wendlebury has no pavements or street lighting and so this will create a serious risk to life, especially for children who have to walk along the road to catch school buses. This will be even more significant on dark winter nights.
2. The increase in traffic on the A41 will make it even more hazardous for Wendlebury residents to cross the A41 to reach the bus-stop on the far carriageway. Wendlebury does not have a bus service through the village, but relies on the Stagecoach service

between Oxford and Bicester which has stops near St Giles Church on the A41 dual carriageway. For people travelling to Bicester, or returning from Oxford it is necessary to cross both carriageways of the A41. The speed limit on this road is 70mph and there is no pedestrian crossing or bridge. What is already a difficult crossing, especially for the elderly, infirm or very young, will become impossibly dangerous with the increase in traffic from this development.

3. Wendlebury regularly floods from the Wendlebury brook, which runs through the village, breaching its banks following heavy rain. It has already flooded twice this winter(!) with the Wendlebury road having to be closed. Wendlebury brook starts near Simm's Farm and crosses the proposed development, crossing Akeman Street, by-passing little Chesterton, going under the A41 and entering Wendlebury at the Bicester end of the village. The increase in hard surfacing of the development (900 space car park, hotel, other facilities) will cause additional rainwater run-off into the Wendlebury Brook and will worsen the flooding situation in Wendlebury.

In conclusion, the proposed development offers very little in economic benefit to the community but brings significant environmental and traffic problems which make it wholly inappropriate. I urge you to reject this appeal by Great Wolf Resorts.

Yours sincerely

Kerry Wilce

K R Wilce

AD

RECEIVED
27 NOV 2020
MAJOR CASEWORK

Flights Mill
Mill Lane
Kirtlington
OX5 3HW



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

November 22nd 2020

Dear Ms Dyer,

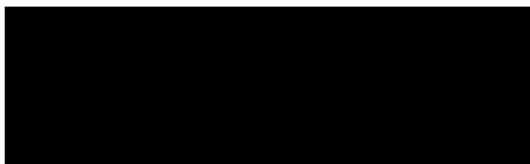
I am writing to object to the Great Wolf resort planning application, which is being heard in February 2021.

This proposal is out of scale with the local area, and brings 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 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.

I urge you most strongly to object to it.

Kind regards



Kay Chacksfield

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 MARTIN KEIGHERY

Address
250 Oxford Road
KIDLINGTON
OX5 1ED

Company/Group/Organisation Name MIDDLETON STONEY PARISH COUNCIL

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

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Great Wolf Appeal.pdf

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

Great Wolf Appeal (Ref APP/C3105/W/20/3259189 –

OBJECTION to this development from Middleton Stoney Parish Council

I am writing on behalf of Middleton Stoney Parish Council to communicate our continued strong objection to the proposal by Great Lakes UK Ltd to build a massive new leisure resort at Chesterton, Oxfordshire. This proposal would be strongly detrimental to people living in the surrounding villages and totally out of keeping with the scale and nature of existing and planned development.

Middleton Stoney is a small village about 2 miles from the planned site. Our main concerns focus around traffic, but also include other considerations.

1. **The traffic implications of this proposal.** As the Highways Authority commented on the original application to Cherwell District Council, there is already “severe congestion” in Middleton Stoney, notably at the signalized junction of the B430 and B4030 – the heart of our village. The proposed construction of a major new resort would generate significant extra traffic through an already gridlocked village with a significant portion of a projected 1800 daily movements likely to come through Middleton Stoney.

Moreover in the period since the original planning proposal was rejected, the local Planning Authority has given permission for a significant new community of about 7000 people (1200 houses) at nearby Heyford Park. This will involve an additional 25% increase in vehicles through the village leading to even longer queues at peak times. We opposed this development but recognised that it was in the Local Plan. However the proposal by Great Lakes is in addition to these extra movements and would be contrary both to the Cherwell Local Development Plan and the Oxfordshire Transport Plan. It is a “Double Whammy” which would make the village unsafe for pedestrians and cyclists and lead to total traffic gridlock at peak times.

2. **Environmental concerns** – the negative environmental impact of the proposed development is considerable. Loss of habitats, and increased air / noise pollution will have a hugely negative impact on the area. This is at a time when there is ever-increasing focus on checking and reversing the environmental impact of development on our planet. Allowing this development to go ahead would be a considerable blow to the environment.
3. **Place Concerns:** the proposed development is totally out of keeping with the local area – this is a rural, quiet part of Oxfordshire. This development, apart from a few low-skilled jobs, is unlikely to bring any benefit whatsoever to the local people upon whom it will inflict considerable misery.

For all these reasons, but especially the traffic concerns, we think the appeal should be summarily rejected. In short it has no redeeming features to warrant overturning the decision of the locally elected planning authority.

Jonathan Rees

Chair, Middleton Stoney Parish Council

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: The Wolfe
Date: 26 November 2020 16:45:35

Dear Alison Dyson,

We write with extreme concern regarding the great wolf's plans within our village.

There is also absolutely no benefit to the local residents as the facilities offer no public amenity. The water park complex is designed for people who book overnight stays. Local day passes are extremely unlikely and expected to be very expensive. It's also suggested that school holiday and weekend passes are not available. It will also cause the loss of the very vibrant golf club which is a key sporting facility also detailed under the Cherwell District Councils local development plan.

The plans seem to suggest a huge unsightly complex which will completely take over the landscaping of the village and would cause a massive treat to the wildlife. The scheme details an 84ft high water tower building which would absolutely destroy and not be in keeping with our village. This would be considerably taller than many buildings within London to put this in prospective and cannot be allowed to be constructed within Chesterton.

Looking at the proposals we are extremely concerned that it will have substantial implications in air and noise pollution and will absolutely destroy the wildlife habitat within the area and throughout our village.

The hotel detailed would be four storeys high with a capacity to accommodate around 2,000 visitors which would make the building one of the largest hotels outside of London. Potentially 500,000 visitors a year equating to 1,800 additional car trips a day on our local roads which are already very stretched to capacity. Heavy volumes of traffic would be travelling through our country lanes, A41, A4030, B430, A4095, and the very concerning accident risk of the A34. This is extremely worrying as our children throughout the village use these roads to cycle on and families on a daily basis walking with dogs to get to and from the surrounding walks. Based on the construction details it seems to suggest a 2-year build program having around 2000 construction workers and approximately 31,000 deliveries. This would equate to an average of 65 very large delivery lorries every day. Can you imagine the implications and danger this imposes onto the local residents and children throughout our village? This is a considerable risk and danger to the local community and in our opinion an accident waiting to happen.

It also seems to indicate a permanently floodlit carpark containing around 900 spaces, can you even start to imagine what this will look like within our village. This would be a similar capacity to the very large Westgate carpark in the middle of Oxfordshire. With the permanently illuminated carpark and size of the facilities it will look like an airport long stay carpark.

The plans detail an extremely large complex which to put into perspective would be 60 % larger than Bicester Village or the equivalent of two large Tesco's extra superstores. There is absolutely no way that this is in keeping or in accordance with the Cherwell Local development Plan. The Environmental effect for our children's future is also a big concern of ours, we have 2 deer living in the field adjacent to the golf course which we frequently visit to admire. They will no longer have a home if this goes ahead.

To summarise as local residents, we are extremely concerned at the danger and treat this will impose onto us and an accident waiting to happen to our village people and children that enjoy our beautiful village, with the volume and continuous traffic for the construction initially and then the use of the facilities once completed. The proposed private complex and facilities pose a dramatic and extremely concerning threat to our countryside and our community life we thoroughly enjoy. This will no longer be a village for us to enjoy relax with a very active community this will be a huge loss. We are a country side location which will no longer be the case with this monstrosity on our door step. We whole heartedly do not want this development within our village.

Kind Regards
Mrs Kernan

Sent from my iPhone

From: [REDACTED]
To: [Dyson Alison](#)
Subject: APP/C3105/W/20/3259189 The Great Wolf Resorts Chesterton
Date: 12 November 2020 15:08:24
Attachments: [image408256.png](#)
[image582293.jpg](#)
[image041988.jpg](#)
[image945773.png](#)
Importance: High

Dear Alison Dyson,

We write with extreme concern regarding the great wolf's plans within our village.

There is also absolutely no benefit to the local residents as the facilities offer no public amenity. The water park complex is designed for people who book overnight stays. Local day passes are extremely unlikely and expected to be very expensive. It's also suggested that school holiday and weekend passes are not available. It will also cause the loss of the very vibrant golf club which is a key sporting facility also detailed under the Cherwell District Councils local development plan.

The plans seem to suggest a huge unsightly complex which will completely take over the landscaping of the village and would cause a massive threat to the wildlife. The scheme details an 84ft high water tower building which would absolutely destroy and would not be in keeping with our village. This would be considerably taller than many buildings within London to put this in prospective and cannot be allowed to be constructed within Chesterton. This type of development is something you would expect to see within a city and not a very small village.

Looking at the proposals we are extremely concerned that it will have substantial implications in air and noise pollution and will absolutely destroy the wildlife habitat within the area and throughout our village.

The hotel detailed would be four storeys high with a capacity to accommodate around 2,000 visitors which would make the building one of the largest hotels outside of London. Potentially 500,000 visitors a year equating to 1,800 additional car trips a day on our local roads which are already very stretched to capacity. Heavy volumes of traffic would be travelling through our very small and in some areas very narrow country lanes, A41, A4030, B430, A4095, and the very concerning accident risk of the A34. This is extremely worrying as our children throughout the village use these roads to cycle on and families on a daily basis walking with dogs to get to and from the surrounding walks. Based on the construction details it seems to suggest a 2-year build program having around 2000 construction workers and approximately 31,000 deliveries. This would equate to an average of 65 very large delivery lorries every day. Can you imagine the implications and danger this imposes onto the local residents and children throughout our village? This is a considerable risk and danger to the local community and in our opinion an accident waiting to happen. This cannot be allowed to happen and pose such a danger and risk to our community.

It also seems to indicate a permanently floodlit carpark containing around 900 spaces, can you even start to imagine what this will look like within our village. This would be a similar capacity to the very large Westgate carpark in the middle of Oxfordshire. With the permanently illuminated carpark and size of the facilities it will look like an airport long stay carpark.

The plans detail an extremely large complex which to put into prospective would be 60 % larger than Bicester Village or the equivalent of two large Tesco's extra superstores. There is absolutely no way that this is in keeping or in accordance with the Cherwell Local development Plan.

To summarise as local residents, we are extremely concerned at the danger and threat this will impose onto us and an accident waiting to happen within our village. We also have quite a few elderly residents within our beautiful village and with the volume of continuous traffic for the construction initially and then the use of the facilities once completed which would be a rat run is extremely concerning.

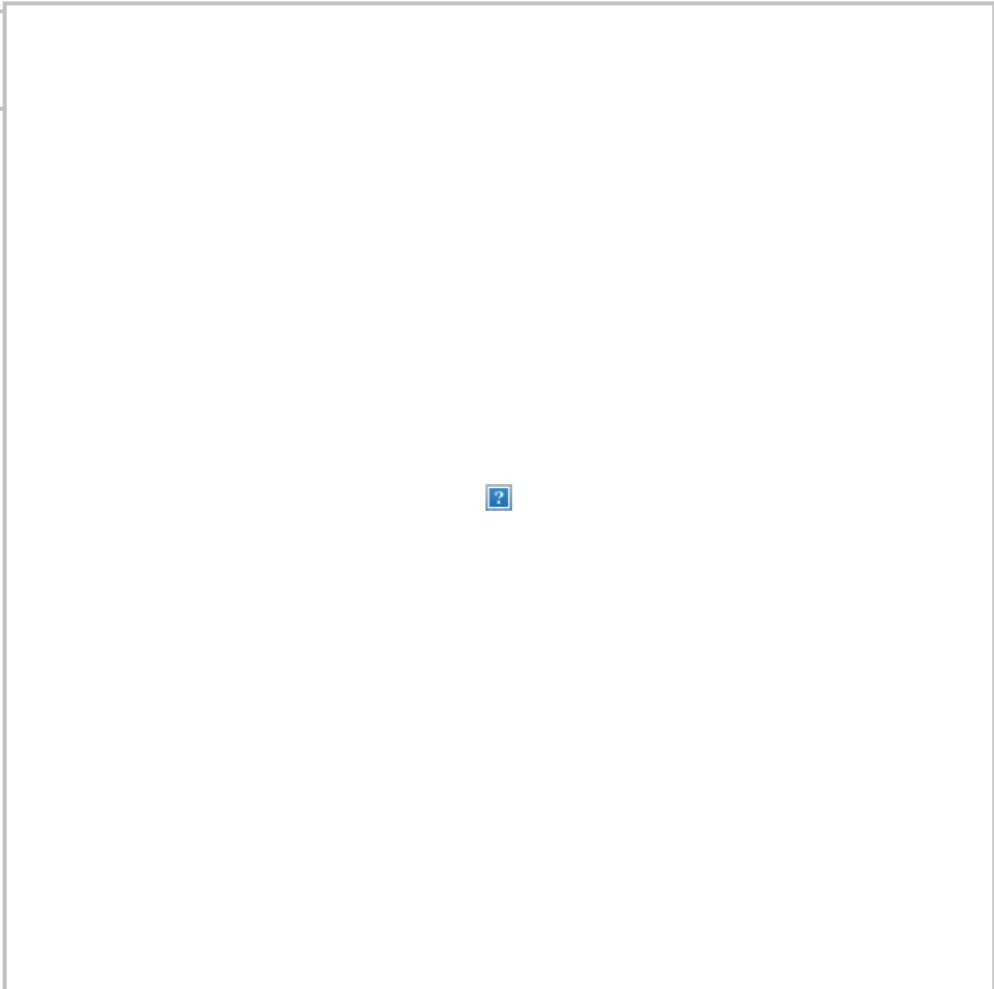
The proposed private complex and facilities pose a dramatic and extremely concerning threat to our countryside and our community life we thoroughly enjoy. This will no longer be a village for us to enjoy relaxing with a very active community which will be a huge loss. Our children who play with friends within the village will no longer be able to with major concerns with the continuous traffic and dangers this would impose. We are a countryside location which will no longer be the case with this monstrosity on our doorstep. We wholeheartedly do not want this development within our village.

Kind Regards
Mr and Mrs Kernan

Best regards,

[REDACTED]

[REDACTED]

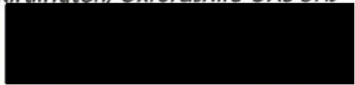


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KIRTLINGTON PARISH COUNCIL

Mrs R M Powles
Clerk to Kirtlington Parish Council
West House, South Green
Kirtlington, Oxfordshire OX5 3HJ



20th December 2019

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

Dear Sirs

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

Kirtlington Parish Council objects to this application and urges Cherwell District Council to refuse planning permission.

1. The Transport and Access analyses are deficient: the site is wholly inappropriate in terms of traffic impacts.
2. The site is contrary to the adopted Development Plan.
3. There is no established need case for this development ; the analysis of the economic need is deficient.

Transport and Access

The site is wholly inappropriate in terms of traffic impacts. A development of these proportions which is anticipated to generate large volumes of traffic movements should be accessed directly from a motorway junction and not via rural roads.

The *Transport and Access Section 6* of the planning submission attempts to assess the likely significant effects of the site during the construction and operational phases and uses traffic survey data provided by Oxfordshire County Council for current and future movements for light vehicles and HGVs.

The disruption during the construction phase will be significant, but it is the operational phase that is of concern, for which, the scale of the proposal notwithstanding, the impact of change upon all receptors is assessed as negligible.

It should be noted that the only planned highways upgrade is a single entrance to the site from the A4095 and a cycleway from the site to Chesterton.

The more detailed *Transport Assessment* projects journeys based upon occupancy rates but essentially states the same and reaches the same conclusions. However the key assumption for both studies is that traffic leaving the site heading west on the A4095 will reach the junction with the B430 and then head either north to M40 J10, or south to the A34 to the M4 or A34 to M40 J9. **Absolutely no** traffic is projected to cross the B430 and continue further west on the A4095 and pass through Kirtlington and beyond.