

Copper Mill, Church Lane, Weston on the Green OX25 3QS

Alison Dyson,
Case Officer,
The Planning Inspectorate

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

26th November

Dear Ms Dyson,

Appeal by Great Lakes UK Limited,

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

We are writing to express our concern on learning that there is an appeal against the unanimous decision of Cherwell District Council's decision to deny planning permission for a Great Wolf Resort at Chesterton. We submitted a list of concerns to the original planning application, which we append at the end of my email. The points are all still relevant, and the development remains entirely unsuitable for the site.

We now have additional concerns which we would like to add. We will not do so at length, but we share others' significant concerns about:

- The impact of chlorinated water usage, sewerage and flooding in the area
- Wildlife disruption, including the effect of floodlights at night.
- Previous planning concerns about distracting effect of floodlighting on the M40 traffic
- The unscrupulous behaviour of the company, particularly in relation to targeting school children with their propaganda.

We continue to be amazed that Great Lakes spent so much money considering what was patently an unsuitable site. The people of Chesterton and all the surrounding villages are unanimous in rejecting this obscene proposal. We have heard no-one who would welcome this development. We urge you to respect the decision of Cherwell District Council and reject this appeal.

Yours sincerely,

Dr Fiona Spensley and Mr Vincent T Kehoe

Submission to the original enquiry

I am writing to object to the proposal to build a Great Wolf Resort which I do not consider to be an appropriate development in Chesterton. I have looked at the

application documents and attended an exhibition held at the Bicester Hotel Golf and Spa to understand the proposal.

The following material considerations inform my opinion:

- Highway safety
- Disabled persons' access

The B 430 is already a busy road, and it is already a challenge for my partially sighted and limited mobility daughter to cross this road to reach the 'Milk Shed' – any increase of traffic would require a pedestrian crossing of the B 430 within Weston on the Green.

- Traffic
- Highway safety

The attempt by the developers to mitigate the impact on Chesterton is to route the majority of the traffic through Weston on the Green.

The B430 is already an overspill road when there are problems on the M40 between junctions 9 and 10, which seems to be all too frequent. This ability to alleviate problems on the M40 would be impeded by the additional traffic to the proposed resort. Traffic is already heavy during the week, and the submitted neighbourhood plan calls for a 30 mph limit through the village and traffic calming measures for the current load.

Any traffic coming from the M 40 Junction 9 would need to use the A34 – this already overloaded road is not considered fully in the application documents. Problems on the A34 could be compounded if the expressway proposal also goes ahead. The A34 is not included in their traffic data, and the A34 near Weston on the Green is an accident black spot already.

There is insufficient infrastructure to support this development at this site. This should be located close to a motorway junction, with direct access, not travelling through villages.

The figures quoted in terms of 'averages' do also not consider the distribution of this traffic. The B430 is less busy at weekends and in the evenings. This resort will bring traffic 7 days a week with service vehicles out of hours which would cause a perceptible change I would rate as 'high' in the conditions for the residents of Weston on the Green, particularly for residents located on the B430.

The resort is designed, with 500 bedrooms, for families with young children coming for short stays or one or two days. It is unrealistic to think that many will arrive, with their suitcases, by shuttle buses. They will predominantly use cars and the extensive car parking provided on the site would support that view. I believe the traffic impact is under-estimated.

- Noise

There will be an increase of traffic noise within Weston on the Green, not only with customer traffic but also with service vehicles which will need to arrive at the site out of hours. This will extend the disruption to residents of Weston on the Green.

At the site itself, the noise generated by the proposed resort will be in addition to the existing noise from the motorway.

- Effect on listed building and conservation area

Weston on the Green and Chesterton are both conservation areas. This development is entirely out of character and proportion to either Village.

- Layout and density of building

The density of occupation, and the nature of the business will adversely impact on water supply in the area, which is already a problem.

- Design, appearance and materials

It is just too big for the location and the area

- Government policy

Children's health. There is increasing recognition of the adverse effect of pollution on children. It is inappropriate to site a children's resort adjacent to a motorway. The impact of pollution from the motorway is not considered as a risk to human health from the location at this site.

In similar vein, it is not appropriate to re-route a public footpath, which currently runs across a rural area to run adjacent to a road – which will be busier with the additional traffic to the site.

- Proposals in the Development Plan

Employment. This development will require a large number of low skilled jobs. With Brexit, there will be even fewer such employees available. There is already a shortage in the local hospitality sector and there are new hotels in Bicester itself also competing for such staff. These are not the type of jobs we need in this area.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: OBJECTION APP/C3105/W/20/3259189
Date: 25 November 2020 19:52:12

3 Ploughley Close

Ardley

Nr. Bicester

Oxon

OX27 7PP

22nd November 2020

FOA Ms. Alison Dyson

The Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Cherwell DC Ref: 19/02550/F

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

Dear Sirs

Town and Country Planning Act 1990

Appeal by Great Lakes UK Limited

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

I write in relation to the above referenced appeal which is due to be heard at Public Inquiry beginning on 21st February 2021.

I wish to register my **OBJECTION** to the appeal scheme for the reasons set out in the Council Officers' Report to the Planning Committee recommending refusal.

In particular I would like to mention the wholly inadequate access roads to the site and the overall scale of the development which is inappropriate to the rural area. I note the Highways Authority raised an objection.

The scheme is wholly contrary to the provisions of the NPPF and the policies of the Development Plan. The Committee was correct in refusing planning permission. I urge the Inspector to dismiss the appeal.

I would like to be informed of the outcome and would therefore be grateful to receive a copy of the Inspector's decision in due course.

Yours Sincerely

Dr. Gemma Gray

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 22 November 2020 22:44:08

Dear Alyson,

I am utterly devastated to learn that Great Wolf Resorts have appealed against the **unanimous** rejection of their plans by Cherwell planners in March.

This is a shocking proposal, totally out of keeping with the rural nature of this part of North Oxfordshire, and would bring nothing but misery and long lasting resentment and anger from all the local inhabitants.

This vast 'American Style' resort will have far reaching consequences on the local environment, not least the already over-choked road infra-structure. The suggestion that this resort anticipates half a million visitors a year is staggering and alarming. No longer would we feel safe to enjoy a 'quiet bicycle ride' in the countryside. No longer would we be able to enjoy a round of golf at the golf club despite this being designated a key sporting facility by Cherwell District Council.


Burgers and water slides instead of fresh air and exercise -not good for your health!

If this were to go ahead, the inevitable light pollution from the airport style floodlight 900 space car park would be evident for miles around, reminding us all of the decision taken by the planners we had elected.

The very nature of our environment would be catastrophically destroyed and rightly this is not in accordance with the Cherwell Local Development Plan. I desperately hope our Cherwell planners once again make the wise and correct decision and reject this appeal in the strongest possible way.

Yours sincerely,

Dr George Moncrieff FRCP FRCGP

From: 
To: [Dyson, Alison](#)
Subject: APP/C3105/W20/3259189
Date: 13 November 2020 09:39:11

Dear Alison Dyson,

I am writing to you as regards the Great wolf project planned for Chesterton, Oxfordshire.

I am an environmental ethicist teaching at the University of Oxford. My professional interest is mainly with climate change but also broader matters concerning the environment. No doubt you have realized that there is an increasing awareness amongst the British public about the dangers of climate change and the pollution of the atmosphere. There is a strong movement against anything that would increase damage to the natural environment. The pandemic has made people aware of the future problems that will be with us soon and many city dwellers may want to relocate to the peace of the countryside to have open spaces.

Taking in consideration all of the above I hope you can see that the project planned at Chesterton would be going against the present trend. Such a development would soon become a white elephant and is certainly not in line with the needs of the planet at this time with the serious problem that humanity faces. It would be extremely damaging to the surrounding countryside besides destroying the peace of the village community. Large hotels and increasing use of the car are both serious attacks on the countryside.

At this time, with our growing awareness of our need to protect the natural environment, the project at Chesterton would be excessively foolish. All of us need to do our part in the protection of the natural world, saving trees and soil, so that we and our children and our grandchildren can survive into the future.

If you want to learn about the science of climate change and the damage being done to soil and the natural world I can send you literature so that you can be well informed.

Please copy this email to those who are involved in this unwise project. I hope it will make them reconsider. They are all welcome to contact me to learn more about the needs of our country and planet. If they are interested only in making money, there are now plenty of other projects in line with environmental needs where they can invest.

Thank you

Yours sincerely
Dr. Helen Barnard

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: appeal reference APP/C3105/W/20/3259189
Date: 20 November 2020 12:10:48

Dear Alison

I hope that you are keeping safe.

I am writing to object to the proposed development by Lone Wolf in Chesterton, Bicester. The application has been refused once for good reasons but has been resubmitted. I object on logistical, environmental and infrastructure (lack of) grounds.

The Bicester area has been repeatedly developed over the last decade. This cannot continue without the area changing completely. Adding in a huge American style theme park seems ridiculous. It is simply out of keeping with the locality. This is quintessential English 'shire county' countryside. We already have issues with traffic and flooding locally. This will make these problems far worse.

There is a beautiful footpath currently running through the middle of proposed development, and walking along this makes the wildlife clearly apparent. Although this is a golf course it contains many natural environments and is completely in keeping with the local village surrounds. Most importantly, as a golf course, it is quiet, clean and non-polluting.

Chesterton, like most villages locally, has narrow country lanes (usually with lots of pot holes) and not many pavements. This means that the roads are used by pedestrians as well as cars. This is just about okay at the moment but only borderline. Having hundreds more cars will make things far more dangerous.

Kind regards

Hayley

Dr H Ryder
Fringford resident

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Planning Application Great Wolf Resorts APP/C3105/W20/3259 189
Date: 14 November 2020 10:35:18

Dear Ms Dyson,

I have recently been made aware of this appeal against a previous decision to deny the application.

As a newcomer to the village of Kirtlington, chosen for its peaceful tranquility in my retirement, I am alarmed to learn that an attempt is being made to resurrect this application which I had assumed was completely dead.

Had I known that this was a possibility I may well have chosen to live in a different location. There are a number of reasons for objecting to this application.

Firstly do we wish to see this treasured and delightful area of North Oxfordshire with its traditional country feel and superb vistas turned into a trashy US-style theme park district. Certainly not. There is plenty of space in USA for such money-making ventures.

The road network in this area does not lend itself comfortably to such projects. The A34 is notorious for accidents, the traffic from which then spills out onto the smaller roads running straight through our network of small villages causing mayhem which would only increase considerably were the project to proceed. Speeding traffic driving through the villages is already a problem which would be exacerbated by the subject proposal.

As an astronomer I am already somewhat disappointed at the level of light pollution in the area. If the project were to proceed with lights in the car park and lights in the tall buildings the light pollution will only increase and a perfectly harmless hobby would be made more difficult.

If I were to apply for a similar project in the high meadows of Colorado I'm sure it would be rejected and I hope you do the same for what appears to be an invasion of our privacy.

Your sincerely

Dr Jeffrey F Miles

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf resort objection
Date: 18 November 2020 15:43:58

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

Dr Juliet Rees

Bicester resident

Appeal reference APP/C3105/W/20/3259189

To:

[Dyson, Alison](#)

Subject:

Ref APP/C3105/W/20/3259189

Date:

26 November 2020 16:42:30

Dear Ms Dyson

I am writing to register my strong objection to the appeal by the huge corporation Great Wolf Resorts to build a huge hotel complex and water park in the middle of a beautiful, historic countryside village. This was rejected unanimously by our local council and has no local support in the surrounding villages and beyond. We are a rural community with small country roads and abundant wildlife. On any given day or evening you will see deer, muntjac, kestrels, buzzards, red kite, badgers, owls, hedgehogs, the list goes on. It is a delightful place to live. The country roads are busy unfortunately but there are still cyclists and horse riders at quieter times. The main roads here are completely gridlocked on most days. The A34 and M40 are regularly blocked by accidents and traffic jams and our villages are already suffering from the overflow from this. The area regularly floods in winter as it is flat and the water table here is very high.

Luckily the region has recently been given a grant to improve cycling and walking routes and I note the Government's 10 point plan for a GreenRevolution where they commit to protecting our natural environment. This should ordinarily be encouraging news for our area.

In the time we are living in I cannot think of a less appropriate location for the monstrous resort proposed. These resorts have usually been built in regions of the USA away from residential areas. Building such a huge resort will irreversibly ruin the local countryside, worsen flooding, destroy natural habitats, make the roads busier and more dangerous and bring huge amounts of pollution of multiple kinds. I doubt riders or cyclists let alone walkers will be able to enjoy the area any more. Flood lighting will have a terrible effect on our nocturnal creatures and is likely to cause accidents on the M40 passing beneath the proposed area. As the land is currently a golf course I expect the attraction to a company was the fact that it is already classed as land for leisure use but there is a huge difference between a golf links and a huge hotel complex.

Our children learn in school how we should be looking after our natural environment and the planet. This proposal flies in the face of everything they have been taught. The only thing the Great Wolf company has in its favour is money and I hope that is not what decides the outcome of the appeal. It is particularly disgusting that they have demanded that our local council pays for their appeal. Please please listen to the local people. We are a close knit supportive community who welcome change and development where appropriate but this is an unwelcome and utterly inappropriate development for the beautiful English countryside and it will ruin lives.

Thankyou for reading and considering our views

Kind regards

Dr Lucy MacLaren and family

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 23 November 2020 15:18:47

Dear Alison,

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

As a mother of whose daughter & family live in Chesterton & who also lives in the environs of Chesterton, I am deeply disappointed that this development, which is demonstrably unsuitable for the village, is under consideration.

The local roads are eminently unsuitable for this development and the increased traffic it will bring will not only bring the inevitable noise and light pollution but will also render the roads more dangerous and would ultimately jeopardise the safety of the walkers, young adults and children of the village.

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

Best regards

Mary Fitzgerald

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/c3105/w/20/3259189 wolf resort
Date: 24 November 2020 19:31:39

Dear Alison

Re: APP/c3105/w/20/[3259189](#)

I am writing with grave reservations of the potential build of the great wolf resort in chesterton. I am concerned about the damage it will do to the natural habitat of wildlife Not to mention the damage to infrastructure. Increase in traffic and pollution can be damaging to peoples respiratory health and wellbeing with the potential in increase of road traffic accidents and deaths. Given we are living in a society which is trying to reduce its carbon footprint the proposition of such preposterous build would be damaging. I hope you take my objection in consideration.

Yours sincerely
Dr Mayur V Patel

The Garden House
1, Chesterton Court
Chesterton
Bicester
OX26 1UP

November 23rd 2020

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

REF: APP/C3105/W/20/3259189

Dear Ms Dyson

I am writing in opposition to the Appeal referred above, that is the proposal by Great Lakes Ltd UK to built a so-called leisure resort on a site within the Chesterton Parish Council area.

I lodged detailed objections to this at the time of the original application (see attached). All the points made there-in still apply: this development brings no benefit whatsoever to Chesterton or any neighbouring council including Bicester and on the contrary will result in very substantial traffic congestion, increased air pollution, a decrease in green space, and a lowering of property prices in the area without any benefits in terms of local employment or use of local retail. There is one additional point I wish to make.

The COVID emergency that has intervned since the original submission has brought home to me just how valuable green spaces are and how the benefits to health and well-being a lowered level of air pollution brings. These values in our living environment will be hugely impacted by this development. Furthermore there will be a substantial net increase in CO2 levels generated both by the site and in particular by the very considerable increase in traffic flows. This will not only impact local health but in the longer term is in opposition to the net zero carbon ambitions embodied in both local and national planning.

I thus register my very strongest protestations against this proposal and hope that you will dismiss it this Appeal.

Yours sincerely

Michael J Swift PhD

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Chesterton appeal ref APP/C3105/W/20/3259189
Date: 15 November 2020 13:25:28

Dear Ms. Dyson,

I wish to register my concern about the Great Wolf Resorts appeal against the unanimous decision by planners in March, to stop the American style resort park in Chesterton.

It was rejected as being unsuitable for its location. I would argue that such a complex is unsuitable for anywhere given current world wide concerns for the environs, and global climate change.

I understand that this complex will offer no benefit to local residents as a public amenity, but will have huge numbers of visitors a year contributing to an extra burden of traffic on our local roads, many of which are small country lanes not designed for heavy traffic.

As a keen local cyclist, this extra traffic load would significantly impair the efforts of both Cherwell District Council and Bicester Town Council to promote safe local cycling.

There are already major concerns from all the local villages including Chesterton and Kirtlington along the route of the A4095 road (Witney to Bicester) about the high level of fast heavy traffic which uses this route. Both villages have primary schools along the route. The expected massive increase in traffic if the resort in Chesterton was granted planning permission would have a significant negative impact on our villages and on the children affected by the pollution and traffic risks when crossing the road.

The size of the planned complex is huge in relation local buildings, with a massive car park and large capacity hotel, and the whole would contribute massively to air and noise pollution in the area, which goes completely against the move globally to become more aware of environmental issues and to avoid contributing to global climate change.

A project like this would negatively impact local village life, wild life and the countryside generally. In particular wildlife would be negatively affected by the building taking up natural habitat, and by the nocturnal flood lighting which is harmful to birds and bats in particular.

Thank you for considering these objections

Dr Neil Bryson
Resident of Kirtlington (OX5 3JW)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Lakes UK Ltd Appeal Chesterton Parish
Date: 15 November 2020 15:29:14

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

Ref: Great Lakes UK Ltd – Cherwell District Council - Planning Application No:19/02550/F

I write again to object to the appeal against the refusal of the original Planning Application. There do not appear to any substantial changes to the application that was refused unanimously by Cherwell District Council.

This application has generated an enormous amount of antagonism and personally I have very rarely written with regard to planning matters until now. This still appears to be a speculative application with minimal prior consultation with local authorities. It is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Traffic You have received detailed objections already, but the country lanes leading to and from the proposed site are narrow and are already in poor condition in parts. A 2 year build programme with heavy equipment usage will cause further significant surface damage as well as causing traffic obstruction.

Chesterton already suffers from high traffic throughput, and surrounding Motorway/A road problems, accidents etc, cause significant diversions and congestion through the minor roads of Chesterton and Weston on the Green.

An extra 1000 + traffic movements (either from attendees of the park or their employees who are likely to have to travel to this place of work by car) are inevitably going to cause delays and frustration, not least to the attendees trying to reach their “holiday” destination.

Local Issues The use of a green field site is contrary to recommendations that a brownfield site should be used for such a project.

Very large areas of tarmac for parking will cause significant water run off and flooding, and the area has been subject to standing water already through the damp weather conditions over the past 12 months.

Thames Water also appear to be concerned about disposal of waste water from the site, and the **provision** of adequate water supply/pressure for such a large development.

The reduction in size of a well regarded and long established 18 hole golf course is not supporting plans that encourage and provide green space for exercise and health benefits. The closure of Magnolia Golf Club locally and the probable closure of North Oxford Golf Club in future, further reduces these opportunities for a rapidly growing town such as Bicester and North Oxfordshire in general.

In fact there are waiting lists to join the existing Golf clubs, especially as the Covid pandemic has reduced exercise options.

Great Wolf do not propose to offer day passes for local residents. The local area will not benefit from this development, as it is planned to be self contained in terms of food and entertainment. Employment is high in this area already, so staff will have to travel from elsewhere, increasing

traffic as stated, as there appear to be no plans for staff accommodation.

Great Wolf may well be surprised by the strength of local opposition, and will probably have had little opposition (and even encouragement) to developments in a large country such as the USA, where wide roads and deserted areas are more suited to such plans and investment.

There have been "Theme Parks" that have failed in this country, and any resulting site would be an eyesore, a problem for the local Council and the green space unlikely to be recovered.

More general reading about Great Lakes and their owners do not inspire confidence in their environment concerns.

In conclusion, it would be difficult to imagine how such a large project could even have been proposed in a rural village countryside setting such as Chesterton.

I urge you to continue to oppose this appeal.

Dr Nicholas Thompson

Dr Peter Beele
10 Limes Way
Shabbington
Bucks
HP18 9HB

27th November 2020

Ms Alison Dyson

Planning Inspectorate

alison.dyson@planninginspectorate.gov.uk

Dear Ms. Dyson

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

As a user of existing facilities and travel connections in the Bicester area I am seriously concerned about the Great Lakes of Chicago Ltd. appeal for their 'Wolf Resort' application which has already been refused by Cherwell District Council.

I oppose this proposal on a number of levels as it will have significant negative impact to an area whose infrastructure is already struggling to cope with recent housing and retail developments. The issues are as follows:

Traffic

The volume of traffic, both to surrounding villages and the main arterial routes would be immense and uncontrollable. Traffic continues to rise because of development in Bicester and Heyford Park.

Local users of Bicester's current facilities such as myself will be forced to look elsewhere as the level of traffic congestion will become increasingly intolerable. This will have a significant negative impact, particularly in relation to retail and leisure facilities that are essential to Bicester's "wealth".

Pollution

The development will impact on local communities both in the long term due to the volume of traffic on route to the "Resort" and in the term during construction.

Ecological Impact

The loss of a yet another green field site in the area will exacerbate the current negative impact on wildlife

National & Local Plan Policies

This application does not comply these policies on any level. Great Wolf's leisure facility is primarily targeted at non-local consumers as evidenced by the need for a massive hotel. It

will have no local benefit as people from the surrounding area will not be able to use the facilities on a daily basis – it is a destination resort.

In addition, it will not assist in the growth of local employment or businesses. The very nature of this resort keeps everyone on site. Any employees will be either drawn away from existing businesses or be brought in from other areas thus creating additional infrastructure pressures.

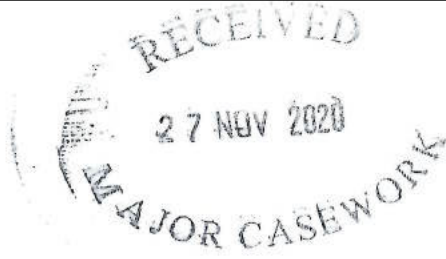
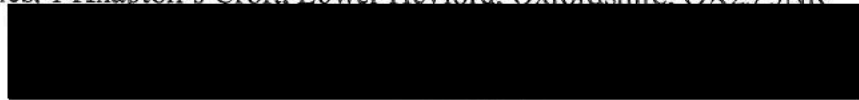
I trust that this letter will be used to support the case for refusal for development and strongly urge that the appeal be rejected.

Yours sincerely

Dr Peter Beele

The Gables, 1 Knapton's Croft, Lower Heyford, Oxfordshire, OX25 5NR

AD



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

23 November 2020

Dear Madam,

Appeal Reference: APP/C3105/W/20/3259189
Great Wolf Appeal regarding development at Chesterton

Please accept this letter as a formal objection to the appeal lodged by Great Wolf Resorts (GWR) against the decision of Cherwell District Council earlier this year to refuse an application for planning consent for the building of a hotel and holiday complex adjacent to the village of Chesterton.

My objection is based on the three primary grounds of size, degree of connection with the local community and impact on transport infrastructure.

Size

What is planned by GWR is a leviathan which will totally dominate the landscape. Apparently it will be near enough 60% larger than the Bicester Outlet Village (which is massive anyway) and *inter alia* will incorporate a 900 space car-park and an eighty-four foot water tower. The adjacent village of Chesterton, which already is no more than a very small field away from the Kingsmere housing development on the western side of Bicester, will effectively be swamped by this development. This is contrary to the Cherwell District Council Local Plan which seeks to preserve the rural landscape between one urban development and the next.

I am on the executive of the mid-Cherwell Neighbourhood Plan (MCNP) which was "made" as a formally adopted plan in the spring of last year. The MCNP is somewhat unique in that it embraces eleven parishes in the mid-Cherwell area plus two associate members and its eastern-most parish of Middleton Stoney abuts the locality where this proposed development will take place. In all our discussions prior to adoption and as to one of the salient features of the made plan, preserving the rural landscape and habitats from unsustainable building encroachment has been the fundamental philosophy of our Plan forum. The MCNP has accordingly sent its own formal objection to this appeal.

Degree of Connection

There will be no connection with the local community. This complex seeks to provide in-house entertainment for its guests with no need for them to leave the place to shop, to visit the locality or go for an energising walk in the country. Indeed it is not the intention that they should leave to spend money elsewhere. The complex - I nearly wrote "compound" - provides its facilities to be enjoyed by its staying overnight clientele not local people. There are no perceived benefits for the surrounding locale.

Transport

I understand it is intended to welcome around half a million visitors a years to this hotel, the vast bulk of whom will arrive by private car. With an estimated 500,000 visitors a year to the Great Wolf complex, it has been argued that this will create an additional 1,800 car trips a day coming to the complex and using our local roads. From the south and south-eastern approaches to the hotel, this will mean that the A34 and the M40 will be heavily used, with cars from either route meeting at junction 9 on the M40 before funnelling into a what will be a massively congested area immediately to the south of the hotel. (This is also the southerly approach road to the Soho Farmhouse complex at Great Tew incidentally.) Conversely, vehicles approaching from the north will, together with the Soho Farmhouse visitors leave the M40 at junction 10 and drive down the B430 before hitting the crossroads at Middleton Stoney at which point the Great Wolf visitors will turn left along the B4030 with those destined for Soho going right along the same highway, the B4030. Middleton Stoney will be swamped.

I have referred to the B4030. This road is the link from the Great Wolf complex westwards to the Banbury Road (A4260). This road has experienced an exponential explosion in traffic volume over the last few years. From 2017 to 2019, all traffic increase over a five day period was 16% or 19% over a seven day period. (The actual figures which are salutary enough are 5,025 in 2017 increasing to 5,833 in 2019 a day over a five day period and 4,499 in 2017 increasing to 5,332 in 2019 a day for a seven day period. Over the period 2017 to 2018 the proportion of OGV1 and OGV2 lorries increased from 730 a day in 2017 to 1,399 a day in 2018 for a five day period, which equated to a percentage increase of 91% over two years. The figures for a seven day period with clearly less commercial traffic at the weekend are even more striking: 593 lorries day in 2017 growing to 1,198 a day in 2018 or a percentage increase of 102%.

Please also note that the B4030 is a rural highway. Now, clearly, traffic coming from the west to Great Wolf will use this road and traffic, already painfully heavy anyway, will explode in volume. But, interestingly enough, Great Wolf asserts blindly and with utterly misplaced confidence that not one single vehicle coming to its resort will actually use this highway! On what basis could they make such a ridiculous assertion? They are being totally disingenuous here.

Conclusion

This appeal should be dismissed with costs awarded to the respondents.

Yours faithfully,
Dr. P. C Stoddart

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Planning Application Ref. APP/C3105/W/20/3259189
Date: 16 November 2020 15:38:16

Alison Dyer, The Planning Inspectorate Moonraker, North Lane,
Temple Quay House Weston on the Green
Bristol Bicester
BS1 6PN OX25 3RG
Application APP/C3105/W/20/3259189
16/11/2020

Dear Madam,

You will today receive by mail a comprehensive letter from my wife, Dr. Adrienne Evans of the same address, summarising our profound objections to this proposed development of a Leisure Park on part of Chesterton Golf Club. That letter will cover the main objections based on the unsuitability of the terrain, the proximity of the plan to nearby housing, the lack of access to the site through existing roads and the unsightly size of the edifice of hotel and water tower in a flat landscape.

It seems odd that consideration may be given to any scheme which would place such demands on our local water supply and sewage systems which are already frequently unable to cope with local requirements.

I should like to add one or two further issues for you to consider.

a) Noise : All the housing in Weston on the Green, my own included, can vouch for the fact that, depending on wind direction, we can hear the constant drone of traffic on the M40 and the A 34. The same applies to the villages of Chesterton and Middleton Stoney. The proposed Theme Park would be built between us and the M40 so would be closer. It is impossible to imagine a Theme Park without the amplified noise of electronic music till late in the evening as well as the human shrieks from the rides and other attractions. Then there will be the local chaos of hundreds of motor vehicles heading home through the village till late in the evening.

b) Planning consistency : The village of Weston on the Green was designated a Conservation Zone about 4 years ago and the only development here presently is our agreed and limited Local Plan, agreed with the Council. In my opinion, should the authority, vested in you and your department, now permit the Great Wolf development, it would make a total mockery of the planning system and show how honour and integrity count for little where money is concerned.

I hope and trust that you will show consistency and honour in this matter and decline the application.

Yours faithfully,
(Dr.) Richard F. Evans. M.B.,Ch.B., MRCGP, DCH, DObstRCOG.

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planning.southwales.gov.uk)
Cc: [REDACTED]
Subject: Objection To Planning Application : APP/C3105/W/20/3259189
Date: 26 November 2020 11:27:33

Dear Alison

Planning Application : APP/C3105/W/20/3259189

We would like to put forward our ardent objections to the proposed Great Wolf Resort .

As a family (1 young child, 1 elderly person and 2 adults) the significant noise, disturbance from traffic and traffic air pollution will have a tremendous impact on our health and wellbeing and quality of life – as our back garden backs onto the road which runs through the village.

Also, the increased traffic flow will threaten the safety of village children walking /cycling to and from the 2 village schools and playing close to home and walkers/cyclists in general.

The proposal would bring 500,000 visitors a year, which would bring 1,800 additional car trips on our local roads and will not just affect ours, but also all surrounding villages.

The proposed over development of the site in our historic village is over-bearing, out of scale and out of character in terms of its appearance – compared with established development. The visual impact of this would be devastating and offensive.

The hotel alone would be one of the biggest outside of London and 4 story high, an 84ft high water tower – higher than Buckingham Palace! This will at the very least devastate our small village, its character and surrounding landscape and wildlife habitat.

This project would be “Garden Grabbing “ in effect.

The proposed permanently floodlit 900 space – the size of a large shopping centre, will look like an airport long-stay car park, which is not appropriate for a village community as a whole or residents who have to see this everyday.

As a community the Great Wolf Development will have a tremendous impact on the health and wellbeing of all its residents.

The local infrastructure cannot cope the Great Wolf Development.

There clearly will be an adverse impact on the character of the neighbourhood and on the residential amenity of neighbours. If the project goes ahead, people who are able will leave the village and newcomers unlikely -which will devastate and fragment the community.

THE PROPOSED DEVELOPMENT IS NOT IN ACCORDANCE WITH THE
CHERWELL LOCAL DEVELOPMENT PLAN.

Your consideration of all of the aforementioned would be sincerely appreciated, as the Great Wolf resort would change the lives of everyone in the village, our whole community – in a devastating way. Many thanks.

Best wishes

Dr S Balaji, Mrs H Balaji & Mr S Karuppananchettiar

9 The Woodlands Chesterton

OX26 1TN

Ms Alison Dyson
The Planning Inspectorate
Temple Quay House, 2 The Square
Bristol BS1 6PN
16th November 2020

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

Dear Ms Dyson,

I wish to register my strongest objection to the planning appeal APP/C3105/W/20/3259189

This proposal is contrary to the Cherwell Local Development Plan and to its strategic aims for i) sustainable development in a historic landscape; ii) preservation and enhancement of biodiversity; iii) reduction in the use of private motor vehicles and their effect on climate change. The impact of this development on the extended local area (including several neighbouring parishes) is so large that there is no overall mitigation that should allow planning permission to be granted. For this reason, Cherwell District Council rejected the application **No 19/02550/F** on 12th March 2020.

A key objection stated was (and still is) that the site location is a geographically unsustainable location for a resort of this size that has no access via public transport and relies almost solely on private vehicle transport for users and residents of the resort. The impact of this on a small rural village in Oxfordshire would be extreme. Below are the specific arguments which should strongly counter this appeal.

Landscape and ecological impact:

The planning proposal is for a built-over area of 500,000 ft² including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control, lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). **Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35.** The proposed remodelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species. The developer was not considered to have provided the exceptional circumstances required to justify a development of this scale at this location and was ruled contrary to policies DLS1, SLE2, SLE3, SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1, Saved policies T5, TR7 and C8 of the Cherwell Local Plan 1996 and the Government guidance contained within the National Planning Policy Framework.

Sustainability:

The proposed development expects to house 3190 guest residents in a total of 498 hotel rooms at any one time, supported by parking for 902 vehicles (of which only 90 are for electric vehicles). The water park will be built using hard, brightly coloured plastics; the hotel complex will have a massive energy requirement, only a fraction of which will be sustainably generated; the traffic movements (for guests arriving and departing and for hotel support service vehicles) will stretch the local road structure to breaking point and significantly affect the lives of residents in surrounding villages (most impact will be in Chesterton) including Middleton Stoney, Weston-on-the Green, Little Chesterton, Wendlebury,

**Westfield Farm Cottage, North Lane, Weston-on-the-Green
OX25 3RG OXON.**

Bletchington, Kirtlington and Ardley. **Reliance on private vehicles and the increase in heavy service vehicles is directly contrary to the Cherwell Local Plan policies TR2 and TR16.**

The proposal contravenes several other key objectives of the Cherwell Local Plan, but the case is clear. The proposed development is unsustainable in business model, design and location. I urge you to refuse permission.

Yours sincerely,
Susan Daenke

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resort planning reference: APP/C3105/W/20/3259189
Date: 27 November 2020 20:58:59

Dear Alison,

Ref: APP/C3105/W/20/3259189

I am writing to object to this planning application.

Chesterton is an inappropriate location for this resort, being as it is on the edge of a small village, with none of the infrastructure required to support such a vast increase in traffic and visitors. The damage to the local community and wildlife - including the pressure on water supply to service the facility - will be irreversible, and the costs vastly outweigh the benefits of a few hundred extra jobs, mostly in the service industry, which Bicester already has in excess with Bicester Village. It is unlikely local residents will be able to benefit from the facilities due to the high cost of proposed day passes (several hundred pounds for a family is an expensive day out!) which appears to be the biggest reason you find those in favour cite, and would be a shock no doubt when they realised how unaffordable this was; it is certainly no local leisure facility. The traffic impact (as there is no local train station, almost all visitors would be expected to drive) would be horrendous, and add to the problems already experienced in Bicester with the recent new developments overstraining the road network. All in all, I believe this is the wrong site for such a facility, and a better site in a more appropriate location could be sought working with the Cherwell planning application team.

Thank you for taking the time to read this, and kind regards,

Dr Samantha Decombel
188 Whitelands Way, Bicester, OX26

Mrs Diana Susan Bourne
Tanora Cottage
Kirtlington Road
Chesterton
OX26 1TE
16/11/2020

To whom it may concern

I am writing to oppose the planning application for the Great Wolf Lodge Water Theme Park which has been put forward for location in Chesterton. As a resident living in Chesterton at Tanora Cottage on the A4095 for over 36 years I have the following serious concerns.

It has become apparent over the years that the road infrastructure is already insufficient for the traffic which cuts through the village, without a main access to a huge resort being placed just down the road from my property. My own access will most certainly be restricted through traffic congestion. There have been some serious fatalities on the A4095 over the years and I can only foresee the risk becoming higher. Due to my age and sight restriction I rely on family and friends to support me daily, which I fear will also be impacted due to traffic congestion.

My home and gardens are situated at the back of the ninth green of the golf course, I purchased the property before the golf course was built for the tranquillity of the countryside and the exceptional wildlife that forms a large part of the rural location, this has sadly changed over the years, but a massive resort being situated within this green belt area will have dire consequences to the natural habitat for many animals and wildlife. I often have deer's and foxes visiting my garden and grazing on the golf course. The whole proposed resort will also be a total invasion of my privacy within my home and gardens, and a loss of a vibrant golf club which provides a key sporting facility within the community.

My other concern is how can the removal of mature beautiful trees be a step forward for our natural sustainable environment, to be replaced by extremely high buildings and brightly coloured tunnels, flumes and an 84ft high water tower, this visual eye sore is not in keeping with our community and certainly does not conserve our conservation.

I honestly cannot understand how our local community will gain from this venture, we've had consistently low statistics for unemployment for recent years, and by the disclosure of more information regarding the resort it is clearly not designed for local people to enjoy at exorbitant prices for day passes only to be released if the hotel is not full.

I have also been informed that during the two-year construction phase, there will be 2,000 construction workers and projected 31,000 deliveries which will all go past my home.

If you would like any further clarification of the points raised, please feel free to call me to discuss.

Can I request to receive confirmation of this letter via my family member's email address

Yours sincerely

Mrs Diana Susan Bourne

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf Resorts planning appeal
Date: 14 November 2020 16:19:00

Dear Alison,

I am emailing 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.

Furthermore:

- 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. As a resident of Chesterton, I am very worried about the safety of my children walking to and from school, the extra traffic would have a negative impact on my own property and would affect the air quality in our village.
- Disruption to wildlife both during construction and once built with the loss of natural habitat. There are many deer in this area which would not be able to survive alongside such a huge development.
- 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? The original objections from local people still stand, and we should not have such an unsuitable building forced upon us.

Thank you for considering my objections.

Regards,

Emily Allmond

Chesterton resident

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

Mrs E Barker
Culverhay
Alchester Rd
Chesterton
OX26 1UN

Ref: Great Lakes UK Ltd.

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

OBJECTION

Dear Ms Dyson

Over the last five years, there has been a huge amount of development in this area which has been required to fulfil a government requirement for increased housing. On top of that there are proposed increase in office premises, shops and hotels which are already being developed. The infrastructure and in particular, the roads, both in Bicester and in the surrounding area, already at full capacity, have seen a huge increase in traffic with all the attendant problems that produces. Presumably, as all of the developments have been given planning permission they have been deemed necessary within the boundaries of the Local Plan. Chesterton itself, within which the proposed Great Lakes development lies, has already fulfilled, if not exceeded the development requirements imposed upon it.

The proposed Water Park, however, is in no way in accordance with the local development plan. The position of the Water Park on the edge of a small English village is totally inappropriate and cannot in any way be deemed 'necessary'. Great Lakes are looking to put a construction which has a floor space an estimated 60% larger than Bicester Village, (equivalent to two Tesco Extra Superstores) on a greenfield site, irreversibly removing green infrastructure and ecological habitats. At a time when climate change caused by overdevelopment and the destruction of green-field sites, is such an issue both nationally and internationally, it seems unthinkable that a project of this nature could even be considered, regardless of the Local Plan. However, I reference

Local Plan: EN1 Impact on Natural Environment: Whenever possible, development which would have an unacceptable environmental impact would not be developed. EN16 Land Resources: Development on greenfield site will NOT be permitted unless there is an overriding need for the development. Sustainable development and the protection of biodiversity.

The development includes a 900 capacity car park, a 500 bedroom hotel with an expected 500,000 visitors a year with, according to the American model, an average stay of 2 days which indicates a high turnover with the attendant amount of traffic, estimated at 1800 daily car movements.

The hotel is one of the largest outside London and will be four stories high. It is a huge, unsightly complex dominating the landscape with an 84ft high water tower building (taller than Buckingham Palace). The 900 capacity carpark will also be permanently floodlit. Bicester is already congested; there will be an increase in traffic anyway with the new Kingsmere Shopping Mall, Bicester Gateway, the new Warehousing and the Lloyd Sports Complex and this will be hugely exacerbated by the proposal, causing even more congestion on the A34, M40, A4095, B430 and surrounding villages. Chesterton is already a rat-run and the plans to re-route the traffic through other villages also directs traffic onto the A34 and this is totally unacceptable. This level of traffic will be highly polluting and have a detrimental affect on the health and mental health of the local population – issues which are again causing great concern both nationally and internationally. In addition, the construction traffic for a period of 2 years with a projected 31,000 deliveries (equating to 65 delivery lorries a day) will lead to a substantial increase in traffic in air and noise pollution and be highly disruptive to daily life in the surrounding areas. Once again, I reference the Local Plan:

EN3 Development that leads to noise pollution etc: 9.6 Council will seek to ensure that in particular residential properties are not unduly affected by any development including that caused by traffic generation and potential impact on wildlife. EN5 Impact on air quality as a result of operational characteristics and traffic generated by it.

The proposed employment opportunities are not part of Cherwell's strategic aim of prioritising knowledge-based business investment. Great Lakes will also aim to keep all guests on site thereby being of little benefit to the local economy. Day passes will be dependent on hotel occupancy, will be expensive and would need to be booked well in advance. In light of local objections Great

Wolf have offered increased day passes at reduced prices, however this is not their business model and there is no guarantee that would continue once they are up and running. This is NOT a public amenity and there will be little trade leaking out to the local economy. In the US 98% of guests remain on sight. This development will also lead to the loss of a much-used local sports facility by way of the golf club. The club was viable, with no financial issues, and was providing an essential facility for health and well-being – golf is particularly relevant for an aging population. Will there be any guarantee that the remaining 9 holes would remain open? If the American model is to be followed, they will be swallowed up in due course. Given the increase in the local population it would be hugely detrimental to take away a sports facility.

Finally, one of the objectives of the Local Plan is to conserve and enhance the natural environment of the district including its ecological resource, (E16 9.47). The Warehouse development at the bottom of Vendee Drive is already a step too far and will lead to an almost endless stream of HGV traffic disrupting both Klingsmere and Chesterton with an undoubted overspill into Bicester. The Great Lakes Development is unnecessary and unsustainable and for very good reasons was refused by Cherwell District Council. We applaud the Council for its decision who have supported the well-being of their 'parishioners in spite of the 'bullying' tactics of Great Wolf Resorts.

I hope therefore you will give due weight to the decision of the Council and refuse this appeal.

Yours sincerely

Mrs E. Barker

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

RECEIVED
16 NOV 2020
MAJOR CASEWORK

Mrs E Barker
Culverhay
Alchester Rd
Chesterton
OX26 1UN

Ref: Great Lakes UK Ltd.

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

OBJECTION

Dear Ms Dyson

Over the last five years, there has been a huge amount of development in this area which has been required to fulfil a government requirement for increased housing. On top of that there are proposed increase in office premises, shops and hotels which are already being developed. The infrastructure and in particular, the roads, both in Bicester and in the surrounding area, already at full capacity, have seen a huge increase in traffic with all the attendant problems that produces. Presumably, as all of the developments have been given planning permission they have been deemed necessary within the boundaries of the Local Plan. Chesterton itself, within which the proposed Great Lakes development lies, has already fulfilled, if not exceeded the development requirements imposed upon it.

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Finally, one of the objectives of the Local Plan is to conserve and enhance the natural environment of the district including its ecological resource, (E16 9.47). The Warehouse development at the bottom of Vendee Drive is already a step too far and will lead to an almost endless stream of HGV traffic disrupting both Kingsmere and Chesterton with an undoubted overspill into Bicester. The Great Lakes Development is unnecessary and unsustainable and for very good reasons was refused by Cherwell District Council. We applaud the Council for its decision who have supported the well-being of their 'parishioners in spite of the 'bullying' tactics of Great Wolf Resorts.

I hope therefore you will give due weight to the decision of the Council and refuse this appeal.

Yours sincerely

A solid black rectangular box used to redact the signature of Mrs E. Barker.

Mrs E. Barker

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: RE: APP/C3105/W/20/3259189
Date: 26 November 2020 14:32:59

Dear Ms Dyson,

RE: APP/C3105/W/20/3259189.

The proposed complex is completely unsuited in scale and character and will permanently change the character of the essentially rural area and have an adverse effect not only on wildlife and on the quality of life the residents of Chesterton.

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
Eamonn Baldwin

Ivy Cottage
Chesterton
Ox26 1UW



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection - Great Wolf Resorts
Date: 17 November 2020 14:03:46

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

Dear Ms. Dyson,

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

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

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

Therefore, I ask that you refuse this appeal.

Yours sincerely,

Eleanor Buxton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 11 November 2020 15:16:07

Dear Ms Dyson,

I am writing to you to strongly object to the appeal by Great Wolf Resorts against a unanimous decision by planners to stop them building a super-sized American resort park in the historic village of Chesterton.

The proposed private complex poses a dramatic and real threat to our countryside and the way of life I have enjoyed since moving here over 20 years ago. Our local roads are already stretched to capacity and will not be able to cope with the extra traffic created by 500,000 visitors a year, not to mention the eyesore that will be created by a 4 storey high hotel capable of accommodating around 2,000 visitors; a permanently floodlit car park for 900 cars; and an 84ft high water tower building! This complex, 60% larger than Bicester Village and the equivalent size of 2 Tesco Extra superstores, will dominate the landscape and will cause a substantial increase in air/noise pollution and destruction of wildlife habitat. It will bring no benefits whatsoever to local residents as guests will remain on site and day passes are likely to be scarce, expensive, and not available during school holidays or weekends. The proposed development is not in accordance with the Cherwell Local Development Plan and needs to be rejected once and for all.

Yours Sincerely,

Emma Carr

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Email of Complaint regarding Great Wolf Resorts Proposal planning reference: APP/C3105/W/20/3259189
Date: 27 November 2020 17:17:18

Ref - Planning reference: APP/C3105/W/20/3259189

I object strongly to the proposed Great Wolf Resort for the Village of Chesterton currently a beautiful rural village near to where I live with my family in Weston on the Green.

The proposed development is in Chesterton, not near Chesterton!

500,000 visitors per year from all over the UK + 400 employees will significantly increase in traffic generated and would have a major negative impact on already very busy roads in poor state of repair, affecting Chesterton, Little Chesterton, Middleton Stoney, Weston on the Green, Bucknell, Ardley with Fewcott, Bletchington and Kirtlington.

Bicester town would experience even more traffic on already congested road system, particularly the A41 and A4095. Potential increase in accidents and traffic jams.

A4095 through Chesterton already very busy as through road to Witney and used as a rat run when regular problems hit the A34 and M40 junction 9.

Chicane on A4095 by Chesterton Hotel, would severely damage and be dangerous. Roads in Chesterton are narrow and dangerous to walkers/joggers/cyclists/dog walkers already. Increased traffic would increase these dangers.

Satnavs will take people the quickest route, ie. through Little Chesterton which is an extremely narrow single-track lane with 90-degree corners and limited passing places, very dangerous road.

With additional housing on Kingsmere, traffic entering/leaving/using Vendee Drive will be hugely increased, prior to giving consideration to the extra traffic for the waterpark and greatly increased BSA facility.

In accordance with government policies such developments should be directed to brownfield sites.

Design of the development is not in keeping with the Oxfordshire landscape

We feel an 80ft high indoor water park is definitely not inkeeping!

A 4 storey hotel twice the height of the existing Bicester Golf Hotel with potentially 500 rooms x 4.5 people with an average occupation 2-3 nights = 1000+ car movements per week.

Plus Food delivery vehicles, laundry services, Plus the amount of water being used constantly will surely have an effect on water pressure in surrounding villages?

There will be a significant disruption and pollution from the 2-year build programme Noise pollution – cars, people, night entertainment

Light pollution during evening/nighttime (Carpark for 900+ cars), plus the large increase in evening light resulting from the BSA application pitch lighting

Air pollution from extra vehicles of all sizes (cars, deliveries/construction).

This will not benefit the local economy in Chesterton (Red Cow and Chesterton

Hotel will not benefit due to on-site/fast food service (outweighing any positives).

Benefits to Chesterton village community?? Purely profit-making venture for GWR?

Bicester Village causes traffic gridlock, plus two more hotels are already under construction and a retail park. We cannot have any more, the infrastructure around will not cope and rural communities will be further destroyed.

Constant work on Kingsmere, Vendee Drive, Middleton Stoney road from Bicester, Howes Lane, the new warehousing and the expansion of the Bicester Sports Association site all impact on Chesterton hugely.

Expansion of Bicester Health Club and hotel already underway will result in major increase of traffic through village.

Substantial expansion of village school to almost double its current size will result in major increase in traffic/footfall through village

A34 is already unsuitable for the amount of traffic using it.

Plans for warehousing along the A41 will result in a vast increase in heavy traffic.

Protection of wildlife (e.g. Great Crested Newts) and green spaces between A34, M40 and proposed expressway needs preservation– not reducing. So much green space/trees etc lost due to Kingsmere and other developments around Bicester.

POETS (Planning Oxfordshire's Environment and Transport Sustainability).

Please take note that I strongly OBJECT to this proposal.

Regards

YM Pickup

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 17 November 2020 12:15:54

Dear Alison

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

We wish to express our utter dismay that Great Wolf Resorts have seen fit to present an appeal. This speculative proposal is not in accordance with the local development plans and there are no material considerations that could warrant planning permission being granted, especially in the context of our serious, worldwide environmental emergency. It could be argued that such a complex is unsuitable for development anywhere given current concerns for climate change and habitat loss.

The communities around the proposed visitor attraction near Chesterton have all already voiced their objections and concerns and these have not changed. This development would offer no benefit to local residents, but instead would host huge numbers of visitors a year travelling and contributing to unacceptable extra traffic on our already stressed local roads.

We prioritise some key impacts here to emphasise the need for the appeal to be rejected.

ECOLOGICAL IMPACT

The development is inappropriate, even immoral, in a time of global warming, loss of habitat and endangered wildlife. The proposed development would occupy what is currently a greenfield site, permanently destroying important natural areas and disrupting habitats for wildlife, such as deer, birds and insects. The proposal involves excavating two metres of topsoil and subsoil from the entire 18.6 hectare site in order to lower the ground level. This alone would have a significant ecological impact.

The impact of greenhouse gas emissions in relation to climate change has not been assessed and the proposal is not in keeping with Oxfordshire County Council plans of being carbon neutral by 2050. Greenhouse gas emissions from the construction and operation of such a large site are insupportable.

TRAFFIC IMPACT

As well as construction emissions, CO2 emissions would be generated from an estimated 1900 daily car trips expected from across the country. This significant reliance on car travel goes against the Cherwell Strategy of reducing car usage. It is unrealistic to suggest that families could arrive by train and then wait for a shuttle bus to take them to the hotel. The 902 new car park spaces demonstrate dependence on travel by private car.

The traffic from the resort would put additional strain on already congested roads including the A34, A41, A4095 and B430. Locally, roads such as the B430 through Middleton Stoney, would be used by people travelling on the M40 from the north of the UK. This road is already monitored for poor air quality due to increases in traffic from the expansion of Bicester and Heyford Park. It would also affect local villages such as Chesterton, Middleton Stoney, Ardley, Weston on the Green, Kirtlington and Lower Heyford all of which have already seen intolerable rises in traffic in recent years.

The baseline traffic flow has been forecast to 2026, but ongoing development at Bicester and Heyford Park will not be completed until 2031. In order to assess capacity on

surrounding roads, it would be important that all approved development is taken into account. For example, Middleton Stoney crossroads will no longer be able to operate since it is forecast to be well over capacity by 2026. The proposal argues that Great Wolf's traffic would not have a 'material effect' on this junction, but this must be false when 30% of its traffic is estimated to route through the junction - that is over 800 cars on a Saturday. It is also argued that no further scrutiny is necessary because Heyford Park would provide mitigation measures. But the cumulative impact on the Middleton Stoney junction would be severe. Indeed, planning regulations state that any development that is not suitable for the roads that serve the development and which have a severe traffic impact "*will not be supported*".

LANDSCAPE IMPACT

The Local Plan refers to the designation of green buffers to the north and east of the site in order to protect the setting of Chesterton from further Bicester expansion. This protection is made meaningless if such a large and overbearing development is sited at the edge of the village. The size of the planned complex is huge in relation to local buildings, with a massive car park and large capacity hotel

The site would comprise a new 902 space car park and at 500,000 sq ft of floor space and, as such, it is twice the size of Bicester Village. The design and proportions are totally out of keeping with the character of the area where buildings should be of small scale, thus enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary (2008).

POLLUTION AND AMENITY IMPACT

It is vital that the impact of traffic on the health/quality of life for local people is taken into account. At weekends, when residents are most able to enjoy their village life, the volume of traffic from the resort would be at its greatest - forecast to reach 2,761 trips on a Saturday. Traffic growth with its attendant problems of noise, vibration, pollution and safety has a direct impact on the wellbeing of residents and their children and discourages outdoor activities such as walking and cycling in the surrounding countryside. Noise, light pollution and vibration also impact wildlife, including birds and bats.

A colossal amount of water would be used (potentially 40 million gallons a year) from Cherwell's already short supply. Great Wolf's estimated annual consumption of water is seriously offensive in an area already classified by the Environment Agency as "seriously water-stressed". In addition, the drainage of water treated with chemicals could pollute our waterways.

The loss of an 18 hole golf course conflicts with Policy BSC10 which states that open space, outdoor sport and recreation provision should be secured by 'protecting existing sites'. Ironically, there is an identified need for more golf courses in the Bicester sub-area by 2031 (see Cherwell District Council's Sports Facilities Strategy 2018). The 18-hole golf course users now have to drive to alternative 18 holes courses. Therefore increasing car usage.

This is a speculative development plan proposed for open countryside and is not accounted for in the Local Plan. The proposal would encourage car use at a time when the country is trying to reduce its carbon emissions. It would add large volumes of traffic onto a sensitive road network already under stress from developments at Heyford Park and Bicester.

The development would have a significant environmental, health and safety impact on people living in our region who are already experiencing unacceptable losses of farmland

and wildlife species and tolerating worrying increases in traffic and building with all the attendant noise and light pollution that brings.

We urge you to dismiss the appeal.

Yours sincerely
Elaine & Chris Cox

The Old Steam Mill
Lower Heyford
Bicester
OX25 5PF



Re: Great Lakes UK Ltd : Planning appeal APP/C3105/W/20/3259189
Re: Objection to appeal

Alison Dyson, Planning Inspectorate

Hello,

My name is Esme and I am here to remind you about what I wrote last year.

1. Some of us will get sick from thirst because of lack of water.
2. Children in the village won't get to school on time because of the traffic on the B430.
3. The environment cannot stand the lack of water plus the use of electricity for lights.
4. The hotel is far too large to be beside a small village.

We don't know what the future will be, but we know we need to protect it.

Thank you.

Esme Elvidge [REDACTED]
Weston-on-the-Green

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@oxford.gov.uk)
Subject: APP/C3105/W/20/3259189: The threat of the Wolf again
Date: 23 November 2020 15:47:29

Dear Alyson Dyson,

Re: APP/C3105/W/20/3259189

I am writing to support Chesterton's objection to this new application/appeal against your first refusal by Wolf Resorts.

Chesterton Parish Council sum up precisely and exactly all the reasons that this should be stopped.

- 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.
- This will **NOT** be a public amenity – the water park complex is designed for people who book an overnight stay. Local day passes are likely to be scarce and expensive (and not available during school holidays or weekends).
- 500,000 visitors a year, meaning 1,800 additional car trips a day on our local roads, which are already stretched to capacity. This includes local country lanes, the accident hot-spot A34, plus the A41, A4095, B430 and A4030.
- The hotel - one of the largest outside London - will be four-storeys high, and a total capacity of around 2,000 visitors.
- A huge, unsightly complex dominating the landscape. This will be 60% larger than Bicester Village or the equivalent of two Tesco Extra superstores.
- A permanently floodlit 900 space car park (around the same capacity as Oxford's Westgate Centre) – this will look like an airport long-stay car park.
- An 84ft high water tower building (potentially the tallest building in Cherwell - taller than Buckingham Palace!)
- It will cause a substantial increase in air/noise pollution and destruction of wildlife habitat.
- You could add that a complex this size is the opposite of what we should be doing to combat climate change – vast amounts of chemicals and water will be used in an area where water supply is a concern.

Yours,
Elizabeth Harvey-Lee

1 West Cottages,
Middle Aston Road,
North Aston,
OX25 5QB



Virus-free. www.avast.com

Hazel Cottage, Northampton Road, Weston on the Green, Oxon OX25 3QX

13 November 2020

Ms Alison Dyer

The Planning Inspectorate

Room 3J, Kite Wing

Temple Quay House

2 The Square

Bristol BS1 6PN

Dear Ms Dyer

Great Wolf Resort Appeal, ref. APP/C3105/W/20/3259189

The Planning Application was opposed and universally rejected by Cherwell District Council members, to the 100% relief of the general public, who were anxious about location, size and bulk, with further vocal anxiety about infrastructure, lack of adequate road links and appearance. The appeal deposited is an astonishing attempt to ignore and override public opinion and impact.

The size of the proposal is enormous, self-contained and of no benefit to the land use policy in the local plan:

- A four storey hotel with a 2000 capacity
- Permanently floodlit carpark for 900 vehicles
- 84ft high services tower
- Destruction of wildlife habitats and historic green fields
- Pollution. What should now be historic levels of air and noise pollution with no account of water use and waste in a warming climate

The public hostility is universal and 100% evident and should result in dismissal of this appeal.

Yours sincerely

Elizabeth and Norman Machin

cc. Diane Bohm, Chair Weston on the Green Parish Council

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

Dear Alison

Please accept this letter to show my disappointment that Great Wolf are appealing.

I was there in March when we went through the process and every one of the counsellors said no to Great Wolf's proposal.

Our village is small and 1800 cars extra a day would be too much for our roads.

I like to walk around the village and see all the wildlife. Will there be any left once they get their bulldozers in? Habitats will be ruined and the beautiful scenery I love to watch.

Water will be wasted and this is not for me to use as it will be too expensive.

Please do not let them win the appeal.

Emily Martin [REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 10:21:25

Hi Alison,

I am writing this email to object to the Great Wolf hotel and water park which is currently at appeal.

I have lived in Chesterton nearly all of my life and this is not the right place for Great Wolf.

We have some amazing wildlife whose habitat will be ruined.

The roads will be so much busier.

This will not be for me and my friends as it will be too expensive for me to use.

This was refused by every person from Cherwell. I don't understand why they can appeal?

Please do not let this go through.

Thank you for listening

Emily Martin

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference APP/C3105/W/20/3259189.
Date: 27 November 2020 21:12:19

Dear Alison

I am writing to strongly oppose the appeal by Great Wolf Resorts to develop a resort complex in the rural village of Chesterton on the grounds that it is not aimed at providing family entertainment to the local community. It is not an attraction for local people, few local tickets will be available without booking overnight stays and even then at an extortionate cost.

Cherwell District Council have already unanimously refused planning permission and I see no reason why this decision should be reversed due to an appeal by a large company trying to bully it's way through the system.

The site is geared towards families travelling from all over the UK to a rural location with no public transport and only small country roads. The huge development will dwarf the surrounding villages both in physical size, pollution and water consumption.

Any employment opportunities will be on poor wages and Great Wolf have a history of bringing in staff from further away rather than supporting the local economy.

I very much hope the appeal will be rejected.

Best wishes

Elizabeth Anne Nickels
2 Hambleside, Bicester, OX26 2GA

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 10 November 2020 17:29:28

Dear Ms Dyson,

Thank you for replying so swiftly to my previous question concerning whether or not there is a need to resubmit original objections to the above plan.

There are people here who are not confident their previous objections will be passed to the appeals panel. I trust that you will do so and prove them wrong.

As several issues have arisen since the original application was unanimously rejected by Cherwell planners - which in itself very strongly suggests that the plan submitted in March did not even closely comply with the planning policies set out in the Development Plan, I wish to add to my original objection:-

1. An application to divert HGV vehicles from Middleton Stoney along the B430 to the A4095 through Chesterton to the new industrial development at the junction of the B4030 with the A4095 has been made to planning. If passed, the A4095 approach to the proposed Waterpark development will be even busier and more hazardous for those living in the village. Despite being an A road it is very unsuitable for HGV traffic due to there being a 90 degree bend on entering the village and also two speed bumps to negotiate. This would mean even more heavy traffic during the construction phase of the development. I
2. There were considerable issues linked with inadequate drainage, heightened during the heavy rainfall this summer when homes were badly flooded with waste water and Thames Water had to put in place lorries to pump away excess wastewater. This huge development would only serve to exacerbate the drainage problem.
3. A nearby farm has been acquired by John Lloyd Sports to build a sport/recreation complex which will inevitably lead to an increase in traffic using the A4095 and add to the high number of expected vehicles using that road if the development goes ahead.

This Chesterton site really is the wrong, most unsuitable location for such an enormous holiday park and I trust the developers will lose their appeal.

I am,
Yours Sincerely,
Eira Merian Norcross.

Sent from my iPad

23rd Nov. 2020

RECEIVED

08 DEC 2020

MAJOR CASEWORK

Mrs E K Poole
4 Ash Grove
Chesterton
Bicester
Oxfordshire
OX26 1XB

sense

Dear Madam

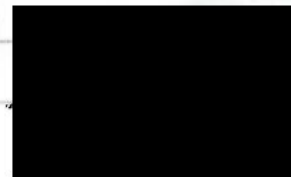
I am writing this in response to the disgusting proposals that the US company want to do to wreck our village.

I have lived in Chesterton for 35 years. There have already been three estates built here. The traffic problem has already increased considerably.

An unsightly floodlit complex would dominate the area. The whole idea is dreadful. No consideration has been given to the villagers living here.

Please say 'no' to the Americans.

Yours faithfully



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 27 November 2020 06:59:04

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,
Ellie Reynolds

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Great Wolf Resorts Objection APP/C3105/W/20/3259189
Date: 23 November 2020 10:18:58

Dear Alison,

I am writing as a form of objection to the appeal of a Great Wolf Resorts development in Chesterton, Bicester (appeal number APP/C3105/W/20/3259189). Firstly we think the appeal is misguided and simply ignorant, as the first attempt was clearly rejected. Secondly, as younger members of our community we feel that the resort would significantly deteriorate the village's culture and the tight knit neighbourhood we have created. The infrastructure the village has is clearly not substantial for a development of this size, which will also be an extreme eyesore in a previously idyllic village, something rare in today's society. We should not have to explain the detrimental damage a Great Wolf Hotel would have on various vital habitats and the local environment both in its construction and use, and ignoring the importance of this and other conversation could be described as utterly heartless. Great Wolf's attempt to appeal to members of Bicester's community, although considered, we feel, is almost embarrassing as they are negotiating with the wrong people. Chesterton's community itself, along with those of the surrounding villages, is clearly opposed to this useless, ugly and unfavourable development, something which would effect every generation.

Yours sincerely,

Emma Shaw and Jessica Trotter.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts
Date: 10 November 2020 15:50:44

Dear Sirs

I wish to voice my concerns regarding the planning application by Great Wolf Resorts to build a huge American Water Park together with a large hotel in the village of Chesterton.

This is a completely unsuitable location for this huge project. I understand that its footprint would be 60% larger than Bicester Village and with a permanently food-lit car park for 900 cars would impact on the local community detrimentally.

Apart from that the local country lanes are not capable of taking the amount of traffic that this complex would attract. The A34 is already far too busy and gets clogged at the least accident/incident. It would significantly increase greenhouse gasses which is, I believe, not in line with Government climate change targets.

The expansion of the golf course would adversely affect the flora and fauna of this site.

I understand that Great Wolf aim to attract half a million visitors a year! This would severely impact on Chesterton and the surrounding villages.

Hopefully the Planning Committee will reject this last minute appeal by Great Wolf Resorts.

Regards
Eve Smith-Taylor

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf proposed development - APP/C3105/W/20/3259189
Date: 26 November 2020 22:27:58

27 Lea Road
Northampton
NN1 4PE
26th November 2020

To Alison Dyson, Planning Inspectorate

Re: APP/C3105/W/20/3259189

I object strongly to the proposed development of a horrendously out-of-place hotel and water park that is planned to be built near the charming village of Chesterton.

The serene and characterful village that I have enjoyed visiting many times with my husband will be greatly diminished by this proposed development, some of which is set to be four stories high, and will totally dominate the local landscape. There is going to be an 84 foot water tower that it will be possible to see for miles around, destroying any views and being a real eye sore. I couldn't think of a more unsuitable place for a development of this kind.

This is a horrendous and thoughtless development on the outskirts of a rural Oxford village. From my recent travellers to Chesterton to visit elderly relatives, many whose quality of life I fear will be diminished by the stress of this development, I can attest that the roads are already full. But the development will apparently look to bring in 500,000 visitors a year, resulting in 1800 additional car trips a day on local roads and causing chaos for local residents.

I cannot see any benefit for the local communities as the development will not be a public amenity as it is designed for people who pay to stay overnight. As all the facilities will be on-site it will not benefit the local community or businesses.

A further issue that concerns me is the fact that the government is supposed to be focusing on green and sustainable policies for development, not ones that will increase carbon emissions by clogging up roads and causing further damage to the environment.

I strongly oppose this development in the loudest terms.

Yours sincerely

Mrs Elizabeth Thomas

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 09 November 2020 18:40:06

Dear Alison,

I am writing with regards to the plans and appeal proposed by Great Wolf Resorts for Chesterton. I moved to this quintessential countryside village a year ago to escape from the noise and turmoil of building work in my previous village. I believe that the plans proposed would be detrimental to the 'village feel'. Due to new housing estates being built in Chesterton, the old part of the village has been flooded several times this year and the impact of more building work in the village would surely compound this problem further. In addition, the congestion issues that we face in Bicester, due to Bicester Village traffic, would be echoed in Chesterton as our country roads do not have the infrastructure to cope with a complex that has the capacity to hold around two thousand visitors. 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.

As I pointed out previously, Chesterton is a quaint, pretty village and if the construction of this complex were to take place the whole village would look unsightly and it would be overshadowed by this monstrosity.

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. Finally, I leave you with a quote from Sir David Attenborough, '*The truth is: the natural world is changing. And we are totally dependent on that world. It provides our food, water and air. It is the most precious thing we have and we need to defend it.*'

Yours sincerely,

Emma Winter

RECEIVED
16 NOV 2020
MAJOR CASEWORK

Huish
Home Farm Close
Chesterton
Oxfordshire
OX261TZ

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

12th Nov.2020.

App. ref. APP/C3 105/W/20/3259 189

Dear Sirs

On the evidence, and on the multitude of objections you will have received, and also in the light of a unanimous refusal by Cherwell District Council to grant planning permission in the first place, we emphatically don't believe this appeal should be allowed to succeed.

Local people are affronted that Great Wolf Resorts would, without the slightest consideration for the adverse impact this huge development will have on every aspect of the existing environment and communities, be allowed to have the original decision overturned.

This development, if allowed to go ahead will be of absolutely NO benefit to the local population. The formula is the standard one used by GWR of bussing clients in from far away, providing 100% of their needs within the complex and then bussing them home again. The provision of day tickets for people living locally will be resisted as it is considered irrelevant and contrary to the business plan.

With no benefits we will only inherit all the negative and detrimental consequences of this proposed development, consequences I am sure other correspondents will have elaborated on.

We are all confident the Planning Inspectorate will objectively appreciate the inherent unsuitability and inappropriateness of Great Wolfs plans and trust it will turn the appeal down.

Thank you for considering this letter,

Kind regards



Elyot Tett

20th November 2020

Ms Emma Trefethen
The Tower House
Little Chesterton
Bicester OX25 3PD

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

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

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

Dear Ms Dyson

I objected very strongly to this planning application when it was made and I am shocked to see that the decision is being appealed. The proposal is not at all in accordance with the local development plan and I do not think that there are any material considerations that should warrant planning permission being granted. I therefore suggest that the appeal must be denied.

I live for part of the year in the USA. However I regularly visit relatives and friends in both Chesterton and Little Chesterton, both of which are right next to the proposed development. The proposed site (which is right next to these very small villages) is HUGE. It totals a massive 500,000 sq. ft of built form on what is currently a beautiful ecological green field site. Ecological habitats will be completely ruined. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. In short, this will cause irreversible damage to the ecosystem.

The worst problem is the traffic impact. The existing road infrastructure, and that of surrounding villages, is currently totally overcrowded. The impact of an extra 1000+ daily increase in traffic volume, plus construction traffic, will be a calamity. A very large (nearly 1000 cars!) new car park is proposed. This would lead to far too much extra traffic – how can the roads cope? Surely the proposed development is just in the wrong place altogether.

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

Yours very sincerely

A solid black rectangular box used to redact the signature of Ms Emma Trefethen.

Ms Emma Trefethen

AD

Odd Tymes
Northampton Road
Weston on the Green
Oxon OX25 3QX

November 14th 2020

18 NOV 2020
MAJOR CASEWORK

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

Dear Sirs,

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

I am a resident of Weston on the Green. Our village is directly affected by this proposal because one of the mitigation measures proposed by the appellant to reduce the traffic on Chesterton's streets is to route both construction and guest traffic onto the B430 which passes through Weston on the Green.

I **object** to the appeal launched by Great Lakes Resorts Ltd. seeking to overturn the unanimous decision by the Cherwell District Council against the building of a water-theme resort in Chesterton.

Before listing my reasons, I wish to register my dismay about the amount of time granted to affected Parish Councils and residents to lodge their comments. The appellant has time to muster their arguments over a longer period, while affected communities are granted only three weeks in which to respond. The relevant government authorities should realize Parish Councils consist of volunteers who have limited time to address these planning issues. This is a complicated application and warrants more time for careful consideration. The lack of sufficient time prejudices the process in favour of the appellant.

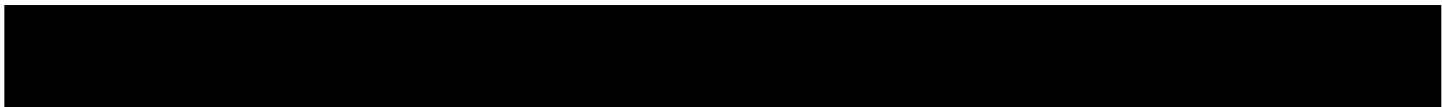
My objection to the appeal is based on the following arguments:

1) Original Application Refusal:

- a. The original application was declined because the proposal was contrary to Cherwell District Council's objectives in its local plan.
- b. The location of the project was deemed to be unsuitable for the location.
- c. To overturn that judgement will make the whole plan obsolete in the eyes of the development community. Cherwell takes a wholistic view of the district and its priorities must be paramount, not the business objectives of the appellant.

2) Environmental Impact:

- a. The environmental impact of this project will be immense. The appellant in its original application acknowledged the Chesterton location is in a "water distressed area" and the water drawdown from available resource will cause



considerable water table drain to Chesterton and surrounding communities. There continues to be the lack of a convincing argument about how this water shortage would be addressed.

- b. It is still not clear how wastewater will be treated and discharged from the site. This is a water park using enormous quantities of water which must be treated prior to use and then after use. The original application implied that wastewater will be simply discharged into the existing sewer system, which is notorious for its inadequacy under present usage. Thames Water is continually fined by government authority for improper discharge into the river system and this proposal will only add to this problem.
- c. During the construction phase the increased diesel-powered lorry traffic will have an immediate and adverse impact on air quality.
- d. The increased traffic volumes resulting from the transportation requirements of 2,000 guests will measurably increase the carbon footprint and adversely affect air quality in Chesterton and its environs. The original proposal of operating shuttle buses from the Bicester North and/or Bicester Village rail stations was ludicrous as the travelling public prefers independent means of travel. The design of the resort is principally to cater to automobile use. This proposal goes contrary to the central government's stated objectives of reducing both air pollution and carbon emissions.
- e. The rural villages in the area are darkness zones without street lighting. It is an aspect of the ambience of village life that cannot be ignored. Yet this proposal envisages a four-story hotel structure, with a lit 900-car parking lot and an 85 foot water tower, which will probably be lit as part of its marketing strategy. Surely this contravenes light pollution policies.

3) Inadequate Infrastructure:

- a. The proposal will have an adverse effect on the local infrastructure in particular the streets of Chesterton itself. Their proposal to route traffic from the M40 to use the A34 and the B430 will overload already stressed roads. This will have a direct impact on Weston on the Green. Weston on the Green is presently seeking to reduce the volume and speed of traffic through the village because of noise and air quality issues.
- b. Governments will be required to enlarge roads to handle the traffic and I seriously doubt these costs will be offset by the suggested increase in tax revenues from the resort. This is a foreign-owned resort which will seek to minimize its tax obligations. It must be remembered that its priority is to repatriate its profits out of the UK. Quite frankly, the beneficial owners, Apollo Global Management, Centerbridge Partners and Blackstone Group, are notorious for this business model.
- c. How will the costs of increasing the water supply be covered? Nowhere in the original application was this mentioned. Instead it was recognized as a potential problem, with the assumption that it will somehow be solved.

4) Economic Benefit:

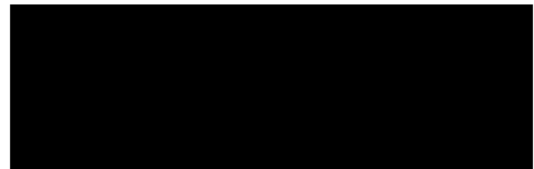
- a. It is suggested that the resort will provide increased economic benefit to the local community through increased demand for goods and services. Based on

Great Wolf Resorts' business model in the United States and Canada, this is not the case because the resorts are basically "self-contained" operating units. They provide all the necessary services internally and the operational focus is on the customer remaining on site to enjoy the recreational experience. Guests are not encouraged to visit local pubs etc. as this will reduced the operating revenues of the resort.

- b. The construction phase will offer employment but that is a temporary and low value-added mode of employment for the region.
- c. Employment on the site itself will be low skilled and low paid service employees. It is unclear what is the source of the management employees. Nowhere in the original application was there any mention of employee training programmes to improve skills and wage earnings. I seriously doubt the tax revenues will be high.
- d. As mentioned earlier, the business model is to reduce tax obligations to a minimum and to repatriate profits back to the home country or elsewhere depending on local tax legislation.

This project will have disastrous impacts on the rural setting and the village ambience of Chesterton and surrounding villages. There is limited economic benefit to the affected communities, but substantial direct and indirect costs to service such a facility. The appeal should be rejected.

Yours very truly



Eric A. Bohm

c.c. Weston on the Green Parish Council

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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

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

DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3259189

Appeal By

GREAT LAKES UK LIMITED

Site Address

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

SENDER DETAILS

Name

MRS M EVANS

Address

Park House The Lane
Chesterton
BICESTER
OX26 1UX

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

YOUR COMMENTS ON THE CASE

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton, numbering 750 residents. I have severe concerns about the large-scale construction of this development which I believe will irreversibly change our landscape forever and damage our environment. I moved to this small village three years ago to raise my family in a rural location which now I find has the potential to be lost for the next generation.

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

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

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

I also don't believe that this meets Cherwell Councils vision for a clean and green Oxfordshire having recently declared a climate emergency. Achieving a reduction of greenhouse gas emissions to net zero by 2050 as specified in law by the UK government will be impossible with the proposed infrastructure construction and increased vehicle traffic. Also taking away the green space to be concreted over cannot achieve the aim of increasing biodiversity.

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

**1 Parkside Cottages
Chesterton
Bicester
OX26 1UF**

26th November 2020

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

Appeals ref: APP/C3105/W/20/3259189

Dear Alison,

Further to the appeal by Great Lakes Ltd with the appeal reference detailed above none of my original objections have changed and indeed many have been strengthened with other proposed developments around the village area.

I am an environmental professional, holding Practitioner status with the Institute of Environmental Management and Assessment and have 20 years' experience working within this field. I provide advice and guidance on compliance with environmental legislation, waste management and independent peer review of environmental documentation produced by clients. If I had been requested to peer review the documentation submitted as part of the planning application I would have raised a major recommendation due to a non-compliance with legislation. The Waste Hierarchy has been implemented in England and Wales by the Waste (England and Wales) Regulations 2011 and an establishment that produces waste, like the Great Wolf resort, must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of. The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduced at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered should it be disposed of into the environment and this should only be undertaken in a controlled manner.

I would like to refer you to the Waste Management Strategy presented as part of the planning application, particular the conclusions presented in Section 4.2:

4.2 CONCLUSION

4.2.1. The Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development.

4.2.2. The proposals set out in this strategy meet the requirements of relevant waste policy and follow applicable guidance.

In my opinion this document is not a waste management strategy because at no point does it demonstrate how the Waste Hierarchy has been applied and therefore it is not compliant with the requirements of the Waste (England and Wales) Regulations 2011. The conclusion presented in paragraph 4.2.2 is therefore incorrect. The waste management strategy presented provides no consideration of how the top two, most important, principles of the Waste Hierarchy (Waste Prevention and Preparation for Reuse) have been applied, this is confirmed by the appellant in the conclusion presented in paragraph 4.2.1 which states that "...the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development". The strategy only considers that the waste produced at the development will be segregated into refuse, recycling and food waste. Across the site over 50% of waste arisings has been segregated as refuse indicating no consideration has been made to preventing or reducing the creation of waste at source. Based on this alone, I believe that the appeal against the original planning decision should be rejected.

The proposed location is completely unsuitable and unsustainable with the infrastructure around the small historic village where the proposed development is planned. To include a 900 space car-park which indicates all travel will be by car completely contradicts your own strategy of reducing car usage across north Oxfordshire. The local roads can scarcely cope with the existing traffic levels and to then add over 1000 additional vehicle movements to the A4095 "rat-run" which are too often compounded when the A34 / M40 (junction 9 -10) has issues. The plans for travel via Weston on the Green and Middleton Stoney are ludicrous in the extreme when all people are going to do especially if coming from London or Birmingham ends of the M40 is take the quickest possible route on their chosen "sat-nav" device / app. Air quality already greatly diminished by the volume of traffic will be further affected along with the increased 24 / 7 noise levels from the volume of traffic.

To add to the infrastructure issues there is no pathway either lit or unlit from the two main ends of the village back to Bicester placing even more reliance on car use especially in the spring, autumn and winter months especially for employees. There will be a reliance on bringing in employees from the local area so I'd ask the simple question – how do employees get to work safely? Is there even the level of employment base in existence or will they seek to recruit from other established local businesses which have contributed to the local area for a number of years and are seen as cornerstones of the town and Cherwell District. With the proposed development being self-contained with all amenities onsite there is zero benefit to the local economy.

Finally there is no safe crossing point across the A4095 if you live on the motorway side of the village along the A4095 in Chesterton and likewise if you live on the canal side of Kirtlington. With the additional volume of traffic do all these houses now become isolated from the villages which they're a key and vital part of and many of which have history dating back to the 19th Century. Access to the two primary schools will become nearly impossible for walking distances not more than 200m.

I therefore trust that the Planning Inspectorate will ensure that permission is NOT granted for the appealed development **APP/C3105/W/20/3259189**.

Yours faithfully

Fiona Boyer-Warland BSc; PIEMA, CRadP; MSRP

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: GWR Plan
Date: 17 November 2020 14:01:08

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

Dear Ms. Dyson,

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

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

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

Therefore, I ask that you refuse this appeal.

Yours sincerely,

Freddie
Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts. Ref: APP/C3105/W/20/3259 189
Date: 16 November 2020 10:45:51

Dear Madam,

We were appalled to learn that, despite its unanimous rejection by Cherwell planners, Great Wolf Resorts have appealed to reinstate their inappropriate project to build a huge resort park in the pleasant village of Chesterton. This is in conflict with the Cherwell Development Plan.

This concept is completely alien to such a rural area and will completely destroy the existing ethos of that community while offering no compensating advantages.

Its construction will result in a vast increase in local traffic with large numbers of lorries conveying building materials during the construction phase and subsequently by visitor vehicles on the already inadequate local roads.

Such a vast project, being out of scale to its surroundings will dominate the landscape and the proposed permanently lit car park will lead to much light, air and noise pollution.

We appeal to you to preserve what remains of Oxfordshire's rural character by completely denying planning permission for this destructive proposal.

Yours sincerely,

Frank Leaver, Galina Leaver

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: OBJECTION THE APPEAL for planning application by Great Lakes UK (Great Wolf Lodges).
Date: 27 November 2020 13:58:30

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
Ms France Leon
32 Gore Road
London E9 7HP

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 26 November 2020 10:56:02

Dear Alison,

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

Not only is the proposal for this American style water-park so out of place here in the UK in a small village full of history, but it also flies in the face of the UK Government's 10 point plan where one of the key aims is to harness nature's ability to absorb carbon by establishing new National Parks and Areas of Outstanding Natural Beauty, making them havens of biodiversity.

Furthermore the increased traffic in the area would not only go to the detriment of the quality of the air but also to the wildlife in the area. It is heartbreaking to see how many animals get killed every day in our street, increasing the traffic can only worsen the situation.

The types of pollution the resort will bring would ruin a beautiful part of our countryside and make beautiful villages suffer and lose their identity.

Please dismiss the request of appeal and don't allow such monstrosity to be built in our beautiful part of the country.

Kind regards,

Francesca Maga

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 26 November 2020 20:43:29

Dear Alison Dyson,

With regards to appeal number APP/C3105/W/20/3259189, Bletchingdon Parish Council strongly object to these plans for the following reasons;

500,000 visitors per year + 400 employees means a huge increase in traffic which will have a major negative impact on our already very busy roads. These are already in a poor state of repair and will only be made worse, especially during the development stage. Chesterton, Little Chesterton, Middleton Stoney, Weston on the Green, Bucknell, Ardley with Fewcott, Bletchingdon and Kirtlington will all be impacted on.

If approved, the development will cause major disruption to the roads with an average of 65 delivery lorries per day.

Once complete, with 500 rooms x 4.5 people, average occupation 2-3 nights = 1000+ car movements per week not including food delivery vehicles, laundry services etc.

Bicester would experience even more traffic on an already congested road system, particularly the A41 and A4095. There is huge potential for an increase in accidents and traffic jams if these plans go ahead.

This is not in keeping with Oxfordshire County Council plans of being Carbon Neutral by 2050.

In accordance with government policies such developments should be directed to brownfield sites.

The design of the development is not in keeping with the Oxfordshire landscape or Cherwells Local Development plan eg. 80ft high indoor water park – eyesore. 4 storey hotel twice the height of the existing Bicester Golf Hotel – eyesore.

We also have concerns over the amount of disruption and pollution caused by a 2-year build programme and the impact this will have on the environment, the local wildlife and the neighbouring farming communities. Noise pollution, light pollution during evening/nighttime, air pollution from extra vehicles of all sizes (cars, deliveries/construction) people. So much green space/trees etc has already been lost due to Kingsmere and other developments around Bicester.

There is very little benefit to the local residents but it is they who will bear the brunt of it.

Thank you for your time.

Kind Regards

Fiona Mason
Clerk to Bletchingdon Parish Council

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts APP/C3105/W20/3259 189
Date: 12 November 2020 12:21:40

Dear Ms Dyson,

We are horrified to hear that the American Great Wolf Resorts has launched another appeal to advance their plan to build an unsuitable resort down the road from us in Chesterton.

The size of the complex is so out of keeping with the whole area. We have a sense of place here ; Chesterton ,our village of Kirtlington and indeed all the surrounding villages have a certain historical character. The roads and lanes reflect this . The old Roman road,Akeman street , that leads north from Bicester and Chesterton,for example ,could not take the large volume of traffic that would be going to the resort There are so many country lanes in the area that in no way could cope, not to mention the A34, A4030, B430 and the A4095 . As it is ,the A34 north to the A 40Bicester junction is frequently at a standstill and already the A34 is notorious for accidents.

The floodlit car park for 900 cars will affect the already diminishing prospects for owls , bats and other wild life. Not to mention the night sky for those of us that enjoy astronomy. As will the increase in evening traffic.

The 84 foot water tower will in no way enhance the environment.

As the Earth is facing huge ,catastrophic climatic and environmental challenges ,it is impossible to see how the vast amount of waste generated, the amount of energy required to run the resort can ,in any way ,be beneficial to the attempts to promote a greener approach to our way of living.

The health service already struggles to cope with its demands and inevitably the proposed c500,000 visitors a year to this mainly rural area will cause further strain.

Great Wolf Resorts operates in the vast areas of the USA and Canada. We don't have much space in comparison We can't see that Great Wolf Resorts has an altruistic desire to improve life for the people of the area as their sites are very much self contained and cater mainly for over night stays and have limited expensive day passes.

The plan does not fit in with Cherwell Development Plan We feel that our council does know and consider the real interests of this population and works hard to do its best for the area. As do all our local parish councils.

The stress of Covid has been enough and this self interested proposal of Great Wolf is certainly not helping the mental health of our affected communities.

We urge you not to approve this proposed plan of Great Wolf

Extremely hopefully , Kind regards

Dr. Jeff and Mrs Fiona Miles 2 Akeman Spinney, Heyford Road Kirtlington Kidlington OX5 3FS
Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts - Chesterton
Date: 24 November 2020 22:07:12

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 aghast 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, a place of tranquil beauty that would be ruined by a project of such a size. Not to mention the disturbance it would cause when built, the disturbance would also be huge whilst it was being built. The roads and surrounding areas do not have the ability to cope with traffic of HGV and all the cars and bus transport that would be required.

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

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

Kind regards
Freddie Morgan

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@cheshire.gov.uk)
Subject: Fwd: APP/C3150/W/20/3259189
Date: 26 November 2020 11:21:46

GREAT LAKES UK LTD. Appeal

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

Dear Ms Dyson.

Ref: Great Lakes Ltd, planning appeal. App/C3105/W/20/3259189

I am writing to strongly object to the appeal application presented by Great Lakes UK Ltd

This application is against both the national and local planning framework, it is completely out of character with the surrounding countryside and is going against all planning policy. This is not a sustainable proposal, the only means of access to the site is by road. However, the road network in this area is already under serious strain, expecting a country A road to take this constant volume of traffic is unacceptable.. The A4095 is the recognised run off router from junction 9 of M40 and the A34, this can already create a gridlock within the village of Chesterton and accessing Vendee Drive, There is no footpath or cycle path between Bicester and Chesterton.

There is no provision for staff parking on site, making their access either by additional shuttle busses or being dropped off and then picked up, creating more traffic through the village.

The proposed 'shuttle' bus service from the local train stations will create a constant flow of bus traffic through the village, there is no proposed provision at either train station to accommodate the volume of busses necessary to accommodate these visitors using the train as Great Lake UK predicts. At peak times the trains into and out of both Bicester North and Bicester Village station are already standing room only, the idea of travelling with children under 12 years of age for a holiday on a crowded train in reality, this unlikely to happen. The truth is people will travel by car therefore greatly increasing the traffic and contributing to the poor air quality in Bicester and the surrounding areas. This volume of traffic will destroy the local area especially the village of Chesterton.

This application is being put forward as the American model, where visitors are encouraged to remain on site for everything, entertainment, food, drink, and shopping. there will be little or no benefit to local businesses. Visitors will be wanting value for money, arrive as early as possible and leave as late as possible, the idea that these visitors will enjoy the local area is a complete misconception..

The 85' building will dominate the area, this is completely out of keeping with the open countryside and can have nothing but a negative effect on nature conservation.

I am asking you to please consider the strong opinion of local residents and the decision made unanimously by Cherwell District Council to refuse this appeal.

Fiona Rowe

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal no: APP/C3105/W/20/3259189
Date: 24 November 2020 22:38:55

Dear Alison,

I'm writing to express my concern over the appeal by Great Wolf Resorts regarding its proposed development at Chesterton.

Although no longer live in Oxfordshire, I do know the area very well having lived there for much of my youth before working as a journalist for the Oxford Mail. In my opinion, the proposed development is totally unsuitable for the area. It's far too big in size and the amount of road traffic generated, both during and after construction, would be hugely detrimental not just to nearby villages but also to wildlife habitats. At a time when we should be trying to reduce road traffic and pollution, it seems insane to build a massive leisure resort that will mostly depend on road traffic.

The proposed development itself is hardly in keeping with the character of the area, and is also bound to have a negative effect on wildlife, which as I'm sure you are aware is already under severe threat.

Finally, while the resort might offer some local employment, I can see no other benefits for local residents who it appears would have very limited access to the facilities.

Best wishes,

Fiona (Temple)

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](mailto:alison.dyson@planninginspectorate.gov.uk)
Subject: Great Wolf Resort planning appeal
Date: 18 November 2020 16:32:55

Re:dyson @ planninginspectorate.gov.uk

APP/C3105/W/20/3259189

Madam,

I, along with residents of Weston-on-the-Green, am both bemused and disappointed that the Great Wolf Developers have decided to appeal against the refusal of the Planning Inspectorate to allow this unwelcome development in what is a rural and desirable village. Unfortunately, as formerly stated, Chesterton is not the only village to be affected by what many consider to be a vast and unsightly development. The surrounding villages, notably Weston-on-the-Green, Kirtlington, Middleton Stony and Caulcot are already plagued by an excess of traffic and fear that they will have to endure a complete change to their lifestyles and health were this development, or any minor change to the plans for this development, be permitted.

I feel I must restate the point that this unwieldy Commercial venture is totally uncommitted to the local community. The entertainment offered to those participating in the Water Park is aimed at well-off holiday-making tourists disinterested in the wellbeing of the host villages.

Those of us opposing this development are deeply concerned by the extent of the changes to our lives, if by any misjudgement the Wolf development was permitted to go ahead, and feel we must now reiterate our objection to the scheme. We have faith, once again, in the common sense of those who have the power to withhold consent from unscrupulous developers.

Yours faithfully,

Frances White

(Resident of Weston-on-the-Green)

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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

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

DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3259189

Appeal By

GREAT LAKES UK LIMITED

Site Address

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

SENDER DETAILS

Name

MRS JOANNA FORTUN

Address

Croft Prince
Mount Hawke
TRURO
TR4 8EE

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

YOUR COMMENTS ON THE CASE

Dear Sir,

I spent my childhood in Chesterton and was horrified to learn of the possible development of a massive American style resort on the edge of the village. This would dominate the village and surrounding landscape and ruin the area for ever. There must surely be alternative, much more suitable sites available where Great Wolf would cause minimal environmental harm and may even be welcomed because of the employment opportunities it would offer. This is certainly not the case in this area. Great Wolf would seriously struggle to find sufficient staff to operate their business, especially after Britain leaves the EU and there will not be a ready supply of cheap East European labour.

I see no possible benefit whatsoever that this monstrous development could bring to Bicester and the surrounding area. On the other hand, it would inevitably cause tremendous harm to the lives of the people living in the villages nearby, cause a huge increase in traffic on an increasingly strained road network, and spoil the landscape with its acres of tarmac and towering buildings. It would so obviously be in the wrong place.

Yours faithfully,

Joanna Fortun

FRICTWELL PARISH COUNCIL

The Parish Clerk, 68, East Street, Fritwell, Oxon. OX27 7QF

Tel: 01869 346697

email: clerkfritwellparishcouncil@gmail.com

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

18th November 2020

Dear Ms Dyson,

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

Fritwell Parish Council wholeheartedly supports Chesterton and Weston on the Green Parish Councils and the Mid Cherwell Neighbourhood Plan Forum in urging the dismissal of this appeal.

On its own behalf, the Parish Council asks that the appeal be dismissed. A large development such as this will bring a significant increase in volume of traffic that will have a detrimental impact, not only on Chesterton and Weston on the Green, but also on the rural communities in the wider area as motorists seek alternative routes. This has already happened with previous large scale developments such as Heyford Park and Bicester Village and the local communities have seen vastly increased use of narrow rural roads. As a village close to Junction 10 of the M40, Fritwell is already used as a rat run for drivers wishing to avoid busy roundabouts and junctions; this is likely to be exacerbated by the extra traffic that the proposed development will inevitably bring, particularly during the construction period, if the appeal is allowed.

The Council trusts you will take these comments into account when considering the appeal.

Yours sincerely,

Helen Metcalfe

Clerk to Fritwell Parish Council

From: [REDACTED]
To: [Dyson, Aliso](#)
Subject: APP/C3105/W/20/3259189
Date: 12 November 2020 16:50:50

Dear Ms. Dyson,

I wish to register my objection to the Great Wolf Resorts appeal against the Cherwell District Council unanimous refusal of the water park at Chesterton, which would be a totally unsuitable location for such a vast development.

It is not in accordance with the Cherwell Local Plan, it will not be a local amenity being designed for people booking an overnight stay in what would amount to be one of the largest hotels outside London creating 1800 additional car trips per day on local roads not designed for such traffic volume and already stretched to capacity.

A permanently lit 900 space car park would give the impression of an airport long stay car park, to the detriment of natural wildlife and of neighbouring villages.

In an age when we should be protecting our environment this would have just the opposite effect using vast amounts of chemicals and water, polluting the natural habitats while causing untold damage to wildlife and local waste facilities.

I would urge you to respect the original decision made by local planning officers who have the knowledge and experience of the locality.

Yours sincerely

Graham Barnett
Resident of Weston on the Green

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Lakes (Great Lakes Resorts)
Date: 27 November 2020 16:29:19

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

Dear Ms. Dyson,

Once again the people of Chesterton, as well as the people from the surrounding small villages, are joining together to vote NO to an appeal being made by Great Lakes (Great Wolf Resorts) to build a huge, resort complex, which will take over what we have remaining of the village's pastoral landscape.

Just looking at the proposed development plan, with its permanently lit car park for 900 spaces, the 84 foot high water tower, a 4 story high hotel and more, brings on the horrible realisation of the Increase in the air, noise and environment pollution for all of us and the wildlife that live in that area. We all know the serious impact development can have on communities and just the thought that an appeal has been put forward from Great Wolfs Resort after it previously had been voted down, makes me very distrustful of this company, so I am once again sending a strong NO to an appeal for development in my village of Chesterton.

Kind Regards,

George Biry
The Studio House
Bignell Park
Chesterton, Oxon OX26 1UE

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 09 November 2020 10:33:57

Hi Alison

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

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

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

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

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

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

Kind regards

Gemma Boxall

Get [Outlook for iOS](#)

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

150 Rutten Lane
Yarnton
Kidlington
Oxon
OX5 1LS

26 November 2020

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

Dear Ms Dyson

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

I wish to object to the above planning application.

I have worked in Bicester for the past 37 years and have seen the significant changes encountered in the area and the pressure that the various new developments have placed on the infrastructure in the area.

I am also a keen golfer and play regularly at Bicester Golf Course and it is disappointing to see that this golf course would need to reduce to 9 holes or a substandard 18 holes. Cherwell is already losing 18 holes at North Oxford and importantly on the 7th September 2020, Cherwell District Council formally adopted the 'Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need'. This document allocated North Oxford Golf Club for housing to deliver 670 housing units under allocation reference PR6B. On this basis, it is clear that North Oxford Golf Club will close soon, which will significantly reduce the golfing provision in Cherwell. In terms of that site's deliverability, the document also states in para 5.74 that, '*it comprises some 31 hectares of land and operates with the benefit of a rolling lease from the University college*' therefore clearly supports the fact that this site is readily available and will be developed in the future reinforcing the fact that we will be losing North Oxford golf course in the immediate future.

So combined with this, there would be limited golfing facilities to use in Cherwell, which does not help provide the growing town of Bicester with the sports facilities that it needs; it also means that I would have to travel outside of Cherwell to other courses, which is unsatisfactory from an 'eco' issue, given its impact on the roads and the additional pollution generated thereby!

It appears to me that there are significant negatives relating to this proposal (unsustainable, impact on highway, loss of open space, impact on landscape, loss of golf course) and negligible positives (perceived economic benefit which will mostly go to Great Lakes UK Ltd) so on this basis, I think the application should be refused and Great Lakes UK Ltd should seek an alternative and more sustainable and appropriate site for their development.

Yours sincerely



Gary Brewerton FCCA

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf appeal APP/C3105/W/20/3259189
Date: 09 November 2020 19:06:55

Dear Alison,

I would like to appeal against the plans to build the Great Wolf Resorts complex in our historic village of Chesterton. I have lived in the area for 55 years and at my current residence in Chesterton for 27 years. Over the last few years we have seen many changes to our small historic village, which have diversely affected the quiet village life that we value. This latest development is the last straw in what has been a total abuse of our way of life.

This resort includes a 900-space car park, indicating a significant reliance on car travel which goes against the cherwell strategy of reducing car usage. The existing road infrastructure cannot cope with the estimated extra 1000+ daily car movements. I have to travel 18 miles to work along the A34 a journey that used to take me 20 minutes. It now typically takes 40 minutes and with the projected increase of traffic due to this new development things are going to become much worse.

Chesterton is already a “rat run” and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. The increased traffic through Chesterton and the surrounding countryside will cause increased risk to local people that enjoy walking, running and cycling in the area.

In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

This development will comprise of 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. I enjoy walks and runs in this area and this will be destroyed if this development goes ahead.

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

Regards,

Gary Clench.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189. CHESTERTON OXON.
Date: 16 November 2020 15:51:33

Dear Madam

I am anxious to add my concerns regarding the building of the huge resort Complex nearby.

We already have traffic problems as many thousands of cars come in and out of Bicester Village Outlet nearby and roads into Wendlebury -our next Village - are narrow and busy enough already. I am also informed that it would exacerbate the flooding problem which already means that we have trouble accessing our house, not to mention flooding the cellars of our local pub this year again!

I do feel that the wellbeing of our old local Communities should be the overriding factor in this important decision.

Sincerely,
Gail and Roger Clow,
34 Church Lane
Wendlebury
OX25 2PN

Sent from my iPad,

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@cherrywell.gov.uk)
Subject: Objection to Great Wolf Lodge Development
Date: 25 November 2020 11:35:55

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 it 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 wholly unsuitable and damaging build to take place.

Best Regards,

Greg Dickinson

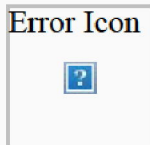
[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: 12 November 2020 13:53:51
Attachments: [REDACTED]

Resent as I missed a dot on the first e mail

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

From: Mail Delivery Subsystem [REDACTED]
Date: Thu, 12 Nov 2020 at 11:26
Subject: Delivery Status Notification (Failure)
To: [REDACTED]



Message blocked

Your message to Alisondyson@planninginspectorate.gov.uk has been blocked. See technical details below for more information.

The response from the remote server was:

```
550 5.4.1 Recipient address rejected: Access denied. AS(201806281)
[CWLGBR01FT007.eop-gbr01.prod.protection.outlook.com]
```

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

From: graeme forbes [REDACTED]
To: Alisondyson@planninginspectorate.gov.uk, submit.appeal@cherwell-dc.gov.uk, Diane Bohm [REDACTED]
Cc:
Bcc:

Date: Thu, 12 Nov 2020 12:28:32 +0000

Subject: Wolf Development reference App/C3105/w/20/3259189

We had hoped that by now this outrageous proposal had been kicked into the long grass, not to be seen again. This appeal is therefore most unwelcome.

Firstly, there is no way this fits into any local Cherwell plan. The fact that the first proposal was unanimously rejected makes me wonder why we are seeing it again!

Overall, these plans go totally against all current environmental and sustainability recommendations. Air and noise pollution would be woeful and the use of chemicals most

unwelcome.

The proposals do not offer the local community anything at all;

Local people would not be welcome

The current job market could not sustain this

No accommodation is proposed for staff

There would be traffic chaos locally on roads already too busy

The proposed building would be an eyesore. Large and ugly

The idea of a huge water tower is absurd

The first application was rejected completely. This one needs exactly the same. To be thrown out immediately.

Yours sincerely

G and P Forbes

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson)
Subject: Fwd: APP/C3105/W/20/3259189
Date: 21 November 2020 13:49:13

Sent from my iPad

Begin forwarded message:

From: Geoff Gaskins [REDACTED]
Date: 21 November 2020 at 13:43:18 GMT
To: Alison.Dyson@planninginspectorate.gov.uk
Subject: APP/C3105/W/20/3259189

I am writing to object to the Great Wolf Resort application at Chesterton near Bicester.

Reference number APP/C3105/W/20/3259189.

It is not acceptable to build something this large in a village with limited road access. The scale of the resort is far too big. The village of Chesterton cannot cope with this capacity of traffic, neither can the surrounding villages which will also be affected by the increase of traffic.

The access from junction 9 entering towards Bicester is already too busy, with several fatalities in recent times.

Chesterton is a really lovely village, with an outstanding Golf course, of which the planning Is to take the back nine holes from the course and ruin the whole area. Also, this will have a massive impact on the wildlife.

This will have a detrimental impact not only on Chesterton, but also Bicester and all the surrounding areas.

Bicester has grown a lot in recent years, which has created a problem with traffic. The roads are already very congested (particularly around this area of Bicester), towards Chesterton.

Regards

Geoff Gaskins

From: Mr. G. N. Hartley

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

16 November 2020.

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

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

As I understand it, a Local Plan is submitted to and approved by the Planning Inspectorate. Once that approval has been given, the Local Plan is then adopted as the benchmark for all future development covered by the time-frame of a Plan. If the above understanding is correct, then this proposal by Great Wolf Resorts (GWR) cannot possibly be approved as there is no provision in the Cherwell District Council (CDC) Local Plan for this area for a development of this type or, more importantly, this size to be accommodated. For this reason alone, permission to proceed should be denied.

There are several aspects of this proposal to which I wish to raise objections.

It is obvious that Great Wolf have absolutely no concept of the structure of the English countryside. Unlike the United States, this is a small country with many small, localised communities and the scale of this proposal is totally inappropriate for this small Oxfordshire village. In conjunction with this, GWR also have no understanding of the meaning 'Local Community'. They state that they will provide jobs for the 'local community'. The local community is Chesterton Parish which has a population of around 1000. The make up of this community is fairly evenly split between those who are already gainfully employed (with the majority commuting) and those who are retired (who most definitely do NOT want to be employed by GWR). From where, therefore, are they going to get their staff? If they believe that the local community also covers Bicester, then they haven't done their homework properly. Bicester Village cannot fill all the vacant jobs they have – what chance are GWR going to have? It would seem, therefore, that as far as jobs are concerned, they will have to cast their net wider. That is contrary to one of their requirements – to provide jobs for the local community. If they have to recruit from further afield, they will be increasing the carbon footprint by the new staff members either having to drive themselves or use special buses – more congestion on already overtaxed roads!

On the same theme – what GWR are proposing to provide for the local community – they state that they will provide income for that community. How? The village has one Public House and one

Hotel (not counting the existing one at the Golf Club). Since GWR policy is to provide all possible requirements for their customers, they all tend to stay within the confines of the Resort. Where, then, is the revenue income for the local community?

It should also be pointed out that this facility is NOT a public amenity. The complex will only be available to those who book with the intention of staying at least one night. They are now stating, however, that some day passes will be available. Looking at their website, these will be few and far between, not regularly available, and, unless you happen to be John Paul Getty, unaffordable!

As indicated above, the local community (and therefore the area) is fairly small. This complex will completely dominate the local area. The proposed site is the equivalent of 2 Tesco Extra Superstores side by side. There will be a water tower, over 80 feet high, which will be visible from anywhere in the village. The proposed hotel will have a capacity for some 2000 visitors – more than most other hotels outside London. As for the proposed Car Park – the combined space for the 2 Tesco car parks would only be about 600 spaces, 2/3 the size of the GWR requirement – 900 spaces!

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

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

As for the impact on the road network infrastructure, this proposal is totally unsustainable. The village roads are already overcrowded. Account must also be taken of the fact the Bicester Sports Association have submitted a planning application to greatly increase their facility, which is directly opposite the main entrance to the golf club. If that application is approved, the traffic coming into and out of the village will increase many fold. The road network will become even more congested. Now add on GWR traffic and the village roads will become totally gridlocked!

The preceding paragraph is concerned with the traffic problems in the really longer term, after the facility has become operational. Looking at the immediate effect, however, is equally, if not more, daunting. During the construction stage there will be the requirement for very large, heavy construction vehicles, coming and going. Currently, any single large vehicle has difficulty progressing around/through the village. What chaos is going to be caused to local inhabitants and the overall traffic flow, when it is increased by, and interspersed with, the large number of construction vehicles which will be required to build this complex?

As for the increase in car traffic, GWR are projecting some 500,000 visitors per year. If an average is taken – say each 'visitor' is a family of 4 – that works out at 125,000 vehicles per year. This will not only impact on the village of Chesterton, but on all the surrounding villages connected to the road infrastructure. I am aware that GWR have stated that they will put up signage to 'prevent' visitors driving through the village. How naïve can they be? Have they not heard of a SATNAV? It must be assumed that over 90% of those coming to the complex by road will be using their SATNAV, and using the M40. Regardless of any signage, their SATNAV will take them off the M40 at Junction 9, direct them onto the A41 towards Bicester, and then have them take the first turning off the A41, sign posted the Little Chesterton. This is a single track road, through a farming community, with at least 2 90 degree blind corners. Having come through the village of

Little Chesterton, they will come to a crossroad, where they will be directed straight across down The Hale. Although this is not single track, it is not easy for two vehicles to pass.

When this problem was put to GWR, their response was that they would have their own postcode, therefore removing the problem. What are they intending? To access every SATNAV in the country and re-program it?! Having their own postcode won't make any difference – it will still be subject to the existing road structure!

Any self-respecting Environmental Health officer should be appalled by the prospect of the proposed 'outside rambling area'. This is aimed largely at the younger visitors. Its proximity to the M40 will ensure that the area is extremely unhealthy due to noise and vehicle exhaust fumes.

Yours faithfully

Graham N. Hartley

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3259189
Date: 27 November 2020 17:00:30

Dear Alison,

Please take this email as an objection to the Great Wolf appeal.

I have been a Chesterton resident over 43 years.

Yours sincerely

Gill Jones, Bignell View.
Sent from my iPad

Mr & Mrs Joy
2 Lucerne Avenue
Bure Park
Bicester
Oxon
OX26 3EW
16/11/2020

To whom it may concern

I am writing to oppose the planning application for the Great Wolf Lodge Water Theme Park which has been put forward for location in Chesterton.

My husband and I are primary carers for a family member Mrs Diana Bourne who lives on the A4095 in Chesterton and we have huge concerns about the proposed theme park for a variety of reasons.

As a nation we are clearly encouraged to "Think Green" as we have a duty to protect the environment, we are aware that man made disruptions can cause extinction, so we have a moral obligation to challenge the proposal of this resort, as the environment plays an important role in the healthy living of our lives .

The building of this resort will cause pollution and create dangers for wildlife animals the and people. The projected images show the resort to be overbearing and overshadowing of the surrounding green belt area and will not provide enough benefits for the community.

We simply think, it is the incorrect location for a huge water themed park with an 84-foot Water tower which will clearly impact on the surrounding areas of residential community, the noise, congestion and visual eye sore will spoil and damage the local community and cause damage beyond repair to the natural conservation area.

The road infrastructure cannot sustain the flow of traffic to the area and we are concerned on how it will impact on our daily visits to our elderly relative and feel traffic congestion could be detrimental to the speed in which we can get to her if an urgency should arise. We foresee problems in entering and exiting her home on the A4095, as the entrance to the resort will be just down the road and it has been stated that construction will take at least two years with an anticipated 2,000 construction workers and 31.000 deliveries past the front of her property

We truly believe as local residents we have nothing to gain by this Theme park resort it will not be a public amenity; it is clearly designed for people to stay within the resort not for local people to visit. It is anticipated that it will host 500,000 visitors a year, our roads are stretched already, how can we possible accommodate this on local lanes without creating accident hot spots. The thought of this and the possible impact is frightening, clearing creating a multitude of high risks for the area.

We strongly disapprove of this planning application.

If you would like to contact us for any further clarification of the points raised, please feel free to do so.

Can I request to receive confirmation of this letter via my email address

Yours sincerely

Mrs Gillian Joy

Mr Trevor Joy

From: [REDACTED]
To: [Dyson, Alison](mailto:alison.dyson@planninginspectorate.gov.uk)
Subject: Objection to APP/C3105/W/20/3259189
Date: 19 November 2020 12:22:15

APP/C3105/W/20/3259189

Emailed to:: alison.dyson@planninginspectorate.gov.uk Nov.19/220

Attention:: Alison Dyson

Regarding the original Application and further to my objection of December 24th 2019, I was extremely pleased that Cherwell District Council refused this application.

The fact that this American based company has now decided to appeal (APP/C3105/W/20/329189) is disgraceful. They have large financial resources and highly paid lawyers against the resources of the ordinary people and I hope sincerely that you will to refuse this Appeal.

It is a monstrous planned development and an absolute unwarranted intrusion into the village life of Chesterton as well as generating an enormous amount of traffic and inconvenience to the surrounding villages. Recently, new developments (industrial and housing estates) around Bicester have increased vastly the traffic onto the already crowded roads - despite the effects of COVID19.

Lighting for a 900 car parking facility will add to the pollution for the whole area.

It will be of no benefit to the area as the resort would provide (for their daily anticipated 2,000 customers) numerous restaurants, bars, shops, entertainments etc.

I strongly recommend that you refuse this Appeal.

Mrs Georgina Lamb,
Mid Wicket, Shepherds Close, Weston on the Green, Bicester, OX253RF

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Application:APP/C3105/W/20/3259189
Date: 18 November 2020 16:21:58

Attention:: Alison Dyson
APP/C3105/W/20/3259189

Although I conveyed my objections to the Great Lakes scheme before and was relieved when Cherwell District Council unanimously refused permission, I am once again alarmed at having to point out the absurdity of the consequences they would inflict on the historic village of Chesterton. The very 'feeling' of the place would be destroyed forever not to mention the surrounding countryside which would also be blighted by the significant addition in the volume of traffic.

The essence of the case against this Proposal is the sheer size of the project. There are many other reasons why it should be refused but I do not wish to burden you with a long itemised list as you will have read them all in the avalanche of objection letters you will have doubtless read. In the end, however, it all comes down to the reality of what would happen to Chesterton and the people who live there. Be in no doubt, the village we know would die. And it would die unnecessarily. The proposal is unwanted and the only satisfied party if this Appeal succeeds would be Great Lakes and its shareholders.

Please do not allow this Appeal to succeed.

George Lamb,
Mid Wicket, Shepherds Close, Weston on the Green, Bicester, OX253RF

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Appeal Reference APP/C3105/W/20/3259189
Date: 10 November 2020 22:34:10

Grahame Leach
22 The Green
Chesterton
Bicester
OX 26 1UU
F.A.O.Alison Dyson

I am very sad to have to address this matter again. I noted the massive opposition to this proposed project, next to us in Chesterton. I felt that commonsense would have caused Great Wolf Resorts to withdraw their proposal. We are aware that this project will not bring anything positive to the village of Chesterton. Traffic is already a massive problem and we currently have difficulty crossing the road, at all times of the day. The roads are narrow and the proposed extra traffic, will cause chaos. I can tell you that the Hale, that passes my allotment, is now a road that people use to race down at speeds, of twice the speed limit. I would like to ask the question, what you are doing about this, before you even consider adding to the current traffic? I would also point out, that the Hale has no pathway, on most of it's length. I have a dog and find the Hale so unsafe, that I no longer feel that I can walk on it safely.

Some people have thought that the people of Bicester would gain something from this project, in the form of swimming or other facilities. Sadly it appears that we were misled on this by Great Wolf Resorts It appears, from my research, that Day Passes on existing resorts are rare and most visitors never leave the resort. This would therefore bring nothing to local business. The scale of this project has the same,

"Carbunkel on the face of an old friend"

quoted by Prince Charles, when commenting on another ugly building. It is in short a terrible project and it is almost everything we are currently trying to stop, for environmental reasons. We have relatively poor rainfall in this area and this project would need a huge amount of water.

We would be bringing in huge numbers of people, to a country area, that we don't expect them to see, except the road in and out. We add as mentioned above, to existing poor road conditions and we wreck an existing amenity, that is a Golf Course.

I would be happy to speak on this matter, if needed. I was the London Director, for my last Company and worked on many large building projects, in my career, working with Architects and Builders. I have been happy to be associated with The Paribas Bank, the London Olympics, the Natwest Tower and many more. I am not a luddite and welcome new buildings in sensible locations.

This project, is not one of them.

Yours

Grahame Leach

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Wolf appeal
Date: 20 November 2020 17:41:54

Dear Alison Dyson,

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

-

I wish to record my strong opposition to the appeal by Wolf Resorts concerning their proposed resort park in the Oxfordshire village of Chesterton. Such a huge development would be overpowering for the village. It would be of no benefit locally and importing the projected number of visitors to the planned hotel would cause monumental traffic problems in the surrounding area. The local villages have, in recent years, seen an enormous growth in traffic due to the many houses built in the area. The local lanes and B roads, the notorious A34 and roads in and around Bicester are totally inadequate for the major developments that have taken place already. The lanes have difficulty to cope with buses and the disruption which would be caused by heavy vehicles during work on the site would be horrendous. I live in Weston on the Green and our residents, along with those in neighbouring villages are fed up with road closures connected to the endless building in the area. The last thing we need is a monumental white elephant in Chesterton.

Yours sincerely,

Gwyneth Learner

From: [REDACTED]
To: [Dyson, Alison](mailto:alison.dyson@planninginspectorate.gov.uk)
Subject: ref: 20/3259189.
Date: 27 November 2020 12:42:20

Ginny Loisel Events

Hilltop

Rooks Lane

Thame, OX9 2EA

26 November 2020

Ms Alison Dyson

Planning Inspectorate

alison.dyson@planninginspectorate.gov.uk

Dear Ms Dyson,

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

I live near to this development site and am horrified that Great Lakes of Chicago are appealing the refusal by Cherwell District Council of the hideous ‘Wolf Resort’ proposal on the Golf course in Chesterton.

I totally object to this appeal. This would be a terrible place to put this development. I have done a number of private events for clients in Chesterton and it would totally destroy life as they know it for not just them but all residents.

The Wolf proposal includes:

• The biggest hotel outside London of nearly 500 rooms. That is 3 times bigger than the recently opened Bicester Holiday Inn.

• 900 m floodlit parking places – 400m x 200m.

• Pool Building would be 84ft high. 500,000 visitors per year from up to 100 miles away, generating 2000 additional car journeys per day – plus service and supply vehicles.

1. **Traffic Generation**

The impact of volume of traffic to surrounding villages would be immense and

uncontrollable.

Traffic volume will continue to rise because of development in Bicester and Heyford Park.

The reduction of the number of holes at the Golf Course would mean its closure. An inadequate course would mean members would drive further afield for a proper course, which is just more cars on the road for no reason.

<!--[if !supportLists]-->2. <!--[endif]-->**Air Pollution**

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

<!--[if !supportLists]-->3. <!--[endif]-->**Noise Pollution**

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

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

<!--[if !supportLists]-->4. <!--[endif]-->**Ecological Impact**

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

<!--[if !supportLists]-->5. <!--[endif]-->**Landscape Impact**

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

<!--[if !supportLists]-->6. <!--[endif]-->**Loss of Golf Course/Sports facility**

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

<!--[if !supportLists]-->7. <!--[endif]-->**National & Local Plan Policies**

This application does not comply these policies on any level.

<!--[if !supportLists]-->8. <!--[endif]-->**Great Wolf will not be a Local Amenity and will not have any significant local economic benefit**

Local people will not be able to use the facilities on a daily basis – it is a destination resort.

Great Wolf will not assist in the growth of local employment or businesses. The very nature of this resort keeps everyone on site. Employees will be either drawn away from existing businesses or be brought in from other areas, creating even more traffic.

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

This appeal should be refused.

Yours sincerely

Ginny Loisel

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 26 November 2020 08:02:17

Dear Alison,

I live in Kirtlington (8 Hatch Close, OX5 3JT) and I'd like to express my deep concern about the proposed Great Wolf development at Chesterton. It will clearly have a detrimental environmental impact on the location and it will offer very little benefit to local residents. It will cause a huge influx of traffic on important, yet minor rural roads during construction and will cause heavy ongoing traffic for the future in sending visitors from all over the country to a 'destination' resort. Bicester may already have been well doused in concrete, but local residents don't want this to just spread in ever-widening circles- we chose to live in the country for a reason- and the countryside is not just some virgin territory to be colonised for profit- especially in such irreversible and unsustainable fashion.

I trust the Planning inspectorate will once again see sense and quash this appeal. Many thanks for reading this.

Yours sincerely,
Gemma Maybank

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref APP/C3105/W/20/3259189
Date: 11 November 2020 11:50:30

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

Dear Ms. Dyson,

I wish to register my complete OBJECTION to the Great Wolf Resorts appeal against the unanimous decision by planners in March, to stop the American style resort water park in Chesterton. It was rejected as being unsuitable for its location in a rural location and destroying a golf club.

This complex will offer no benefit to local residents as a public amenity, but will have huge numbers of visitors a year contributing to an extra burden of traffic on our local roads, many of which are small country lanes not designed for heavy traffic. The traffic density will overwhelm us.

The size of the planned complex is massive in relation local buildings, with a massive car park and large capacity hotel, and the whole would contribute massively to air and noise pollution in the area, which goes completely against the move globally to become more aware of environmental issues and to avoid contributing to global climate change.

A project like this would negatively impact local village life, wild life and the countryside generally. In particular wildlife would be negatively affected by the building taking up natural habitat, and by the nocturnal flood lighting which is harmful to birds.

The project would also destroy a vibrant golf club which is a key sport under Cherwell development plan.

The project offers no economic benefits to us in Oxfordshire as we have very little unemployment and local suppliers would not benefit as this company sources from its worldwide supply base.

Thank you for considering these objections and we sincerely hope and pray the Inspector rejects this planning proposal by Gt Wolf.

Gary McCartan

[REDACTED]
Local resident & Golfer.

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189 - Great Wolf Resorts in Chesterton, Oxfordshire
Date: 17 November 2020 21:48:25

Dear Alison

I understand the need for development and what benefit this has to economies, I do feel however, that there is a balance to be struck. Bicester and much of Oxfordshire, appears to be these days, no more than a continual building site. What Great Lakes are proposing for a village such as Chesterton cannot be supported. It is a large development which threatens to ruin the village, as well as the surrounding countryside. As a result much biodiversity and natural habitats are being destroyed, something that we are being told is becoming more and more prevalent with a global climate crisis looming.

Secondly, apart from the environmental implications, there is also the local impact. Many local residents within the surrounding areas will not benefit from this proposed development, as this has been designed for it's some 2000 guests to stay overnight, with no plans for cheaper day passes for local residents, thus pricing them out. Not to mention the potential for 900 cars, to be parked in a 24 hour flood lit car park, damaging local roads, and adding to pollution in both noise and light. There is also the increased pressures on water resources in an area that is already deemed under stress by the environmental agency. It would be hugely irresponsible and disappointing, for the local planning authority to allow something of this magnitude in a village such as Chesterton to be allowed, thus opening the doors for other inappropriate schemes to be built elsewhere in the English Countryside, a valuable asset in its own right. There is also the matter of the traffic around J9 of the M40 that is on many occasions jammed with traffic going to Bicester Village, MacDonalds, Tesco and the new Retail Park, not to mention the new business park due to be built.

I hope that these points will be enough to prevent a scheme such as the one being proposed by Great Lakes to be allowed.

Yours sincerely

Georgina McCulloch

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: From THE AREA DEAN OF BICESTER
Date: 22 November 2020 18:03:43

From the Area Dean of Bicester

Dear Ms Dyson

APP/C3105/W/20/3259189

I am writing in a personal capacity rather than as spokesman for any group or organisation.

I am Rector of the parishes which would be most directly affected by the proposed Great Wolf development (namely Chesterton, Middleton Stoney and Weston on the Green) but am also Area Dean of Bicester and my responsibility extends throughout a significant radius around the town.

I have been hugely struck by the degree of distress the proposed development has caused among my parishioners and over quite a long period. These are small communities, each unique and possessing an individual spirit, but united in their desire to preserve the essentially peaceful and rural nature of their villages. They are not opposed to change – many of our people work in innovative industries – but they are very firmly against the kind of development proposed, which would seem to pay scant regard to the needs and wishes of local people. The effort taken to oppose these plans has put a considerable strain on many people and has necessitated the raising of large sums of money which might have been better spent on other things.

Over the past twenty years or so we have seen massive expansion in Bicester. Though some regret the passing of the quiet old market town, others argue that the developments have brought significant improvements and opportunities. That is not the case with the present proposal. Its purposes would seem predicated entirely on the commercial success of the proprietors.

To inflict such a large and ugly scheme on these lovely villages would be a gross affront to decent, honest, local people, many of whom have lived here for much if not all of their lives. As it is, we are already blighted by a significant increase in traffic on the A4095 and B430, which is greatly exacerbated when the M40 or A34 are closed because of an accident or repairs. The amount of traffic that would be generated by the Great Wolf development is quite unthinkable.

I do not intend to rehearse here all the arguments that will doubtless be made by others. I hope, however, that you will give very serious attention to one who has the needs of these communities very much at heart, and that you will turn down this application firmly and finally.

Yours very sincerely

Gareth Miller

Gareth Miller

Rector of The Akeman Benefice

www.akemanbenefice.org.uk

Area Dean of Bicester & Islip

www.oxford.anglican.org/who-we-are/dorchester/deaneries/bicester-islip/

The Rectory
Troy Lane
Kirtlington
Oxon, OX5 3HA



From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Keeping the wolf from the door. (AKA Destruction of the Bicester environment for corporate gain)
Date: 27 November 2020 11:29:01

As a resident living in the Bicester area since 1970 I am, and always have been, appalled by Great Wolf's plans to build a monster-sized hotel in the Oxfordshire countryside.

Local councils have previously rejected the proposals for what seems to be very good reasons and it is heartbreaking to see that despite this, the Wolf is back snarling at the councils door with an appeal. I cannot believe that this will be allowed given local resistance to this project.

Consequently, I would like you to acknowledge my concern and add my personal objection to planning application APP/C3105/W/20/3259189 and any consequent appeal or resubmission that may be submitted.

Thank you.

Kind regards

Geoff Millward

Bicester

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Park Objection
Date: 25 November 2020 09:46:13

Hi Alison,

I am writing to object to the building of Wolf Park on green space near Chesterton, Oxfordshire.

My main concern is the environmental impact. Not only will it be hugely detrimental to an already diminished local wildlife habitat it will also substantially increase the air and noise pollution in an area which has seen a huge amount of recent development.

Kirtlington alone has a very strong team of environmentally conscious residents who, as seen on The One Show and Have I Got News For You recently, do a huge amount to help the local environment and animal population this will be greatly undermined by the building of this park.

The road system in the area is also not designed to cope with the huge influx of cars that this will bring.

Best wishes,
Georgie

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to Great Wolf Resort
Date: 15 November 2020 09:52:24

Dear Ms Dyson

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

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

Thank you for your consideration of my objections.

Yours sincerely

Grace Owen
14 George Street
Bicester
Oxfordshire
OX26 2EG

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189.
Date: 24 November 2020 12:33:07

I am writing to express my anger and concern over the above planning application for a Great Wolf Resort in Chesterton.

Having recently witness the total chaos caused by extra traffic flowing through Chesterton due to temporary road closures , the plan to allow of extra vehicular traffic to potentially flow through Chesterton, Middleton Stoney and other local villages is in my opinion, total madness.

Apart from the obvious traffic problems and increase in pollution both air and noise , the damage to wildlife and its habitat would be extensive.

The planned hotel and car park are absolutely huge and the construction would take around two years and involve thousands of heavy goods lorries using inadequate roads causing damage and pollution. The hotel itself would be unsightly and desecrate the existing landscape.


In addition Bicester and surrounding villages would lose a vibrant golf sporting facility.

Please register my total disapproval of this planning application.

Thank you and kind regards

Mrs Gillian Reynard

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From: 
To: [Dyson, Alison](#)
Subject: Appeals refAPPC3105/W/20/3259189
Date: 27 November 2020 16:44:41

Dear Ms Dyson,

Great Wolf's plan to build a water park at Chesterton is on such a scale that this small village will not be able to cope. Already Bicester has had an enormous amount of development mainly due to Bicester Village (which incidentally has killed the centre of the Town) and link to the M40.

My daughter lives in Bicester and we attended a planning meeting when 'they were considering' changing her street from one way to two way (purely to accommodate lorries delivering to the new Sainsburys around the corner). We were told no decision had been reached but that was patently not true as the pavement had already been marked out for the changes. We were also told that all the new 'villages' being built around Bicester would have all the necessary infrastructure - schools, health centres, tc. That hasn't happened so it leads us to be wary of planning promises. Planning which allows a Travel Lodge to be built in the middle of Bicester with no on-site parking causes huge problems for residents.

All these developments are putting an enormous strain on an area which is already having to accommodate HS2 and a rail link with Cambridge. Agricultural land is eroded on every front. Great Wolf can eat up huge chunks of the United States without affecting anyone but the impact on village communities in this country is huge and not for their benefit, it purely benefits the company and their shareholders.

Yours sincerely,

Glynis Shorten

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference : APP/C3105/W/20/3259189
Date: 27 November 2020 16:01:08

To: Alison Dyson, The Planning Inspectorate, Bristol, BS1 6PN

From: Gaye Stenard

Re: Great Wolf Resorts Appeal - reference no. listed above.

Date: 27 November, 2020

Dear Ms. Dyson,

I strongly object to the appeal being made by Great Lakes (Great Wolf Resorts) to build a huge resort park in my small and historic village, Chesterton, Oxfordshire

My husband and I moved here going on 26 years ago, and have witnessed the increase in development of homes and businesses in our area over these years. With this has already arrived enormous amounts of traffic with the congestion, pollution and danger it brings to all of the villages surrounding Bicester, including our small village.

Infrastructure support promises ran alongside with these past plans, but we saw little or no great support arrive, resulting in lots of traffic problems on the small roads that surround and run through our village. We have always suggested that building and planning committee members drive through and park themselves in Chesterton and the other small villages during different times of the day to see for themselves the nightmare we all face.

Great respect has to be offered and considered as well as common sense when reviewing researched reports that share the negative impact on traffic, safety, the environment and our wildlife that such a monster of a development plan that Great Wolf Resorts has put forward for Chesterton. Certainly, there has to be a location in an area away from densely populated small villages and small towns that could be better suited for such a huge project.

Because of my concerns, after reading information about the many negative impacts this planned resort would have on my village of Chesterton, I vote NO to their appeal.

Kind Regards,

Gaye Stenard
The Studio House
Bignell Park
Chesterton, OX26 1UE

Sent from my iPad

On 25 Nov 2020, at 18:44, Sjors van der Sterren wrote:

Alison Dyson

The Planning Inspectorate

Room 3J, Kite Wing

Temple Quay House, 2 The Square

Bristol, BS1 6PN

Dear Mrs. Dyson,

I am writing to you to show my support for the position taken by the Cherwell District Council with regards their complete rejection of the application made by Great Lakes UK (Great Wolf Lodges) to build a resort on the edge of the village Chesterton. (reference – APP/C3105/W/20/3259189)

I frequently stay for extended periods in the village of Chesterton and really do not understand why anyone who has any concerns for local residents and for the wellbeing of the wider community around the village could even consider the construction and operation of such a resort. This plan really is not in the interest of the residents of Chesterton and it is very questionable whether it is in the interest of those who would be staying at the resort in the years to come. I therefore want to ask you to oppose the planning application for the construction of the resort.

The resort, its customers, suppliers and visitors will lead to a large influx of traffic into the village and on the roads leading to the village. This will not only increase the wear and tear of the roads, increase pollution but also cause congestion and accidents. Eventually the resort and the traffic that it brings with it will lead to the need for more roads, a complete reconfiguration of the current road into the village and the roads around Chesterton to avoid that Chesterton becomes one big traffic jam. As the local plans never allowed for (or even assumed it could happen) the construction of such a site and the inherent traffic, it will be years before anyone will find the money to resolve the traffic issues and, in the meantime, a pretty country village will be turned into a traffic eye soar for something that the residents didn't ask for, cannot make use of and do not benefit from. Not only will this be a nightmare during the construction of the site but also in the years thereafter until the neighbourhood has been paved over with roads, parking lots and roundabouts. In the meantime, the American Owners of the resort will leech on the goodwill of the local residents, ruin the village and laugh about the people who have them permission to do this.

The resort will not allow local residents to make use of their facilities and so you could argue that at least local people will benefit from more employment offered by the resort. However, the kind of jobs that this resort is likely to offer and the sort of qualifications that people will require for these jobs. means that these people will not be able to afford to live near the resort, not even a couple that would both have a job at the resort. As they cannot live in the local village they will have to come from further away resulting in more traffic.

I have never been to a Great Wolf Resorts. On the other hand reading about how they operate does not give me the impression that this is a very special company. This is just another venture capital backed company that wants to continuously increase its profits, has a high turnover of senior management and is called chaotic and disconnected by its employees.

Most of the Great Wolf Resorts are high-rise buildings that have been built next to large urban areas. The resort at Chesterton would be the first resort in a small village but still consists of a number of buildings that are 6 floors high.. So basically, Great Wolf Resorts is a big city company and has no experience in operating in a smaller community. If they had, they would have had much more empathy towards the objections of the local residents. In any case they would have come up with a design that is more sympathetic to a village where the tallest building is still the church and anything more than 3 stories does almost not exist.. But no, they have not. They propose a resort with 6 story tall buildings. Instead of considering the local objections and adjusting their plans, they hire more lawyers, pump in some more planning consultants and assume that their money and size will get them anything they want. At the end of the day this is a company that offers nothing in exchange for the burden they put on their environment, on the village and on its residents.

My final point is that we are currently in the midst of the Corona Virus Crisis. One of the things we have learned from this crisis is that the way in which we travel, take our holidays and make use of leisure facilities will change completely. Cruise ships are facing bankruptcy because no person in his right mind is willing to be in a closed resort with a large group of people. It is therefore very questionable whether the leisure model that Great Wolf Resorts offers to its customers, i.e. a covered warm water park with a concentration of activities for more than 2000 people in a confined space is still feasible. Several Great Wolf Resorts in the USA have had to close over the summer, not because of an imposed lock down but because of an outbreak of Corona virus at the resorts. So apart from all the negative points about building the site, increasing traffic and ruining the natural environment, we may end up with a site that can no longer be used as a leisure centre and, best case scenarios, has to be converted into flats. Instead of having an isolated full service resort, you would then have added a relatively large, high rise neighbourhood next to what used to be a quaint little village. Completely inappropriate and out of place.

I therefore want to ask you, please object against the construction of the Resort at Chesterton. This plan does not fit in Chesterton and its rural environment. Please reject the planning application put in by Great Lakes UK (Great Wolf Lodge) (reference – APP/C3105/W/20/3259189)

Kind regards

George van der Sterren

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

From: Gary Timms
2 Green Lane
Chesterton
Oxfordshire
OX26 1UR

26th November 2020

Dear Ms Dyson

Ref: Great Lakes UK Limited – APP/C3105/W/20/3259189

I am writing to resister my objection to this proposal, I cannot see any improvements that the company have made to the application, and my original reasons listed below are why this development should be rejected.

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

I strongly urge you to reject this application.

Yours sincerely

Gary Timms

Gary Timms

**1 Parkside Cottages
Chesterton
Bicester
OX26 1UF**

26th November 2020

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

Appeals ref: APP/C3105/W/20/3259189

Dear Alison,

Further to the appeal by Great Lakes Ltd with appeal the reference detailed above none of my original objections have changed and indeed many have been strengthened with other proposed developments around the village area.

The proposed location is completely unsuitable and unsustainable with the infrastructure around the small historic village where the proposed development is planned. To include a 900 space car-park which indicates all travel will be by car completely contradicts your own strategy of reducing car usage across north Oxfordshire. The local roads can scarcely cope with the existing traffic levels and to then add over 1000 additional vehicle movements to the A4095 "rat-run" which are too often compounded when the A34 / M40 (junction 9 -10) has issues. The plans for travel via Weston on the Green and Middleton Stoney are ludicrous in the extreme when all people are going to do especially if coming from London or Birmingham ends of the M40 is take the quickest possible route on their chosen "sat-nav" device / app. Air quality already greatly diminished by the volume of traffic will be further affected along with the increased 24 / 7 noise levels from the volume of traffic.

To add to the infrastructure issues there is no pathway either lit or unlit from the two main ends of the village back to Bicester placing even more reliance on car use especially in the spring, autumn and winter months especially for employees. There will be a reliance on bringing in employees from the local area so I'd ask the simple question – how do employees get to work safely? Is there even the level of employment base in existence or will they seek to recruit from other established local businesses which have contributed to the local area for a number of years and are seen as cornerstones of the town and Cherwell District. With the proposed development being self-contained with all amenities onsite there is zero benefit to the local economy.

Finally there is no safe crossing point across the A4095 if you live on the motorway side of the village along the A4095 in Chesteron and likewise if you live on the canal side of Kirtlington. With the additional volume of traffic do all these houses now become isolated from the villages which they're a key and vital part of and many of which have history dating back to the 19th Century. Access to the two primary schools will become nearly impossible for walking distances not more than 200m.

I therefore trust that the Planning Inspectorate will ensure that permission is NOT granted for the appealed development **APP/C3105/W/20/3259189**.

Yours faithfully

Gary Warland

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

Thatchover
Alchester Road
Chesterton
Oxon
18.11.20

Ms Alison Dyson
Planning Inspectorate

Dear Ms.Dyson,

I would like to express my OBJECTION to the above plan being granted planning permission. It is a random development which bears no relationship to the local development plan and does not fulfil any identified need.

My major objection is that this development is in the wrong place. The aim is to locate it in an area with limited access. It would put further strains on an already over stretched road infrastructure. The roads around Chesterton are geared to cope with minor local traffic, not the sort of car numbers that this plan would engender. Both the A34 and M40 regularly experience major congestion, resulting in the roads around and through Chesterton becoming overwhelmed. In addition, it is in direct contravention of both Cherwell council's commitment to reducing car usage and the National Planning policy guidelines, which advocate creating cleaner air, by reducing carbon emissions from cars.

Another significant disadvantage is the loss not only of a greenfield site but also a leisure facility which is well used by the local community. This will create further traffic since locals will have to drive to other areas to find similar facilities. The habitat loss will also create significant damage to the local ecology and the dependent wildlife. The design is inappropriate in its rambling design and would destroy the character and quality of the area and the way it functions.

Finally, I would like to highlight the lack of an available workforce in this area to work at this development. Hospitality businesses in Bicester region are always short of staff, as evidenced by their local advertisements. So if staff cannot be recruited locally, there will be even more cars bringing staff in from other areas. The problems will just escalate.

In conclusion, this is a harebrained scheme which makes no reference to local planning requirements. Were it to go ahead, it would be extremely detrimental to this area's already fragile road infrastructure and to the lives of the local population.

Yours sincerely,

Glynis Weston

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref APP/C3105/W/20/3259189
Date: 13 November 2020 00:35:17

Ms Dyson

I am very concerned to hear that Great Wolf Resorts are appealing against, what was a unanimous decision by planners in March, to stop the development of a 'resort park' in Chesterton in North Oxfordshire.

The planners believed that this was a wholly unsuitable development for this part of the county, where it will bring no economic or amenity value, will damage important swathes of natural habitat, and lead to air, light, and noise pollution. The local infrastructure, particularly roads, is simply not up to the projected growth in use.

This development will permanently scar the landscape and, potentially, undermine its protections from other future development nearby.

I am sure that you will have received many more objections to this scheme and do hope that you will recognise the extent of local concerns about this proposal and decide against it accordingly.

Many thanks
Graham Wilson
(Resident of Lower Heyford)

Graham Wilson (Dr)

[REDACTED]



[REDACTED]

Gareth Sale
24 Basset Way
Kidlington
Oxford
OX5 2EQ

27th November 2020

Dear Alison

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

I would like to register my objections to the above planning application

This development is inappropriate and unsustainable which include 900 space car park this shows the reliance on private car usage, this goes against CDC strategy in reducing traffic. 500.000 square feet of building on a greenfield site disrupting ecological habitats and wildlife which will be irreversible.

This goes against CDC strategy to prioritising and investing in Knowledge based business. This resort will not bring any benefits to Chesterton or the surrounding villages. There is not an unemployment issue. No local businesses wish this resort to go ahead rather than be beneficial its more likely to have detrimental effect on their business.

The road structure is not adequate for in excess of 1000 + a day car, all the surrounding major roads very easily get clogged up and come to a standstill and all local villages becoming a rat run, this development will only make this unbearably worse.

The loss of 9 holes of the very well supported and financially viable golf course, with no guarantee the remaining 9 holes will be not be extended on, is not acceptable especially with the 18 Hole North Oxford Golf Course being redeveloped for houses.

I strongly object to this unneeded, unwanted proposal totally out of keeping with its rural location and ask for this to be refused.

Yours sincerely

Gareth Sale

RECEIVED

18 NOV 2020

MAJOR CASEWORK

3259189

22 Chestnut Close
Chesterton
Mr. Bicesker AD
Oxon
OX26 1XD.

14th November 2020

Dear Sir or Madam,

I wish to raise the following points in objection to the Wolf Complex.

- 1 This is a village it CANNOT take a complex like this.
- 2 The water tower would be higher than Buckingham Palace.
- 3 The traffic through the village would be manic. It cannot cope at present.
- 4 This will lead to serious air pollution.
- 5 Wild life will be affected.
- 6 The footprint is HUGH 60% larger than Bicester Village Shopping Centre.
- 7 This is NOT in accordance

with Chewell Local
Development Plan.

8 A permanently floodlit
400 space car park. It will
look like a long-stay
airport car park.



GILLIAN P. JARVIS (MRS)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Fwd: The Wolfe
Date: 26 November 2020 17:42:09

I am writing as a new resident to Chesterton, I have grown to love the village through family members who have lived here for many years. I feel if the Wolf project got off the ground it would be very detrimental and heartbreaking for the village and all the villagers.

Village life is precious . Having attended the last council meeting in my opinion they are only out for themselves and need to be stopped.

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

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

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

The hotel detailed would be four storeys high with a capacity to accommodate around 2,000 visitors which would make the building one of the largest hotels outside of London. Potentially 500,000 visitors a year equating to

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

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

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

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

Mrs Gorton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Reference 20/3259189
Date: 25 November 2020 21:30:44

Dear Ms Dyson

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

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

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

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

The Wolf proposal includes:

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

1. Traffic Generation

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

2. Air Pollution

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

3. Noise Pollution

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

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

4. Ecological Impact

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

5. Landscape Impact

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

6. Loss of Golf Course/Sports facility

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

7. National & Local Plan Policies

This application does not comply these policies on any level.

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

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

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

This appeal should be refused.

Yours sincerely

Helen Backon

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

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts - Objection
Date: 18 November 2020 12:38:58

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

Dear Ms. Dyson,

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

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

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

Therefore, I ask that you refuse this appeal.

Yours sincerely,

Helen

Helen Beare
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 19 November 2020 08:49:44

Dear Alison

Great Wolf - No Thank You

I feel that the impact on this beautiful part of Oxfordshire would be a disaster. The traffic, as it stands, is shocking. I know the argument is that there would be immediate access to the M40 but visitors are not going to come from miles around and not explore the area. Bicester Village and Blenheim are two of the major tourist attractions in the country.

The roads already have heavy traffic from Upper Heyford and are regularly used as a rat run when there are problems in the M40. What on earth would happen to the proposed visitors then?

I hope common sense prevails and serious injury or worse is avoided.

Regards

Helen Bradley

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: APP/C3105/W/20/3259189 - Great Wolf Resorts, Chesterton
Date: 11 November 2020 14:22:21

Dear Sirs

I am writing as the resident of the Village of Weston on the Green that will be gravely affected but this proposed development to note my position against the above appeal. I would state that this is an opportunistic and unwanted development in open countryside and in breach of multiple points in the Cherwell Local Plan. These points were covered at great length in the original application review, with a large amount of local opposition as well. I only hope that you will see that Cherwell District Council were within their rights to support the local voices in rejecting the original application and reject the appeal.

My personal concerns that I would like to raise are linked to (in no particular order)

Traffic - The proposed development is for a vast complex with car parking for 900 cars will mean a huge increase in traffic movements through our village. The traffic management report shows traffic arriving from the M40 and A34. It also completely ignores traffic from the west and Costwolds (where the majority of these tourists will be looking to head). Sat-Navs will take this traffic down further smaller country lanes as they look to access the A40 west and up to Chipping Norton, Burford via B4095.

Water - This area has two issues around water. I believe that you need to make sure that Thames Water are part of your deliberations around the appeal. There is a lack of water in the whole Thames Valley region but especially around Bicester due to all of the recent growth. There is also a huge issue around waste water capacity, which again is at or over the ability of the local plants to deal with.

Site - Whilst this is decision for the applicant, the siting of family led resort next to a major motorway is crazy and against everything the whole European style of holidaying, which is linked to being outside and away from everything (see CentreParcs). If they wish to create an indoor facility, then put it in an Urban environment not urbanise open countryside. Once this site fails and Wolf Resorts moves on, we will be left with an oversized development that will only be used to make further in roads into open countryside by opportunistic developers and our growth obsessed County Council OCC.

Thank you for your consideration of these points

Yours sincerely

Henry Donne

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal APP/C3105/W/20/3259189
Date: 19 November 2020 09:56:20

Cherwell District Council unanimously rejected planning permission for the proposed Great Wolf Resort hotel and water park. I urge you to uphold this refusal.

Please consider the following:

It is unsustainable and sited in an inappropriate location on the edge of a village. The proposed development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The site comprises 500,000 sq. ft of built form on what is currently a greenfield site, irreversibly removing important green infrastructure and disrupting ecological habitats. Significant species including Brown Hairstreak butterflies and Great Crested Newts have been recorded on site. The proposal should also be considered in combination with the wider picture. It sits within the Ox-Cam growth arc where considerable additional development of homes and businesses is planned. Pressure on water resources in the area is likely to increase as a result, and a water park consuming huge quantities of water is completely unnecessary.

The existing road infrastructure in Chesterton, surrounding villages and Bicester cannot cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Local roads, the A34 and the M40 already experience regular congestion whenever there is a traffic incident. Construction traffic through small village, with narrow footpaths, is also of huge concern to parents walking children to the village Playgroup and School. This is a major safety issue, and with no alternative routes for construction traffic to take it simply confirms that this proposal is in the wrong location.

There is no economic benefit for Cherwell and the local area. This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business and investment. Great Wolf's business model is to keep guests on site using their internal restaurants and shops, so benefit to local businesses and economy will be minimal.

The design is not in keeping with the rural location. It comprises a total floor area of 500,000 sq. ft in large overbearing blocks.

This proposal offers no leisure facility to benefit the local community. Provision of sports and leisure facilities should be a priority in a growing town. A private leisure resort and hotel such as proposed, which is accessible to wealthy paying guests only, does not serve the local community. Reducing the existing golf facility to 9 holes threatens the viability of the existing Golf Club and hotel. If the current proposal is approved, it could likely expand to an even bigger resort with even greater negative impacts, in future.

There has been a lack of consultation. With potentially over 2000 visitors each day this proposal will have a significant impact on the area. Therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on that basis.

Yours sincerely

Heather Hanna

18 Augustan Road

Chesterton

Bicester

OX26 1BB

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 09 November 2020 21:18:55

Dear Ms Dyson

I am very disappointed to hear that the Great Wolf Resorts (Great Lakes UK Ltd) have lodged an appeal after a unanimous decision by Cherwell District Council refusing their application.

I am writing to ask that you look at all the information that was gathered previously and the hundreds of letters against it.

We are a small village on the outskirts of Bicester and the thought of this becoming a reality is more than devastating, the plans and information they have given us does not add up. They have stated it will be a public amenity, when asking questions of them they said that there would be local day passes however they are likely not to be widely available at weekends or school holidays and will be very expensive, the complex is designed for people who have booked overnight stays.

The number of people visiting this complex will mean more traffic everyday on our local roads the A34, A41, B430 and A4030 are already stretched to capacity, the A34 and M40 are accident hotspots which can bring the roads around Bicester to a standstill. The village roads around the complex are too small and are not suitable for the additional traffic and this includes all the construction traffic which will be coming through our village or surrounding villages for the next 2 years.

This COVID19 pandemic has made a lot more of the villagers appreciate our surroundings and being able to enjoy local walks taking in the views, and the wildlife that we have. This hotel would be one of the largest outside of London and a huge complex which will dominate our small village, with a permanently floodlit 900 space car park, a 84ft high water tower dominating the skyline, an increase in air and noise pollution and the complete destruction of the local wildlife habitat.

This proposed development is not in accordance with the Cherwell Local Development Plan therefore I please ask that you reject this appeal.

Yours Sincerely
Mrs Helen Hayes
Chesterton OX261UN

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 18 November 2020 16:54:00

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

Heather Hulbert

Weston on the Green resident

Appeal reference APP/C3105/W/20/3259189

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf resort
Date: 13 November 2020 14:22:58

appeal reference AAP/C3105/W/20/3259189.

my objections to this park are.

1. cherwell planners unanimously rejected this plan in march as being completely unsuitable for its location.
 - 2.the loss of a vibrant golf club
 - 3.self contained resort that will bring no trade to local businesses
 - 4.the average of 65 delivery lorries a day through are village + 500.000 visitors a year when complete, largest hotel outside London total capacity 2,000 visitors
 5. flooding to chesterton and local villages with more land under concrete
 - 6 42,366.77 gallons of water where is it coming from +own laundry toilet and showers for guests
 - 7 wildlife
 - 8 concerns for global climate change as the size and footprint of this park are huge
 - 9 the impact of traffic on our local roads many of witch are small country roads
 - 10 on a pesanol level we moved to chesterton 37yrs ago to have some were safe to bring up our children were we could take them for walks in the country side with out having to dodge cars and lorries I now do this with my grandchildren but for how long if this monstrosity is giving the go ahead
 - hilary abbott 5
- chestnut close chesterton oxon

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Ref: APP/C3105/W/20/3259189
Date: 13 November 2020 20:54:30

Dear Alison,

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

It will be a massive change to the countryside around Bicester which is developing at a very rapid rate already, with loss of green fields. It will not serve the local population but will bring an enormous amount of additional traffic to our local roads that are already far too busy and congested.

The flood lighting and loss of fields/ trees and added pollution from traffic will affect our local wildlife in a detrimental way.

Yours sincerely,

Mrs Helen Jackson
5 Knowle Lane
Weston on the Green,
OXON. OX25 3QJ
[REDACTED]

Hazel C Jones [REDACTED]
Gagle Brook House
Chesterton
Bicester OX26 1UF

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

05 January 2021

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

Dear Alison

As a resident of Chesterton, Oxfordshire, I strongly oppose the appeal by Great Wolf Resorts to build a water park in this village. The original application was rejected unanimously by the local district planning committee, together with over 800 objection letters. Hence, I fail to understand how Great Wolf have the audacity to anticipate anything other than further refusal at this appeal.

The facts are as follows:

- This development is not in accordance with Cherwell Local Development Plan.
 - This will not be a public amenity for the local population.¹
 - Road access is totally unsuitable and already overloaded.²
 - The building complex would be taller and larger than any other in the area and an eyesore in the countryside.³
 - The resort would be very detrimental to the local wildlife through the destruction of habitat and wildlife corridors.⁴
1. This is a residential resort with 500,000 visitors / year, the majority arriving by car. The local population will have limited access, restricted to unpopular times when the resort is not full.
 2. The direct access road, the A4095, has a 90-degree bend in Chesterton and is already under pressure from heavy goods vehicles. Other approach roads from the M40 motorway are B roads or country lanes, one of which is a single-track road without passing places. Furthermore, there are frequent accidents on the M4 motorway and the A34 trunk road causing significant delays. The proposed development will hugely increase noise and air pollution locally which results in chronic health issues, and developmental delays in children.
 3. The complex will inevitably result in hard stand and increased water runoff despite mitigation proposals. Surface water draining from the site flows to the south through series of field-edge ditches. In 2019 and 2020 there has been serious flooding nearby in the hamlet of Little Chesterton and downstream in the village of Wendelbury. The recent deluges causing this have increased in severity and will continue to do so with climate change.
 4. Wildlife and ecological diversity are already under threat locally. The damage caused by this resort by loss of habitat, light pollution and noise would be irreparable for the existing and neighbouring flora and fauna.

In conclusion this development is totally unsuitable and unsustainable for rural Oxfordshire. It is obvious that no satisfactory mitigation can be found for the problems raised and I request that the appeal be rejected.

Sincerely

[REDACTED]
Hazel C Jones

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Chesterton "resort"
Date: 23 November 2020 11:24:42

Dear Alison,

Reference: APP/C3105/W/20/3259189

There are no benefits to the local culture, economy or society from this planning application. Our culture in Central Southern England is mainly rural, despite Bicester 'Village' overloading nearby roads and frequently clogging up our town and villages. Initially BV employed, and was engaged with, many locals; now there are far fewer because their market is worldwide, so staff need to be skilled linguists, many of whom travel to work from beyond Bicester.

I'm convinced that the choice of area for the above proposal is partly down to BV being here in the first place. That is not a reason to further despoil this area. The market at which the proposal is aimed would neither benefit nor support many people in the county. The 'selling point' of local day passes to the proposed water park is just that; they would be expensive and scarce, increasingly so.

Other major objections:

The plan is not in accordance with the Cherwell Local Development Plan.

It will cause a substantial increase in air, traffic and noise pollution, and destruction of wildlife habitat / corridors.

The huge buildings, four storeys high and the 84 ft high water tower would dominate the area.

This would cause a serious traffic hazard on the M40 with drivers 'rubber-necking', thus losing concentration.

Overstretched police, fire and air / ambulance services would be under further strain, as would our hospital staff, who are already overworked with Covid19.

The A34 road is already an accident hot spot; the A41, A4095, B430 and A4030 would also become likely hotspots.

The 900 space car park will be permanently floodlit - light pollution would be devastating for wildlife and people alike - as well as affecting the M40 motorway.

The appalling levels of disruption and congestion during construction would be devastating for two years, with thousands of workers, trucks and lorries overloading roads.

Questions

What effect on rivers and the water table would the needs of 50,000 visitors per year create?

What waste provision is proposed?

What levels of recycling?

How and where would the laundry requirements be serviced in a 2000 capacity hotel?

Would the site be served by Solar panels, to what extent?

How many electric vehicle charge-points would be available, onsite and in the locality?

I strongly object to it and trust that you and all authorities will maintain the decision to refuse the application.

Thank you for your time and consideration in this disturbing matter.

Hilary

[Mrs H C King]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - objection
Date: 20 November 2020 16:34:58

Dear Ms Dyson,

I am emailing to let you know of our objection to the proposed hotel in the small village of Chesterton and detailing reasons why this should not be allowed to go ahead.

- 1) There was already a unanimous decision to object this project
- 2) Although they might propose the creation of jobs this hotel will actually do the opposite and destroy local hospitality businesses which have already been hit by the pandemic
- 3) the area does not need anymore traffic on the small and windy country roads
- 4) Oxfordshire is well known for its countryside and wildlife which will be destroyed should this go ahead
- 5) Chesterton is a small Cotswold like village and this project will not fit the surrounding areas
- 6) It will force locals to move away from the area as it will no longer be a place to live in the countryside
- 7) The increase in traffic and a hotel will increase pollution which goes against oxford and oxfordshire trying to be a green county

Kind Regards
Hannah and Elysia (Kirtlington)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 08 November 2020 08:22:51

Dear Ms Dyson

I would like to object to the planning appeal made by Great Wolf for all the reasons I stated at the original application.

- The water park will not be a village resource but the village will have to live with the increased traffic, much of which will be HGVs
- The hotel will be larger than most other hotels in the country outside London and the number of visitors will swamp the number of residents with a potential high of 500,000 visitors per annum.
- The hotel will be four stories high which is taller by far than any other building in the village
- The site will be an eyesore in a small village
- There will be more cars in the hotel car park than are owned in the village
- The local road system cannot cope with current traffic, let alone the additional traffic that would be engendered by this development. The roads in and around Bicester are often gridlocked due to visitors to Bicester Village. This additional traffic would only make the situation worse to the detriment of all who live here.
- Local businesses will receive little trade from those visiting as the complex provides everything guests will need
- The development will increase HGV traffic hugely in a small village with a narrow main road
- There will be substantial increases in noise and air pollution and destruction of wildlife habitats

Regards

Helen Lashbrook
Stone Gables, OX26 1UD

To: Alison Dyson (case officer)
The Planning Inspectorate,
Room 3J, Kite Wing, Temple Quay House, 2 The Square,
Bristol, BS1 6PN.

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

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

26/11/2020

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

I am a resident of Chesterton and I would urge the Inspectorate to reject this appeal on the following grounds:

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

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

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

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

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

Yours,

Helen Marchetti

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3256189
Date: 12 November 2020 11:04:20

Dear Alison

I am writing to strongly object to the Great Lakes UK Ltd appeal for planning permission for their leisure resort in Chesterton, Oxfordshire.

I am actually horrified that they can appeal as I thought the permission was unanimously rejected by Cherwell planners as being completely unsuitable for its location. I do not see why the area should suddenly become "suitable" now. The area is beautiful, green countryside with charming Oxfordshire villages nestled around it. A huge American style resort would completely ruin the countryside. Also – what about the wildlife? We have many species of deer, birdlife including the wonderful sparrowhawk, and lovely natural flora – why destroy all this so that a private company can make some money for its shareholders?

There will be absolutely no benefit to the area. Firstly there will be the loss of our wonderful green countryside which is under threat already due to huge housing projects. Secondly the traffic will be horrendous, already the residents in this area are struggling with the amount of traffic that passes through our villages creating pollution that is destroying our listed buildings, killing off our wildlife and disturbing the peace that should come with living in the country. Thirdly, from what I understand, it will bring very little employment to the residents here and will bring very little enjoyment as I believe the facilities will only be for overnight guests, so even our children will not be able to go and use it for an afternoon and the restaurants will be for overnight guests only.

I could go on and on, but I am hoping that what I have already said will help you to consider my objection very seriously. Please, please do not allow this awful project to happen. Already we are losing our countryside to development and in this time when we should be considering the environment, this planned resort couldn't be a worse idea.

Thank you for considering my objection.

Yours sincerely

Hilary McPhee
Little Foxtown
Heyford Road
Kirtlington

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts APP/C3105/W20/3259 189
Date: 20 November 2020 09:17:46

>>>>> Dear Ms Dyson,

>>>>>

>>>>> We are horrified to hear that the American Great Wolf Resorts has launched another appeal to advance their plan to build an unsuitable resort down the road from us in Chesterton.

>>>>>

>>>>> The size of the complex is so out of keeping with the whole area. We have a sense of place here ; Chesterton ,a small village like Kirtlington and indeed all the surrounding villages have a certain historical character. The roads and lanes reflect this . The old Roman road,Akeman street , that leads north from Bicester and Chesterton,for example ,could not take the large volume of traffic that would be going to the resort There are so many country lanes in the area that in no way could cope, not to mention the A34, A4030, B430 and the A4095 . As it is ,the A34 north to the A 40Bicester junction is frequently at a standstill and already the A34 is notorious for accidents.

>>>>>

>>>>> The floodlit car park for 900 cars will affect the already diminishing prospects for owls , bats and other wild life. Not to mention the night sky for those of us that enjoy astronomy. As will the increase in evening traffic.

>>>>>

>>>>> The 84 foot water tower will in no way enhance the environment.

>>>>>

>>>>> As the Earth is facing huge ,catastrophic climatic and environmental challenges ,it is impossible to see how the vast amount of waste generated, the amount of energy required to run the resort can ,in any way ,be beneficial to the attempts to promote a greener approach to our way of living.

>>>>>

>>>>> The health service already struggles to cope with its demands and inevitably the proposed c500,000 visitors a year to this mainly rural area will cause further strain.

>>>>>

>>>>> Great Wolf Resorts operates in the vast areas of the USA and Canada. We don't have much space in comparison We can't see that Great Wolf Resorts has an altruistic desire to improve life for the people of the area as their sites are very much self contained and cater mainly for over night stays and have limited expensive day passes.

>>>>>

>>>>> The plan does not fit in with Cherwell Development Plan We feel that our council does know and consider the real interests of this population and works hard to do its best for the area. As do all our local parish councils.

>>>>>

>>>>> The stress of Covid has been enough and this self interested proposal of Great Wolf is certainly not helping the mental health of our affected communities.

>>>>>

>>>>> We urge you not to approve this proposed plan of Great Wolf

>>>>>

>>>>> Extremely hopefully , Kind regards Hannah Miles, 1 Norfolk mansions London Sw114HL

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Application 19/02550/F
Date: 19 November 2020 20:57:29

Dear Alison,

Great Wolf Resorts Application. 19/02550/F

Shocked! I've recently become aware that the American leisure corporation Great Wolf Resorts hopes to plant its flag in the UK, starting just outside Bicester.

I always suspected that those taking the initiatives to resurrect Bicester as a young modern town would increasingly run in to difficulties as they inevitably found themselves confronted with attempted encroachments into that national heritage that is the unique, historic, beautiful and irreplaceable Oxfordshire countryside.

I feel this application from GWR and its persistence in appealing the planning refusal, now represents a very predictable example of this: a very big business has turned up, conveniently perceiving [as an urban-based business giant in Chicago] that its own interests coincide perfectly with those of the inhabitants of a largely unbroken swathe of beautiful Oxfordshire countryside, whilst incidentally claiming credentials of high virtue: "*From the start, we have been deeply committed to providing the maximum benefit to the local community, and we are excited... etc*" [Robert Moore, Vice President of Global Construction at Great Wolf Resorts, quoted by 'blooloop' 24/02/2020]

But a little research into GWR's proper credentials reveals that this 'altruistic' entity is actually 65% owned by the Manhattan-based Blackstone Group, [Corporate Private Equity / Real Estate / Asset Management] a corporation worth more 500 Billion dollars, whose CEO, for me rather tellingly, is cited in Wikipedia as having donated over 800,000 dollars towards President Trump's political efforts since 2016.

I would recommend the appealed application be refused again, as having no regard, by its scale and proposed role as a national leisure attraction, to the nature of Bicester's hinterland, one of

predominantly peaceful, rural, farming land, and mainly of small villages served by a network of winding narrow country lanes that are already overtaxed.

I would recommend the appealed application be refused again, as being self-evidently tailored primarily to attract national users, and not the local community.

I would recommend the appealed application be refused again, as being designed primarily to bring financial benefit to an American corporation, and not to the local community.

Because, if Bicester appears to be flourishing, it must not be at the risk, through such developments as this one or for example Bicester Village [even if they "provide local jobs"], of making profits that get significantly returned to foreign economies, and not the local one.

I'm sure you are already very aware of all of the above and I do hope these and other reasons will help to reject this proposal once and for all.

Yours sincerely,
Hannah Miles , Kirtlington

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts Planning Appeal - Ref: APP/C3105/W/20/3259189
Date: 27 November 2020 14:04:15

For the attention of George Baird and Alison Dyson

I write with respect to the appeal by Great Wolf Resorts UK against the unanimous decision by Cherwell District Planning Committee to reject the proposal to build a large hotel and indoor water park resort in a rural part of North Oxfordshire.

For a number of critical reasons, I strongly urge the Inspectorate not to uphold the appeal and to endorse the original decision of the District Planning Committee.

The size and design of the resort is totally unsuitable for the proposed location and will have a negative impact on local infrastructure, landscape and in particular traffic congestion and pollution.

The road network in North Oxfordshire is already under great strain and the small country lanes around the Cherwell villages are totally unsuitable for the considerable increase in traffic the resort would generate from guests, employees, contractors and suppliers. Public transport in the area is very limited and realistically public transport would not be used by guests travelling long distances from around the country. The influx of the private cars is inevitable and the fact that the resort proposal includes a 900 space car park supports that assumption. Needless to say, the rise in the volume of traffic would increase air and noise pollution and cause gridlock on the small narrow roads.

The scale of the proposed development would unquestionably harm the character and appearance of the area. Natural habitats and areas of beauty would be destroyed resulting in a severe adverse impact on the biodiversity of the area.

Whilst Great Wolf Resorts claim the development would bring economic benefits to the area in the form of employment, this would predominantly be low skilled, low paid, short term employment rather than skilled long term opportunities which, in accordance with Local Development Plan, the area needs.

In my opinion any marginal benefits that may be offered by the resort development are far outweighed by the environmental cost and the adverse impact on the local community. Again, I strongly appeal to the Inspectorate to reject the Great Wolf Resorts appeal.

Kind regards

Helen Randle

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeals ref APP/C3015/W/20/3259189
Date: 25 November 2020 11:49:34

Hi Alison,

I am writing to object against the Appeal by Great Wolf Resorts against their refusal for planning for their waterpark and hotel in Chesterton.

I like most residents moved to a small Oxfordshire village for a quiet, peaceful life and for a safe space for my children. I didn't move here to have a huge Americanised water park and hotel built on my doorstep, with horrid brightly coloured features and an enormous brightly lit car park.

Plans like this should be considered for larger out of town spaces, where you will not ruin wildlife, affect traffic through a village, take away a well loved golf course, bring unnecessary tourism to an already busy area, and create unsightly Americanised buildings in a village setting. This is not California.

We already suffer with traffic volumes through the village, it sometimes feels unsafe to walk along the country lanes. This type of development would not improve the local infrastructure, it would not help Bicester (in fact it would ruin an already badly affected local highstreet), it would only bring families here for short stays with all on-site facilities available so not boosting the local economy at all. And I don't know anyone locally who would want to use it, who wants to visit a water park anyway?

What other village do you know that has something like this on their doorstep?

I think it's a horrendous idea, and am strongly against the plans once again, and object to their appeal. How can they even be allowed to appeal this?

Many thanks
Harriet Rudman-Hawkins

13 Geminus Road,
Chesterton
OX26 1BJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189. Great Wolf and Bicester Golf Club.
Date: 16 November 2020 12:54:52

Dear Ms Dyson,

I write to bring to your attention my concern regarding the proposed development planned by the Great Wolf organisation. This involves building an appalling hotel and water park on our members golf course. It will obliterate the associated village of Chesterton.

A magnificent part of Oxfordshire will be scared for ever, because this organisation has designed a development that is unsympathetic, and totally alien to the local countryside.

Needless to say, the planned operation is causing a great deal of stress to golf members, and local inhabitants. This is before the trucks and diggers arrive. If this building is completed, a huge increase in road traffic is projected. The lanes in the area were designed for donkeys!

Ms Dyson, on behalf of our golf club, and local residents I implore you to do your utmost to kick out this 'second' application from Wolf. The development is just not needed, it's a blot on the landscape, and it's causing unhappiness at a time when there is a great need for hope!

I look forward to hearing from you,

Yours sincerely,
Henry Sherrington.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal ref: APP/C3105/W/20/3259189 - Wolf Resorts, Chesterton
Date: 26 November 2020 10:06:24

Dear Ms Dyson

I am writing to object to the Great Wolf proposal.

There would be an impact from traffic, huge negative changes to the landscape and in addition the plan is completely unsustainable as well as being contrary to Cherwell District Council's own Local Development Plan.

The scale of the 'Great Wolf Resort' proposal is vast and would cause immense damage locally. The proposed hotel has nearly 500 rooms (four storeys high) and 900 floodlit parking places which will cause light pollution. The proposed 'pool building' is 84ft high - higher than St. Edburg's church spire and an eye sore in the countryside setting which it will occupy.

Furthermore construction activities and transportation of materials are likely to cause severe problems lasting for approximately two years. The long term traffic implications, given that the Bicester Village Retail outlet nearby already causes problems going back to the M40 and on all surrounding roads, should surely be recognised as completely untenable. With half a million visitors a year coming from up to 100 miles away, Wolf Resorts would be responsible for generating the best part of 1800 additional car journeys per day with service and supply vehicles and 600 staff - I cannot see how this can have been considered.

I trust that the planners will once again pursue this application and ensure that all necessary work is undertaken to ensure Great Wolf Resorts is once again unanimously rejected, otherwise it would appear the planning process is redundant when it comes to the business/private sector obtaining whatever planning they wish if they put enough money and man power behind it.

Yours sincerely

Helen and Simon Short

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 19 November 2020 15:54:16

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

Alison Dyson
APP/C3105/W/20/3259189

Dear Madam

I object to the application:

I cannot believe that after extensive research that Chesterton is the most suitable location!

There are No benefits to the local community.

The roads are inadequate- in fact most unsuitable.

The sewage system in the village overflows at times already.

The visual impact will be overpowering.

There has been unprecedented local opposition.

It is not in accordance with the Cherwell Development Plan.

Yours sincerely

Hilary Walbank

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 09 November 2020 18:35:11

Dear Ms Dyson

I am writing to object to the appeal of application above for the Great Wolf Resort as it is totally out of keeping with this area on a number of levels as listed below:

1. With so many visitors (projected at 500,000 per year) the level of traffic will rise hugely on roads which are already busy. This would increase accident incidents on the country lanes in this area and would endanger drivers of cars as well as cyclists. Many of our roads do not have pavements, which makes walking along them dangerous. This danger would increase with the extra traffic.

The main accident hotspots in this area include the A34 (there are regular reviews of the weight of traffic on this major highway and this development will only put it under more pressure), plus the A4095, A4030, A41 and B430.

2. Its size. The planned footprint of the site is 60% larger than Bicester Village and the hotel is four-storeys high, so is out of proportion for the area and swamps the surrounding village of Chesterton. This will be exacerbated by the 84ft high water tower building (potentially the tallest building in Cherwell).

This is a complex that has been planned without any attempt made to find a more suitable site

3. The car park (for 900 spaces) being floodlit will adversely affect the area with light pollution, which will not only be unsightly and disturb residents but will also affect wildlife.

4. It will not benefit local people and it is not a public amenity. The complex is designed for visitors to stay overnight, which means that local day passes will not be readily available and ticket prices are likely to be too expensive

5. The plan is not in accordance with the Cherwell Local Development Plan and I feel that it will really be a blight on the area.

I sincerely hope that these considerations are taken into account and that the application will be rejected once again.

Yours sincerely
Helen Webber

Address: Holly Cottage, Weston Road, Bletchingdon, OX5 3DH

*

Hillside Cottage
Bignell View
Chesterton
Oxon OX26 1UQ

18th November 2020

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

Sent by Email: Alison.dyson@planninginspectorate.gov.uk

Dear Ms Dyson,

RE: APPEAL REFERENCE APP/C3105/W/20/3259189 – GREAT LAKES UK LTD

We wish to object in the strongest possible terms to the above-mentioned application on the grounds that this proposal is not in accordance with Cherwell's Local Development Plan, and counters relevant policies.

Sustainability: We can see no material considerations that would warrant planning permission being granted. It is unsustainable, of a truly massive scale and, with the function of the proposed facilities geared to attract 500,000 visitors per year, it is in a totally inappropriate location on the edge of a small historic village - Chesterton (population circa 1,000!) without even a bus service. The location doesn't comply with **NPPF 103** "*significant development should be focussed on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes*".

Design & Landscape Impact: 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, to the detriment of many generations to come. The architectural design of the buildings is neither small scale nor detached. It is of poor quality following a standard Great Wolf Resorts formula in the USA and is therefore totally out of keeping with the character of the local area. I believe this is contrary to **NPPF Par 83** "*planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside*", **NPPF 124** "*the creation of high quality buildings and places is fundamental to what planning and development process should achieve...*" and **NPPF 127** "*planning policies and decisions should ensure that developments.... are visually attractive as a result of good architecture... are sympathetic to local character and history, including the surrounding built environment and landscape setting*".

Cont'd....

Traffic: The existing road infrastructure simply cannot cope with the projected extra 2000 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 and has no bus service. The proposal of a shuttle bus and cycle lane cannot sufficiently mitigate against such traffic impact. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via the other small villages of Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Economic Impact: This development would meet no economic need in the area and would not provide facilities for local people on a day to day basis. Local businesses in the area are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) 'trickle down' economic benefit to local businesses.

Golf: With the loss of 9 holes of an outstandingly beautifully landscaped golf course, how will the remaining 9 holes be safeguarded? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage. **Policy BSC11** – access to golf courses within 15 minutes of travel (12km) refers. The 2018 Sports Studies states that Bicester currently has the lowest number of golf holes in the district per 1000 population. With the increase in population in the area through to 2031 and England Golf's aims to increase golf participation, increase numbers of members in clubs and strengthen clubs, the future golf provision in Bicester is showing a shortfall already. The recommendation is that existing golf sites should be protected and that positive planning policies are adopted to enable the development of new golf provision. **Policy BSC10** refers. **NPPF Para 97** states that existing open spaces, sports and recreation buildings and land, should not be built on unless "*the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss*".

To allow this incredibly vast, ugly and totally inappropriate development to go ahead, whilst financially benefitting a large American corporation, would totally and permanently devastate the village lifestyle of many thousands of residents throughout several small villages, simultaneously obliterating another swathe of our beautiful Oxfordshire countryside and wildlife habitat. For all the reasons stated above, we strongly urge that the existing unanimous refusal of planning permission for this application NOT be overruled.

Yours sincerely,

Hugh and Jackie Williams

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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

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

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/20/3259189

Appeal By GREAT LAKES UK LIMITED

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

SENDER DETAILS

Name MRS MICHELLE HARDCASTLE

Address
4 Flavian Close
Chesterton
BICESTER
OX26 1DF

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 201127 Objection to Great Lakes UK Ltd, Case 3259189.pdf

File name: 201127 Objection to Great Lakes UK Ltd Case 3259189 Attachments.pdf

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

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Layers: None

OPTIONS

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- via A421 2 h 29 min
- DETAILS
- via M40 2 h 39 min
- via M40 and A308 2 h 43 min

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51.8803944, -1.3562985

Center Parcs Whinfell Forest, Center Pa

2022 destination

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via M6
3h 32 min

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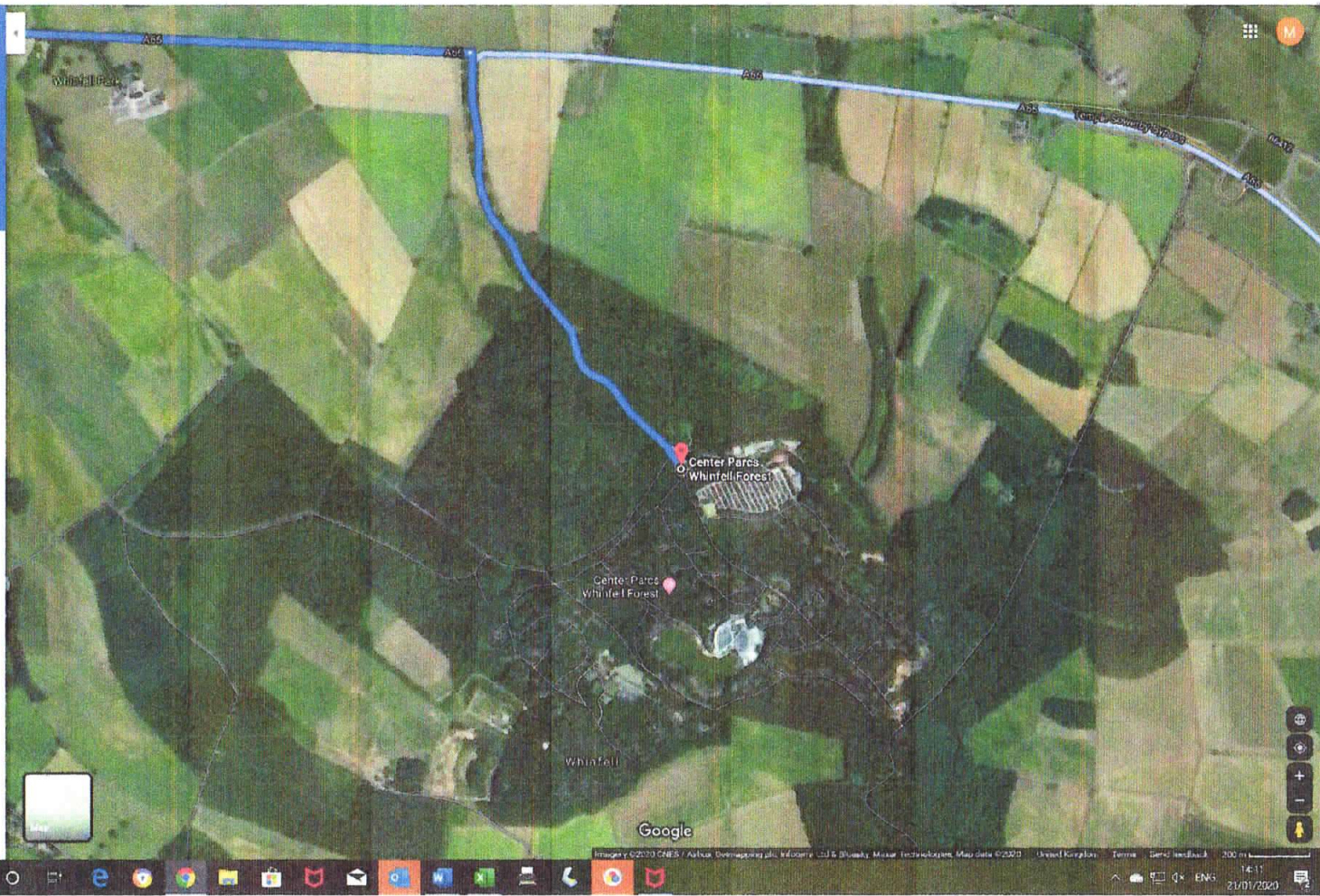
via M1 and A1(M)
4 h 29 min

9:26 AM Thursday - 5:22 PM 7 h 36 min

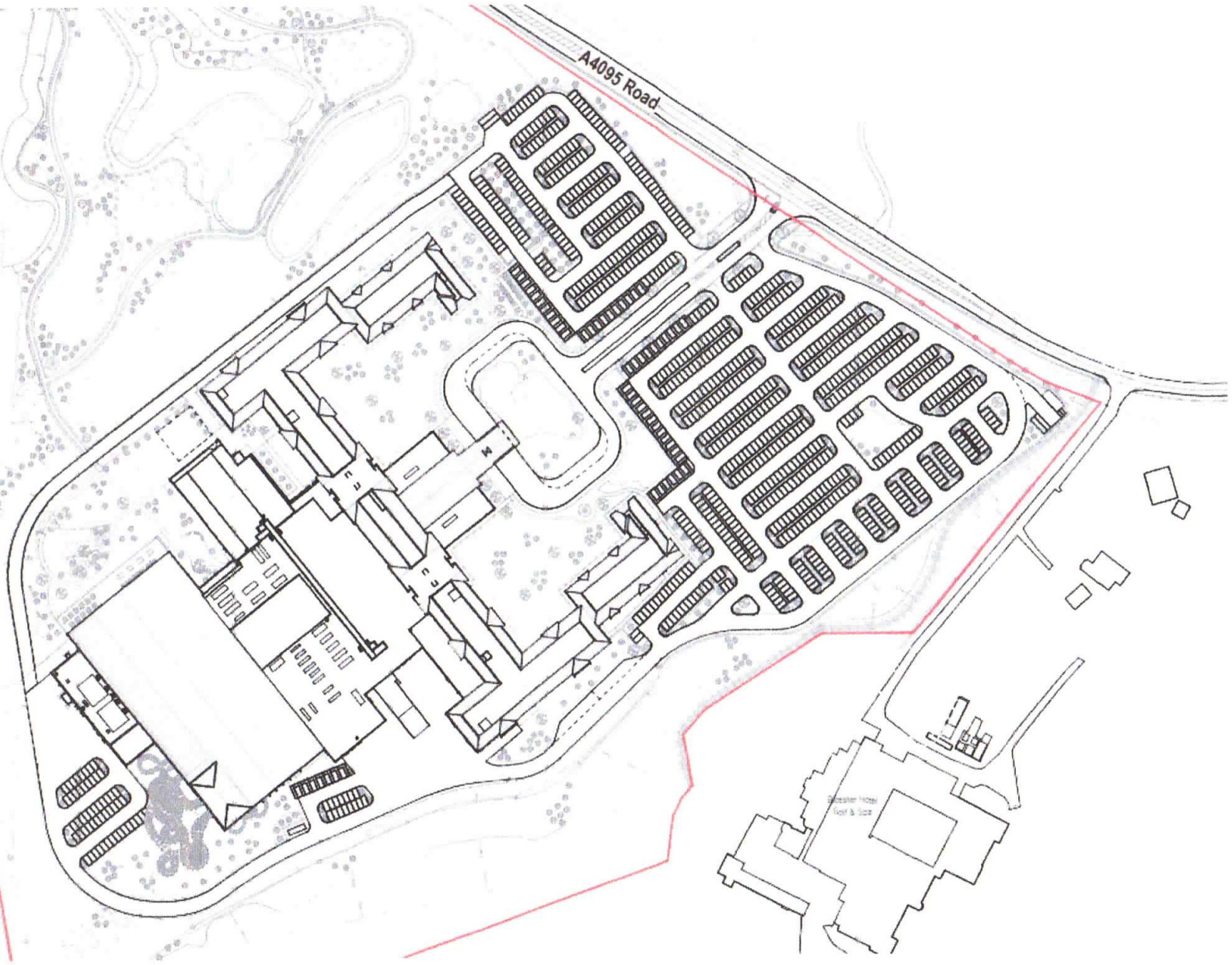
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Explore Center Parcs Whinfell Forest

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August 2000



27 November 2020

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

Dear Ms Dyson

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

I write to make my **Strong Objection** to the above application.

Having moved to Chesterton two years ago with my family, we enjoy a quiet and leisurely life in this lovely rural village we now call home, and I fiercely object to the proposed Great Wolf Resort for the following reasons:

The proposal to create a resort of this size and nature in this rural location, which is currently a soft green landscape, would destroy the natural flora and fauna, would be detrimental to those of us who live in Chesterton, and also the neighbouring villages of Little Chesterton, Wendlebury, Weston on The Green, Middleton Stoney, Ardley and of course the already congested town of Bicester.

Population v Transient Population

The 2011 census records a population of 850 in Chesterton Parish. Considering the recent housing developments of Alchester Park and Audley Gardens, and based on an average of 3 people per household, I feel it's safe to assume a population growth in Chesterton village of 237; an increase to approximately **1,087** within Chesterton to date.

Assuming an average family of 3, the proposed Great Wolf Resort could accommodate **1,800** guests in the proposed 498 rooms (**3,090** guests at full capacity according to their Operational Management Plan) at any one time.

In addition to this, approximately **153 staff** at any one time (based on proposed 460 employees split over 3 shifts), a significant number of conference attendees can be accommodated within the 550 m²/5,920.15 sq. ft. (in the region of **250 or more delegates**) and also the potential **30 day pass visitors**. The total number of staff, guests and visitors could range between **2,233** and **3,523**.

To increase a village as small as Chesterton, with a transient population of more than twice that of its residents, with a changeover of guests approximately every 3 days, is obscene and incomprehensible.

Highways

Accessing the resort, guests will approach from all directions:

- from the north and south via the M40;
- from the South and west via the A34;

- from the east along the A4095; and
- from the South East via A41

each travelling through one or more of the aforementioned villages, depending on their choice of route and/or sat nav guidance. The following are examples of google route plans;

- M40 North/South J9 via A41; Little Chesterton (single track road); The Hale to join the A4095
- M40 South J10 via B430 through Ardley, Middleton Stoney to join the A4095
- A34 via B430 through Weston on the Green; Akeman Street; The Hale to join the A4095
- From the East through Bicester to Chesterton via A4095
- From the South East via A41; Vendee Drive; to join the A4095; or alternatively, A41; Wendlebury Road and through the village of Chesterton via The Green; The Hale, A4095 or Alchester Road; A4095

These are just a few of the routes offered. Other suggested routes go through Weston on the Green or even Bucknell. None of these routes are suitable for an increase in traffic.

These country roads, especially in and around Chesterton, are narrow, un-lit and are already potholed, and in an increasingly poor state of repair due to the increase in rat running traffic.

To increase the traffic on these roads by upward of 1,000 daily vehicles movements is irresponsible, and with the addition of large delivery vehicles, dangerous and unsustainable.

Access and Car Parking

I have huge concerns over the proposed access to the car park, which is directly off the main access road (A4095), and with the addition of a ghost lane to a road which is currently a narrow, un-lit country road would be dangerous.

Car parking, in my experience, is always under-estimated and in a location such as this could quite easily, and very quickly, become a huge problem for the local residents with long queues in both directions along the A4095 and inappropriate parking on the road or verges into the village of Chesterton, as happens with rugby and or football festivals at the BSA sports facility, where vehicles park along Akeman Street and the narrow road to Little Chesterton, two routes that could also be used to access the proposed resort. To serve as an example, to mitigate such issues Centre Parcs provide a long drive from the main access road to the car park (please see attached satellite images).

Bearing in mind there is **no public transport** to Chesterton, when the resort is at full capacity, (school holidays for example) there could, potentially, be as many as:

- 498 cars with staying guests (*potentially 996 on a changeover day);
- Approximately 230 staff vehicles (due to shift crossover);
- Possibly 125, or more, vehicles with conference attendees;
- Average of 10 vehicles with day pass visitors

(2)

*Assuming the resort would operate like those in the US; check in at 4:00 pm but the waterpark can be used from 1:00 pm and check out at 11:00 am, but they can continue to use the facilities until closing

(9:00pm). On a changeover day, the car park could easily reach capacity with the crossover of departures/arrivals and there could be a significant and insurmountable problem with parking availability.

This would significantly disrupt the flow of traffic along the A4095 and surrounding roads, cause a noise nuisance and reduce the air quality for residents in and around the resort.

I cannot see any coach spaces on their plan. One would assume companies using the conference facilities would be urged to use minibuses or coaches in order to reduce car parking required? Where would these park?

Benefit to the Local Area

A resort of this nature, not dissimilar to Centre Parcs (of which **Woburn is only 37 miles away**) will bring very little to the local area.

- It will rarely, if at all, be open to the general public, and is not easily accessible without a car to residents of the local area;
- Local people who could be employed there would need to travel there by car as there is no direct public transport to or from Chesterton, and there is no safe alternative route by foot or bicycle;
- given the low unemployment within the local area, employees will be sourced from further afield, again adding to the traffic, and using valuable parking spaces within the resort itself;
- Unless the proposed shuttle bus would provide a continual hop on/hop off service throughout the day and evening, anyone staying at the resort and wishing to visit the local area (predominantly Bicester Town Centre or Bicester Village) would have to do so using their own transport, again putting more strain on the limited car parking that Bicester has to offer.
- A shuttle bus would bring its own problems, not only because of the narrow roads and tight corners through Chesterton but also the noise and air pollution this would generate.

As much as guests to the proposed resort may be given the option to use public transport, and the proposed Great Wolf shuttle bus, I believe families with young children, pushchairs, suitcases and possibly bikes would, for ease and convenience, travel by car.

The teenage population of Bicester and surrounding villages desperately need somewhere to go locally, and independently, but the proposed Great Wolf waterpark and facilities are not designed for use by teenagers. According to their website, teenagers under the age of 18 (presumably staying at the resort with family) must also be supervised by an accompanying adult.

Great Lakes UK Ltd, newspapers and media, have promoted this resort to the local community as, primarily, a Waterpark, this was ill considered and an undeniable misrepresentation of the Great Wolf Resort to gain the support of the local community in Bicester and surrounding areas.

The Great Wolf Lodge is a “holiday resort”. The target consumers, as stated in their Draft Operational Management Plan submitted with the application, are:

“young families seeking indoor leisure destination breaks”

and the

“Primary Audience” are ***“Parents with kids aged 2-12 and living within 1.5 hours of the lodge”***

(3)

It must be noted that the proposed resort is for staying guests. It is not inclusive to the local population or general public as the vast majority of supporters have been led to believe; unless you are staying, or

lucky enough to secure some of the 30 day passes they propose to make available (a mere 0.01% of the resorts capacity).

Having viewed the American Great Wolf Lodge website, and checked the availability of day passes at the numerous Great Wolf locations, there are months with no dates available, in particular June, July and August, presumably when the resort is at full capacity due to school holidays.

A “waterpark” such as Aylesbury Aquapark; Coral Reef Waterworld in Bracknell, or the Oasis Leisure Centre in Swindon for example, is open to the local population/general public, but even a facility such as this would bring similar commuter issues because of the location.

This is just plain and simply THE WRONG LOCATION for the proposed use.

There are many other valid planning reasons why this is not the right location or development including:

- Not in accordance with the local plan
- Not in keeping with the character of the local area
- Goes against the Cherwell Strategy of reducing car usage

Thank you for taking the time to read and consider my objection to this application.

I trust, for the reasons I have highlighted, this application will be strongly recommended for refusal.

Yours sincerely

Michelle Hardcastle

Enc.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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

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

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/20/3259189
Appeal By	GREAT LAKES UK LIMITED
Site Address	Land to the east of M40 and south of A4095 Chesterton Bicester Oxfordshire OX26 1TE

SENDER DETAILS

Name	MR NICK HARDCASTLE
Address	4 Flavian Close Chesterton BICESTER OX26 1DF

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 201127 APPC3105W203259189 Hardcastle Objection001.pdf

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