

Cover Point
Little Chesterton
Oxfordshire
OX25 3PD

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

22nd November 2020

Dear Ms Dyson

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

I write in relation to the above planning application, to which I would like to register my formal objection given that this proposal is not in accordance with the local development plan and there are no material foundations that would warrant permission to be granted to this case.

My objections are summarised in 8 sections:

1. Traffic Impacts

The proposal would present considerable adverse traffic impact which the existing road infrastructure cannot sustain. The addition of up to 1000 daily vehicle movements cannot be accommodated by the existing transport network, and even if visitors are guided away from local/rural roads, satellite navigation systems will direct visitors onto local roads that are unable to cope with such traffic volumes. The route through Little Chesterton is already a 'rat run', experiencing significant traffic levels (occasioned by visitors to Bicester Village) that the roadway was not designed to accommodate.

The A34 already experiences considerable difficulties, as does the Junction 9 of the M40. This development would only serve to exacerbate these existing issues and seriously inconvenience the local residents not only of Chesterton, but of Bicester and all of the surrounding villages. With the existing development in Bicester and surrounding areas (the new office development, retail park, Bicester Heritage, Kingsmere, Symmetry Park etc) this proposed development would increase pressure on an already-overloaded network, and this proposal is, therefore, in the wrong location.

2. Economic Benefit to the Local Area

Local businesses do not support Great Wolf's assertions of economic benefits. The development's aim would be to retain all visitors on site, and to retain all associated expenditure – no benefit would therefore accrue to local businesses.

There is little real unemployment in the area, and local businesses already struggle to recruit staff members. As a result, Great Wolf would either transfer employees from existing businesses, or would bring employees into the area from outside – therein exacerbating the traffic issues through increased vehicle movements. The Council's stated aim is to prioritise Knowledge-based business investment, thereby driving employment associated with the Knowledge Economy. This proposal is contrary to this stated aim of the Council.

3. Landscape

Great Wolf is seeking to construct half a million square feet of building on what is an existing greenfield site. This development will be irreversible, and will have considerable impact on the local countryside and views of the site.

4. Sustainability

The proposed Great Wolf development is in a wholly inappropriate edge-of-village location. The proposal indicates the establishment of a 900 space car parking facility and therefore is heavily reliant on car travel to and from the site. This is contrary to the Cherwell strategy of reducing car usage.

The existing golf club members will now be forced to travel to other courses, in so doing increasing their level of vehicular emissions. (NB. The remaining 9 golf holes would not constitute an acceptable solution for the club golfer.)

The development of the site would irrevocably disrupt ecological habitats. The area is currently the home for many species which would be disrupted and threatened as a consequence of the removal of the existing habitats.

5. Pollution

Outdoor leisure facilities proposed by Great Wolf Resorts would be adjacent to an increasingly busy motorway which would surely be a health hazard in terms of exposure to noise and fumes.

The deterioration of air quality and the increase in pollution caused by traffic increase (plus construction and delivery vehicles) would be considerable and this must be considered in relation to the health of not only the visitors, but also to local residents.

6. Design

The site design is inefficient in that to reduce visibility, the site has been spread across a considerable area. The design is not in keeping with the local area where existing buildings and newer schemes are of small scale buildings at low height. These enhance the historic character of the area as outlined in Cherwell Council's Countryside Design Summary, 2008

7. Sports and Recreation

The golf facility represents a thriving local club which presents as a viable commercial concern. The loss of 9 holes will drive many members away from the golf club and therefore the only 18 hole course in Bicester will be lost.

With the additional loss of North Oxford Golf Club to housing development, the provision of sports facilities in the North Oxfordshire area is being damaged. The golf

club provides considerable community function, and to permit its denudation would be a substantial loss to the area.

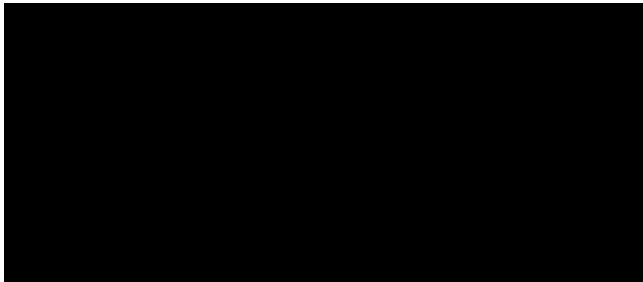
There remain considerable concerns that Great Wolf will remove the remaining 9 holes in due course, as they build demand on the new site.

8. Lack of consultation, lack of need

The proposal will undoubtedly have a significant impact upon the local area and Great Wolf should have worked with Cherwell to be allocated a more appropriate site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused both on this basis, and on the clear lack of need for such a facility in this area.

For the above reasons, I strongly request that the appeal should NOT be granted for this application. This development has been demonstrated not to be either necessary or beneficial through the original planning process, and I would urge you to refuse this appeal

Yours sincerely,



(Prof.) Neil H. Ashworth

Appeal Reference :-

APP/C3105/L/20/2259189

Leon House
Rocky Lane
Haywards Heath
West Sussex
RH16 4RN

RECEIVED

12 NOV 2020

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

MAJOR CASEWORK

13 December 2019

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

Dear Sir/Madam,


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.

Despite never having lived in Chesterton myself, I have visited my mother in law many times and believe it this development to be entirely inappropriate and unsustainable based on the size and infrastructure of the village. As I understand, the development includes a large 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. The existing roads cannot cope with the projected additional c.1000 daily car movements. Chesterton is already a cut through 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, it is unacceptable for the routing planned via Middleton Stoney, Weston on the Green and even Wendlebury to put even more pressure on the already stressed A34, A41, A4095 and B430.

Furthermore, the impact of the development on the environment will be substantial and irreversible. The 500,000 square feet of building on a greenfield site, will remove important green space and disrupt the habitats of an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area. Importantly, there will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents from the additional traffic burden.

The economic impact of the development is also not welcome: Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses to their detriment, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

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


Christopher Scotland

APPAL REFERENCE :

APP/C3105/L/20/3259189

RECEIVED

12 NOV 2020

MAJOR CASEWORK

Leon House
Rocky Lane
Haywards Heath
West Sussex
RH16 4RN

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

13 December 2019

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

Dear Sir/Madam,

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.

Having grown up in the village, it is devastating to hear of the impact that this development will have on the already quickly disappearing green space around the village. The location of the Great Lakes resort seems entirely inappropriate based on the size and infrastructure of Chesterton. Cherwell's strategy of reducing car pollution seems to have been ignored in this application, given the large 900 space car park, and the projected additional c.1000 extra daily car movements. Chesterton has increasingly become a cut through for commuters and becomes very congested whenever there is a traffic problem on the surrounding A34 or M40. There is already so much development ongoing in Bicester; with little change to local roads, that they are already stressed and cannot cope with additional pressure.

I am appalled to see that yet another greenfield site would be built on; the 500,000 square feet of building is neither small scale nor detached. This would remove beautiful green space as well as disrupt the environments of wildlife. Both the construction of and the daily running of the development will significantly increase the noise and air pollution in the village. The design of the buildings is not in keeping with the character of the local area; in fact, the absurdity of a leisure park in such a small village would be laughable, if it wasn't so concerning.

Economically, Bicester does not need this development: local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

I am horrified that the calm and tranquil village which was my childhood home is going to be ruined by this development. I urge you to consider the impact this will have on the current and future generations of the village. To be clear, I strongly request that planning permission is not granted for this application.

Yours faithfully


Hannah Scotland

APP / C3105 / W / 20 / 3259 / 189

**31 The Village Close
Upper Arnclott
Bicester
OX25 1QU**

RECEIVED
12 NOV 2020
MAJOR CASEWORK

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

12 December 2019

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

Dear Sirs,

I am writing to object to this application for a water theme park to be located on the edge of the village of Chesterton, on the grounds that this proposal is not in accordance with the Local Development Plan.

The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + 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, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

This is a speculative planning application which is in the wrong location and should be refused on the grounds that have been listed above.

Yours faithfully,



Mrs Sue Jones

APP / C3,05 / 11 / 20 / 3259 189

42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

RECEIVED
12 NOV 2020
MAJOR CASEWORK

10 December 2019

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

Dear Sir/Madam,

I am writing to whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. This is not a facility that can be shown to have a need for provision, in this area or any other.

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

This will be a private resort attracting a proposed 500,000 visitors annually. As all these visitors must arrive by road this is going to add unprecedented stress to the already highly congested M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses. The congestion on these roads is already well known even on a national scale, rarely does a day go by without the mention of an accident or excessive delays on these routes.

Economically there is very little benefit from this development for the local area. Oxfordshire has very low unemployment. The resort's requirement for 600 lower skilled staff will either attract employees away from existing local businesses or necessitate finding staff from some distance, thereby increasing road movements even further. There is no provision for staff accommodation within the resort. As there is no public transport all staff will have to travel by vehicles – the possibility of cycling or walking from nearby will prove far too dangerous due to the volume of traffic and inadequate pavements. Furthermore it should be pointed out that the provision of low skilled employment opportunities are contrary to Cherwell's strategic aim of prioritising knowledge-based employment.

Yours faithfully,

Deborah Chapman

APP / C3105 / L / 20 / 3259 / 189

42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

RECEIVED

12 NOV 2020

MAJOR CASEWORK

10 December 2019

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

Dear Sir/Madam,

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.

Although I no longer live in Chesterton, this is my home and I do not want to see the character of the village and local community swallowed up by the scale of this development.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The loss of a beautiful golf course is a terrible thing to happen to the local community, there is no way that the business will be able to continue with the loss of 9 holes of the course. Golfers will now have to travel to other courses – more cars on the road. This is a wonderful green open space which provides a facility for local people, it goes against all local and government advice that facilities like this should be sacrificed for the provision of a 'theme park'. It will not open its doors to the local community, how can the Council feel that this is appropriate for the growing population of Bicester, Chesterton and the surrounding villages?

Yours faithfully,



Michael Chapman

REF:

APP/C7105/D/20/3259189

RECEIVED

12 NOV 2020

MAJOR CASEWORK

42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

10 December 2019

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

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + 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, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

The loss of the golf course – this cannot continue with just 9 holes – this simply adds to the loss of open space and sports amenities in the growing area that Bicester has become. These sports facilities are championed by local councils for the well-being of all.

Yours faithfully,

Nicholas Chapman



RCF:

APP/C3105/14/20/3259189

42 Orchard Rise,
Chesterton,
Bicester,
OX26 1US

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

RECEIVED
12 NOV 2020
MAJOR CASEWORK

10 December 2019

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

Dear Sir/Madam,

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.

Although I no longer live in Chesterton, this is my home and I do not want to see it's character and community swallowed up by the scale of the development that is being proposed by Great Lakes.

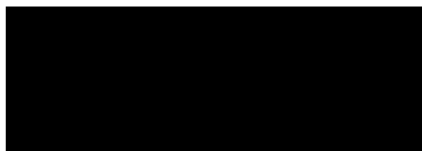
The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. These people will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Yours faithfully,

Oliver Chapman



APP/CJ105/L/20/3259189

**5 The Sergeants Mess
The Garden Quarter
Caversfield, Bicester
OX27 8AD**

RECEIVED
12 NOV 2020
MAJOR CASEWORK

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

12 December 2019

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

Dear Sirs,

I am writing to express my strong objection to the above application for a water theme park to be located on the edge of the village of Chesterton, on the grounds that this proposal is not in accordance with the Local Development Plan.

There are plans for a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + 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. It is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Bicester Golf Club will no longer be viable, members cannot play on a 9 hole only course. They will have to find alternative facilities which thereby necessitates even more vehicle movements. The traffic impact cannot be underestimated. Bicester has grown in recent years beyond all recognition, the building of Kings Mere, the industrial units, hotels and shops surrounding this area has meant many roads being widened or actually created to try and alleviate the problem. Can the A4095 which will be the main road in and out of this development really carry this volume of traffic?

Yours faithfully


Thelma Thomas

APPEAL REF:

APP / C2105 / L / 20 / J259 / 189

RECEIVED

12 NOV 2020

MAJOR CASEWORK

Hunters Moon
Chesterton,
Bicester,
OX26 1UN

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

10 December 2019

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

Dear Sir/Madam,

I wish to object in the strongest possible terms to this application for a large-scale water theme park on the edge of Chesterton.

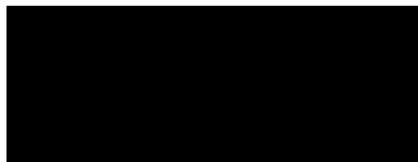
The existing road infrastructure cannot cope with the projected extra 1,000 + daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents. The plans for a 900 space car park indicate the anticipated huge volume of extra traffic that will be travelling to and from the site, bringing with it a substantial increase in noise pollution, not to mention a decrease in air quality and potentially adding to the associated health issues currently being identified nationally

This will be a private resort attracting a proposed 500,000 visitors annually. As all these visitors must arrive by road this is going to add unprecedented stress to the already highly congested M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to the detriment of thousands of local residents and businesses.

Economically there is very little benefit from this development for the local area. Oxfordshire has very low unemployment. The resort's requirement for 600 lower skilled staff will either attract employees away from existing local businesses or necessitate finding staff from some distance, thereby increasing road movements even further. There is no provision for staff accommodation within the resort. As there is no public transport all staff will have to travel by vehicles – the possibility of cycling or walking from nearby will prove far too dangerous due to the volume of traffic and inadequate pavements. Furthermore it should be pointed out that the provision of low skilled employment opportunities are contrary to Cherwell's strategic aim of prioritising knowledge-based employment.

Yours faithfully,

Mrs Patricia Parkes



APPEAL REF:

APP/ C3105/12/20/3259189

RECEIVED

12 NOV 2020

MAJOR CASEWORK

Hunters Moon
Chesterton,
Bicester,
OX26 1US

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

10 December 2019

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

Dear Sir/Madam,

I am writing to object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

Although I no longer live with my mother in Chesterton, this is my home and I visit very often, grew up here and have played many rounds of golf on the course which is to be sacrificed to this project. This is a wonderful green open space which provides a facility for local people, it goes against all local and government advice that facilities like this should be closed. The resort is not going to benefit the local residents in any way, and will have an impact on local employment. There is very low unemployment in the entire county and the 600 staff that are required for this development are most likely to be recruited from a distance -- thereby adding to the traffic problems which are already at saturation point.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

With potentially 2,000 visitors each day this proposal will have a very significant impact on the area and Great Lakes should have worked with Cherwell District Council to find a far more suitable site. This is a speculative planning application in the wrong location and therefore should be refused planning permission.

Yours faithfully,

David Parkes



APPEAL REF:

APP/C3105/W/20/3259/189

Hunters Moon
Chesterton
Bicester
OX26 1UN

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

2 NOV 2020
MAJOR CASEWORK

10 December 2019

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

Dear Sir/Madam,

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.

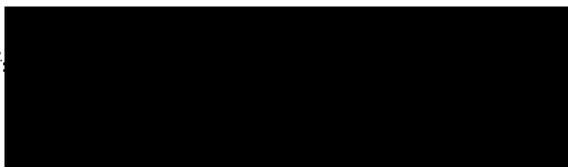
Although I no longer live in Chesterton, this is my home where I grew up and and I do not want to see the character and community swallowed up by the scale of the development that is being proposed by Great Lakes.

The existing roads cannot cope with the amount of traffic that uses these routes on a daily basis. The local stretch of the M40, the A34, A41, A4095 and B430 are congested on a daily basis. The village has become a rat-run for commuters from Bicester who find the major roads too full. Residents who are on foot, taking children to school, walking dogs and cycling have to risk their lives constantly as the traffic flow on the A4095 is relentless and very dangerous.

The project is unsustainable. There is to be a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. These people will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Yours faithfully,



APP/C3105/W/20/3259/89

10 Falcon Mead
Bicester,
OX26 6YU

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

RECEIVED
12 NOV 2020
MAJOR CASEWORK

10 December 2019

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

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.


It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + 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, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further. With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Bicester Golf Course will no longer be viable – nobody will play on a 9 hole course. The loss of this sports facility simply adds to the loss of open space and sports amenities in the growing area that Bicester has become. Green open spaces and sports facilities are championed by local councils for the well-being of all.

Yours faithfully,


Mrs Anne Smith

APP/C3105/W/20/3259/89

33 Grebe Road, Bicester, OX26 6EL

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

RECEIVED
12 NOV 2020
MAJOR CASEWORK

11 December 2019

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

Dear Sir/Madam,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan. I would ask you to take the following observations into consideration when considering the application.

This project is not sustainable, it is not in an appropriate location for the size of the structures. The development includes a 900 space car park, indicating a significant reliance on car travel which goes against the Cherwell strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area. Additionally the golf course will no longer be viable, no golfer will play on a 9 hole course. The loss of this facility will mean that golfers now have to find another amenity which increases car use even further

The existing road infrastructure cannot cope with the projected extra 1,000 + 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, it is unacceptable for the routing planned via Middleton Stoney and Weston on the Green and to put even more pressure on the already stressed A34, A41, A4095 and B430. There will also be a serious deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further.

There will be no benefit economically or otherwise to the local community. Visitors will remain on site and will be spending their money there. Local residents will not be able to visit the development as it is solely for the projected 2000 visitors who will be housed in one of the two or three overbearing buildings on site. These buildings are not in keeping with the small scale, detached low height buildings that currently exist on the site.

Yours faithfully,

Mrs Karen Oates

PLANNING NO. REF: APP/C2105/L2/20/3259189

47 Alchester Road, Chesterton, Bicester, OXON OX26 1UN

Email: cathymsteiner@gmail.com

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

12 NOV 2020
MAJOR CASEWORK

11 December 2019

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

Dear Sirs,

I wish to strongly object to the above application on the grounds that this proposal is not in accordance with the Local Development Plan and goes against the government strategy of reducing reliance on cars.

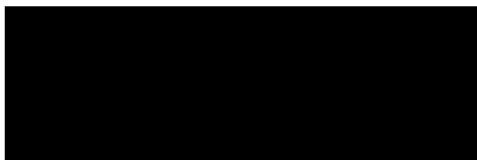
It is in an inappropriate location on the edge of a small historic village. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale or detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1,000 + 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. As more houses and industrial units are being built within the immediate vicinity of the village the roads will carry more and more traffic and will not cope – never mind if this development adds enormously to the weight of traffic on these roads. The M40, A34, A41, A4095 and B430 are more or less at saturation point on a daily basis, certainly in rush hour periods – the projected 2,000 visitors each day will all arrive by car (there is no other transport option) and they will be arriving during peak periods, it is simply not feasible to suggest that these movements on the roads will be staggered and at non peak times. This huge volume of traffic is already causing a serious deterioration in air quality for local residents.

Local businesses are already finding it hard to recruit staff and the Great Lakes proposal will be targeting this small pool of people. As such they will either take employees away from local businesses – a negative economic impact, or they will bring in staff from other areas, thereby increasing traffic movements even further (see paragraph above). With the vast majority of visitors to this development remaining on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

Bicester Golf Course will no longer be viable – nobody will play on a 9 hole course. The loss of this sports facility simply adds to the loss of open space and sports amenities in the growing area that Bicester has become. Sports facilities and green open spaces are championed by local councils for the well-being of all people.

Yours faithfully,
Mrs C M Steiner



APPEAL REF:

APP/C3 105/L/20/3259 189

28 Rudloe Road,
Clapham
London
SW12 0DS

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

RECEIVED
12 NOV 2023
MAJOR CASEWORK

14 December 2019

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

Dear Ms Whitehead,

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.


Although I no longer live in Chesterton, I grew up in the village and it was my home for over twenty years. I do not wish to see the village and its local community destroyed by this development.

The existing roads cannot cope with the amount of current traffic. The roads are dangerous for any pedestrians trying to walk along them, with traffic speeding along them as the village has already become shortcut for many drivers. I live in London and find it much safer to walk and run here than in a small country village, which is ridiculous. The volume of traffic the development of this resort will bring will make access to the village almost impossible for its residents and visitors, and hazardous for the villagers, including the many young families and children who live there.

This development will ruin the character of the village. Once a local farming community, it will be turned into a congested area, swamped by this monstrous development. A greenfield site will be lost with vast ecological impact. This is evidently an unsustainable project, and no consideration has been given to the negative environmental consequences it will bring, namely in the increase in traffic and destruction of local habitats. This development will bring no economic benefit to the village and the resort will not be available to be used by local residents, meaning that they are forced to live with it but not welcomed into it at all.

I am appalled that the Council is even considering such a development. There has been total disregard for the impact this will have on local residents and the wider community. Families who have lived in the village for generations will be forced to leave, pushed out by this atrocious development, and the village landscape will be irrevocably altered for the worse.

Yours sincerely,


Lucy Steiner

APPLAC REF.

APP/C3105/L/20/3259189

VED

28 Rudloe Road,
Clapham
London
SW12 0DS

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

12 NOV 2020

MAJOR CASEWORK

14 December 2019

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

Dear Ms Whitehead,

I wish to strongly object to the above mentioned application on the grounds that this proposal is not in accordance with the Local Development Plan.

I am a regular visitor to Chesterton as my girlfriend's family are based there. It is evident that this is close-knit community with residents that care about the village. I cannot see how a development of this scale is in keeping with the local landscape or sustainable. I do not believe that the village will benefit in any way from it, and the already busy roads will become even more congested and dangerous.

I do not understand why a small village, with minimal infrastructure has been selected for this project. There is simply not enough space for it and the location of a water park and resort is totally in opposition to the surrounding area.

It would be a tragedy for a village that dates back to the Domesday Book to be destroyed by an unnecessary and ecologically disruptive development.

Yours sincerely,



Alexander Dixon

REF.

APP / CJ105 / W/20 / 3259189

48 Hanover Gardens
Bicester
OX26 6DG

RECEIVED
12 NOV 2020
MAJOR CASEWORK

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

12 December 2019

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

Dear Sir/Madam,

I wish to object in the strongest possible terms to this application for a large-scale water theme park on the edge of the village Chesterton.

The existing road infrastructure cannot cope with the projected extra 1,000 + 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. Bicester is a growth town and with the huge amount of new homes and businesses that have been built in the last few years comes an equally enormous increase in local traffic. It is unacceptable for this development to add to the already completely overstretched A34, A41, A4095 and B430. There will be a serious deterioration in air quality and a substantial increase in noise pollution for local residents. The plans for a 900 space car park confirm the expected level of cars and vehicles.

Economically there is very little benefit from this development for the local area. Oxfordshire has very low unemployment. The resort's requirement for 600 lower skilled staff will either attract employees away from existing local businesses or necessitate finding staff from some distance, thereby increasing road movements even further. There is no provision for staff accommodation within the resort. As there is no public transport all staff will have to travel by vehicle - the possibility of cycling or walking from nearby will prove far too dangerous due to the volume of traffic and inadequate pavements. Furthermore it should be pointed out that the provision of low skilled employment opportunities are contrary to Cherwell's strategic aim of prioritising knowledge-based employment.

It is unacceptable that a beautiful 18 hole golf course is to be sacrificed to this project. This is a wonderful green open space which provides a facility for local people, it goes against all local and government advice that facilities like this should be closed. Golfers will have to find other venues, travelling to these by car of course.

You 
Mrs 

APP/ C3/05/L/20/3259189

40 Windmill Avenue
Bicester,
OX26 3DY

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

RECEIVED
12 NOV 2019
MAJOR CASEWORK

10 December 2019

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

Dear Sir/Madam,

I am writing to whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. This is not a facility for the benefit of local residents.

The existing road infrastructure (and that of the surrounding villages) cannot cope with the addition of up to 1000 vehicles on a daily basis. Chesterton is already a rat-run and experiences major traffic congestion as an escape route during the many problems that arise on the M40 or A34. The suggested routing to this development will cause excessive congestion on the A41, B430 and of course the A4095 which runs directly through the village. This enormous traffic issue points again to the fact that this proposal is in the wrong location.

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

There are questions as to how this development will be staffed. There is virtually no unemployment in the entire county of Oxfordshire. Local businesses are already finding it hard to recruit staff and Great Wolf will be targeting this small pool of people. Either staff will be poached from local business or more likely staff will be recruited from a considerable distance. Staff will have to use road transport – at best brought by private bus, at worst adding to the number of cars on the road. As there is to be no accommodation provision for staff, these traffic movements will add to the traffic problems detailed above. Visitors to this development will remain on site for the duration of their visit, there will be very little (if any) economic benefit to local businesses.

The design of the development is not suitable – low rise builds are to be spread across the site, thereby urbanising it. The large overbearing blocks housing the hotel and the water park are not in keeping with this rural site. Schemes in such a location should be small-scale as outlined in Cherwell's Countryside Design Summary, 2008



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resort
Date: 24 November 2020 17:08:15

Dear Madam,


Re: APP/C3105/W/20/3259189

I have studied the online information on the proposals for the above development. It appears to me that the resort would be completely out of scale and would swamp at least one pleasant Oxfordshire village. It would cause a major increase in road traffic, both during construction and once fully operational, and the existing road system would be completely inadequate to cater for it.

Yours sincerely

A.A. Weber

Sent from my iPad

From: 
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 19 November 2020 18:57:37

Dear Alison

Re: APP/C3/W/20/3259189- Great Wolf Resort in Chesterton Oxfordshire

I am absolutely appalled to see this group have actually got an appeal after the Cherwell District planners rejected Great Wolf Resort plans for the obscenely large development in Chesterton. I am writing to urge you to ensure this appeal ends up with the same outcome, a rejection to the Great Wolf plans.

This resort would bring nothing but misery to the surrounding villages.

- The increase in traffic on what were once quiet country roads and were not made to withhold the volume of traffic we would see if this resort went ahead. Around 1,800 additional car trips a day on our local roads which are already stretched to capacity .
- The disruption to our lovely countryside and wildlife during construction and on completion with a loss of natural habitat of many different species.
- This area is already classified as seriously water stressed the high water usage would put considerable strain on our area. Plus an 84ft high water tower building blotting the landscape.
- A disturbance to the calm and solitude in the surrounding areas with a permanently floodlit 900space car park
- A considerable increase in air and noise pollution
- Not a public amenity so not for our benefit at all , its designed for people who book an overnight stay in the largest hotel outside of London 4 storeys high with a capacity for around 2,000 visitors
- The proposed development is not in accordance with the Cherwell Local Development Plan.

Yours Sincerely ,

Alison Ace
Kirtlington

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: No to Great Wolf Resort
Date: 27 November 2020 10:43:22

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

Alexander Anthony

From: [REDACTED]
To: [Dyson, Alison](mailto:Dyson.Alison)
Subject: APP/C3105/W/20/3259189 GREAT WOLVES CHESTERTON
Date: 08 November 2020 19:46:11
Attachments: [image316060.png](#)
[image510330.png](#)
[image700247.png](#)
[image069514.jpg](#)
[image499913.jpg](#)
[image772455.jpg](#)
[image297613.jpg](#)
[image014929.jpg](#)
[image023981.jpg](#)
[image515029.jpg](#)
[image040869.jpg](#)
[image553973.jpg](#)
[image402134.png](#)

Dear Ms Dyson

I am writing in response to the appeal submitted by Great Wolves to build a resort park in our small village of Chesterton in Oxfordshire.

The reasons to refuse this appeal are many and various and just some of the most important ones are listed below:

1. Traffic. They plan for half a million visitors a year! The roads around here are small country roads, they just will not cope with this onslaught of traffic and volume of cars and road safety will undoubtedly be compromised. It would be madness to allow this sort of traffic volume here.
2. The people living in Chesterton are in a small village and many are retired. The impact on the entire village in terms of ambience and living peacefully will be affected greatly.
3. Noise will increase, not only from traffic but from the site itself.
4. The site is huge. It will have very tall buildings and be floodlight I understand. It is far too big for this village – it will swamp it!
5. The construction itself with all the building and deliveries will wreck the surrounding roads and there will be impossible to live with that amount of noise and disruption.
6. No one locally will benefit from this, it is right on top of the local community and something like this should be placed in an area surrounded by fields or other space that is not so terribly disrupted by it.

There has already been a huge amount of development in this area, this size of development is just far too much to put on local residents. My quality of life, and that of my neighbours and everyone living in the village will suffer dreadfully if this is permitted and I urge you in the strongest terms to reject this appeal.

Thank you for taking the time to read this.

Anne Barber
'March Hares'
Alchester Road
Chesterton
Bicester
Oxon
OX261UW



From: [REDACTED]
To: [Dyson, Alison](mailto:Dyson.Alison)
Cc: [REDACTED]
Subject: Reference APP/C3105/W/20/3259189
Date: 12 November 2020 17:02:15

OBJECTION TO GREAT WOLF RESORTS CHESTERTON

Alison

I wish to register my objection to the appeal by Great Wolf Resorts against the rejection of the proposed holiday/water park they wish to build in the neighbouring village of Chesterton.

There are a number of reasons why, as a resident of Kirtlington, I feel strongly that this development would be disastrous for our local environment, and create impossibly dangerous and deleterious traffic conditions.

- The capacity of the park would mean up to 1800 additional cars passing along local roads every day. Whilst the A4095 is classed as an A road, it is a twisting country road with dangerous bends, risky junctions, narrow sections where cars are parked and already full of potholes. It is entirely unsuited to this increase in traffic.
- Visitors will inevitably use satnav rather than road signs to reach the resort and a quick look on Google Maps will show that cars will be directed through either the dangerous junction of the A4095 and B430 if travelling from the west or from the South via the A34 through the single track road passing the tiny village of Little Chesterton. Not only will this apply to visitors to the park but of course to all the heavy construction traffic. The A34 and M40 are frequently closed at which point our village road becomes a diversion. This will bring all the traffic right past our village school and through our village which does not enjoy footpaths on both sides of the road. Do you believe that this number of drivers, unfamiliar with the locale and almost at their destination, will respect the risks this poses?
- We have the privilege of dark skies in the village with no street lights at all. Our night skies will be lost to the floodlights of a 900 space car park. This light pollution and needless energy use is just one of the environmental costs.
- We live in an area classified by the Environment Agency as "seriously water stressed". Why then would we seek to allow a Water Park which if typical of the GW resorts will use 42,366,077 gallons of water every year?
- Our local environment in all the surrounding villages is typified by cotswold stone houses and cottages. How then can a four storey hotel with an 84ft water tower be anything but a blot on the landscape.
- At a time when we need green space to improve wildlife sustainability and clean air to fight pollution from air and road vehicles, why approve a huge site with a 900 space concrete car park and an indoor pleasure park. We are in an outstandingly beautiful area with ample outdoor leisure pursuits.
- Great Wolf may argue that there will be economic benefits at a time of difficulty in the UK. The benefits will be for the US investors as the jobs it creates will be predominantly low skilled, low pay jobs and the facilities are not intended for local benefit. In the US 98% of guests remain on site for the entirety of their stay (much as Centre Parcs) and so there will be no spin off opportunity for local businesses and the local economy.

Chesterton is a small village without the wealth or power to fight a well funded organisation such as Great Wolf. Cherwell District Council unanimously rejected this plan having listened to the arguments and I would ask you to do the same.

I do hope that you will take the opportunity to visit the area. Do use Google Maps and please beware of cyclists, pedestrians, children and horse riders.

I have copied this email to our MP in expectation that he will ensure that the Secretary of State is fully aware of local issues.

Yours
Anne Blackwell

Manor House
South Green
Kirtlington
OX5 3HJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 17 November 2020 23:38:28

Dear Ms Dyson,

I am writing concerning the planning appeal reference APP/C3105/W/20/3259189.

The proposed complex is completely unsuited in scale to the proposed position. Chesterton is a small and friendly village far enough from Bicester to feel totally rural and self contained. It is surrounded by countryside, but is under pressure. Children walk to the village school and cycle down the lanes independently, but this would no longer be possible if great wolf resort was built. The location of the proposed development on the outskirts of a small village with narrow rural roads is completely unsuited to the large scale hotel which hopes to attract half a million people a year, most of whom will be arriving by car. The position of the proposed hotel is such that whatever direction visitors arrive from they will have to travel the last leg down rural roads and through villages unsuited to heavy traffic. There is already substantial traffic pressure on the surrounding roads including the A34 and A41 from local traffic due to unchecked development around the Bicester area and large numbers of commuters, and no amount of developer funded 'road improvement' schemes help!

The scale of the proposed buildings is completely out of character with a rural setting - no effort has been made to harmonise the appearance of the building to the environment, or any consideration been given to the local vernacular architectural style. The plans show the hotel to be four storeys high and will dwarf and dominate the surrounding countryside. At 84 ft high the water tower will be potentially the tallest building in Cherwell and visible from the conservation area surrounding the listed buildings within the village.

The area is one of great water sensitivity, existing changes to the local area have increased the risk of flooding within the village of Chesterton and this will only increase further with the massive footprint of the development most of which will be buildings and hard standing. The fields around Chesterton act as a sponge soaking up excess water. without this and with additional water going into already failing water processing facilities this can only be a disaster to the village. The pumping station outside the village already spews sewage into open water courses at frequent intervals when rainfall and run off has been heavy.

Local lives will also be permanently detrimentally effected by permanently flood lit car park and light pollution from the development. It has been proven that not only would this be disastrous to local wildlife in what is a rural area, but also detrimentally effect residents sleep patterns and mental health.

Any perceived benefit to the local area is minimal, it is not a leisure facility that will be open to local people. the majority of visitors will not leave the site to explore the local area as facilities are provided on site for them and so will not contribute to the local economy. Wages in the hospitality sector are generally very low and largely attract foreign workers therefore being of little benefit to local job seekers.

In an era of awakening consciousness towards environmental sustainability this development seems completely inappropriate both in the position chosen, the scale and approach to the local environment.

Please take my objections into consideration.

Best wishes
Alexandra Baldwin

Ivy Cottage
Chesterton

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to APP/C3105/W/20/3259189
Date: 27 November 2020 14:32:26

I am writing on behalf of the North Aston traffic committee to object to the proposed development by Wolf Park Resorts at Chesterton in Oxfordshire. North Aston is a rural village in the adjacent Cherwell Valley a short distance to the west of the proposed development. The scale of the proposed development will inevitably create a significant increase in traffic in the vicinity; some on the main arteries the M40 and A34, but some inevitably filtering through local communities on narrow country roads unsuited to additional traffic.

As you may be aware a significant new residential and business development is taking place in close proximity to the proposed Wolf Park development on the old USAF airbase at Upper Heyford – Heyford Park - which has already created significant projections of increased traffic in this area. The developers have entered into a productive dialogue to try and mitigate this impact. This balancing of development with the quality of the local environment threatens to be undone by another large-scale development nearby.

It seems that the proposed Wolf Park resort is one which will offer very little by way of benefit to the local community, whilst imposing considerable environmental costs. We would therefore strongly urge you to reject this application.

Antony Buxton (chair)

North Aston Traffic Committee, Oxfordshire

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: ref APP/C3105/W/20/3259189
Date: 26 November 2020 18:08:41

Dear Alison,

The reason I don't want The Great Wolf resort in Chesterton is because it is really like living in a nice quiet village and I think having the resort being built here is going to make it a lot noisier and in the summer having all the cars there is going to make it dangerous when I want to go to the ice cream van. Also having 65 vans coming into the village every day will make it difficult to have lovely walks in the countryside, I hope these points will change your mind,

Alexander Chipperfield-Twiddy [REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf appeal APP/C3105/W/20/3259189
Date: 20 November 2020 19:28:09

For the Attention of Alison Dyson

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

I am writing to register my objections in the strongest terms.

This proposed development is so out of line with anything proposed in the area.

It does not comply with any developments existing or proposed in the Cherwell Local Plan.

It will NOT be available for the use of any locals and is not intended to be so, there will be no benefit to anyone living locally..

Any increased traffic in the area will call serious congestion on the already heavily congested roads. Perhaps the Cherwell Plan should be consulted re the considerable amount of new house building there has been/is currently in progress/is planned in the immediate area, the roads are currently not adequate, grid lock at some stage at peak times is inevitable

A 4 storey hotel with a large floodlit carpark, with an adjoining water park which will include a 25 metre high water tower, are so inappropriate for this semi rural location.

Has any consideration been given to the enviromental impact, increased pollution, destruction of the existing wildlife habitat if this development was to go ahead?.

I strongly recommend that this Appeal is refused.

Yours Sincerely,

Alec Cunningham

65 North Street,

Fritwell,

Bicester,

OX27 7QR

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov)
Subject: Fwd: the great wolf
Date: 17 November 2020 20:27:27

----- Forwarded message -----

From: Annie Dallas [REDACTED]
Date: Tue, 17 Nov 2020 at 20:23
Subject: the great wolf
To: alison.dyson@planninginspectorate.gov <alison.dyson@planninginspectorate.gov>

Hello Alison

Appeal reference
APP/C3105/W/20/3259189

Dear Alison

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

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

below some of the many negative reasons.

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

- Noise pollution both during construction and once built.
- Light pollution both during construction and once built by nocturnal flood lighting.
- Loss of a popular leisure amenity.
- Loss of a countryside area of natural beauty.

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

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

Your sincerely
Annie Dallas
Resident of Chesterton

--

Sent from Gmail Mobile

--

Sent from Gmail Mobile

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Resort Appeal
Date: 27 November 2020 12:00:04

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

Dear Alison,

I would like to add my appeal against the Great Wolf Resort plans.

I currently live in Wendlebury, therefore have already been exposed to the recent flooding, and I cannot imagine an increase in this alone in our small village as a result of further facilities being built, being this huge resort. It caused so much upset and destruction only last month and this huge resort would only exacerbate the situation.

More importantly however, I have just purchased a new property in Chesterton and about to exchange contracts, and therefore was devastated at the new appeal for this massive resort to be built.

I purchased my new house as I wanted to be in a quiet village overlooking what is currently allotments and green countryside, and have now discovered this resort will be directly behind!

It is now too late to pull out of my contract to move, and the last thing I wanted was to look out at an 84ft water tower and a floodlit carpark which would otherwise have been green tranquil countryside as this would also increase air pollution and noise!

I am also a member of the Golf club, and the course would also be a terrible loss, I simply can't imagine.

Please, please, please can this huge complex of the Great Wolf Resort be stopped and not be allowed to happen.

Kind regards,

Amanda

Amanda Davies
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to the Great Wolf Resorts planning appeal
Date: 13 November 2020 15:53:17

Dear Alison

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

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

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

I list below some of the many negative reasons.

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

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

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

Thank you for considering my objections

Best regards

Amanda Deadman
Kirtlington resident

This message is confidential. If you have received it by mistake, please let me know by e-mail reply and delete it from your system.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference: APP/C3105/W/20/3259189
Date: 15 November 2020 17:12:39

I am writing on behalf of my wife & myself to express our opposition to the appeal of Great Wolf Resorts to the unanimous rejection by Cherwell planners , in March , to their plan to develop a huge , unsightly & wholly inappropriate visitor complex in the historic Oxfordshire village of Chesterton. The plan is in scale & type totally unsuitable for this rural area , as was clear to the Cherwell planners , in March , when they rejected it on six counts because it was not in accordance with the Cherwell Local Development Plan.

My wife & I have been resident in the Cherwell area for the last twenty-three years & this without doubt is the gravest planning threat to the local environment we have seen in that time. Which is why we find ourselves , for the first time , urging you to reject the appeal & uphold the original decision of the Cherwell planners.

Thomas D. Dingwall
Anita H. Dingwall

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: The Wolf Appeal
Date: 24 November 2020 17:11:02

APP/C3105/W/20/3259189

Dear Alison

With reference to the above and as a resident of Chesterton I am confirming that my family & myself are completely opposed to the building of the water park complex in our village.

The additional traffic that will descend upon our countryside will add to the already overcrowded & traffic congested local roads, not too mention the added air pollution & noise pollution. These local roads are very popular with our local cycling community and as a keen cyclist myself we will all be more vulnerable with the extra traffic and the risk of possible accidents will increase on these narrow country lanes.

The eyesore of a complex will dominate our Oxfordshire countryside and have a negative impact on the wildlife living in the hedgerows & fields.

The visitors to this complex will of course be taking shortcuts or taking wrong turns through the village of Chesterton which will lead to chaos & further danger in our small community. There is no doubt in my mind that the residents of Chesterton will bear the brunt of this monstrosity with no benefits to us whatsoever.

Please do not consider this ridiculous proposal.

Best Regards

*Ashley Edwards
Sadlers Cottage,
Chesterton*

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf resorts application in Chesterton, Oxfordshire
Date: 21 November 2020 11:50:07

Dear Alison

Re: APP/C3105/W/3259189

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

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

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

I list below some of the many negative reasons.

There are no plans to upgrade or alter our local road network to cope with the estimated 43% increase in traffic once built, and this figure doesn't take into account the impact of construction traffic which will be in the number of 65 lorries every day over a two-year period. Therefore our already poor country lane infrastructure will suffer much higher rates of deterioration, and there will undoubtedly be an increase in road traffic accidents.

Disruption to wildlife both during construction and once built with the loss of natural habitat.

High Water usage - The area is already classified as "seriously water stressed" by the Environment Agency.

Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area.

Potential water fouling of the local area from chlorinated water waste (as with existing resorts in the US)

Potential lack of recycling affecting local figures for CDC.

Air pollution both during construction and once built.

Noise pollution both during construction and once built.

Light pollution both during construction and once built by nocturnal flood lighting.

Loss of a popular leisure amenity.

Loss of a countryside area of natural beauty.

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

Finally, the most obvious reason for not considering the appeal is that the plan has

already been unanimously rejected by CDC on six different counts! Surely this should be enough to ensure it doesn't go ahead?

Thank you for considering my objections

Best regards

Alison Ellacott

Chesterton resident

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Resort: APP/C3105/W/20/3259189
Date: 25 November 2020 14:39:21

Dear Alison,

I am writing to **object to the above planning application** on all the grounds previously submitted with an additional emphasis on how it will negatively impact on the Government's new green policies.

A water park and Hotel of the scale proposed, will increase pollution in the area as result of the considerable increase in traffic and the emissions generated by the park itself and it's construction.

This proposed development is not in accordance with the Cherwell Development Plan and is not an amenity for or off benefit to the local community

Kind regards

Alyson Fennemore

Bonnars Barn
Dovecote Lane
Somerton
Oxon OX25 6NA

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Ref: APP/C3105/W/20/3259189
Date: 19 November 2020 22:11:27

FAO The Planning Inspectorate

Re: APP/C3105/W/20/3259189

Sirs

I write specifically to object to the Great Lakes UK Ltd proposal of an US style water park for the following reasons:

1. The very high buildings proposed, including an 84ft high water tower, are completely out of character with the Conservation Area that was imposed on the village of Chesterton in the 80s. Those of us living inside this area are so strictly architecturally regulated (even to the type of roof tiles we can use) that to build such a large, high rise complex of floodlit buildings and car park WITHIN 600 METRES from The Conservation Area is totally inappropriate.
2. This proposed complex is to be set beside the historical Roman road, Akeman Street, which becomes known as Green Lane once it enters the village. In direct line from Green Lane, crossing Alchester Road, is The Lane. I live at Mill Cottage at the bottom of The Lane. On the evening of Sunday 16 August this year, after a very heavy rainfall, the Thames Water manhole in Alchester Road burst due to the surfeit of surface water. Several houses and the pub were flooded and a torrent of water poured all the way down the lane to the Gagle Brook beside my cottage. This house was only saved from flood by the quick thinking team of firemen who managed to shovel the mass of gravel carried down the lane by the heavy waters. They succeeded in forming a small dam of the gravel to direct the waters into the brook. In fact the garage and another outbuilding were flooded. My point is that if that 84ft WATER TOWER should burst I dread to think of the consequences to all these houses. We are at the lower end of a small incline which may seem slight but that volume of water would be very, very destructive.

I rest my case though there are many more reasons to object to this proposed project.

Yours sincerely

Anne R. Frangopulos.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/32591489 - Great Wolf Resorts
Date: 18 November 2020 16:59:17

Dear Ms. Dyson,

I understand that Great Wolf Resorts are appealing the decision made In March by Cherwell District Council, denying their application to build in Chesterton. I was sorry to hear this and write to respectfully ask that this decision be upheld.

We (my husband, daughter and I) live in Middleton Stoney and my daughter will hopefully, be starting school in Chesterton next year. We already have a vast amount of traffic going past our house and having a substantial increase would not be pleasant at all – causing us to consider moving away from this beautiful area. I feel, along with many others, that Chesterton is not equipped in size of amenities to host such a large development. I am not at all against Great Wolf as a company, I am sure their parks are great, but I think this location is the wrong one and they would be better looking at other areas that can accommodate such a sizable development.

Thank you very much for taking the time to read my email and hope it will be taken into consideration when making a decision.

Many thanks and kind regards,

Alexandra Gagel
(2 Ardley Road, Middleton Stoney, OX254AD)

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Rejection of Great Wolf Resort
Date: 27 November 2020 10:36:30

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

Alex Godfrey

Get [Outlook for iOS](#)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 26 November 2020 19:33:30

Dear Alison,

I am writing to you to raise my concerns regarding The Great Wolf's plans on the outskirts of Chesterton, Oxfordshire.

Although I am not a resident of Chesterton, I do live locally and feel very strongly about the proposed plans. These plans coupled with the extensive building work in and around Bicester, will cause irreparable damage to the environment. I believe we have a duty to future generations to preserve our natural environment and not cause irreversible destruction.

As you are already aware, The Great Wolf are seeking approval for a huge complex to be built on the edge of Chesterton on the existing site of Bicester Golf Course. A complex which will completely take over the landscape and would cause a massive threat to the wildlife. The scheme favours an 84ft high water tower. To put this building into perspective it would be taller than many of the highest buildings in London. The hotel 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.

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. Once the construction is complete and the site open, there would potentially be 500,000 visitors a year equating to 1,800 additional car trips a day on our local roads - which are already stretched to capacity.

Heavy volumes of traffic would travel through our country lanes and larger roads such as A41, A4030, B430, A4095. Inevitably there would be an increase in the risk of accidents on all the aforementioned roads but in particular the A34 which unfortunately already records a higher-than-average death rate. My other main concern is to cyclists and pedestrians who use our local roads to go on family walks and bike rides. Can you imagine the implications and danger this imposes onto the local residents and children throughout Chesterton and other local villages? This is a considerable risk and danger to the local community.

To approve these plans would be a complete oversight by the council and I strongly believe that the council's initial, **unanimous** rejection to this proposal should be upheld.

Kind Regards

Miss Abby Gorton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Objection
Date: 26 November 2020 15:52:13

Dear Alison Dyson,

I am writing to you to raise my concerns regarding The Great Wolf's plans on the outskirts of Chesterton, Oxfordshire.

Although I am not a resident of Chesterton, I do live locally and feel very strongly about the proposed plans. These plans coupled with the extensive building work in and around Bicester, will cause irreparable damage to the environment. I believe we have a duty to future generations to preserve our natural environment and not cause irreversible destruction.

As you are already aware, The Great Wolf are seeking approval for a huge complex to be built on the edge of Chesterton on the existing site of Bicester Golf Course. A complex which will completely take over the landscape and would cause a massive threat to the wildlife. The scheme favours an 84ft high water tower. To put this building into perspective it would be taller than many of the highest buildings in London. The hotel 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.

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From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 25 November 2020 11:09:28

Dear Alison,

I write to encourage the recent appeal by Great Wolf Resorts is dismissed. This is based on the following justification:-

Section 13, Protecting Green Belt land, of the [NPPF](#) clearly para 133 states: *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*. This development is neither in the context of the local area and fundamental would alter its characteristics.

Furthermore, the UK [Government's 10 point plan](#) key aim 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. This development would consequently deliver the reserve

I also have concerns relating to **Section 2, Achieving sustainable development, para 8c** which states: *"to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."* How does this development proposal achieve this?

Finally, there have been a number of fatal vehicle crashes in the Bicester area (and near to this site, in particular, junctions 8/9 and A41/vendee roundabout) over the past year. **Section 9. Promoting sustainable transport clearly states paragraph 102.** Transport issues should be considered from the earliest stages of plan-making and development proposals. How is this development going to mitigate the effect of thousands of people travelling via country roads? Will a slip road be built off the motorway? Traffic is already queuing back onto the SRN and thus presenting a hazard.

I look forward to hearing from you in due course

Kind regards,
Ashley Hayden

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 Chesterton GW
Date: 26 November 2020 19:08:54

Good evening Alison,

I had previously sent a letter objecting to the proposed development by Great Wolf and was extremely pleased to hear it had been turned down due to many concerns all extremely valid.

However upon hearing of the appeal I am now emailing my objection to the planned development.

As I had previously stated the huge environmental impact on the area would be irreversible regardless of new landscaping and planting.

The local roads which are already heavily impacted on by through traffic whenever there is a road incident or Bicester village is at or nearing capacity simply wouldn't cope with the additional numbers of resort visitors and employees.

The village of Chesterton has been afforded the protection of the green belt between itself and the Kingsmere estate but with the Great Wolf resort the village would be impacted on hugely and this type of development is in no way in keeping of a rural environment.

I fear for the environmental issues to the locality due to the construction of the site, increased traffic and dangers to villagers especially children and the elderly, huge water demands and possible pollutants.

Also this type of development really would be a blot on the landscape and regardless of it being sold as an internal venue it would no doubt cause significant noise pollution from the visitors themselves let alone the huge amount of vehicles being used to bring the visitors would also bring an increase in pollution.

The surrounding villages will also be impacted during the construction of the resort especially with earth movement and building materials being taken to and from.

I had until recently enjoyed living in the village of Chesterton and it has always been a happy and friendly community and also a relatively safe one but with the planned resort I fear this will all be lost.

My brother was in Canada last year travelling and happened upon one of The Great Wolf resorts and even he with 2 young children said it was an ugly monstrosity and it would devastate the Chesterton village.

I know the resort only plans initially to take the section of the golf club towards the M40 on the back 9 but in time it will want the whole of the Bicester golf club site.

I strongly urge that for many reasons the objection to the resort is upheld for the benefit of those living locally currently and for those children in the future as they grow up.

I have for many years thought if a venue of this type needed to be built anywhere near Bicester then the land near junction 9 of the M40 would be ideal or even just off the motorway at junction 10 as there is ample area there but I do feel that a resort of this type really is not in keeping with rural Oxfordshire.

Regards Anthony Hayward

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf resort
Date: 18 November 2020 19:27:25

>

>

> Dear Alison

>

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

>

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

>

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

>

> I list below some of the many negative reasons.

>

> • There are no plans to upgrade or alter our local road network to cope with the estimated 43% increase in traffic once built, and this figure doesn't take into account the impact of construction traffic which will be in the number of 65 lorries every day over a two-year period. Therefore our already poor country lane infrastructure will suffer much higher rates of deterioration, and there will undoubtedly be an increase in road traffic accidents.

>

> • Disruption to wildlife both during construction and once built with the loss of natural habitat.

>

> • High Water usage - The area is already classified as "seriously water stressed" by the Environment Agency.

>

> • Lack of sewage and drainage infrastructure which will contribute to the already high risk of flooding in the area.

>

> • Potential water fouling of the local area from chlorinated water waste (as with existing resorts in the US)

>

> • Potential lack of recycling affecting local figures for CDC.

>

> • Air pollution both during construction and once built.

>

> • Noise pollution both during construction and once built.

>

> • Light pollution both during construction and once built by nocturnal flood lighting.

>

> • Loss of a popular leisure amenity.

>

> • Loss of a countryside area of natural beauty.

>

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

>

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

>

> Thank you for considering my objections

>

> Best regards

>

> Annette Herman

>

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

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@oxford.gov.uk)
Subject: Planning Appeal APP/C3105/W/20/3259189 - Great Wolf Resort, Biceser, Oxfordshire.
Date: 23 November 2020 15:13:06

Dear Sir / Madam,

I am writing to object to this planning appeal lodged by Great Wolf Resorts in respect of a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan. The original planning application has already been refused quite rightly by Cherwell District Council and this decision should be upheld.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned it is plain that the existing road infrastructure cannot cope with this extra development. Indeed the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) will already exacerbate traffic problems in Middleton Stoney in particular. The prospect of a further 500,000 visitors per year which would mean circa 1800 car trips per day would just increase the air pollution and misery for local residents. This is an opportunistic proposal and the developer has no regard at all for the environment in which it is proposed to place it.

It has no merit as far as job creation locally or enhancement of the local economy is concerned. The resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Inspector dismisses this appeal and endorses the decision already made by the Cherwell District Council Planning Authority.

Andrew Hickman

Sainfoin House

Lower Heyford Road

Middleton Stoney

OX25 4AL

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal against planning application
Date: 19 November 2020 16:46:29

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
- Chesterton is a small village and does not have the capacity to deal with the increase in traffic, noise and disruption
- The proposed development is not in accordance with the local development plan and due process should be followed
- 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 planned structure will completely change the landscape of the village and surrounding area.
- 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 and farmland
- 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.

Thank you for considering this
Andi Hucker

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 18 November 2020 17:01:22

Dear Alison

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

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

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

I list below some of the many negative reasons.

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

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

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

enough to ensure it doesn't go ahead?

Thank you for considering my objections

Best regards

Andrew Hulbert

Weston on the Green resident

Appeal reference APP/C3105/W/20/3259189

Dr A-M. Izac
The Garden House
1, Chesterton Court
Chesterton OX26 1UP

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

Object: appeal reference: APP/C3105/W/20/3259189

November 24, 2020

Dear Ms. Dyson,

As a resident and house owner in the village of Chesterton I am absolutely and wholeheartedly objecting to the appeal lodged by Wolf Resort against the unanimous decision to refuse their planning application. My reasons for doing so were spelled out in my letter of 16 December 2019, attached.

In addition to my previous points I particularly want to emphasise that the air pollution associated with the significantly increased road traffic around us, if this development is approved, will cause health problems for many residents. The current pandemic has demonstrated how individuals exposed to significant levels of air pollution are more susceptible to COVID-19 because their lungs are in a worst condition than those of people breathing less polluted air. In addition, studies triggered by the pandemic have highlighted that significant levels of air pollution negatively affect brain development in children and increase the occurrence of Alzheimer and respiratory diseases in older adults.

Health, to all of us, has become recognised as the single more important factor for a satisfactory life. In our neighbourhood we already have substantial levels of air pollution brought about by Bicester Village and its associated traffic. A second large scale development, the economic benefits of which go to a foreign company and the human health and environmental costs of which are borne by local people would fly against the UK taking the lead in climate change adaptation and mitigation.

I thank you for taking the above points into consideration.
With best regards,


Anne-Marie Izac

Dr A-M. IZAC

The Garden House, 1 Chesterton Court

Chesterton OX26 1UP

Ms. Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

Re: Great Lakes UK Ltd- application Ref: 19/02550/F

Chesterton, 16 December 2019

Dear Ms. Whitehead,

I absolutely and whole-heartedly object to this application for a large-scale water theme park on the edge of our small village of Chesterton. There is no need whatsoever for such a development in the proposed location.

As a resident and house owner in Chesterton I know that property values will decrease with such an inappropriate development nearby. Indeed, this development is totally out of place and character in our small and old village. It is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Whilst the developer will benefit financially from this development, neither Chesterton nor the Cherwell area will get a share of these benefits. Staff will have to be hired from non-local areas as we have almost full employment locally. The business model of Great Wolf consisting of providing all facilities on-site to their visitors, local businesses will not be able to benefit from this theme park. Cherwell Council will benefit as Great Wolf will pay corporate taxes. The question then is: what are the costs which residents in Chesterton and other nearby villages will have to bear for Cherwell Council to see an increase in its corporate Council tax revenues? Is this in the public interest?

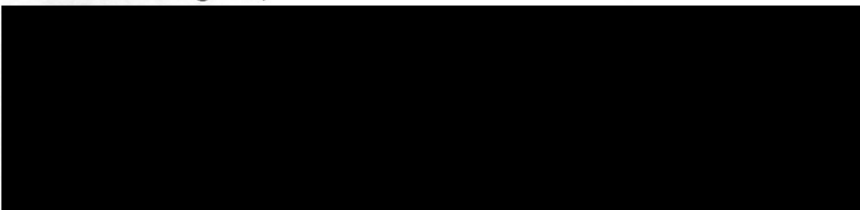
A first cost to the local community will be the additional traffic caused by 2000 visitors per day to the water-based theme park. Roads around the projected site and around the villages closest to it, are in a bad state of repairs because current levels of traffic are already extremely high. This significant additional traffic will further degrade local road infrastructure and result in increases in car accidents and air pollution. At peak traffic times it will be impossible for local residents to get anywhere, as currently is the case thanks to Bicester Village during sale periods such as Black Friday and all other sales over the yearly calendar. Increased air pollution has various deleterious health effects which local communities will have to bear. It also contributes to climate change and runs against the principles of

pro-active environmental management that are expected to be implemented by all local Councils following the Government's declaration of a national climate change emergency.

Various other deleterious environmental effects will be triggered by the building and operating of this resort. These include replacing a beautiful natural landscape by a built area of 500,000 square feet, displacing natural habitats, decreasing soil, plant and animal biodiversity and in the process changing the water cycle. All these environmental effects will contribute to climate change instead of slowing it down. Again, this is a counterproductive use of the area selected for Wolf resort since we are in a national climate emergency.

Once again, I absolutely oppose this un-needed resort as it will not benefit residents and businesses, given its business model, and it will create a string of environmental issues contributing to climate change as well as negatively affecting human health. I ask that Cherwell Council representing the interests of all residents refuse this application.

With best regards,



Anne-Marie Izac, PhD (Australia) in Environmental and Natural Resources Economics; MBA (France); M.Sc. (USA) in Systems Ecology

Cherwell, 11/11/2020

Dear Ms. [redacted]

I absolutely oppose the application for the Wolf resort. The resort is located on the edge of our beautiful natural landscape. There is a need for a more sustainable development in the proposed location.

As a resident of Cherwell, I know that property values will increase with such an inappropriate development in the area. Indeed, this project is not in line with the character of our village and is not in accordance with the local development plan and there are no other uses that would be suitable for the land.

While the developer will benefit financially from the development, neither Cherwell nor the Cherwell residents will benefit from this project. Staff will have to be hired from non-local areas as we have no local workforce. The number of staff required for providing all facilities will be high and local residents will not be able to benefit from this theme park. Cherwell residents will benefit from the development in terms of jobs. The question then is what will the Cherwell residents in Cherwell benefit from this development? Will Cherwell Council to put an emphasis in its corporate plan to support the development?

A direct effect on the local community will be the additional traffic caused by 2000 visitors per day to the Wolf resort theme park. Roads around the resort and around the villages closest to it, are in a poor condition because of the high traffic volume and are already extremely high. This significant additional traffic will further degrade the roads and result in increases in car accidents and air pollution. The high traffic volume will be especially high for local residents to get anywhere, as currently in the UK, the roads are congested during peak periods such as Black Friday and all other well-known events. The increased traffic will also result in dust and noise, which local communities will have to deal with. The development is not in line with the principles of

2 Bletchington Road
Kirtlington
Oxfordshire
OX5 3HG

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

19th November 2020

Dear Alison,

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

I am writing to add my objection to other local residents in relation to the proposed Great Wolf Resorts complex in the nearby village of Chesterton, Oxfordshire. Despite our local Cherwell planning committee unanimously rejecting this resort proposal back in the Spring, we have been informed, as part of the local community, that the company has lodged a last-minute appeal on this decision.

There are so many reasons why this proposal was rejected in the first place, including its lack of accordance with the Local Development Plan, but I wanted to make sure my voice was added to other local people who will be unnecessarily and permanently affected by this proposed development. I would hope you are already aware of the many reasons for the objections, but I wanted to highlight a few in particular, that are pertinent to me and my village's proximity to Chesterton:

- Having lived in the village for over 16 years, we have already seen a major increase in traffic on our roads and back lanes due to the exponential growth of Bicester including the Outlet Village, which blocks all the roads in the vicinity every weekend; and the huge housing estates and the additional distribution warehouses etc., which are popping up across the town.
- There is also increased traffic from the redevelopment of the old US airbase at Upper Heyford, now featuring c. 700 houses, which will have on average two cars per household, making an increase of an additional 1,400 vehicles using our road infrastructure.
- At a time when exercising outdoors and spending time in nature have never been so important, grubbing up acres of nature-rich habitat, creating a substantial increase in light and noise pollution and building structures, which consider neither the site and significance of the area seem ludicrous. We are lucky to have diverse ecosystems in this area of Oxfordshire, with many wildlife corridors, ancient trees, and hedgerow habitats, all of which should be valued above an unnecessary and unsightly development.
- In reference to the community, there are already some big employers and a wide variety of jobs available in relation to other parts of the country, as well as a good selection of leisure facilities on offer, including the Bicester Golf Club and Spa, which offers the public a range of

reasonably priced memberships and day rates. This proposed complex will apparently offer nothing for the local community by way of utilising its facilities and anything that is offered sounds like it may be out of the price range for most members of the public.

- Finally, this is Oxfordshire, England. We have an incredible array of tourist attractions on offer from the historic city and Blenheim Palace, through to one of the biggest outlet malls in Europe and from some of the oldest oak trees in the world to the beauty of The Cotswolds. This is why people, especially Americans, visit our area in their millions. Tourists do not visit the county for an American-themed anything!


I trust my points above and the fact that I have taken the time to write to you on this matter, will contribute in some small way with everyone else's efforts in our community to ensure the final decision to this last-minute appeal by Great Wolf Resorts is rejection.

Yours sincerely,



Ali James /



From: 
To: [Dyson, Alison](#)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 26 November 2020 11:47:53

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 not a small development but a monster Disney Style facility squeezed in onto a nine hole golf course with limited access from country lanes. Bicester is a fast growing town and the A34 in particular is overloaded, queuing going north most days at junction nine. The Oxford to Cambridge Expressway is still 'on the books' which would mean further traffic loading. Motorist will use Google for directions regardless of any signing. This can be demonstrated by lorries leaving the A34 at Weston-on-the-Green exit to go north on the B430 to avoid junction nine delays despite the weight limit.

Regards
Andy Johnson

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

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: The appeal reference APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 21 November 2020 12:48:03
Attachments: [image.png](#)

APP/C3105/W/20/3259189

Dear Alison

I am appealing against the siting of the Great Wolf Resort in Chesterton as it is such an unsuitable placing of this very large and mostly private concern.

Unfortunately, I have been subject to a major traffic accident at one of the crossroads (the B430 and A4095) as below, that will definitely be used as a short cut. The roads are not sufficient to take the traffic that the resort will bring into the area, nor are they wide enough for extra capacity around the surrounding village of Chesterton and Kirtlington.

image.png



I trust that my concerns will be taken into account, such as my unfortunate accident which resulted in a week in hospital and my car being written off

KInd and concerned regards

Andrea
Mrs Andrea Kearey
7 Hatch Way, Kirtlington, Kidlington, Oxford. OX5 3JS

[REDACTED]

(Resident for over 30 years)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal : APP/C3105/W/20/3259189
Date: 18 November 2020 15:38:52

I would like to register my objection to the appeal now made.

I have family in Kirtlington and so visit often. It is charming residential village not at all suited to the development proposed. The village and its rural position does not lend itself to this type of leisure facility, nor in my view can it reasonably sustain the extra level of traffic which would inevitably be generated by such a site.

There would be a detrimental and irreversible impact on the way of life in Kirtlington and it's neighbouring areas.

Regards, Ann Marie Keeling

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 Great Wolf Resorts Chesterton
Date: 21 November 2020 08:55:46

Reference number APP/C3105/W/20/3259189

Good morning Alison,

I would like to object to the proposed appeal by Great Wolf Resorts. This plan has been unanimously objected by the CDC on six different counts. Surely that should be enough to stop this appeal.

This type of resort does not belong in a rural community. It will have a devastating impact on the village of Chesterton and surrounding villages.

I live in Kirtlington and the traffic that runs through our beautiful village is bad enough. Listed buildings are already being damaged by the heavy traffic. Children walking to school have to negotiate the busy road which will only be made worse.

I am also very aware of the impact that this will have on our wildlife. As if the UK's wildlife is not in decline enough, we continue to build and destroy their habitats.

I list below some of the many negative reasons.

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

Thank you for considering my objections

Kind regards

Amanda Kelly

Resident of Kirtlington

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: ref APP/C3105/W/20/3259189
Date: 26 November 2020 19:54:57

Dear Alison Dyson,

I am writing with concern regarding the great wolf's plans within our village.

There is also no benefit to 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 expensive. Weekend passes are not available. It will also cause the loss of the 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.

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 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.

Kind Regards
Arron Kernan

6 Cots Green
Kidlington

Oxon
19NOV20

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

Dear Ms Dyson,

The above planning application is a speculative application for hugely disruptive building project which is not justified either a local or national level need.

Further, it meets none of the requirements of Cherwell District Council's development plan.

I write to object in the strongest possible terms

1 Location

This is a totally unsuitable location for this project.

It is on the edge of the village of Chesterton and only two miles from the town of Bicester. The village identity of Chesterton is already under considerable pressure from new housing developments in the village itself, the encroachment of huge housing developments at Kingsmere on the west side of Bicester and the gradual ribbon development of ground on either side of the A41 on the west side of Bicester.

The site itself is currently a Greenfield rural area in use as a golf course but also a contiguous part of the surrounding countryside therefore an integral part of the ecological welfare of the area.

This obscene proposal to erect a water tower that is as high as our Queen's main residence , Buckingham Palace. A large floodlit car park and to tarmac over virtually the rest of the area is just unsustainable from any point of view.

2 Traffic

The proposed development will bring a huge increase in traffic volumes to an already overloaded area. The Cherwell local plan allows development only where public transport will be used for access. There is no public transport to this area. None.

The construction traffic will be detrimental to the environment and road infrastructure that is designed more for horse drawn vehicles than large cement trucks and 40 tonners.

The proposed development will encourage 1500+ daily traffic movements from all parts of the UK. This traffic will approach the area using the A34, the A40, the A41 or the A43. All of the highways already have major issues and must be considered barely fit for purpose with current traffic volumes.

Virtually all of this traffic will use the M40 either to Junction 9 or to Junction 10. Both of these junctions are inadequate for current traffic volumes. There is standing traffic on the M40 approaching J9 southbound and J10 northbound at peak times almost every day of the week and often for extended periods at other times.

The local roads, particularly around Chesterton, Weston-on-the-Green and Middleton Stoney are already heavily used as 'escape' routes from the congestion on local highways and it is totally unacceptable to propose significant extra traffic movements on to these routes.

3 Local Considerations

There is already considerable development in the Bicester area; what was a small market town with a population of less than 20,000 will become a much larger population centre approaching 60,000 over the next decade. There will be very little improvement in infrastructure to cope with this; as described above there are already huge traffic problems in the area.

Bicester already has to cope with the huge movements of employees and visitors to Bicester Village Retail park which brings large traffic influxes and parking problems to the area.

There will be little economic benefit to the local area from the proposed development .

All visitors will be encouraged to remain on site for the duration of their visit and hotel rooms will not be available on a casual basis. There is little unemployment in the Bicester area, largely due to the success of Bicester Village which employs similar workers to those likely to be required by this development, and therefore the majority of employees would have to travel a significant distance by car to the site.

This development will entail the loss of a local sporting facility. As the local population increase more facilities such as this will be required. The current 18 hole golf course is a harmonious use of land which lies close to the M40 motorway for recreational purposes and also of local ecological benefit.

4 Health Issues

As just mentioned, this proposed development is for land which lies alongside the M40 motorway.

It is on the windward side of the motorway and lies just where the traffic is very often stationary because of the congestion at Junction 9. While this is acceptable for golfers who pass through the area in less than two hours I find it difficult to believe that children should be exposed to that level of pollution for periods of several days.

In conclusion I would suggest that this proposal is entirely unsustainable on grounds of location, lack of infrastructure and total lack of benefit to the area.

Yours sincerely,

Derek Knowlden

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts
Date: 16 November 2020 12:09:28

Dear Ms. Dyson,

I write to register my objection to the proposed Great Wolf Resorts.

The proposal holds little benefit to local residents, who would, nonetheless, have to contend with the substantial negative impact including:

- Increased traffic on our already overused roads
- An unsightly large complex
- Air and noise pollution
- Destruction of natural habitat

Best regards,

Samantha Marcussen

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 24 November 2020 10:37:43

Dear Ms Dyson,

I write to object to this planning application.

As a resident of the nearby village of Bletchington for over 20 years I take a keen interest in the development of the local area. On the whole I think much of the development in this period has been proportionate, balancing the wishes of local communities with the national efforts to tackle the housing shortage and to encourage economic activity, amongst others.

However, I feel strongly that approving the Great Wolf Resorts planning application would be a retrograde step. My main concern is that it would seem to fly in the face of the environmental progress we all need to make in the coming years. For a start there is the conversion of the land into the resort which would negatively impact the local area and wildlife permanently. But more importantly, the operation of the site would generate significant unnecessary pollution, primarily because most visitors would almost certainly arrive and depart by private transport. And from how far would they come? Surely such a facility would be better situated nearer a major population centre on better public transport links? The local traffic situation is already prone to severe congestion on the A34 and major traffic incidents around junction 9 of the M40. Any project which is going to make this worse needs to justify itself thoroughly - which I doubt Great Wolf Resorts can do. For example, they will surely claim jobs will be created. And that is undeniable. But, on the whole, they will not be high value-added skilled jobs with the wages to match which the area should prioritise.

While my family and I will not be affected as much as the nearer residents - particularly those in Chesterton who I note are firmly against this planning application - I am very much against the proposal. Ultimately, I question why a private organisation from outside of the area should be given a licence to profit at the expense of local communities who will see a reduction in the quality of their environment.

All the best,
Alex Marshall

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

Anna McDonagh

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/325189
Date: 15 November 2020 12:06:50

Dear Alison,

I know I join many others in writing to you regarding the appeal by Great Wolf Resorts to build a huge unsightly complex at Chesterton in Oxfordshire.

I will not even bother with mentioning the impact on wildlife as that will be overlooked I'm sure. However the impact on the lives of all of us living within many miles of this development will be utterly devastated. There are estimated to be 500,000 visitors a year, you can imagine the traffic this will generate. The size and scale of the buildings is without precedent, nothing remotely close to this, with buildings of four storeys exists anywhere nearby and the hotel alone is one of the largest outside London.

The resort does not even offer anything to those living in the area who will not be able to visit it. You are only allowed to use the facilities if you are staying there. I realise it will promote jobs but so could a more suitable development allied to local needs and offering some thing to the area.

I hope you will really consider how many lives, of all generations, will be devastated if this project goes ahead.

With Best Wishes

Anne Millais.

Fawcett House
5 Slate Crescent
Stonesfield
OXON
OX29 8FG

26th November 2020

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

For Attention Alison Dyson

Dear Madam,

I am sending this letter in objection against the appeal for a large private complex applied for in the above reference for the following reasons.

- 1) The proposed water park will have a large negative impact on the local area and give few benefits
- 2) The existing roads are already busy and will be unable to cope with the proposed additional traffic
- 3) The size of the complex will dominate the landscape
- 4) The proposed development has already been rejected by Cherwell Council, and is not in accordance the local plan.
- 5) The existing golf club is a key sporting facility and will be severely reduced in size

I urge you to refuse this application

Yours faithfully

Anthony Moss

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference APP/C3105/W/20/3259189
Date: 26 November 2020 20:24:14

Chesterwood,
Alchester Road,
Chesterton,
Oxon, OX26 1UN

25th November, 2020

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

Dear Ms Dyson,

Appeal
Reference
APP/C3105/W/20/3259189

I am writing concerning the proposal to build a waterpark on the outskirts of Chesterton Village in Oxfordshire. This application has already been before the Planning Committee and was rejected both by all local Parish Councils and unanimously by Cherwell District Council who believe that this is completely unsuitable in this location.

The reasons for rejecting this proposal remain the same as before and are listed below:

1. It is proposed to build this on the Chesterton Golf Course which is a key sporting facility under Cherwell District Council's local development plan.
2. It will be a huge facility dominating our landscape with a four storey high hotel accommodating around 2000 guests, a 900 space multi-storey car park and a very high water tower.
3. It has been suggested that there will be around 500,000 visitors per year which are going to make a massive impact on our local community and our local country lanes which are already stretched to capacity as we are close to a major junction on the M40 and we have Bicester Village Shopping Centre nearby which is one of the most popular tourist attractions in the

country outside of London. It has been suggested that the traffic will increase by about 43% and will affect not only Chesterton but all the neighbouring villages as traffic will inevitably use all routes available both to get to the Water Park or to avoid the area if passing through.

4. All of this will cause a substantial increase in air and noise pollution and will destroy our wildlife habitat.
5. On a personal note it has been suggested that the value of our properties will decrease by approximately 10% which is for something that is of no benefit to ourselves as most of the visitors will be staying overnight in the hotel and day passes will be very limited for local people.
6. We are led to believe that the construction will take place over a two year period with a projection of approximately 2000 construction workers and 31000 deliveries. This alone will impact our roads.

To sum up this proposal is completely unsuitable for this area and cannot have been thought through properly. Bicester, as a whole, has grown immensely in the last twenty years with many new houses, shopping centres and industrial sites.

The local roads have been improved to cover all this extra traffic but has certainly not been built to sustain the proposed amount of traffic that this Park will generate. Having lived here for thirty eight years I have seen this village grow beyond recognition and the noise pollution from the nearby M40 motorway has made a huge impact on all who live here. We are unable to take a walk around the village as the amount of traffic we already have makes it very unsafe. I urge you to look at these proposals and consider what the impact will be on all of us in the Bicester area. There must be other areas that are further away from an already busy area and would be more suitable for a project like this. It is not a case of "not in our backyard" as we have already had a huge amount of development in this area.

Yours sincerely,

Anna Nowakowski

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference ; APP/C3105/W/20/3259189
Date: 26 November 2020 14:38:27

Re: Great Wolf proposed development in Chesterton Appeal reference
APP/C3105/W/20/3259189

Dear Madam,

I am writing to object to the above appeal by Great Wolf Resorts to their proposed development in Chesterton Oxfordshire.

The proposed development is unsustainable, in an inappropriate location on the edge of a small historic village.

The existing road structure will not be able to cope with the projected 1000 daily car movements. Chesterton is already a rat run and experiences major congestion as an escape route during the many traffic issues on the A34 & M40

The proposed 500 room hotel will be a major drain on local services (water, sewage etc)

The loss of the sporting facility of the golf club which would be reduced to a nine hole course will mean the demise of the golf club. There is no provision within the development for safeguarding the remaining nine holes. Given also that this represents a loss of green field habitat for an abundance of wildlife the loss of this facility should not be allowed. The extent and bulk of the design will have a detrimental effect on the village location of Chesterton on the outskirts of Bicester with a significant urbanising effect on Chesterton and will also detract from the village amenity of other nearby villages.

In view of the above I respectfully request that the appeal by Great Wolf is rejected.

Regards

Alan Rawlings

34 Germander Way

Bure Park

Bicester

Oxon OX263WB

Dear Ms Dyson

Further to my previous email, please find attached a recent photo published by Oxfordshire Fire & Rescue. This demonstrates how unsuitable the primary sat nav route from the M40 to the proposed resort, through Little Chesterton, can be for any traffic, never mind with a huge increase in volume.

Regards
Andy Rogers

On Sat, 21 Nov 2020, 12:01 Andy Rogers, wrote:

Dear Ms Dyson,

As a resident of Chesterton I write to request that you reject the appeal by Great Wolf Resorts to build a resort over the existing golf course on the edge of our small and historic Oxfordshire village. This resort will make an existing leisure facility unavailable to me, as a local resident, as well as being completely out of place and out of keeping with its surroundings. More concerning is the huge amount of additional traffic on surrounding unmarked, single carriageway and village roads that will inevitably arise as a result of the resort's target audience being 'stay and play' families. The vast majority of these will travel by private car, as anticipated by the huge car park which forms part of the plans.

There have been numerous news stories about drivers getting stuck in locations, such as fords, due to the modern propensity for following satnav instructions rather than road signs. As shown below, a simple check of Google maps identifies that the preferred satnav route for visitors travelling north to the resort from the M40 (from London and the south) will be via the unmarked road through Little Chesterton and onwards through Chesterton.

A similar check shows that the preferred satnav route for visitors travelling west to the resort, from the directions of Milton Keynes or Aylesbury, will be through Chesterton on routes that originate from the days of horse-drawn transport. The current danger to pedestrians, including primary school children, is already a major concern for residents of our village. The huge increase in traffic to and from the resort's planned location will only worsen existing problems.

On these grounds alone I request that the ill-selected location for this planning application be rejected.

Regards
Andy Rogers



VoLTE 48% 18:41



Oxfordshire Fire and Rescue Service (Official)

We are receiving a high number of 999 calls about flooding incidents.

The public should call 999 if there is ... [See more](#)

4 OCT AT 12:44

75

5 comments

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

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

15th November 2020

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

Dear Alison Dyson,

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

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

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

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

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

Yours sincerely,

Mr A. S. Adams

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 27 November 2020 13:54:31

To the Planning Inspectorate for the attention of Alison Dyson

I encourage the Inspectorate to reach the correct and rational decision and reject the application to build a Great Wolf resort complex within the area of Cherwell Council.

I write from my home in rural West Sussex where I am conscious of the benefits of being able to find solace in the countryside and the comfort of living in a smaller community.

I bought my present house to escape the consequences of corporate development. Until three years ago, I lived on a through route to Goodwood Motor Racing Circuit and the other Goodwood amenities. The peace of that house was seriously eroded over the last ten years by the expansion from a couple of weekends' local traffic gridlock to monthly events, combined with now, three major four-day events per annum. More are in prospect. I sold that house to escape the noise and traffic.

The green space and peace of The South Downs has been severely negatively impacted by this commercial development. The community in which I lived has fragmented and I dare say that the health of those who remain has deteriorated as a direct result.

However, that loss of my tranquillity is as a pinprick compared to the prospect of having a resort on **Chesterton's** doorstep. I was able to enjoy peace between the periods of ear-deafening passing traffic and the associated jams and diversions in the vicinity. Chesterton residents are in prospect to suffer 365 days per year if the proposed development were to go ahead. Unlike my Lavant house (PO18 9AH) or my Chilgrove house (PO18 9HU) where much income generated from the Goodwood events was fed back into the community, clearly no such will occur with a US corporation.

Town dwellers or country dwellers need a green and peaceful place wherein to re-charge. The health benefits of green peacefulness are well-established. Your local residents may well work in the city but when they return home, they too, need some semblance of calm at the end of their working day.

My daughter and family live in Weston on the Green and will suffer as a direct result, if this development were to be approved. They are established there with school-age children who attend the Chesterton school. The young are *road-savvy*. But with the increased use of the road past their house as a *rat-run*, my fear for their safety grows. Their

suffering can be measured in many ways. Provided they survive the higher volume of speeding vehicles past their doorstep and remember their curb-drill, their mental health inevitably will suffer and would probably manifest itself sooner than other air-pollution related health issues. They, like other members of your small communities, will pay an unacceptable price for this greedy commerce. They need peace when they get home.

In summary, my objections to the application are as follows: -

Too vast a development within a small community

- Unacceptable and unavoidable construction traffic upheaval and air pollution
- Contradicts the Cherwell Strategic Plan
- Guest access will exacerbate congestion along the already almost constant A34 congestion
- Will accentuate the need for narrow lane *rat-run* access through the surrounding villages
- Contradicts all national and international green ambitions in that access can only be by car
- Infrastructure inadequate to sustain even the present concentration of residents' use let alone the arrival and departure every few days of c. 2000 guests
- Minimal benefit to local business or community with profits being repatriated to the US
- Desecration of yet another greenfield site
- Inevitable negative impact on water resource for the existing residents and businesses in the area
- Drainage issues exacerbated to this high water-table area to the general detriment of all and to the specific detriment of the local residents
- A floodlit 900 place car park will further accelerate the loss of wildlife habitat and further damage a possible future Dark Skies initiative - darksky.org

thank you

Andrew Simpson
Butlers Barn
Compton
PO18 9HF

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 27 November 2020 07:26:24

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,
Alice Simpson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref APP/C3105/W/20/3259189
Date: 26 November 2020 20:32:16

I would urge the inspectors to reject this appeal and uphold the unanimous rejection of the planning application by Cherwell District Council. I am a resident of Middleton Stoney.

1. Any projected traffic volumes from this development need to take account of the frequent problems at the M40-J9/A34 junction as the B430 link from Weston on the Green to the M40 J10 is used as by pass route to avoid J9 causing at times long tail backs at the Middleton Stoney Traffic Lights. We already see lengthy queues at busy times at this crossroads, including cars jumping the lights. Anyone can make the calculations work at quiet times.
2. The traffic calculations need to fully include recent press notices indicating a further 1000 houses, film studios and other commercial buildings for the Upper Heyford site, this will only serve to increase the traffic problems on the B430 and B4090, including routes to the A34 and Bicester/Aylesbury.
3. We have seen on national TV recently the affects of bad flood planning where developers have been allowed to disregard local concerns with resultant flooding and guess what the developer blames the river/local authority. What storm risk levels are they using, there are large amounts of roofed areas, roads and parking. Prior to my retirement at an airport project my colleagues were using 1 in 100 year storm plus 40% due to climate change. I understand that the site outflow passes through Wendlbury, the stream through the village floods the road at times, flood calcs need to be extended down to the Thames and include all other proposed construction projects and East West Expressway.
4. Any site lighting including decorative, signage and floodlighting should comply with light pollution directives regarding upward light and be turned OFF after 11.00pm except for essential security lighting. Have the designers taken full account of the nocturnal wildlife and Batts.
5. I also understand that this development proposal does not comply with the Cherwell Local Development Plan.

Please consider the above comments when reviewing this Appeal.

Regards
Alistair Strang

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189
Date: 22 November 2020 10:24:43

Dear Ms Dyson

I wish to add my concerns and object to the development

The main concerns in increase in traffic, and all proposals to remedy this have not alleviated the concerns. The road from Weston to Middleton stoney is used as a cut through at peak times when the build up on the A34 is large, as is the smaller B road down Church road to Islip and Oxford. We need to find ways of reducing the vehicles, but this development will only add to them, particularly at the peak Friday night nightmare. The roads are desirable for cyclists to use, but this is unlikely to be safe with an increase in traffic.

Thank you

Andrew Wilkinson

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 17:11:13

Dear Alison,

I am writing with regards to the plans and appeal proposed by Great Wolf Resorts for Chesterton. We moved here a year ago from Surrey as we loved the village and location. I believe that the plans proposed would destroy the 'village feel'.

Every morning we walk our 6 year old to school. At this time the village is busy and struggles to cope with the increase in traffic. It feels unsafe as the drivers using the village as a bypass have no respect for the speed restrictions in place. With the new plans the roads would be even busier and I fear for the day an innocent family lose a young child.

We have become aware of flooding issues in the village over the past year and understand a lot of this has been caused by new developments. More building work in the village would surely compound this problem further.

In turn, this would create significantly higher air and noise pollution to local residents which could potentially affect our health and our house prices.

We enjoy a diverse range of wildlife in the village and I fear that the habitats in which these various species live would be endangered by this complex.

Apart from employment, this complex does not bring any other benefits to the village as it will not be a public amenity and passes given to local people are very likely to be few and far between and far too expensive for a day trip with the family.

I implore you to do all in your power to stop this development going ahead.

Yours sincerely,

Anna Wilson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to APP/C3105/W/20/3259189
Date: 09 November 2020 17:41:46
Importance: High

Dear Alison

I write to strongly object to the appeal ref: APP/C3105/W/20/3259189

I have been a resident of Cherwell District Council for over 40 years and believe this proposal is completely inappropriate for the area. My reasons are as follows:

- The proposed development is not in accordance with the Cherwell Local Plan. It was considered that the proposal would not comply with Policy SLE3 of the CLPP1 which requires new tourism development to be located in sustainable locations. The location has poor access via B-roads and in an area of countryside, well away from the tourist attractions of Bicester.
- This will NOT be a public amenity – the water park complex is designed for people who book an overnight stay.
- It is expected to attract 500,000 visitors a year, meaning increased traffic on our local roads, which are already stretched to capacity. This includes local country lanes, the accident hot-spot A34, plus the A41, A4095, B430 and A4030.
 - It will add no value to the local community – visitors will visit for the on-site amenities so the surrounding area will not see an economic uplift to compare with the imposition of the project.
- The hotel – four storeys and with a total capacity of around 2,000 visitors – is grossly oversized for the surrounding countryside. This will be 60% larger than Bicester Village, which itself is the largest non-residential development in Cherwell.
- A permanently floodlit 900 space car park is wholly inappropriate and will damage local wildlife. Weston-on-the-Green is a “dark” village with no streetlighting.
- An 84ft high water tower building (potentially the tallest building in Cherwell is wholly inappropriate
- It will cause a substantial increase in air/noise pollution and destruction of wildlife habitat. I am deeply concerned by the impact on wildlife, air pollution, green spaces and the preservation of village life which will be greatly impacted by this development.

Yours sincerely,

Andrew Wilson
14 Knowle Lane, Weston-on-the-Green, Oxon, OX25 3QJ

A.M. & R.J. Herring Merton Cottage 15 Radstone Brackley NN13 5PZ T. 01280 841553
Ms Alison Dyson
Planning Inspectorate
The Square
Temple Quay House
Bristol BS1 6PN

26th November 2020

Dear Ms Dyson,

Planning Appeal Ref; 20/3259189 :

Great Lakes Ltd: Redevelopment to provide New Hotel and Leisure Resort Chesterton Bicester

I am writing as a long standing member of Bicester Golf Hotel & Spa to strongly object to the above lodged Appeal. Not only will the development significantly reduce the golf course by 50% but also completely overwhelm the present hotel facility with an unsympathetic and visually dominant development.

Whilst an expansion of the existing facilities would be understandable and sustainable in the light of the huge expansion of Bicester Town, the sheer scale of the proposed hotel and associated facilities is out of all proportion to adopted Local Planning Authority and/or National policies.

The proposed facility will not be open to local people on a daily basis – as it will be operated as a destination resort, so little or no local benefit will accrue to local area residents. Despite this the proposed development is likely to generate over 2000 daily vehicle movements plus service vehicles – which will all be directed onto minor roads and through small local villages.

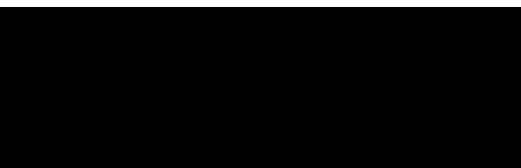
Perhaps the most significant objection, notwithstanding the sheer scale of the development, is how unlikely it is that such a huge facility could possibly reflect or comply with anticipated Government Policies on climate change. At a time when carbon emissions are being driven down how would it be possible to justify the energy consumption/loss of such a gigantic facility?

At a time when a large leisure complex - only 20 miles away in Swindon, has announced that it will close later this year after a review of the centre's operation with landlord Seven Capital had concluded that it was "not viable". The proposed major development at Chesterton cannot be sustainable. Furthermore, one of the developer's resorts in the USA has closed, as a leisure facility – currently housing 500 Navy recruits.

With regard to the submitted plans, it is evident that this American styled and conceived building form is totally out of scale and inappropriate in a rural setting, located as it would be in Open Countryside. The building form represents the lowest common denominator of building form – conforming to a 'pile it high sell it cheap' methodology, its appearance is ugly and insensitive.

In conclusion, the proposed development would seriously blight a large area of North Oxfordshire countryside, create immense traffic problems and cannot surely comply with adopted policies of the Local Planning Authority or NPPF. I trust that you will conclude that this appeal should be dismissed.

Yours sincerely,



A.M.Herring

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105W/20/3259189 - Great Wolf Development
Date: 17 November 2020 13:24:21

Dear Ms Dyson

As residents of Wendlebury, next door to Chesterton and the plans put forward by Great Wolf Resorts, I am writing on behalf of our household - myself, husband and daughter - to have our concerns noted on the above appeal reference to the plans, and the appeal against the unanimous decision.

1. The development proposals are totally at odds with the surrounding environment of a small village and farmland, being a massive complex.
2. This is a private investment and not a public amenity so is of no benefit to those living in the vicinity .
4. Floodlighting will impinge on the local residents and the flora and fauna, causing destruction to the latter which will possibly take years to recover from.
5. Increased traffic on roads not suited to this as the area is rural with narrow rural roads, both during construction phase and afterwards with the proposed levels of visitors to the resort.
6. The proposed hotel on site could detract from the new local hotels built in the local town of Bicester and a capacity of 2,000 visitors is surely not suitable for the location.
7. Increased building on the local flood plain will increase the risk of flooding with in Chesterton , Little Chesterton and subsequently Wendlebury - we already suffer from flash flooding.
8. The development is not in accordance with Cherwell Local Development Plan and in view of the fact that the planners have already unanimously overturned the proposal, on what ground are Great Wolf Resorts appealing? The same factors that made the local planners dismiss the proposal are still relevant.

We hope that our concerns listed above will be taken into consideration during the appeals process,

Yours sincerely

Christine Hanlon

John Hanlon

Sorrel Hanlon.

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@oxon.gov.uk)
Subject: Objection to Great Lakes Resorts Development
Date: 23 November 2020 22:26:34

Dear Alison

As a resident of Middleton Stoney I'm writing to object again to the proposed Great Lakes development in Chesterton, Oxfordshire. I live on the Ardley road, in Middleton Stoney, some 2 miles from where the proposed development would take place. We already see a significant number of vehicles passing by our front door, some 35,000 per week. Up the road in Upper Heyford a new development has been signed off which allows for 7000 new residents and is estimated to increase the existing traffic by 25%. OCC has already confirmed that there is 'severe congestion' within Middleton Stoney. Should the development go ahead the additional traffic would only compound the congestion and associated pollution with the number of building movements followed by visitor movements.

The proposed development does nothing of any benefit for the local residents of the villages surrounding and does much to decrease the existing standard of life in what is a pretty and rural area of Oxfordshire. The resort is entirely out of keeping with the surrounding area and would be a blot on the landscape. It offers very few employment prospects other than a small number of low skilled jobs. From the North American experience fewer than 5% of people visiting ever leave the resort to visit other local attractions which means there won't be any other revenue passing into the area.

I strongly urge you to reject the proposal in line with the unanimous Cherwell DC position the last time the planning proposal was made and avoid a total disaster for the local villages around the site of the proposed development.

Many thanks

Al Grenfell

Hillside
Ardley Road
Middleton Stoney
Bicester
Oxon
OX25 4AD



Virus-free. www.avg.com

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: App/C3105/W/20/3259189
Date: 12 November 2020 17:43:58

Re. Building of a Resort Park by Great Wolf Resorts in the Oxfordshire

To my previous objections to the proposal by an American firm to make money for itself by devastating an English village and a large area around it, I would like to add a few more comments.

The pandemic has made the nation vividly aware of the importance to both mental and physical health of green spaces, quiet places, and somewhere to walk in the fresh air. This has now become widely recognised. The golf course is important for all of these reasons, besides providing a means of exercise which remains available to people well into old age.

We have also become much more aware since this project was first mooted of the damage to health created by the internal combustion engine. The amount of traffic which would be generated, not only in Chesterton but also in the surrounding villages, by this scheme would bring both noise pollution and harm from air pollution to an area which already has too much traffic through village streets. This is not the only way in which this scheme would make it hard for the government's climate change aims to succeed, since the resort itself would generate demands on energy of the sort we need to diminish. The noise and unpleasantness of a constant flow of cars through village streets is stressful for those who live in them; mental health has become a high priority of late, as people are beginning to realise that the way our civilisation lives needs to change.

Saving the world does not mean just reducing emissions; it also requires positive steps to encourage wildlife to regenerate. Loss of habitat has become a serious problem for the natural world – without which we ourselves will be in trouble. The younger generation, who will suffer most from what we are doing to the world, have become particularly aware of the situation and passionate about it. Covering open space with buildings is bad enough; the effect on wildlife of all-night lighting on a large scale should also be considered.

All in all, where vast projects of this kind are concerned, the tide of public opinion has turned against them, a change which the pandemic has accelerated. The Wolf project is yesterday's thinking; it is the sort of thing that has created for our society too many of the troubles we now have to wrestle with. It is urgent that it is turned down.

Yours sincerely,

Alan and Margaret Forey,

The Bell House, Church Lane, Kirtlington, OX53HJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Reject great Wolf resort in Chesterton
Date: 27 November 2020 17:35:31

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 building.

Many thanks

Andrea Godfrey

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Wolf Development in Chesterton
Date: 14 November 2020 15:00:13

Dear Madam

I would like to object to the above planning appeal on the following grounds:

- 1) Traffic - the roads cannot cope with the proposed extra usage caused by building and then visitors. We have enough problems with the amount of traffic our small roads already.
- 2) This development is not for the greater good of the community. They will not issue day tickets in general and occasional ones will not be available at weekends or school holidays.
- 3) The huge hotel and buildings proposed are completely out of character for this area and would be far too dominating on the landscape.
- 4) Floodlighting for the carpark would be invasive both to villages and wildlife.
- 5) The proposed water tower is taller than Buckingham Palace - again totally unsuitable for the area.
- 6) Noise pollution - both during the build and with the visitors.
- 7) Destruction of wildlife habitat. Our wildlife is suffering on so many counts - this is an UNNECESSARY build in an UNNECESSARY place. Let them find a derelict airfield or industrial estate that has already been covered in concrete. NOT OUR VILLAGE!
- 8) The Golf Course is a valuable and well used amenity for the surrounding villages. It is open to all, and whilst giving healthy enjoyment to many local people it's supports our local wildlife as well.

A huge amount of money and time (both CDC and Villagers) has been spent on this project and it was TURNED DOWN ON ALL COUNTS.

Our villages are already being eaten up by a constantly growing Bicester, creeping ever closer towards us. Please don't let this development go ahead and make us the jam in the development sandwich.

The Council has already ruined Bicester town centre with 'out of town' developments, high rents and council rates.

Please don't ruin our village life as well.

Yours faithfully
G & S Ashdown (Mr & Mrs)

Sent from [Outlook](#)

20th November 2020

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

Dear Ms Dyson

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

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

I strongly oppose the Great Wolfs plans to build a resort for the following reasons:

The land, which would be engulfed by the proposal, has become an incredible wildlife sanctuary, and this would be completely obliterated if the resort was allowed to go ahead.

The impact of the resort can only be described as ludicrous as the road infrastructure can not cope and there are absolutely no pedestrian pathways and cycle routes coming from the main source of labour movement i.e. Bicester. People who choose to walk from Bicester at this present time (working to the Golf Club) take their life in to their own hands, because of inadequacy of this facility.

This proposal does not fit in with the long-term plan development of Bicester and Cherwells Strategy for reducing car usage and protecting the environment.

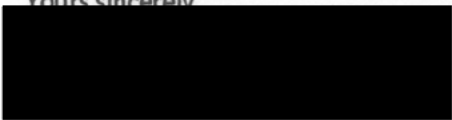
This proposed development will reduce the considerable sports facility that the local population enjoys.

This development encroaches once again on green space and the habitat that belongs to it.

The design and the development affords nothing to the local. This is a typical American proposal – build it bigger than anyone for the profits of a few across the pond, with no consideration for the impact on a VILLAGE.

I have been incredibly disillusioned with what the planning authorities have agreed in the past. Let's be real about this, the planning authorities, the local groups and Bicester Town Council have all been unanimously against this development. I demand you uphold the council and the people's will.

Yours sincerely


Barry Abbs

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 10 November 2020 15:16:22

Dear Ms Dyson

I write to object most strongly to the appeal made by Great Wolf Resorts concerning its application to build a Water Park in Chesterton.

The location is TOTALLY unsuitable.

The local roads are rural roads and already extremely busy, particularly at the beginning and end of a working day.

The proposed complex has one of the largest hotels outside London, four storeys high, which together with the 84 ft high water tower would completely dominate the surrounding countryside. The area occupied by these buildings plus a 900 space car park, would mean a significant loss of green space and wildlife habitat.

During a 2 year construction phase there would be 2000 construction workers, and numerous deliveries equating to an average of 65 delivery lorries a day.

Noise and air pollution would increase.

The complex would not be available to the public, only those who book an overnight stay. Local day passes are likely to be expensive and are not available during school holidays and weekends. The local residents would bear the brunt of the disruption during construction and subsequent increase in traffic and noise, with no benefit to themselves. Likewise, local businesses will not benefit, in similar resorts in America 98% of guests remain on site and do not support local shops or restaurants.

I urge you to reject this appeal.

Yours sincerely

Beverley Ambler
49 Alchester Road
Chesterton
OX26 1UN

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 18 November 2020 14:42:54
Attachments: [REDACTED]

Good afternoon - I would like to register my horror that Great Wolf Resort is appealing the refusal of planning permission for a water resort in the village of Chesterton.

This resort is nothing short of an environmental nightmare. From tearing up beautiful countryside, destroying habitat for wildlife, increasing carbon emissions throughout the proposed build, a massive rise in vehicles on roads not built for increased capacity, enormous water useage in a water stressed area, significantly increasing the risk of flooding in villages. And for what? The profits of an American company. It will bring no benefit to local community or economy, despite the protestations of the company.

This proposed resort would wreak unimaginable damage in a corner of Oxfordshire that is already under significant strain due to development. There is no excuse to allow this resort, particularly given the need to protect our wildlife and countryside and reverse climate warming.

I appeal to you - please uphold the original refusal.

With thanks for your time,
Bev (a resident of local town, Bicester)

Bev Burnham



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 16 November 2020 20:35:36

To the Planning Inspectorate, Bristol BS1 6PN

I am writing to draw your attention to the APP/C3105/W/20/3259189 extraordinary major entertainment complex being proposed for a site near the village of Chesterton only a few miles as the crow flies from my village which is one of the villages trying to remain a distinct community near the massively expanding town of Bicester.

It seems to me to be totally out of place around the area of distinct villages, parks and open country that, apart from the A34 and M40, railway and Bicester (a "Garden City" ?) itself remains pleasantly rural. Such an enterprise is more suited to the vast areas available in the USA, which is from whence the proposal emanates. I am therefore trusting that sense will prevail with the inspectorate as the proposal it has already by its being rejected by Cherwell District Council.

Yours sincerely

Brian Carlick, Barn Cottage, Church Lane, Charlton-on-Otmoor, Kidlington OX5 2UA
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Reference APP/C3105/W/20/3259189
Date: 26 November 2020 13:58:07

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

Brian Chipperfield

The Old Weir
Horton cum Studley
Oxford
OX33 1BU

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](mailto:Dyson.Alison)
Subject: Fwd: Great Wolf
Date: 13 November 2020 19:42:30
Attachments: [IMG_0833.jpg](#)

Regret mis-spelling of email address in original submission.

Sent from my iPad

Begin forwarded message:

From: Brian Clifton [REDACTED]
Date: 13 November 2020 at 17:48:01 GMT
To: Alyson.dyson@planninginspectorate.gov.uk
Subject: Great Wolf

Appeal reference APP/C3105/W/20/3259189

As residents of Chesterton we can not understand why there is a need for this appeal.

The application was clearly unanimously rejected in March by Cherwell planners. Nothing has changed since. The attached leaflet clearly summarises overwhelming reasons why a Great Wolf Resort would ruin life in our village. We urge that the planners reject this appeal and remove this threat for good.

Brian and Sue Clifton



Sent from my iPad

Beth Dodson-Wells

9 Bainton Road
Bucknell
Bicester
OX27 7LT



20 November 2020

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

Dear Alison

APP/C3105/W/20/3259189

I am writing to object to the above appeal, which is made by Great Wolf Resorts against the rejection of their application in Chesterton, Oxfordshire.

I have been a resident of Bucknell, a near by village, for nearly 11 years. I have been a member of Chesterton Health Club for that time, and with friends in Chesterton, know the village very well.

I was not surprised that Cherwell planners unanimously rejected the plan in March given that it is wholly unsuitable for this area. Chesterton itself is a small village, with roads that are already, at times, extremely busy. The traffic that the development will generate is simply unsupportable in this small village environment, not to mention the air and noise pollution that would come with it.

There is a primary school in Chesterton. I would also be very concerned that during the building phase, and beyond, safety of children travelling to and from school would be very compromised indeed.

Although not a resident of Chesterton itself, the surrounding villages all feel the impact of ongoing development in Bicester through increased traffic and pollution. I am not against development per se. People need jobs and also somewhere to live. However, the size and nature of this proposed development is totally wrong for this local area. It is not in the interests of local residents and certainly not of the local environment. Presumably this is why it was unanimously rejected the first time around which I fully support and trust this decision will be upheld at appeal.

Yours sincerely

Beth Dodson-Wells

**BRUCE EGGELING
& LIZ GOODWIN**

YGGDRASILL
FREEHOLD STREET
LOWER HEYFORD
OX25 5NS

13 November 2020

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

By email to: alison.dyson@planninginspectorate.gov.uk

Dear Ms Dyson,

Great Wolf Proposal

Reference: APP / C3105 / W / 20 / 3259189

We are writing to strongly object to the proposal to build a Great Wolf Resort in the village of Chesterton.

Our primary objection is that the proposed complex is not in accordance with the Cherwell Local Development Plan and to grant permission, following unanimous rejection of the plans by Cherwell, would undermine a planning system which, when allied to the Mid Cherwell Neighbourhood Plan, is currently highly regarded and respected.

It is vital that citizens in the UK can rely on the planning system which has been carefully developed over many years to manage development in a sensitive way, protecting the local environment rather than feel that the system can be 'bucked' by the introduction of vast capital resources which are designed to change the entire character of the area to one that is inappropriate and wholly unwelcome. To allow such an appeal would do precisely that.

If the proposal went ahead, it would dramatically change the environment of Chesterton and its environs. It would destroy the village atmosphere, increase local air pollution levels from traffic visiting the resort and increase light pollution from the buildings and car park. There would be almost no benefits to the residents of Chesterton or neighbouring villages.

We note that part of the proposal includes an obscenely high water tower which, if built, would become the tallest building in Cherwell. How ludicrous to change the landscape of a principally rural area in such a way for a proposal that has almost no local support and which will leave a legacy that can never be reversed. This is a rural part of North Oxfordshire not a theme park. The vast majority of the residents wish it to remain that way.

Although we do not live in Chesterton itself we live close by and know, from experience, that we would be adversely affected by traffic volumes arising from this proposed development as we have been for many others. The fact is that most of the local roads that will be affected were designed for horses and carts and are simply already at or above maximum capacity in terms of width and volumetric capability. This horrendous scheme would exacerbate this issue enormously

We fully hope and expect that the right outcome will be achieved and that this proposal will be rejected once by the expedient of not allowing this appeal.

Yours sincerely,

Liz Goodwin

Bruce Eggeling

Dr Elizabeth Goodwin OBE

Bruce A Eggeling FCA

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Wolf Resorts, Chesterton, Bicester, Oxon
Date: 23 November 2020 11:29:17

Dear Alison

I'm writing to oppose the planning appeal by Wolf Resorts in Chesterton, Oxfordshire.

I was born in nearby Bicester in 1965 and have a lived experience of how the area has developed over the past few decades. Bicester is unrecognisable from the small, attractive market town which I knew as a child.

I've watched with genuine alarm (and distress) how the area has been targeted as a growth area. So far, though, none of the surrounding villages have been swallowed up. Chesterton is still a pretty village with Cotswold stone houses - it's worth preserving and safeguarding. It has a strong community and a very separate identity from Bicester.

I feel that Bicester needs to have a boundary beyond which development of this kind isn't permitted. Chesterton is truly rural - particularly the place where Wolf Resorts want to build their theme park. It is the other side of Chesterton from Bicester where (save for the golf course) there is pretty much only arable farming. It also heads towards Kirtlington Park and the beautiful estate which surrounds it.

In terms of unemployment - that is pretty much zero in Oxfordshire. Many companies struggle to recruit. So that it would create jobs is not a reason to allow a theme park in rural Oxfordshire.

The Cherwell councillors are pretty gung ho when it comes to giving planning to development around Bicester, so to have turned this down they will have felt very strongly about it and had good reason.

Yours sincerely

Bernadette Evans

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Great Wolf @ Chesterton
Date: 18 November 2020 20:49:15

Ref: APP/C3105/W/20/3259189

Dear Alison Dyson

It is regret that we were informed of the Appeal in connection with the proposed development which has alarmed and horrified the residents living in our peaceful and beautiful countryside.

We understand this will involve 500,000 visitors a year, ie 1,800 additional daily car trips on our local roads, including the accident hot-spot A34, not to mention that during the construction phase there would be 2000 construction workers and 31,000 deliveries, ie 65 delivery lorries per day! The hotel would be 4 stories high with a capacity of 2000visitors, meaning it would be one of the largest outside London! Additionally the tower would be taller than all the church towers in the vicinity, plus Blenheim Palace. This unsightly complex would end up being 60% larger than Bicester village, which already causes traffic problems, and prevents locals travelling into Bicester at busy times. ThIs hotel is not designed for local people, only for foreigners.

In the villages surrounding Chesterton we are very conscious about wildlife and conservation, and work tirelessly to preserve our shrinking wildlife caused by air/noise, pollution and destruction of their habitats.

Please disallow this appeal in its entirety.

Sincerely
Barbara Harris,
Formosa, Station Road, Lower Heyford
OX25 5PD. Oxon.

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts Concerns
Date: 22 November 2020 07:55:54

Dear Ms Dyson,

I am writing to you concerning the proposal by Great Wolf Resorts to develop our lovely village of Chesterton. I am extremely disappointed to hear that the group is seeking to challenge the previous unanimous decision to stop the development from significantly negatively impacting our countryside and community.

I am particularly concerned about the scale of impact on the local roads which are already extremely busy and accident hot spots. The light, air and noise pollution also seem likely to be astronomical given the Great Wolf plans. I fail to see how such destruction of the local wildlife habitat is in accordance with Cherwell's local development plan.

I hope you take on board my and my family's extremely negative rejection of these plans.
Many thanks,

Mr B Hayes

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref. APP/C3105/W/20/3259189 GREAT WOLF RESORTS
Date: 27 November 2020 10:47:12

Please register our strong objection to the proposed development by Great Wolf Resorts at Chesterton
This development would in our opinion be totally out of proportion and out of character in its rural surroundings
and would be severely detrimental to the environment.

The small and historic village of Chesterton would be dominated by the resort and the whole surrounding area
would suffer an intolerable increase in traffic.

The local community would not benefit as the resort would be self contained - visitors would be unlikely to
contribute anything to the local economy.

We urge the Planning Inspectorate to reject the appeal.

Nick and Bridget Heptonstall,

3 Woodbank, Mill Lane,

Kirtlington

OX5 3HW

Sent from my iPad

Dear Miss Dyson,

Re: Great Wolf (Lakes) Resorts Application for a hotel/waterpark in Chesterton, Oxfordshire.

This is my second letter in regard to this application,

To reiterate my previous conviction that this proposed development would be extremely damaging to the area of the site and large number of the surrounding villages, I would like to repeat as follows:

Cherwell District Council unanimously rejected the planning application from Great Wolf Resorts to build a super-sized American Water Park with a 2,000-capacity hotel in the Oxfordshire village of Chesterton, **as being completely unsuitable for its location.**

Do we need for a development of this kind? It would be a different story possibly if we **needed** a hospital or a **school**. The proposed private complex was huge and unsightly, dominating the landscape. Its footprint would be 60 per cent bigger than Bicester Village or equivalent to 2 Tesco superstores, with a permanently flood-lit car park for 900 cars. The hotel alone would be one of the largest outside London - four-storeys high with 500 family rooms and a capacity of around 2,000 visitors daily. Can we say genuinely that there is a need?

GWR aims to attract half a million visitors a year, mostly travelling in private cars, making 1,800 additional car trips a day on local roads already stretched to capacity. This would include not only country lanes, the A41, A4095, A4030 and B430 but also the accident hot-spot of the A34, and would significantly increase greenhouse gas emissions which would not be in line with any climate targets set by the Government. The Paris Agreement 2015 is government policy on climate change which as a matter of law must be taken into account in any decision.

The expansion of the golf course would adversely affect the flora and fauna of the site and we have seen no evidence that the environmental impact of the scheme has been assessed properly and robustly and all of this for some questionable economic benefit, because the proposed resort is not a local facility as I mentioned in my previous letter because there will be little or no 'trickle down' benefit to local businesses as customers will stay at the hotel and use bars, shops, restaurants on site. There are currently very low unemployment levels in the types of jobs to be offered by GW (bar staff, cleaners, waiters) Many restaurants and pubs already struggle to fill these vacancies already so competition with the Great Wolf Lodge will make staffing issues even more problematic.

In closing I submit my complete and total opposition to this application.

Yours sincerely,

Barbara

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to APP/C3105/W/20/3259189
Date: 15 November 2020 17:39:50

Dear Ms Dyson,

I am writing as a resident of Kirtlington to object most strongly to the appeal launched by Great Wolf Resorts to build a super sized resort park near Chesterton.

This was rightly turned down by Cherwell planners when first proposed.

It is totally inappropriate for the following reasons:

It will not benefit the local community. Most will stay overnight and stay in the resort, not bringing money to the local economy.

The scale means the number of visitors would significantly increase congestion to an area already facing congestion and more so with more building around Bicester.

It will ruin the landscape, with an 84ft water tower, permanently floodlit car park.

There will be the loss of a golf club and cause an increase in noise/air pollution.

Something this size, if justified at all, should be well away from busy, congested roads, and where it can be accommodated without ruining landscapes. But do we really need such American style resorts at all. Totally inappropriate for the area.

I hope very strongly that the appeal is turned down. We should be looking to support sustainability agendas, reducing pollution etc not adding to it.

Barbara Kemp
2 Sylvn Cottages
Kirtlington
Oxon OX5 3HJ

Chesterwood,
Alchester Road,
Chesterton,
Oxon, OX26 1UN

25th November, 2020

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

Dear Ms Dyson,

Appeal Reference APP/C3105/W/20/3259189

I am writing concerning the proposal to build a waterpark on the outskirts of Chesterton Village in Oxfordshire. This application has already been before the Planning Committee and was rejected both by all local Parish Councils and unanimously by Cherwell District Council who believe that this is completely unsuitable in this location.

The reasons for rejecting this proposal remain the same as before and are listed below:

1. It is proposed to build this on the Chesterton Golf Course which is a key sporting facility under Cherwell District Council's local development plan.
2. It will be a huge facility dominating our landscape with a four storey high hotel accommodating around 2000 guests, a 900 space multi-storey car park and a very high water tower.
3. It has been suggested that there will be around 500,000 visitors per year which are going to make a massive impact on our local community and our local country lanes which are already stretched to capacity as we are close to a major junction on the M40 and we have Bicester Village Shopping Centre nearby which is one of the most popular tourist attractions in the country outside of London. It has been suggested that the traffic will increase by about 43% and will affect not only Chesterton but all the neighbouring villages as traffic will inevitably use all routes available both to get to the Water Park or to avoid the area if passing through.
4. All of this will cause a substantial increase in air and noise pollution and will destroy our wildlife habitat.

5. On a personal note it has been suggested that the value of our properties will decrease by approximately 10% which is for something that is of no benefit to ourselves as most of the visitors will be staying overnight in the hotel and day passes will be very limited for local people.
6. We are led to believe that the construction will take place over a two year period with a projection of approximately 2000 construction workers and 31000 deliveries. This alone will impact our roads.

To sum up this proposal is completely unsuitable for this area and cannot have been thought through properly. Bicester, as a whole, has grown immensely in the last twenty years with many new houses, shopping centres and industrial sites. The local roads have been improved to cover all this extra traffic but has certainly not been built to sustain the proposed amount of traffic that this Park will generate. Having lived here for thirty eight years I have seen this village grow beyond recognition and the noise pollution from the nearby M40 motorway has made a huge impact on all who live here. We are unable to take a walk around the village as the amount of traffic we already have makes it very unsafe. I urge you to look at these proposals and consider what the impact will be on all of us in the Bicester area. There must be other areas that are further away from an already busy area and would be more suitable for a project like this. It is not a case of "not in our backyard" as we have already had a huge amount of development in this area.

Yours sincerely,

Barbara Nowakowski

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts - Chesterton
Date: 24 November 2020 19:22:38

For the attention of George Baird and Alison Dyson

In March the councillors at Cherwell District Council unanimously voted on six counts to reject the planning proposal by Great Wolf Resorts to build a massive hotel and indoor water park for young families in a rural part of North Oxfordshire. I am completely shocked that this has gone to appeal given the depth of feeling in the whole area and beyond against this unnecessary development.

The size and design of the resort is totally unsustainable for the proposed location, having a negative impact on local infrastructure, rural landscape, traffic and local communities. It would be a disaster for the region, not to mention the affect on water supplies and drainage, which are already at a stress point in the area.

This project is purely for individual and corporate profitable gain with lack of regard for long term development of the area and overall community needs.

The claims for an economic benefit to the area are completely unfounded, trying to exploit on the short term instability of the economy due to Covid 19, which is totally immoral at such a tragic time for many countries.

The provision of low skilled, low paid and short term employment opportunities is not what the area needs for the 18-22 year age group it is targeting. I'm in that age group and we need long term, highly skilled opportunities with a career, otherwise we can't afford to live in the area and contribute to the local economy. There are currently enough employment opportunities for leisure and retail in the Bicester area.

My other key area of concern is that natural habitats would be destroyed and the rural landscape blighted by such a huge unsightly structure and car park neither of which are in keeping in design or size with the rural landscape. This loss of rural countryside, wildlife and adverse affect on biodiversity and air and light pollution would be a tragedy for future generations not only in this area but throughout the country.

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

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

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

Kind regards

Ben Porter

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APPEAL REF.: APP/C3105/W/20/3259189
Date: 26 November 2020 15:15:54

Dear Ms. Dyson,

I am writing to ask you to please defend our rural village and its lovely surrounding areas, and 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 unnecessary and unwanted 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 that is unable to cope with such a throughput. One of the routes Sat Nav currently brings cars to Chesterton from London is through Little Chesterton - a single track road. Current infrastructure cannot handle the additional traffic and the added load will wreak havoc upon local residents and businesses alike. Any possible future planning to widen roads to accommodate the additional visitors to the area would make a bad matter that much worse, not only ruining the village of Chesterton, but also its surrounding areas. Simply put, the proposed facility is unsustainable and bringing this type of resort to a small village is not a good idea, nor is it in the best interest of the community.

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,

Bert Quesada-Bryans
Chesterton, OX

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts Appeal APP/C3105/W/20/3259189
Date: 16 November 2020 11:02:27

Dear Ms Dyson

I wish to strongly object to the Great Wolf Resorts appeal regarding a Water Park at Chesterton. Oxon.

Ref APP/C3105/W/20/3259189

This Planning Application is unnecessary, unwanted and has already been refused. When before the Cherwell

District Council Planning Committee earlier this year it was unanimously rejected for very sound and well

argued reasons. The GWR appeal addresses none of the rejection reasoning but merely says they do

not accept that decision. Their appeal was submitted at the last minute and offers nothing new.

The additional traffic and destruction of a much needed 18 hole golf course would have a significant and

permanent detrimental effect upon the local community and golf players. To suggest a 9 hole course with

9 additional tees is totally unacceptable alternative to the golfing community. It also comes about when three

golf courses in this area have, or will soon be closed in under 2 years.

The additional 500,000 proposed visitors will bring chaos to an already inadequate local traffic plan.

It is also contrary to the Local Plan for the District and would come on top of major housing developments

in this area. These and several other reasons that were well set out when the GWR application was rejected.

There are no actual benefits to the local community and if granted would cause great harm. Usage of the facility

is not for locals as its prime use is for GWR hotel guests staying for 2/3 days. Only a few day tickets will be

available, will be expensive and prohibitive due to the booking conditions. Little financial benefit will be seen

and long term jobs will be poor quality and low wages. The loss of countryside amenities and wildlife will be

significant. There will however be another unsightly, unattractive and concreted over intrusion on this otherwise

beautiful area of Oxfordshire.

To repeat. this GWR Water Park proposal is not wanted, not needed and is completely unnecessary for this

location and this community. Our District Council Planners have unanimously turned it down for very well

set out reasons.

As it has already been rejected that decision should not be overruled by your Inspectorate.

I therefore strongly recommend that this GWR appeal is rejected.

Yours faithfully

Bernard Smith

OX26 2YB

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Objection
Date: 20 November 2020 12:22:54

Dear Ms Dyson,

I am writing to request that you **reject** the appeal by made by Great Lakes UK Ltd against the decision of Cherwell District Council to refuse planning permission for the proposed development of land to the east of M40 and south of A4095, Chesterton, Bicester Planning application REF. 19/02550/F.

I am not a resident of Chesterton, but of the new Kingsmere residential development on the outskirts of Bicester. My children do attend school in Chesterton.
The reasons why I believe you should reject the appeal are as follows.

The Appellant state 'The Appeal Site has been chosen because of its strategic location on the M40 giving ready access' but have no plans to link the site directly to the M40 or significantly improve local infrastructure to support the increased traffic it will create. No matter what routes are planned for the consumers, the consumers will follow their SatNav's and I believe this will have major implications on Junction 9 of the M40, the A41 leading towards Bicester and Vendee Drive directly past the new Kingsmere development. These roads are already under great strain due to the nearby visitor destination Bicester Village. This is before the consumers then enter the village of Chesterton. Any other routes to the proposed location would adversely affect other surrounding villages. Please note there is currently no safe route for me to walk or cycle the relatively short distance with my children to school between Kingsmere and Chesterton, so I have no option to use 'other means' other than my private car to access a site closer than that proposed by Great Wolf for it's 'local' work force.

This goes against points 5 and 9 in the recently released Governments 10 point plan for a Green industrial revolution. (https://www.gov.uk/government/publications/the-ten-point-plan-for-a-green-industrial-revolution/title?fbclid=IwAR09Kll7Gx3mJkUoBc3eosSdH8DXeeO_Fvt0lmd4etharLU_Fll3SGumSYY)

The Appellant state they are a 'destination' leisure resort, similar to Center Parcs, Warner Leisure Hotels etc. These types of resorts inevitably serve wider national catchments, yet no detailed road improvements are offered to serve the arrival and departure of this national consumer.

The Appellant state 'the location of the Appeal Site close to the rapidly expanding settlement of Bicester (which it will serve) with the very good rail services at Bicester offering genuine alternative transport options'. There are currently no public transport links between the Village of Chesterton and Bicester town, let alone the railway stations. It is also my understanding that as a destination resort day passes for local residents will be over-priced if they are available at all, so the resort will not serve the local community.

Furthermore, it is my understanding that the resort could put great strain on the local water resources when the area is already classified as "seriously water stressed" by the Environment Agency.

The Appellant state 'sustainability benefits including easy access to a local workforce and supply chains that can access the site by means other than the private car.' As I have already stated there are currently no public transport links to the site and when do supply chains use other means than public highways to deliver to their suppliers? When referring to local workforce I would like to point out that there is currently a shortage of construction workers in and around the area.

In summary I believe that the location is not suitable for the development, its impact would be far more detrimental than beneficial to both the immediate local community and the wider surrounding communities especially on environmental grounds. I believe this has already been shown by the original 820 letters of objection received by CDC during the original application process and CDC's unanimously rejection on six different counts, back in March by CDC.

Thank you for taking the time to read and consider my objections and I urge you to please reject this application.

Kind regards,

Bryan Taunton
Bicester Resident

11 Flux Drive
Deddington
Banbury
Oxfordshire OX15 0AF
20 November 2020

Dear Alison

RE: Great Wolf Resorts Appeal Reference APP/C3105/W/20/3259189

I am writing to express my objection to the Great Wolf Resorts proposed development at Chesterton on 9 holes of the Bicester Golf Course. I have been a member of the Golf Club for many years and have many friends who live in the local area. My key objections are:

Great Wolf Waterpark Size - Chesterton is a lovely small historic village, whilst conveniently located close to Bicester and Oxford. The mass of the Great Wolf Hotel, Water Park and 900 space carpark is totally out of context with the village environment and does not respect the character of the countryside. It will dominate the village and detract from the amenity and character of the village, and I think it will also affect the amenity and character of villages in the corridor between Oxford and Bicester south of the B430.

Does not benefit local business community – While the waterpark may create jobs in the hotel and leisure sector, the business model is a self-contained resort where people do not leave the site, so there will be little if any benefit to other businesses in the area.

Increased traffic – The projection of 500,000 visitors a year will increase traffic in the area, not only on the A34, A41, A4095, B430 and A4030 but also on local country lanes. Having recently been in a car accident on the B430 myself I know how dangerous the roads can be and increased traffic will only increase the risk of accidents.

Environment and changing climate – A waterpark seems to be an inappropriate development in a time of climate crisis. It will be calling on increased demands for energy resources including water which is a limited resource in Cherwell, and increase waste emissions at a time when we should be thinking of ways to preserve resources and decrease emissions. Also once built it cannot be reversed.

Preservation of Green spaces near Bicester and the protection of bio-diversity – There are public access paths through the golf course presently used for walks and recreation by Chesterton residents and others. The plan preserves a small amount of green space, which will be used by visitors to the waterpark not local residents, and will be a small isolated triangle sandwiched between a massive hotel, a covered waterpark, a car park and the M40. Covering a 9 hole golf course with concrete detracts from rather than enhances the biodiversity of the area.

Golf – The Bicester Golf Club is a challenging 18 hole course for the keen golfer, only 5 km from Bicester Centre, and as such should be considered an asset to the area, and should be fostered and

preserved rather than carved up. The argument put forward by Great Wolf that 18 holes could be squeezed on the remaining 9 hole golf course is misleading. The planning application does not include this provision, and any reconfigured course could not replace the existing provision.

Yours sincerely

Bryony Topliss

Staddlestones, Stanville Road, Cumnor, Oxford OX2 9JF

Alison Dyson
The Planning Inspectorate
Room 3J
Kite Wing
Temple Quay House
2 The Square
Bristol
BX1 6PN

RECEIVED
16 NOV 2020
MAJOR CASEWORK

12th November 2020

Dear Ms Dyson

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

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

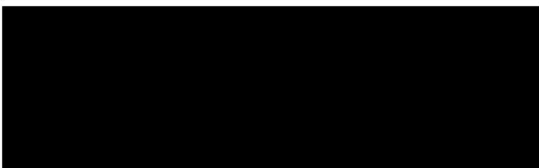
I hereby write to reject the appeal from Great Lakes UK for the Great Wolf Resorts proposal. As a family member of relatives living in Chesterton, I am a regular visitor and I enjoy seeing surrounding villages and green footpaths over fields. I consider the Wolf project to be unacceptable in size which will have a negative impact on the wildlife and countryside. It will be dangerous for local pedestrians because of the narrow footpaths. The extra traffic which this proposal would generate would put serious strain on the local lanes, many of which have no footpaths, which feed various villages. The additional noise and pollution would be unbearable.

There is very little unemployment in Bicester, so staff at the proposed Water Park would drive to work, thus overcrowding poorly maintained local roads and making it unsafe for children to cross the main road through Chesterton Village.

It is estimated that 1000 cars per day would travel through Chesterton! This village already has plenty of through traffic as it is used as a rat run away from the notorious A34 which is often at a standstill due to frequent accidents.

I feel very strongly that this proposal for a water park is in the wrong place for numerous reasons, the main ones are as above.

Yours sincerely



Basil Wales

Staddlestones, Stanville Road, Cumnor, Oxford OX2 9JF

Alison Dyson
The Planning Inspectorate
Room 3J
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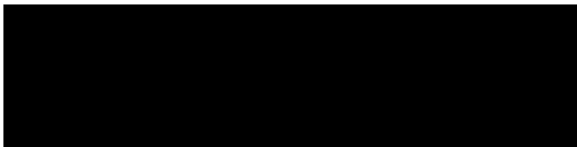
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Yours sincerely



Basil Wales

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: "re APP/C3105/W/20/3259189 Great Wolf Resorts in Chesterton ,Oxfordshire.
Date: 24 November 2020 17:26:48

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

This development attracting 500,000 visitors a year would totally swamp the small,quiet ,charming village of Chesterton. The road structure is incapable of handling such traffic .Yours faithfully

Brenda H West

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: GREAT WOLF RESORT - CHESTERTON/BICESTER GOLF CLUB
Date: 23 November 2020 10:00:31

Hi Good Morning Alison

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

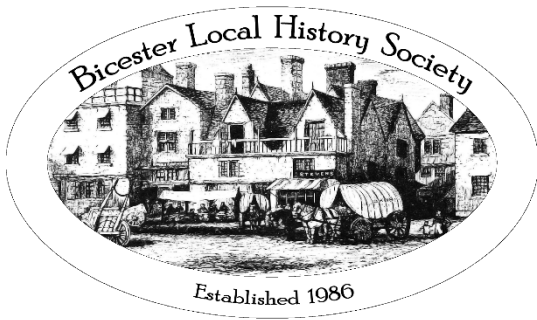
Please accept and add my objection to the Great Wolf Resort seeking to get planning permission to build on the back 9 holes of the golf course.

I have been a golf member at Bicester Golf Club for nearly 20 years, this will destroy the friendship that some of us have built over the years there.

This will also impact Chesterton village itself as it is not a very big village and only one road through it.

Kind Regards

Mr Gerald Bauer



Bicester Local History Society
c/o Newby Cottage
Weston on the Green
Bicester
Oxfordshire OX25 3QL



Letter sent via email on 26th November 2020

For the attention of:
Alison Dyson,
The Planning Inspectorate
Room 3J Kite Wing
Temple Quay House
The Square
Bristol, BS1 6PN

Ref: APP/C3105/W/20/3259189

Redevelopment of part of Chesterton Golf Course to provide new leisure resort

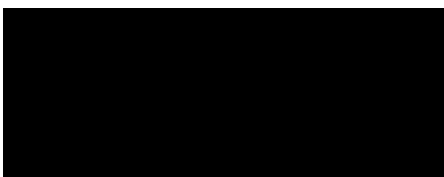
As consultees for the original planning application we were concerned about the absence of the final report on the archaeological evaluation and the lack of a desk based environment assessment. These were in fact submitted after our objections had been lodged. Although they address our concerns we believe that the evaluation trenches, as illustrated in Figure 2 of the Archaeological Evaluation Report, should have also included the area to the south and north of the area studied in order to obtain a total understanding of the whole site. Although no finds of note were found, the proximity of the site to the Roman road of Akeman Street which runs several metres to the south increases the likelihood of finding items of archaeological interest in that area.

Our other major concern is that the development will have a major deleterious effect on the rural setting of Chesterton. The size of the development is out of all proportion to the countryside setting of the village and will be highly intrusive. The building and the associated facilities will be incongruous to the vernacular architecture of Chesterton village.

There are major environmental concerns bearing in mind the large area being covered in concrete and hard standing, thus destroying valuable habitats for plants and animals. This is not a brownfield site – it is precious agricultural land.

We feel that neither the people of Chesterton nor of Bicester will gain anything from this development, financially or as a leisure facility.

We hope, for the sake of Chesterton residents, that this development is not allowed to go ahead.



Bob Hessian
Chairman, Bicester Local History Committee.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf resort
Date: 26 November 2020 12:36:19

To Alison Dyson appeal reference APP /C3105/W/20/3259189

Reading the proposed plans for chesterton theGreat Wolf resort a super -sized american resort park :-

Two years constuction for a small community and serounding areas.A four story hotel accommodating2000visiters ayear. A hugh complex dominating the landscape with no benefits for the locals 500 000 visiters ayear on our local roads which are already stretched to capacity ,Our countrey lanes will all become accident hot spots. The permanently floodlight 900 space car park will be unbearable. an 84ft high water tower building apparently taller than Buckingham palace would be unsightly for those that live in the village and surrounding villages . the substantial increase in air ,noise pollution and the destruction of wild life habitat would be devastating .

I hope you will share our consern and refuse this application .

Regards Mrs A Brady and Mr M Brady



Virus-free. www.avg.com

RECEIVED
18 NOV 2020
MAJOR CASEWORK

AD

"Millwood",
Water Lane,
Ardley-with-Fewcott,
BICESTER, Oxon.,
OX27 7NX.

17th November 2020.

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

Attention of Mrs. Alison Dyson, Planning Inspector.

Dear Mrs. Dyson,

Reference APP/C3105/W/20/3259 189
Great Wolf Resorts Planning Application Appeal

It is with great concern that we write to you today. We understand that the above Company are appealing against Cherwell District Council's rejection of their Application to create in a completely rural and village environment an enormous Pleasure Park including a huge hotel and many entertainment attractions, and will include an 84 foot high water tower and huge 900 car capacity car park.


We are supporting CDC's rejection on several counts. This development is completely out of character for this small village environment. Its enormous (four storeys high) hotel would be very near a brand new hotel which has just been built on the A34 which will cater for many guests. The situation was part of a popular golf course which has been virtually cut in two. The amount of through traffic and country road use would not be sensible, safe or suitable and to enlarge these to cater for heavy goods vehicles whilst construction takes place (together with removal of hedgerows, trees and natural beauty) would destroy the village character of Chesterton. Tourist traffic and any extra visiting vehicles passing through and around the area would cause problems with an already overloaded road system in the area, coping with much use of the Bicester Village facility as well as causing acute anxiety to its current residents who would have to cope with constant lighting at night, noise and disruption.

Naturally we are deeply concerned about the environment, the countryside and wildlife of the area. We have a diverse flora and fauna which needs protection and the intrusion of so much commercialism in this place would be detrimental to sustaining these; the increase in traffic, noise, light and air pollution would be great and, as mentioned above, this is a small rural village which already has more through traffic using the surrounding feeder roads to reach Bicester Village. Impact from traffic would naturally affect other nearby villages too, and it is estimated that it could mean as much as 1,800 additional vehicles using our already heavily congested local roads.

We understand also that this proposition would not necessarily benefit the local population since much of the proposed use would be by booking for overnight stay and local passes would likely be scarce and expensive. With an estimated 500,000 visitors annually this will put an enormous amount of pressure on the local area.

We would ask that the Inspector will uphold Cherwell District Council's refusal to allow this development.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Brian and Madeleine Gilpin

Copy to Cherwell District Council,
Bodicote House,
Bodicote,
BANBURY, Oxon.,
OX15 4AA.



AD

Willsden
High Street
Charlton-on-Otmoor
Oxon
OX5 2UQ
Tel: 01865 331075

Charlton-on-Otmoor Parish Council

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

18th November 2020

Dear Alison Dyer,

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

Charlton On Otmoor is a small village about 3 miles (5km) due south of Chesterton. Like Chesterton it is one of the many villages and communities that are a vital part of the rural character of Oxfordshire. The pandemic has illustrated how vital green spaces and countryside is to the mental and physical well being of the residents of the county.

Charlton On Otmoor Parish Council fully supports the opposition to the proposed development by Chesterton and other villages and its rejection by Cherwell District Council.

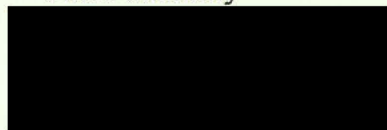
The site is currently a golf course with many areas of land, adjacent to greens and fairways, which are beneficial to wildlife. A large proportion of this valuable amenity will be lost if the development goes ahead. It is impossible to claim that there will be a 30% net gain in biodiversity when well over 50% of the site is going to be turned from managed grassland, rough grassland, scrub and woodland to large buildings and hard parking areas.


The development will change the rural character of the area with the visual intrusion of the buildings and the artificial illumination of the development. Even allowing for the noise from the adjoining M40 this development will have a significant impact on the rural tranquillity of the area. The development will be massively out of scale and design with the historic character of the adjoining village of Chesterton.

The development would add a major increase in traffic on the local roads which are not suitable for large volumes of traffic. There will be a significant increase in pollution which contributes to climate change and is in contradiction to policies that are aimed at preventing it.

Charlton on Otmoor Parish Council urges you to reject the appeal.

Yours faithfully



 Bryn Walker
Chairman – Charlton On Otmoor Parish Council.
Email: 