

Nick & Michelle Hardcastle

4 Flavian Close, Chesterton, Oxon, OX26 1DF

26th November 2020

Alison Dyson
The Planning Inspectorate
The Square, Temple Quay, Room 3 O/P
Temple Quay House 2
Bristol
BS1 6PN

Dear Ms Dyson

APP/C3105/W/20/3259189
GREAT LAKES UK LTD - LAND AT BICESTER GOLF COURSE

I write to ensure that you are aware of my representations **OBJECTING** to the above application and Appeal.

Please see the attached representations.

We have lived in Chesterton for just 3 years having lived in Bicester for the previous 17 years. We moved from Bicester to the village of Chesterton for a quieter life and since moving here we have been fighting opportunist developer/land owners one after another seeking to change the village and impose inappropriate development upon us for greed and commercial gain.

Through a well organised local parish council and a number of dedicated individuals we have seen off two such proposals one of which is now with you for determination.

Unfortunatly just becasue Bicester has been identified for a doubling of size, opportunist developers now think any land within local villages are up for grabs.


There are three other major proposals that are likely come forward to target all the other land surrounding our village that is not the subject of this appeal or the other recently refused application by the BSA.

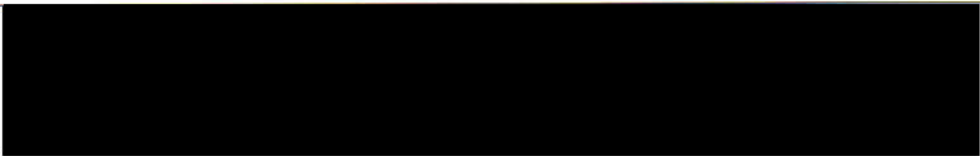
The minute one of these inappropriate developments slips though the net Chesterton will become a suburb of Bicester. The residents of Chesterton do not want to become a suburb of Bicetser.

There are plenty of planning reasons that should prevent this appeal from succeeding and we hope you conclude that the proposal is as unacceptable in planning terms as the LPA and local residents do.

I appreciate you taking the time to read my representations in this case of David v Goliath.

Yours sincerely


Nick Hardcastle



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

29 December 2019

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

Dear Ms Whitehead

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

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

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

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

Landscape Impact

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

Highways

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

Residential Amenity

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



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

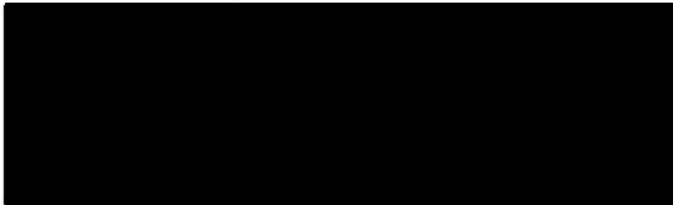
The loss of 9 holes on the golf course will, i am told by golfers, probably result in the closure of the remaining 9 holes and then we will be subject to further inappropriate proposals.

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

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

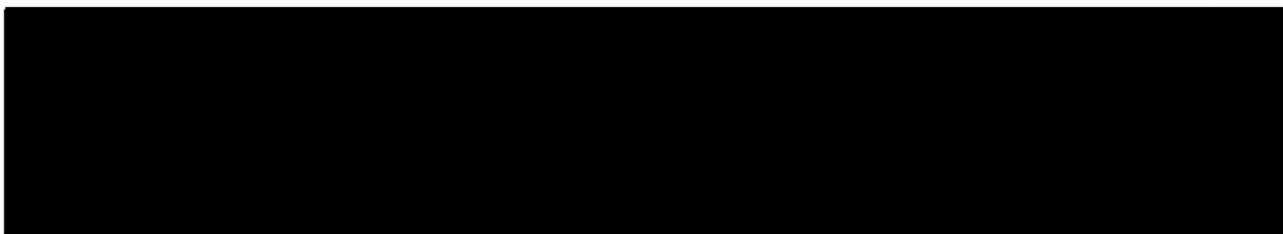
I therefore request that you recommend this application to committee for refusal in the strongest terms possible.

Yours sincerely

A large black rectangular redaction box covering the signature of Nick Hardcastle.

Nick Hardcastle

CC - Chesterton Parish Council

A large black rectangular redaction box covering the bottom portion of the page.

2 February 2020

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

Dear Ms Whitehead

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

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

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

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

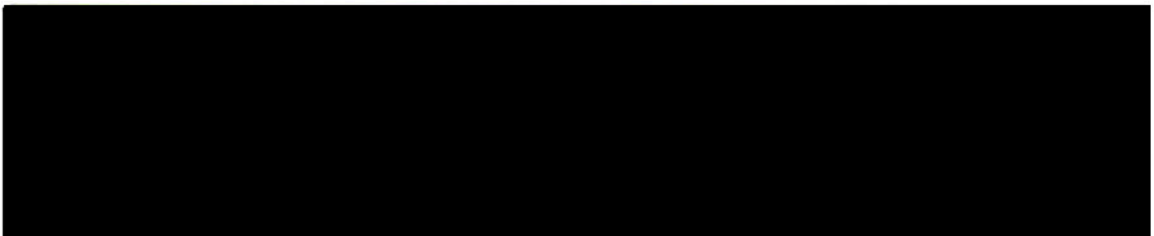
Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

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

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

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

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



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

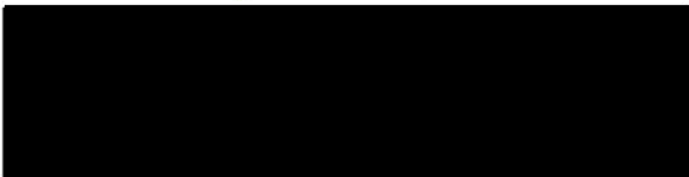
Paragraph 128 states that applicants should work closely *“with those directly affected by their proposals to evolve designs which take account of the views of the community”*

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

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

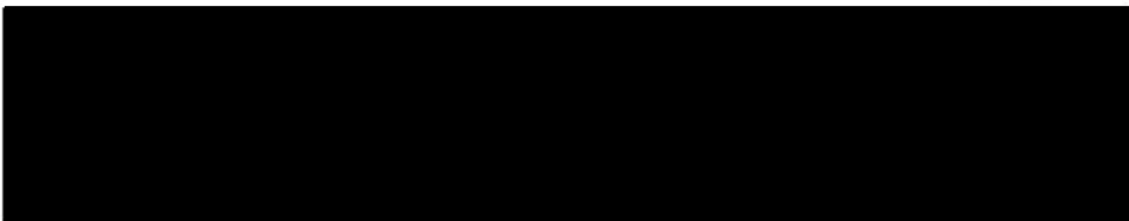
I therefore request that you recommend this application to committee for refusal.

Yours sincerely



Nick Hardcastle

CC - Chesterton Parish Council



AD

RECEIVED
27 NOV 2020
MAJOR CASEWORK

4 South End
Kirtlington
Oxfordshire
OX5 3HF

22nd November 2020

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

Objection to APP/C3105/W/20/3259189

Dear Ms. Dyson,

I write to **object strongly** to the Great Lakes UK proposal to provide a large entertainment centre and water park at the edge of Chesterton, and to support Cherwell District Council's **refusal** of that application.

1. The development does not accord with the Cherwell Local Development Plan.
2. Light and noise pollution will detrimentally affect human residents in a wide radius, but the detrimental effects on local farm and wild life will be incalculable, but environmentally important.
3. This site is right on the edge of Otmoor and its marshy areas, and the water course downstream will be affected by the water park activities.
4. Road traffic accessing this project, from construction traffic to later supply traffic and private cars, will add to the problems in this area where the road infrastructure is already under great strain.
5. Access by car is clearly indicated by the extent of the parking arrangements and this goes counter to all the recent political statements to reduce carbon emissions, travel by car, etc.
6. I exemplify the road traffic problems in the area. The A34 is already overloaded, with various places along its route where traffic gets jammed, including its junction 9. Junction 10 off the M40 leads on to minor roads through villages. To come from the South East otherwise, either means adding to the traffic load around Oxford or coming through rural villages. In their planning application Great Lakes travel projection even omitted vehicles from the West and South West, and yet one of the local travel problems is that there is no direct link between the A40 to/from the west and the A34 to/from the north, but a jammed access via the Wolvercote roundabout in north Oxford. The A4095 has an A-route nomination, but cannot be considered an A-standard road, as it winds through traditional villages (even conservation areas), has T-junctions into other roads, crosses a bridge that has caused many accidents, etc. No wonder the applicants omitted this direction.
7. Even for needed new homes for humans, preference is given for brown-field sites before building on green fields; so surely there is even more reason that this sort of project should not cover such a large area of green fields. It goes against all the current political rhetoric.
8. The site chosen is in an area and region of low unemployment. The claim of a supposed benefit of providing employment is, therefore, not valid for this area. If that benefit is to be claimed the project should be sited in a region of unemployment, especially where, due to loss of traditional heavy industry, such a project could usefully be sited on a brown-field, derelict site of a lost industry. It is a project that intends to be self-contained with accommodation, rather than of relevance to the immediately local population; so, **if** there is any benefit in it at all, perhaps it could be sited to reclaim such a derelict site and provide local employment where desperately needed. Furthermore, the sites of lost industry tend to have good road links for vehicles of all sizes, and perhaps even immediate rail tracks.

Yours truly,



Helen M. Macbeth

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 LINDA HONEY

Address

Barnside Alchester Road
Chesterton
BICESTER
OX26 1UN

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

YOUR COMMENTS ON THE CASE

Appeal Reference: APP/C3105/W/20/3259189.
Great Lakes UK Ltd Planning Appeal, Chesterton, Oxfordshire

Dear Sirs

I was horrified to learn that Great Wolf Resorts have appealed against Cherwell District Councils unanimous decision to refuse planning for a Water Park in the village of Chesterton.

Chesterton is a small rural village just outside Bicester and already struggles with the volume of traffic passing through on a daily basis. The addition of 500,000 annual visitors to the proposed Water Park, the majority of whom will arrive by car, will not only have a huge impact on the village roads, but also all of the local country lanes that would become rat runs to the park. This will impact not only on Chesterton, but Little Chesterton, Weston On The Green, Middleton Stoney, Ardley, Kirtlington and other local villages, all of whom also struggle with the vast amounts of traffic that pass along their roads daily. Great Wolf insist that visitors will arrive by public transport. The nearest station is in excess of two miles away and there are no public buses that serve the village. A permanently floodlit 900 space car park would indicate that they do not really believe their own propaganda.

At present the site is part of an attractive 18 hole golf course, that has a vast amount of diverse flora and fauna. The majority of this will disappear under the four storey, 2,000 capacity hotel, the water park building with its 84ft tower and the car park. It will be a huge unsightly complex that will dominate the landscape, and will be placed on the edge of an historic rural community.

Just two months ago Chesterton, along with other local villages suffered flooding to local properties after heavy rain. With the huge amount of local green areas being covered in concrete by this project the potential of increased water runoff and additional flooding in the area is a real possibility.

Great Wolf Resorts offer nothing to the local community. It is not a public amenity but designed for visitors that book an overnight stay. The majority of visitors are not expected to stay for longer than two nights and will be encouraged to spend that time within the complex, not venturing out. It will use enormous amounts of water, in an area already struggling to cope with the current demand. It will provide low skilled, low paid employment in an area where unemployment has been consistently very low for many years. It will cause a substantial increase in both air and noise pollution, especially during the two year construction phase when it is projected that 2,000 construction workers will be employed and 31,000 deliveries will be made to the site.

Cherwell District Council decision to reject the plan clearly showed that this project is being proposed in totally the wrong location. It is not sustainable, and will bring nothing but chaos, noise, pollution, and a very poor quality of life to all of the villages in its locality.

I would therefore ask that you reject the appeal, and agree with Cherwell District Councils decision.

Linda Honey. Barnside Alchester Road, Chesterton, Bicester, Oxon. OX26 1UN

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference: APP/C3105/W/20/3259189
Date: 26 November 2020 12:20:44

Dear Alison,

I would like to register my objection to the proposed development by Great Lakes UK Ltd, covered by the above appeal.

I would particularly like to reference the following paragraph:

The Proposed Development will be located on an area currently occupied by 9 holes of an existing golf course, but where the demand for the existing golf course facilities is dwindling and there is no shortage of golf provision in the wider area. As originally proposed, the Proposed Development would have retained a 9 hole golf course which is more in tune with the future demands for the game. However, in response to concerns about the loss of a 18 hole facility, the Proposed Development now offers reconfiguration and redesign the remaining 9 holes to provide an enhanced replacement 18 hole facility. Either option would safeguard the future of the golf club which it otherwise under threat as a matter of viability. In addition, the Proposed Development will deliver a range of other enhanced facilities to the local community, including new high-quality open space and access to the facilities of the Great Wolf Lodge

My objections are as follows:

- There has been a significant loss of golf courses in the local area and there is no evidence to support the likely closure of Bicester GC. In fact the proposal to provide 'an enhanced replacement 18 hole course' must support the need for such a facility in the area.
- As an England Golf Course assessor I cannot reconcile the claim of providing 'an enhanced 18 hole golf course' with the fact that there is no additional land proposed and a full 18 hole course could not be accommodated within the area currently occupied by the first 9 holes of the existing course. The only way an 18 hole course could be provided would be by adding additional tee boxes and playing the course twice. In reality, the course can only accommodate half of the players that the current 18hole layout offers and so would still be effectively a 9 hole course.
- The Appellant should be required to provide a detailed layout of the proposed 'enhanced' course, provided by a recognised course designer, as part of their submission – not just an unsubstantiated claim.
- I find the claim that a new 'high quality' open space will be provided when much of the existing 'high quality' open space will be covered by a hotel, waterpark and car parking. The golf course is currently open to walkers and they are a fairly common sight when playing.
- As a resident of the village, albeit on the South side, the access routes from Junction 9 of the M40 are poor at best. If visitors do not take the shortcut through Little Chesterton (not sure how this could be avoided), then they have to go through the North side of the village, which is hardly a substantial A road and not suitable for heavy traffic such as lorries or large buses/coaches.

Ian Bishop
1 The Lane
Chesterton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 Great Wolf Bicester
Date: 25 November 2020 22:53:02

Dear Ms Dyson

I have lived around Bicester for 30 years and seen it turn from a small market town into a thriving town of more than 30,000. It is due to grow a lot more and the local plan while allowing for this, accepts that there is a geographical limit to this incredible expansion.

The Great Wolf proposal is in the middle of open countryside, and offers no benefit to local people. It will destroy views and make lives miserable by the massive increase in traffic on already overloaded local roads, as upwards of half a million people a year wend their way to the site.

As Cherwell rightly state in their refusal, golf is an important leisure activity, and with the expansion of the town we need more courses, not fewer. In their Sustainability Appraisal Scoping report from July this year, the three overarching themes are listed as :-

1. Maintaining and developing a Sustainable Local Economy;
2. Meeting the challenge of climate change;
3. Healthy place shaping.

In times where we understand the messages about climate change and our response to it, this development goes completely against the above. It ignores local people in the planning and operation of an overnight stay based facility; it adds hugely to the CO2 output quite unnecessarily and is contrary to the message of healthy place shaping.

Local government **MUST** be able to make plans in a devolved manner, taking into account locals' opinions. I know 20 or 30 people who will be affected by this development, and not one is in favour.

The enormous car park and water tower are out of context in the countryside, and at a time when we are all, including the government, becoming much more aware of the environment in which we live, this will damage air quality, increase noise and destroy much wildlife habitat.

I compare this with the sensitive plans for a hotel and other commercial development at Bicester Heritage, which have been worked out by close cooperation with the LPA, as well as the close co-operation with Bicester Village, which has resulted in a well planned operation.

Great Wolf are appealing in the face of total opposition from all local communities and Cherwell D C, and must not be allowed to succeed with this appeal.

It's an appalling prospect for the wider local community and should without question be refused for good.

I ask you on behalf of my family, and the hundreds of local people who I know will suffer from this development, if approved, to uphold the councils decision and reject this appeal.

Regards

Ian Brent-Smith



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 14 November 2020 17:21:26

I wish to register my objections to the named application as it will cause flood risk to Wendlebury and will remove leisure amenities which are badly needed as well as increased traffic pollution and no benefit to the local community threatening our current way of life This is a totally inappropriate plan in the wrong location .

Kind Regards,

Ivor Ford

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Proposed watermark at Weston on the green
Date: 18 November 2020 14:52:11

Not saved - requested ref

Hello,

I am writing to you to register my opposition to the proposed watermark at Weston.

This ,in addition to the large number of houses being proposed at Begbroke and Yarnton ,will have a detrimental effect to the local area,with large increases in traffic,on what is already an over stretched road network.

Try prioritising the wishes of local residents above those of businesses and universities,who are driven purely by profits.

Regards

Ian Gordon

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Resorts; Chersterton
Date: 16 November 2020 14:39:30

Dear Alison,

I am writing to express my objection to the appeal that is in progress regarding the Great Wolf resort project in Chesterton. It does not comply with policy SLE3 of the CLPP1 which states that new tourist attractions should be in sustainable locations.

It will mean massive, destructive, and lasting change to the countryside around Bicester which has already been developing at an unprecedented rate, with loss of green fields and natural habitat. It will not serve the local population but instead, will bring an enormous volume of additional traffic to our local roads that are already far too busy and congested.

The light pollution from flood lighting and loss of fields/trees and added pollution from traffic will affect our local wildlife and community even more so than the current development projects.

Yours sincerely,

Mr Ian Jackson
5 Knowle Lane
Weston on the Green,
OXON.
OX25 3QJ

[REDACTED]
[REDACTED]



Virus-free. www.avast.com

RECEIVED
16 NOV 2020
MAJOR CASEWORK

3 Foxtonwood Cottages
Hegford Road,
Kirtlington,
Kidlington,
Oxon. OX5 3HT.
11.11.2020

Dear Ms Dym,

Re APP/c 3105/w/20/3259/89.
Proposed Great-Woef Resett in
Chasteton

We wish to object
to the above application of
Great-Woef Resett. The reasons
for our objection are ① The
proposed development is not in
accordance with the Cherwell Local
Development Plan ② The local
roads will not cope with the increased
traffic. ③ The complex is
insightly ④ It is not

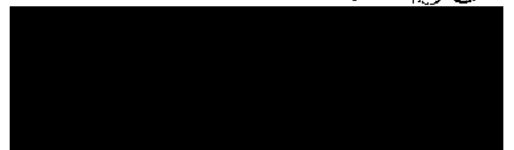
a public amenity. (5) There will be an increase in noise & pollution. (6) There will be damage to the local wildlife. (7) There will be loss of a golf club.

We hope that the application is turned down.

Yours sincerely,



J. L. KERTON
MBCWB.



KMKERTON.

Ian Miles
11 The Woodlands • Chesterton • Bicester • Oxon • OX26 1TN

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

By email only to: Alison.dyson@planninginspectorate.gov.uk

Dear Ms Dyson

Appeal Reference: APP/C3105/W20/3259189

Land to the east of M40 and south of the A4095 Chesterton, Bicester, Oxon

I am writing to object to the proposed development by Great Wolf aka Great Lakes UK ie I support the decision taken by Cherwell District Council when the Council rejected the planning application in March 2020. I agree with all the point made in the Council' Notice of Decision dated 12 March 2020.

My reasons for objecting to the proposed development are the same as I set out in my original letter objecting to the proposed development, a copy of which is attached for ease of reference.

There are some further developments which are relevant:

1. Cherwell District Council has recently granted planning permission for 1,000 houses on the site of the former RAF base at Upper Heyford. This development is relatively close to Junction 10 of the M40 and will place further strain on the road infrastructure.
2. There have been a number of road traffic accidents on the roads around Chesterton since March 2020 which have disrupted traffic flow and have meant that in some cases the minor roads have been used to bypass the accidents.
3. There are a number of choke points on the approaches to the proposed development. Two obvious ones are:
 - a. The cross roads at Middleton Stoney to the north where it would not be possible to widen the road from the north as it is built up on both sides of the road, and
 - b. The road through Little Chesterton which is narrow, built up on both sides of the road and is unsuitable for heavy goods vehicles.
4. The existing 18 hole golf course is a scarce resource. I understand that a number of golf clubs in Oxfordshire have closed their books to new members or have a waiting list. The golf course at Chesterton has not closed its books to new members and does not have a waiting list. Furthermore, it is rated in the top 10 golf resorts in the UK, link enclosed:

[Best Golf Resorts in the UK | Customer Ranked | Voted by You \(golfbreaks.com\)](#)

It is acknowledged that more people have taken up golf as a sport during the current pandemic which demonstrates the need to retain golf courses, not redevelop them. My friends who play golf assure me that re-developing the front 9 holes of the golf course into an 18 hole course if the back 9 holes were to be re-developed would not be sustainable. In summary, I believe that there is a need to retain the golf course as an existing 18 hole course and that there is no need for a water park.

Yours sincerely,

Ian Miles
Chesterton resident

Miss Isabella Newton

Stableford House

Stableford Lane

Chesterton

Bicester

OX261EH

19 Nov 2020

Dear Ms Dyson

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

I live adjacent to the proposed car park. I have read the proposals with great interest and I strongly object, as have thousands of others. I would therefore kindly urge you to dismiss this appeal on the following grounds

Sustainability Issues

The proposed development expects to house 3,190 guest residents in a total of 498 hotel rooms at any one time, supported by parking for 902 vehicles (of which only 90 are for electric vehicles). The water park will be built using hard, brightly colored plastics; the hotel complex will have a massive energy requirement, only a fraction of which will be sustainably generated; the traffic movements (for guests arriving and departing and for hotel support service vehicles) will stretch the local road structure to breaking point and significantly affect the lives of residents in surrounding villages (most impact will be in Chesterton) including Middleton Stoney, Weston-on-the Green, Little Chesterton, Bletchingdon, Kirtlington and Ardley. Reliance on private vehicles and the increase in heavy service vehicles is directly contrary to the Cherwell Local Plan policies TR2 and TR16.

Landscape and 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.

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 utilizing 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, Bletchington (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.

Construction Traffic

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 prioritizing 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 Jct 9 development. The proposed public outdoor space on site will be right next to a major motorway (unhealthy due to noise and fumes).

Air/Noise/light Pollution/water usage

There will be a resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. As a resident directly facing the car park we will be subjected to constant illumination of the car park and associated car park noise all day and night. Furthermore, the light pollution in this historical village will be immense. 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.

Contrary to 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 neighboring 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. Please see through this as merely smoke and mirror tactics to achieve an audacious punt at building the wrong development in the wrong location. Desperation in the face of massive objection has led to this appeal with yet again groundless evidence that it is in anyones benefit apart from the current land owner and the developer. I urge the heed the groundswell of objections and robustly dismiss this appeal.

Isabella Newton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort appeal Chesterton, Oxon
Date: 23 November 2020 21:49:07

To: Alison Dyson, The Planning Inspectorate, Room 3J, Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN. APP/C3105/W/20/3259189

Dear Ms Dyson

Bicester Millennium Cycle Club (BMCC) is a group of 200 plus cyclists based in Bicester and surrounding towns and villages. We have significant concerns about the plans by Great Wolf Resorts to build a massive theme park in the village of Chesterton.

Leaving aside concerns about the impact such a development will have on the character and facilities of the village and nearby Bicester, our main objection to the development will be the impact on local roads and traffic. We understand Great Wolf have estimated that the resort will generate half a million visitors a year, most of whom will arrive by private car. The local roads around Bicester are already overstretched by the numbers of visitors to Bicester Village. The main access roads to the proposed resort in Chesterton, the A4095 Bicester to Witney road and the uncatagorised road, Akeman Street (an old Roman road), will be swamped by this traffic not only when the resort is opened but also during the two year's construction phase (we understand that it is estimated that on average 65 heavy lorries will need to use these roads every day during the construction of the resort). This amount of traffic will make cycling to Bicester and from the town unsafe and virtually impossible on these narrow access roads. Our club regularly uses the roads through Chesterton as a safe way of leaving Bicester on our rides to the surrounding Oxfordshire countryside.

If the appeal by Great Wolf Resorts is granted, cycling around this part of Bicester and Chesterton will be significantly impaired. At a time when both national and local governments are trying to promote cycling as an environmentally friendly way to get to work and to aid personal physical activity, these benefits on health and transport sustainability will be at risk.

We urge you to dismiss this appeal.

Ian Reid
Chairman Bicester Millennium Cycle Club
On behalf of the members of BMCC

RECEIVED

27 NOV 2020

MAJOR CASEWORK

4 PARK CLOSE AD
MIDDLETON STONEY,
BICESTER
OXON
OX25 4AS.

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

Dear Madam,

With reference to the appeal by the Great Wolf Water Parks. I am very much against it, due to the amount of traffic in this area.

I am an O.A.P. and have lived in this area all my life.

To think that anybody could dream of such a development is unthinkable.

My main reasons are the amount of traffic on the A.34, A41, B430, and A4030, all these roads and around Bicester are completely at a standstill regularly.

Only last week it took me 35 mins to get from the centre of Bicester due to traffic congestion.

The B430 through this village (Middleton Stoney) is often blocked back to the Weston-on-the-Green airfield.

Therefore traffic from the Great Wolf Resort would have great difficulty getting out onto the main road.

Andley Quarry is also on this road and will be very busy when the H's 2 building starts.

Already village roads to the North of Bicester are being altered to make them suitable for lorries.

Another reason against the appeal is that when the roads are congested hundreds of vehicles leave their engines running and this does not comply with the governments thoughts on climate change.

Yours Faithfully



AD

REF. W. RESORTS

We don't want Wall Resorts
Built. We have a R.A.F.

Parachute drop centre close
by. Plus 2 of my sons have
spent years putting up boxes
to get Barn owls Tawny owls and
Hedgehogs back into the local

Fields. And that is now
working. Also our ^{ROADS} roads cannot
cope with even more traffic
and the villagers object do not
want this resort. We want to
keep what Green spaces we
have left. It will do nothing for
the local people what so ever
just clog up our already busy
Roads = We like our little
Roman Roads left alone

W. O. T. GREEN

RECEIVED

27 NOV 2023

MAJOR CASE WORK

Jasmine Altham
Simms Farm
Chesterton
Bicester
Oxfordshire
OX261TA

27th November 2020

Application Reference Number: APP/C3105/W/20/3259189
Great Wolf Resorts, Chesterton, Bicester

Dear Ms. Dyson,

I am writing to you to object to the appeal by Great Wolf Resorts for the proposed development of a large private complex near the village of Chesterton.

This is a self-contained resort that will not be a public amenity, with the vast majority of guests staying overnight and travelling significant distances. The resort will offer little in the way of public service to the residents of Bicester, with many residents local to other Great Wolf resorts in the U.S. highlighting this as an issue. Also, the proposal includes the destruction of the local golf course, which is designated as a key sporting facility under Cherwell District Council's local plan (policy BSC10).

Additionally, due to the fact that the target market for the resort is young families, few will use public transport and instead travel by car. This will result in thousands of additional cars on the B430, A4095 and A34. With Bicester being the fastest-developing settlement in Europe, local communities are already struggling with overwhelmed infrastructure, and stretching this even more for a resort that will not accommodate the local community is entirely unfair on them.

Furthermore, as a resident of a farm with heavy emphasis on Higher Level Stewardship, it is abhorrent that the scale and nature of the resort will have such a negative impact on the environment, resulting in the destruction of local wildlife habitat and greatly increasing noise, light and air pollution in the area. This goes against the wider effort of the local community and the U.K. as a whole to combat climate change. The entire proposed development is not in accordance with the Cherwell Local Plan and is not placed in a sustainable location, as is required of tourism developments (Policy SLE3, CLPP1).

Finally, the proposed complex is huge and unsightly, even bigger than Bicester Village, and would not sit well within the area. Chesterton is a beautiful part of the world to live in and this complex would completely change that. I implore that you will take not only the aforementioned into consideration, but also the points raised by all the other local residents who object to this proposed development.

Yours Sincerely,
Jasmine Altham

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts Appeal
Date: 27 November 2020 00:19:17

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 vehicle 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 countryside 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 to 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

Joanne Babbage

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Reference 20/3259189
Date: 25 November 2020 21:34:08

Dear Ms Dyson

Planning Appeal 20/3259189 – Great Lakes Ltd – Redevelopment to provide new Leisure Resort in Chesterton

I am horrified that Great Lakes of Chicago are appealing the refusal by Cherwell District Council of the hideous 'Wolf Resort' proposal on the Golf course in Chesterton. I attended the meeting at which Cherwell set out their grounds for refusal and witnessed the strength of objection locally.

Why were Great Lakes Ltd not immediately directed to a brown field site in an area with an adequate road system?

I absolutely object to this appeal. All my points below are of complete relevance.

The Wolf proposal includes:

- The biggest hotel outside London of nearly 500 rooms. That is 3 times bigger than the recently opened Bicester Holiday Inn.
- 900 m floodlit parking places – 400m x 200m.
- Pool Building would be 84ft high. 500,000 visitors per year from up to 100 miles away, generating 2000 additional car journeys per day – plus service and supply vehicles.

1. Traffic Generation

The impact of volume of traffic to surrounding villages would be immense and uncontrollable. Traffic volume will continue to rise because of development in Bicester and Heyford Park. The reduction of the number of holes at the Golf Course would mean its closure. An inadequate course would mean members would drive further afield for a proper course.

2. Air Pollution

Children & Adults will be playing and at leisure facility adjacent to one of the busiest motorways in England.

3. Noise Pollution

The development would be impacted by the M40. Chesterton and all surrounding villages would be impacted by the further noise created by the volume of traffic on route to the "Resort" during construction and then forever more at completion.

The resort would bring added noise pollution to Chesterton by its very existence, day in, day out for our lifetimes.

4. Ecological Impact

The obvious loss of a green field site and the impact on wildlife

5. Landscape Impact

This resort would have horrendous and irreversible impact on the landscape and views of Chesterton village and its surrounds forever.

6. Loss of Golf Course/Sports facility

This is a sports facility – Why would it be necessary to close 9 holes? There is no proof that the current development is having financial problems. Is this just a way of closing the facility all together and then getting planning for further housing??

7. National & Local Plan Policies

This application does not comply these policies on any level.

8. Great Wolf will not be a Local Amenity and will not have any significant local economic benefit

Local people will not be able to use the facilities on a daily basis – it is a destination resort. Great Wolf will not assist in the growth of local employment or businesses. The very nature of this resort keeps everyone on site. Employees will be either drawn away from existing businesses or be brought in from other areas, creating even more traffic.

We should be under no illusion about this proposed development – it is a monster and would blight a large part of this area of Oxfordshire. It is an unnecessary and unwanted development.

This appeal should be refused.

Yours sincerely

James Backon

**2 Town Farm
Mixbury
Northants
NN13 5YS**

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 22 November 2020 18:44:51

This appeal is by Great Wolf Resorts against a unanimous decision by planners to reject their proposals for a massive development outside Chesterton in Oxfordshire. I hope that you determine that the planners were correct to reject this application. My reasoning is as follows:

- The development is contrary to the Local Development Plan, Cherwell's strategy to reduce car usage and Cherwell's Countryside Design Summary 2008. Thus the refusal by the planners is entirely consistent with existing policies as announced from time to time and as consulted upon.
- The development will create a massive area of ground that will be concreted over, forever destroying the immediate habitat.
- The development is extraordinarily intrusive in what is currently a quiet area of the countryside. Not only will the very large car park be permanently lit but there will be significant increase in air and noise pollution.
- Experience suggests that such developments contribute relatively little to the local economy, apart from employment, as such resorts encourage their guests to stay on site and thus spend there.
- My understanding is that the developer has a poor record in terms of environmental care. Actions speak louder than words, so whatever is claimed about environmental standards, current reality is that the development will put environmental matters at risk.
- Local roads are already under strain from local developments in the Bicester area and recently announced proposals for massive increases in new housing development. Chesterton and its environs remain a beacon of rural calm which would be adversely affected by this development.

I should stress that I understand that leisure developments must occur from time to time, but surely in the right locations. For the reasons stated above, I think that this proposal in the Chesterton area is completely inappropriate.

I hope that my concerns will be taken into account when considering the above appeal.

Julian Bagwell

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APPEAL REFERENCE APP/C3105/W/20/3259189
Date: 23 November 2020 10:07:38

Local objection to the above; Foxtonsend Farm, Heyford Road, Kirtlington, Oxford OX5 3HS

As local resident we wish to object to the above proposed development which brings no benefit to the locals in the surrounding area. Examination of the detailed proposal clearly shows that this is not a public amenity. It is specifically designed for people who visit and stay overnight. Locals gain no benefit from such a situation.

As a result all visitors must access the site by car as evidenced by the size of the proposed car park and the estimated volume of traffic – the car park is huge and routinely floodlit and the local roads cannot possibly cope with the proposed extra volume of traffic without themselves undergoing major upgrade to accept the higher volume for access. Cross road would become logjammed and movement by locals almost impossible at peak times. Local activity such as school runs and shopping trips, doctors visits all essential for normal rural functioning would be severely disrupted.

When one looks at the size and anticipated occupancy of the hotel it further emphasises the impact on the local infrastructure. The hotel is huge catering for a huge transitional population influx that can clearly not be supported by the existing local infrastructure. Normal rural life around the area would cease to exist if this were allowed to proceed.

Overall the scale of the plans are huge from the two story flood lit carpark to the hotel and water building. Taken together the proposed development is clearly not in accordance with the Cherwell Local Development Plan and should be rejected for all of the above reasons. The destruction to the local wildlife, additional air and noise pollution plus the additional unbearable strain on existing infrastructure would mean the local environment would become unsustainable and unrecognisable for all local inhabitants.

In addition to all of the above the idea that an important local facility designated a key sporting facility under the Cherwell council local development plan should be lost is frankly outrageous. This facility forms part of the local community and is increasingly popular – it has become integral to life in the area so the idea that as part of this plan it should be lost is outrageous.

Please acknowledge receipt of this document

Thanks in advance for taking our views into consideration

Julieann and David Bailey

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Planning application APP/C3105/W/20/3259189
Date: 11 November 2020 13:27:54

Dear Ms Dyson

As a resident of Chesterton I wish to strongly object to the above planning application due to its complete inconsistency with the Cherwell District Local Development Plan. There has already been significant development in and close to the village over the past few years which has substantially increased traffic into, out and around the village. There is no need for a leisure development of this kind and size in a village location which will add traffic to the already hopelessly congested A34, A41 and M40 junction. These roads are almost daily blocked and Weston-on-the-Green, Middleton Stoney and Chesterton continue to be used as regular "rat runs" - extremely dangerous for Chesterton which has a primary school at its centre. When every person and organisation is being urged to use cars less it seems incredible that this application is going to attract in excess of 1,800 additional cars a day into these and other roads, adding to a substantial increase in air and noise pollution.

The planning application has no sustainable elements in it (a subject close to all government planners hearts) using vast quantities of unsustainable building materials, being delivered via 31,000 deliveries over two years. Landscaping will need to be massive to hide an 84ft water tower and will entail the destruction of a well used existing leisure facility and a natural area. It is inconceivable that Great Wolf will not wish to expand the resort in future years, presumably to the detriment of the rest of the golf course.

This is an un-needed, unsustainable resort, that will provide no benefit to residents or local businesses and that will damage not only the environment but also the well-being of a village community.

Cherwell District Council has already unanimously refused planning permission and I ask that permission be refused again for this ill-conceived application.

Yours sincerely
Jenny Bailey
5 Tubbs Yard, Chesterton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf UK
Date: 11 November 2020 17:10:32

I have been notified that Wolf UK are appealing against the UNANIMOUS decision of the Cherwell District Council Planners.

Building this facility in this village is wrong on many fronts.

This is a small Oxfordshire village and it will be overwhelmed by this water park.

The local roads are already severely overcrowded, the A34 is notorious for traffic congestion. As locals we know to avoid this.

It will create light pollution with a permanently floodlight large car park, air pollution from the projected 65 delivery lorries a day, during construction, and then the visitors, 500,000 a year.

The surrounding villages will have increased traffic, due to the inevitable congestion caused by this PRIVATE complex. (Little if any access to local people)

Please listen to the unanimous decision of the District Council and the feelings of the local people.

Jenny Banton

From: [REDACTED]
To: Dyson, Alison
Subject: FW: Application/C3105/W/20/3259189
Date: 20 November 2020 12:43:33

From: Jean Bebbington [REDACTED]
Sent: 20 November 2020 11:08
To: 'Alisondyson@planninginspectorate.gov.uk' <Alisondyson@planninginspectorate.gov.uk>
Subject: FW: Application/C3105/W/20/3259189

From: Jean Bebbington [REDACTED]
Sent: 20 November 2020 11:02
To: 'Alison.dysin@planninginspectorate.gov.uk' <Alison.dysin@planninginspectorate.gov.uk>
Subject: Application/C3105/W/20/3259189

It is understood that the development has to be of sufficient size to warrant Great Wolf's investment. However, the magnitude of the scheme is totally inappropriate for this area of the Oxfordshire countryside. It is totally contra to Cherwell's Countryside Design Summary (2008)

With regards to Wendlebury, which flooded only last month, a significant contributing factor arose from the existing drainage ditches that run of the Golf Club in Chesterton, pass under arable land through Little Chesterton. They then join a stream from Simms Farm – on the other side of the M40 – that goes on to flow under the A41 and into Wendlebury Brook.

The proposed hard surfaces of the hotel, car park and other facilities will dramatically increase the volume of storm water resulting in a frequent increased risk of flash flooding in Wendlebury and its premises.

Climate change, with higher rainfall levels, is already affecting this area – please do not allow something to be built that will make matters far far worse for the village that I have lived in for more than 40 years!

Regards

Jean Bebbington



Virus-free. www.avg.com

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 23 November 2020 13:10:33

We are writing to strongly object to the planning application by The Big Great Wolf company to build a huge water park complex in Chesterton, Oxfordshire. It is totally inappropriate for this peaceful, rural area where my wife and I have lived for the past 48 years

Best wishes

John and Jean Bennett

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Ref Great Wolf Resort appeal APP/C3105/W/20/3259189
Date: 16 November 2020 15:28:23

Dear Ms Dyson

I am writing to state my objection to the proposed development of the Great Wolf Resort at Chesterton.

Having already been rejected by local planners due to its unsuitability and unsustainability in its proposed location, I sincerely hope that the appeal will experience a similar rejection. One certainly hopes it will, particularly as it is not in accordance with the Cherwell Local Development Plan.

A resort of this nature would cause significant damage to the local environment from air and noise pollution as well as having a huge impact to local infrastructure and the already over-stretched road network.

Our rural setting cannot withstand such a huge development which would decimate a lovely countryside, village location. As well as being a huge blot on the landscape, the destruction caused by construction and the floodlit parking area will have a devastating ongoing impact on wildlife and the environment.

I also understand this will not be a local resource, only being available to those booking overnight accommodation at Great Wolf.

I am not against progress, however I think any development needs to be in keeping with its surroundings and within any existing local area plan. I firmly believe that the scale of this project will be detrimental to the surrounding environment.

Yours sincerely
Jane Berry

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: GREAT LAKES/CHESTERTON /APP/C3105/W/20/3259189
Date: 24 November 2020 14:54:59

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

Ref: Great Lakes UK Ltd- Planning Application appeal: APP/C3105/W/20/3259189

Dear Alison

I suspect those who think of paving over Bicester Golf club have never known such pleasures of Golf. Walking about 5 miles on a well manicured grassy surface, walking amongst nature and seeing local wildlife, listening to birds humming not including the mental health it has on us golfers. It is something we are fortunate to have in our lovely rural village of Chesterton.

Just a few points to consider for this appeal:

- *How could Chesterton and surrounding areas cope with 500,000 visitors each year, currently the local roads are already stretched and often have to pull in to the grass verges to allow larger vehicles past. The roads affected will be A34, A41, A4095, B430 and A4030.
- *The visitors would be coming from all directions as this will be the only theme park of its kind, we will be inundated with cars and coaches and queues of traffic in local villages, especially Chesterton will be ridiculous.
- *The building itself will be huge, equivalent of two Tesco Extra Superstores. Really on an A road !!!
- * Light pollution would become unattainable, permanently floodlit 1000 space car park, similar to the capacity of Oxford's Westgate Centre, it could look like an airport long stay-car park.
- * The water tower will be 84ft high, taller than Buckingham Palace !!

Alison I am sure you are aware that this development is not in accordance with the Cherwell Local Development Plan and I feel local villages and residents will bear the brunt of this oversized unnecessary venue!

The aim of our government is to protect 30% of England's countryside by 2030 , it seems the the great Lakes appeal would take a HUGE chunk from this. We must try to defend our villages, countryside and wildlife.
Great Lakes would make a mockery of the Governments ambitions and must be rejected.

Yours sincerely

Julie Bishop
28 The Green. Chesterton. Oxfordshire

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf development at Chesterton
Date: 09 November 2020 17:47:28

From John Brown. OX25 3RG
To Planning inspectorate.
Ref Wolf appeal re development of water park at Chesterton.

An application of this magnitude is totally inappropriate for a green belt area with narrow B roads and small villages surrounding the site. There are already acute traffic problems on the main access roads ie M40, A34 and B430 through Weston on the Green. Building over an existing 9 holes of golf amounts to eco - vandalism and no advantage to local residents can be envisaged by this application. In response to the appeal, I reiterate my objection in the strongest possible terms.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Objection
Date: 25 November 2020 17:34:09

Dear Ms Dyson,

Objection to the Great Wolf - Water Park, Bicester Golf Club

I am writing as a farmer who lives 3.5 miles away from the proposed Water Park on Bicester Golf Club.

I live on the old Roman road which runs right past the proposed site. Literally a straight line from our farm to the site.

My first objection is that this proposed development is situated in totally the wrong place. Not only will it be very unsightly in area where the topography is flat to gently undulating – which is why there were so many airfields around here in the WW2 – but it will bring a great deal of traffic to an area where there are already significant traffic problems.

Akeman Street is already a rat run for people heading to the Golf course, Bicester and Bicester village. It is only just wide enough for a lorry and a car to pass each other.

The junction where Akeman Street crosses the B430 between us and the proposed site is very dangerous. I am sure that you can get accident figures, multiple annually.

I am sure you know the details, but to repeat see below. Again this is totally the wrong location for such a site.

I would therefore like to register my objection to the proposed development.

Yours sincerely,

James Budgett

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

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500,000 visitors a year, mostly travelling by private car - meaning an 1,800 additional car trips a day on our local roads which are already stretched to capacity. This includes local country lanes, the accident hot-spot A34, plus the A41, A4095, and A4030.

A huge, unsightly complex dominating the landscape. This will be 60 per cent larger than Bicester Village in terms of floor space or the equivalent of two Tesco Extra stores in impact.

The hotel alone will be four-storeys high and have 500 family rooms with a capacity of around 2,000 visitors daily.

There will also be a 900 space permanently floodlit car park

An 84ft high water tower building (potentially the tallest building in Cherwell - taller than Buckingham Palace!)

During the two-year construction phase, there will be 2,000 construction workers and projected 31,000 deliveries. This equates to an average of 65 delivery lorries travelling EVERY DAY through local villages.

A self-contained private resort with very little 'trickle down' trade for local businesses – in the U.S. 98% of guests remain on site to eat and drink during their stay.

This will NOT be a public amenity. You'll probably need to book an overnight stay to use the water park and any day passes are likely to be very expensive, dependent upon hotel occupancy (which almost certainly rules out school holidays and weekends).

Great Wolf has been vague about day passes for the local community – but from what they have said they are likely to form a tiny proportion of overall sales.

A complex that has been built without any attempt made to find a more suitable site.

A substantial increase in air/noise pollution and destruction of wildlife habitat.

A plan that was rejected because it was not in accordance with the Cherwell Local Development Plan.

From: [REDACTED]
To: [Dyson, Alison](mailto:Dyson.Alison)
Subject: APP/C3105/W/20/3259189 Great Wolf Water Resort, Chesterton, Oxfordshire
Date: 25 November 2020 14:41:03
Attachments: [wendlebury brook catchment area pba flood study 2001 \(2\) \(2\).jpg](#)
[PBA Wendlebury Brook Study Final Report June 2001.PNG](#)
[1993_Oct_13_Wendlebury Pumping station downstream of College Farm co0001.jpg](#)
[scan1993_October_13_Wendlebury_main_street0001.jpg](#)
[P7200009_July_20_2007_14.12_WENDLEBURY.JPG](#)
[P7200013_July_20_2007_15.37_WENDLEBURY.JPG](#)
[IMG_20191114_112324750.jpg](#)
[IMG-20201004-WA0002.jpeg](#)

Dear Alison Dyson

I object to this proposed tourist resort. I will confine my comments here to the specific increased risk of FLOODING in Little Chesterton and WENDLEBURY arising from the changing hydrology of the Wendlebury Brook catchment area - **were this development to go ahead**. Increased frequency of flooding and the height of flooding are both a risk.

A: BACKGROUND to the existing situation in Wendlebury

1. There has been flash flooding risk for a very long time in Wendlebury: the Brook enters the village from Little Chesterton and then flows parallel to the village street. There are 2 parts to the brook until just before entering the village. (**Attachment 1. for catchment area of the Brook - shown in black outline.)**

It can be seen that the brook drains both from the proposed GWR site and from Simms Farm.

2. In the village, the Wendlebury Brook is designated as Main River by the Environment Agency. The brook flows into other Upper Thames Tributaries. There is a flood monitoring box on the main street and the brook is cleared by the EA annually. Farmland downstream of Wendlebury and further on the River Ray is frequently flooded for weeks during winters in the low lying Otmoor marsh area before reaching Oxford city.

3. **1992**: the M40 was extended towards Birmingham from Junction 8 (Oxford). Junction 9 is near Wendlebury. There is a large holding lake to mitigate water from the raised Junction 9. Later the A41 was dualled from Junction 9 towards Bicester.

3. Storm water drains INTO PART THE CATCHMENT AREA OF Wendlebury from the M40 - north of Junction 9 - and A41 surfaces.

In **1993** and **1998** there were flooding events in the village. In early **2001** EA and Cherwell District council commissioned a Hydrology survey of Wendlebury Brook from Peter Brett Associates. During the period of the survey in 2001 there was a serious flooding event on 12 February. Residents then, who had been living in the village in 1964, said that it was the worst for in property flooding since then. The report noted that, after a period of heavy rain of weeks, if there were a serious storm the peak flows and the increased speed of flow because of the greater area of hard surfaces would to flooding in the catchment area. There are 30-35 properties at risk of in-property flooding. (**Attachment 2. reference number from final report June 2001**).

4. **Attachments with dates**: photographs of flooding in Wendlebury Main Street - the most recent was October 2020. I understand that no properties

were flooded at this most recent event. They are taken from near our property at the corner of Main Street and Church Lane. We have lived here for 41 years but have not had water **inside** our property **yet** but water sometimes enters our front garden. When storm water rises quickly and reaches the village there are many bridges on the main street to access properties. These bridges cause restrictions in succession down the village street. Some remedial work **WAS** done to a bridge at College Farm after the 2001 event because it was partly collapsed and a main restriction. Flooding at the Oxford end of the village is not always so deep since then. The 'pumping station' photograph from 1993 is for sewage to be positively pumped back to Bicester treatment works. I regret that I have no photos for the 2001 event but when I came back from work in Oxford I was helping to rescue people and property and working with various authorities as I was Chairman of the Parish Council at that time.

B: 2019 -2020 and the application by Great Wolf Resorts

1. The initial supporting documents submitted by CURTINS on behalf of GWR seemed to 'gloss over' serious problems in Chesterton with regard to water, water treatment and to land drainage **from the site**. Further, Curtins rectified some first labelling of diagrams of land drainage in which they seemed unaware of drainage in Wendlebury Brook because they labelled Wendlebury Brook in Little Chesterton as the Gagle Brook with is to the east of Chesterton Church... **(I wrote directly to Curtins to send the catchment map as they seemed not to have a detailed OS map as a basis for their diagrams)**

2. **Land Drainage** from the proposed site: The proposed development would create hectares of hard surfaces where NOW there are golf course lakes, drainage ditches and underground drainage pipes from the site to Little Chesterton and then to Wendlebury Brook. During 2019 to 2020 there has been disturbance of the existing drainage system because of surveys connected with the development - before any construction is commenced. I do not have the reference but I recall that after 2001 flooding here that the EA encouraged the construction of some of the lakes on Bicester Golf Course as a mitigation of drainage in the catchment area.

3. OXCC Local Flood Risk Officer - Adam Littler (adam.littler@oxfordshire.gov.uk) engaged with the applicant and the applicant's consultants specifically with regard to various water matters including land drainage.

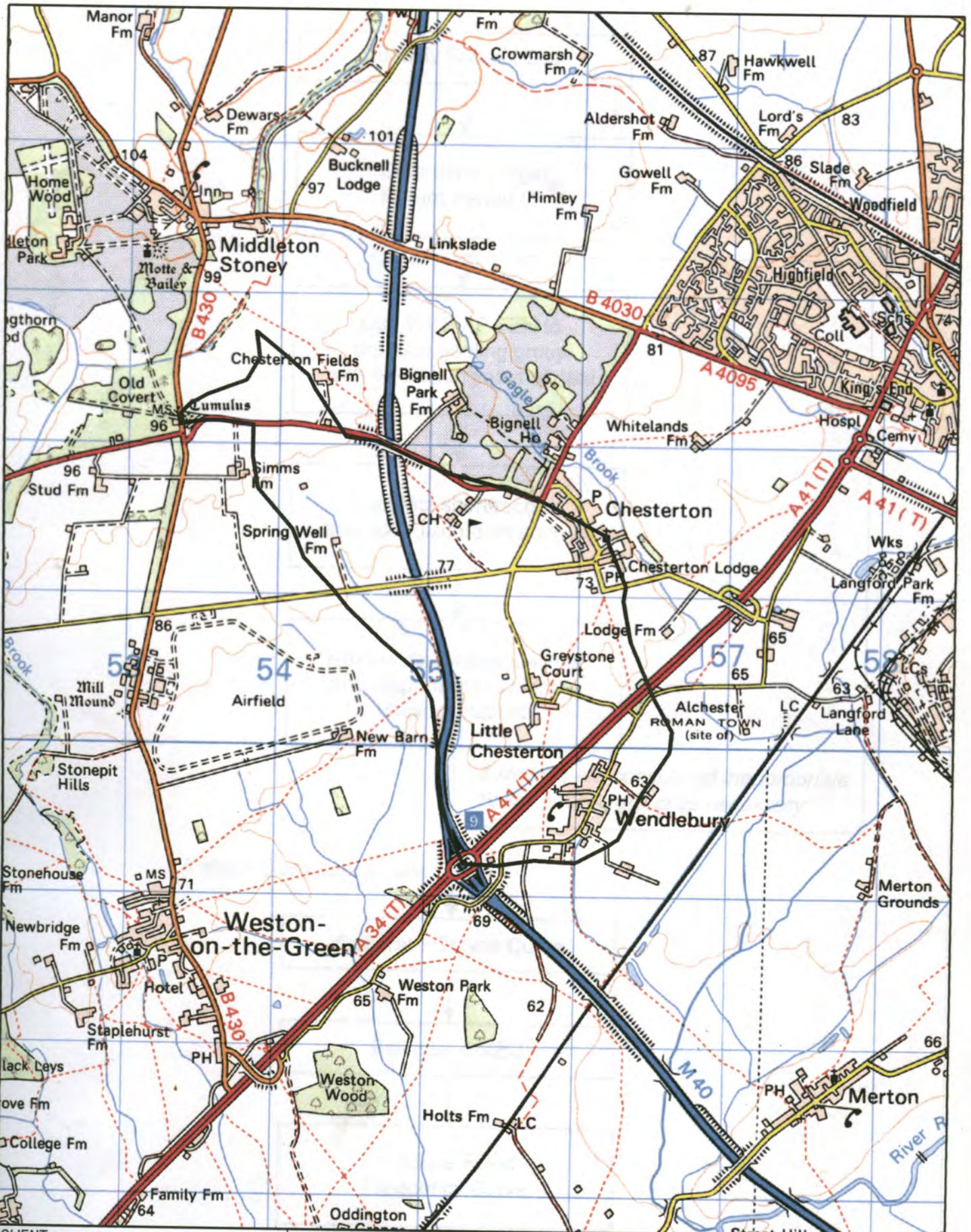
C: Please consider consider seriously that the applicant's storm water drainage proposals are site specific and will not address this flooding risk downstream in Little Chesterton and Wendlebury.

To see our present surface water flooding situation please go to:
<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastings=456141&northings=219701&map=SurfaceWater>

Thank You

--

Jane Burrett, The Laurels, Wendlebury, Bicester OX25 2PJ



CLIENT:



**ENVIRONMENT
AGENCY**



SCALE: NTS

REV: A

DATE: 13/03/2001

FILE: Wend_Location.WOR

DRAWING No:

Figure 1

**Wendlebury Brook Study Catchment
Location Plan**

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Job Reference: 11532/SNK/SCD/HF

Date: JUNE 2001

File Reference: J:\11000series\11532 Wendlebury\Word\reports\Wendlebury final.doc

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