

AD

24 Haydock Road Bicester OX26 1BG



10 November 2020

RECEIVED  
12 NOV 2020  
MAJOR CASEWORK

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

Dear Ms Dyson

**Great Wolf Resorts Proposal at Chesterton  
APP/C3105/W/20/3259189**

We are writing to express our grave concerns regarding the proposed development by Great Wolf Resorts on the "back 9 " of the golf course at Chesterton Golf Club.

This development is wholly out of place in what is a completely rural setting within an Oxfordshire village surrounded by beautiful countryside and farmland. A 4 storey hotel with a capacity of 2000 guests and indoor waterpark will dwarf the surrounding area and be a blot on the landscape. The generic plans of this large hotel company have no regard to the aesthetics and architectural features of the UK and this particular English village. We have seen these developments at first hand in the USA and they are enormous and ugly even by American standards and it is clear that no thought has been given by the company to local aesthetics. We recently saw one situated between Seattle and Portland and it looked very ugly even though it was situated beside the main freeway connecting the two cities. This fact confirmed our fears that an Oxfordshire village is totally unsuitable.

We are also very concerned that the proposal includes a permanently floodlit 900 space car park which is around the same capacity as Oxford city's Westgate Centre – this will look like an airport long-stay car park. Besides being totally out of keeping in an Oxfordshire village the light pollution will be detrimental to residents and wildlife alike. We will never get to see the stars again.

**Great Wolf Resorts Proposal at Chesterton**  
**APP/C3105/W/20/3259189**

Our local roads have not been built to take the volume of traffic this development would create. 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 proposed entrance from a B road is going to cause traffic chaos. Even if signage aims to avoid Chesterton centre, cars will still have to use the local roads and individual sat navs will still take the traffic from the motorway through Chesterton. One must bear in mind that most drivers follow their sat navs and ignore sign posts.

The proposers of the development state that they are adding an amenity to the golf course. This is disingenuous as they are building on the golf course and this should not be forgotten. A 9 hole golf course is only half a golf course and the development will mean a loss of a treasured amenity for local people. Although there is another golf club fairly nearby, they will not be able to take the fallout from the loss of an 18 hole course that will be diminished. People will have to go further afield, adding to the volume of traffic. The "back 9" are a haven for wildlife and add visually to the area, something the proposed development will degrade.

When this development was first proposed we quizzed the representatives of the project regarding whether local people would be allowed in on a day ticket. They would not answer this at their meeting and when pressed (because we had heard from our daughter who lives in America that they do not generally allow day visitors, instead requiring their customers to use the hotel and its facilities) their representative agreed that this was indeed usually the case. In fact we have now learned that they will not be issuing day tickets and if they do, the few available will be extremely expensive and thus preclude most locals from access. This means that the wider area will suffer the blight and not benefit from the facilities. Also there will be no revenue gain by any local business as any visitor spend will remain in the complex. Indeed, our daughter who has visited them, confirms guests are encouraged to stay within the complex.

Finally, the proposed development is not in accordance with the Cherwell Local Development Plan and surely the views of we who live here should have some sway, particularly when a proposal is so out of context. We should also mention that this is a very unfair fight as we are the little people against a huge American corporation with millions of pounds of money and perhaps even influence at their disposal.

**Great Wolf Resorts Proposal at Chesterton**  
**APP/C3105/W/20/3259189**

We do hope that you will agree that this proposal is not suited to Chesterton and dismiss the Appeal. Indeed the scale of this American style waterpark is totally out of keeping anywhere in the UK and so we would hesitate to even suggest it would be better sited by a main road, perhaps in a redundant industrial area which has good road links and in an area that might benefit via the few jobs available from a development of this scale. Our area is an area of relatively high employment thus any gain is dwarfed by the negatives.

Yours sincerely



Robert and Barbara Mott

## 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 AMY ROBERT-NICOUD

Address

313 Sheen Road  
RICHMOND  
TW10 5AW

#### 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 / Madam,

I use the motorway network regularly and am very aware of the potential hazard caused by speeding motorists being distracted. The obvious example is when drivers are distracted by the sight of an accident. This can lead to a domino effect of further collisions even on the opposite carriageway.

I believe that the proposal to build a giant water slide adjacent to the M40 would prove to be an irresistible distraction and therefore constitute a very real danger. After all, who wouldn't look ?

I trust you will give due consideration and weight to the effect this could have on the safety of motorway drivers.

Your faithfully,

Amy Robert-Nicoud

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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

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

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

Company/Group/Organisation Name

#### ABOUT YOUR COMMENTS

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

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- Final Comments
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- 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:** wolf.docx

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



Gables  
Alchester Road  
Chesterton  
Bicester  
OX26 1UN  
22 November 2020

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

Dear Alison,

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

This complex will offer no advantage to local residents as a public amenity. There will be huge numbers of visitors each year, contributing to an extra burden of traffic on our local roads, many of which are small country lanes, not designed for heavy traffic. The roads would need to be upgraded at an enormous cost to the local council, which Council Tax payers would have to pay for, and who in turn would receive no benefit.

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

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

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

I hope you will consider our objections favourably.

James and Josephine Robertson  
Chesterton Residents

AD

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

34 Thorncliffe Road,  
Oxford OX2 7BB

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



Dear Ms Dyson,

I write to object, in the strongest possible terms, to the above planning application. I have borrowed parts of a letter written by a friend, but have altered it in places and made points of my own.

My objection is that this is a speculative application for a hugely destructive building project which is justified by no need at either a local or national level. It meets none of the requirements of Cherwell District Council's development plan.

### **1 Location**

This is a totally unsuitable location for this project.

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

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

This proposal to erect 50,000 sq ft of buildings and to tarmac over virtually the rest of the area for car parking etc is unsustainable from any point of view.

### **2 Traffic**

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

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

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

often for extended periods at other times. Queues on the A34, especially northbound approaching J9 on the M40, regularly stretch for miles

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

### **3 Local Considerations**

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

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

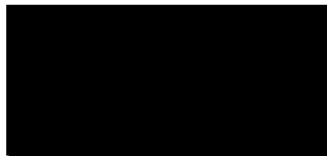
There will be little economic benefit to the local area from the proposed development.

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

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

My conclusion is that this proposal is entirely unsustainable on grounds of unsuitable location, lack of infrastructure, ecological damage, and total lack of benefit to the area.

Yours sincerely,



Robin Briggs

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 26 November 2020 13:12:57

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Dear Alison Dyson

Looking at the proposed plans for Chesterton the Great Wolf Resort, a super-sized American resort park:-

- 1) The incredible amount of devastation of two years construction for a small community and surrounding areas.
- 2) A 4 storey Hotel, one of the largest outside London to accommodate 2,000 visitors which would be unsightly to the landscape. A huge complex dominating the landscape, apparently this will not be a public amenity so the villages will bear the brunt of this with virtually no benefit from all the upheaval it will cause.
- 3) A huge complex dominating the landscape which will be 60% larger than Bicester Village, unthinkable.
- 4) 500,000 visitors a year, meaning additional car trips a day on our local roads, which are already stretched to capacity. We have to use the B430 to get out of our village and it can be a nightmare at the moment on certain days, our country lanes will all become accident hot-spots. I hate to think what it will be like if this proposal was passed.
- 5) The permanently floodlit 900 space car park, will be like living in London, unbearable.
- 6) An 84ft high water tower building taller than Buckingham Palace, this being in an area of small villages, it would be unsightly for those that live in these villages.
- 7) The environment in our areas will suffer caused by the substantial increase in air/noise pollution and destruction of wildlife habitat. This is something that I take seriously and what is being proposed definitely does not look after our environment.

With all this in mind I hope you will share our concern and do the right thing.

Kind Regards

Mrs P Rochford and Mr A Rochford

AD

64 Isis Avenue Bicester OX26 2GS  
[REDACTED]

23 November 2020

RECEIVED  
27 NOV 2020  
MAJOR CASEWORK

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

Dear Ms Dyson

**Great Wolf Resorts Proposal at Chesterton  
APP/C3105/W/20/3259189**

We are writing to express our concerns regarding the proposed development by Great Wolf Resorts on the "back 9" of the golf course at Chesterton Golf Club.

This development is wholly out of place in what is a completely rural setting within an Oxfordshire village surrounded by beautiful countryside and farmland. A 4 storey hotel with a capacity of 2000 guests and indoor waterpark will dwarf the surrounding area and be a blot on the landscape.

Our local roads have not been built to take the volume of traffic this development would create. 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 proposed entrance from a B road is going to cause traffic chaos. Even if signage aims to avoid Chesterton centre, cars will still have to use the local roads and individual sat navs will still take the traffic from the motorway through Chesterton. One must bear in mind that most drivers follow their sat navs and ignore sign posts.

The proposers of the development state that they are adding an amenity to the golf course but in fact the exact opposite is the case as they are building on the golf course and this should not be forgotten. A 9 hole golf course is only half a golf course and the development will mean a loss of a treasured amenity for local people. Although there is another golf club fairly nearby, they will not be able to take the fallout from the loss of an 18 hole course that will be diminished. People will have to go further afield, adding to the

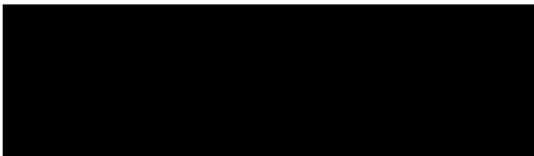
volume of traffic. The "back 9" are a haven for wildlife and add visually to the area, something the proposed development will degrade.

When this development was first proposed, the representatives were asked if the local people would be allowed to use the facilities but no definitive answer was given. We now understand that day tickets will not be issued. This means that we will suffer all the negatives of this development and none of the so called positives as the locals and local businesses will not gain anything.

Finally, the proposed development is not in accordance with the Cherwell Local Development Plan and surely the views of we who live here should have some sway, particularly when a proposal is so out of context.

We do hope that you will agree that this proposal is not suited to Chesterton and dismiss the Appeal. Indeed the scale of this American style waterpark is totally out of keeping anywhere in the UK and so we would hesitate to even suggest it would be better sited by a main road, perhaps in a redundant industrial area which has good road links and in an area that might benefit via the few jobs available from a development of this scale. Our area is an area of relatively high employment thus any gain is dwarfed by the negatives.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Ron and Margaret Sullivan

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 25 November 2020 14:17:53

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Alison

I just wanted to send you an email to lodge my objection with regards to Wolf Lodge appealing the planning decision for a proposed resort near Bicester.

This structure goes against everything we want to maintain, healthy green spaces, local businesses such as the golf club and gym and associated amenities all of which provide a valuable source of well-being in these unprecedented times and beyond. To remove this in replacement for a resort structure that would unlikely be affordable or available to local communities is outrageous.

Additionally the impact on the area in terms of noise pollution, air pollution and its visual impact to our countryside should not be underestimated.

There are a significant number of children in Chesterton and the surrounding areas that would be impacted, this is their community and they do not want to see it decimated by an ugly building, increased traffic and a potentially unsafe environment and as parents we don't want this for them either.

Whilst there is no doubt a resort of this size would provide construction work and ongoing employment there is no guarantee that this would be sourced locally further increasing traffic to already congested and unsafe roads.

Great Wolf propose a negligible impact on traffic / environment, but the sheer size of the car park clearly shows that transport by car is highly anticipated, and through such a quaint village, would have severe detrimental impacts to our quality of living and local ecosystem.

An amenity such as this needs a defined road structure, it needs to be situated away from villages and schools in an area that can absorb the increased flow of traffic.

I struggle to see how this can be considered the best location in the UK for such a development - there must be other areas where a motorway exit does not have villages right by it, and therefore could be a much more suitable.

I also fear such a development will wipe material sums of money off property values, causing potential financial hardship to families in already uncertain times.

I hope the Wolf appeal is strongly contested so that the village of Chesterton isn't decimated as a result.



Mind regards

Sarah Archer

6 Vespasian Way

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal by Great Wolf Resorts UK - Ref: APP/C3105/W/20/3259189  
**Date:** 27 November 2020 09:55:26

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For the attention of George Baird and Alison Dyson.

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

The size and design of the resort is totally unsustainable for the proposed location, having a negative impact on local infrastructure, rural landscape, traffic and local communities.

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

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

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

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

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

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

Kind regards  
Simon Babbage

Marton  
Akeman Close  
Kirtlington  
Oxon  
OX5 3HX  
18NOV20

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

Dear Ms Dyson,

I write to object, in the strongest possible terms, to the above planning application.

This is a speculative application for hugely destructive building project which is justified by no need at either a local or national level. It meets none of the requirements of Cherwell District Council's development plan.

## **1 Location**

This is a totally unsuitable location for this project.

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

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

This obscene proposal to erect 50,000 sq ft of buildings and to tarmac over virtually the rest of the area for car parking etc is just unsustainable from any point of view.

## **2 Traffic**

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

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

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

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

### **3 Local Considerations**

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

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

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

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

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

### **4 Health Issues**

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

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

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

Yours sincerely,

Stephen D. Beahan

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189 Great Wolf Resort application, Chesterton, Oxon  
**Date:** 16 November 2020 13:21:59

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Dear Alison

I am writing to strongly object to the above planning appeal. The site is totally unsuitable for this scale of development as:

- 1) The scale of the development is huge and totally unsuitable to build adjoining a rural village. Rural villages need protection from the government against development that will destroy their characteristics and identity.
- 2) The rural road networks surrounding the site cannot withstand the vast amount of additional traffic. It would be impossible to stop visitors to the resort travelling through Chesterton. Although Great Wolf say the A34/M40 would be used these roads are congested with the current amount of traffic and visitors will use the nearby village roads which are unsuitable to support a development of this size.

Many thanks for your consideration of these points.

Yours sincerely

Sally Beebe

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Resort  
**Date:** 27 November 2020 14:05:36

---

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

Suki Bhandari  
[REDACTED]

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 27 November 2020 02:00:57

---

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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

Simona Bilkova

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 11 November 2020 17:25:12

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Dear Ms. Dyson

I am appalled to hear that Great Wolf Resorts are appealing against the unanimous decision by planners in March regarding the Resort park in Chesterton.

We are being swamped by houses, estates, industry parks with little and no thought to the rural community, our roads or our lives. It was originally rejected on its location; nothing has changed – the roads are an appalling mess, overcrowded and under maintained. I drove my car from Heyford to Deddington 2 weeks ago and the state of the road (the pot hole was huge and with no where to go I had to drive in it) cracked my alloy and punctured my tyre. The roads cannot take any more punishment and, dare I say it, this does not come under NIMBYism; the local community must be acknowledged.

Looking at the huge global economical and environmental concerns, whereas this would undoubtedly draw crowds of visitors to the area – the likes of these companies (eg Great Wolf and Soho in Great Tew) is that any economic benefit they claim to bring to the area is, in fact, kept very much to themselves and is not spread around the community.

When I drive through this area of Oxfordshire the advance of the concrete jungle is frightening, where cows grazed there are now huge ugly metal buildings, car parks, hotels and housing estates. The carbon impact is huge and in direct opposition to what most understanding and intelligent people want or strive towards.

This is a double negative for residents.

We are just hanging on to our rural way of life, our wildlife, our birds. I do not wish to become a dormitory of outer London, which seems to be the way we are now moving towards.

Please reject this resort. For all the this area of Oxfordshire.

Warmest regards

Samantha Blows  
Resident of Duns Tew

Sent from [Mail](#) for Windows 10



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeals Ref: APP/C3105/W/20/3259189  
**Date:** 27 November 2020 16:21:20

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

Dear Madam

I'd like to register my strong objection to the proposed water park development at Chesterton. Noting that this is an appeal and therefore that the plan has already been rejected as not being in accordance with the Local Development Plan, my concerns are:

- 1) The proposed volume of visitors and construction traffic will put a massive strain on local roads that are already under significant pressure. The huge increase in traffic would be a menace.
- 2) The proposed complex would ruin the local environment and be a threat to habitat and wildlife both during and after construction.
- 3) The proposed complex would offer no benefit to local residents – indeed it would threaten the survival of the existing golf club with its gym and other facilities.

Thank you for your consideration

Regards

Stephen Brett

--

Stephen Brett  
[REDACTED]

81 Shearwater Drive  
Bicester  
Ox26 6yr

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

Date 26th November 2020

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

Dear Ms. Dyson,

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

Having objected to the planning application under planning reference 19/02550/FUL, I would like to state my opposition to this project and hope the Planning Inspectorate dismisses this planning appeal.

I am concerned that this significant development has not been thought through and is purely speculative from the developer. Bicester is designated as a 'Garden town' by national government so all development, particularly large scale schemes such as this, should be plan-led and be exemplar in terms of sustainable development. This development is clearly contrary to this.

I am also a keen golfer and play regularly at Bicester Golf Course and it is disappointing to see the golf course would reduce to 9 holes or a substandard 18 holes. Cherwell is already losing 18 holes at North Oxford and importantly on the 7<sup>th</sup> 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 allocates North Oxford Golf Club for housing to deliver 670 housing units under allocation reference PR6B. On this basis, it is clear this golf course will close soon significantly reducing the golf provision in Cherwell.

In terms of the 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 a readily available that 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 facilities to use in Cherwell meaning I would have to travel outside of Cherwell to other courses which is unsustainable and doesn't help provide the growing town of Bicester with the sports facilities that they need.

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

Yours faithfully,

*S. Brewerton*

Simon Brewerton

150 Rutten Lane  
Yarnton  
Kidlington  
Oxon  
OX5 1LS

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

Date 26th November 2020

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

Dear Ms. Dyson,

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

I wish to object to the above planning appeal. I have been a resident in Cherwell District for over 40 years and seen the significant changes that the area has encountered over this time. I worked in Bicester and have seen the significant changes in the area due to the additional housing and associated facilities. Whilst it has been significant, it has been plan-led with the right sites being allocated so the associated infrastructure can be planned by Cherwell. This supports Bicester designation as a 'Garden Town'.

The Great Wolf proposal is purely speculative, opportunist and does not accord with the local plan. It is in the totally wrong location for such a huge facility that will have such a massive impact on the local area. On this basis I hope the planning application is refused.

My objection is on the following grounds:-

**1. Unsustainable form of development**

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

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

**2. Landscape Impact and Design**

The proposed scheme is not in-keeping with the local area which is characterised by 2/3 storey buildings which are detached and in clusters. The Countryside Design Summary (2008) published by CDC provides guidance for developments in locations such as this and supports developments of small scale, low height and detached. Also saved Policy T5 of the Cherwell Local Plan 1996 states

that new hotels in rural locations will only be approved where they would largely be accommodated in existing buildings of totally replace an existing commercial operation.

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

The development consists of a large bulk of 500,000 sq.ft of built form and mass and at a significantly greater height than any of the other buildings in the vicinity of the site and this is all to be delivered on what is currently greenfield site with no buildings on it. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

### 3. Traffic

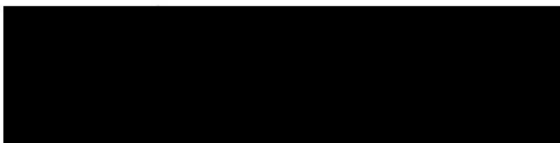
Policy ESD1 supports new developments that reduce the need to travel by car and Policy SLE4 states that new developments should facilitate the use of sustainable modes of transport. CDC's 1996 saved Policy TR7 states that developments that will attract a large number of vehicles onto minor roads will not normally be permitted.

The existing road infrastructure cannot cope with the projected extra 1000 – 1,500 daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. The applicant is seeking to re-route traffic down the A34 particularly and doesn't appear to appreciate the issues that we already encounter on the A34. The slip road at Weston on the Green is notorious for accidents due to the short length of the slip road. Great Wolf is directing traffic to use this slip road so will exacerbate the already significant issues. There is no reference or consideration for this aspect in the Applicant's Transport Assessment.

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

The proposal is not in accordance with the development plan and represents an unsustainable form of development delivering 500,000 sq.ft of built form on a greenfield site whilst also putting significant pressure on the existing road network. It is totally the wrong location for such a significant development and as such this planning appeal should be refused.

Yours faithfully,

A large black rectangular redaction box covering the signature area of the letter.

Mrs Susan M Brewerton

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal reference APP/C3105/W/20/3259189  
**Date:** 27 November 2020 19:46:08

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Dear Ms Dyson,

I write concerning the appeal being made against the decision to reject the proposal for a water park development by Great Wolf resorts.

I should like to add my voice to those local residents opposed to the resort. The planning proposal was rejected for good reason: a development of this size is completely inappropriate for the proposed setting. It would have a hugely negative impact on the local environment with destruction of habitat and a significant increase in air, noise and light pollution. Our transport infrastructure is not capable of managing the volume of traffic to the resort, either in the construction phase or when the resort is up and running. In addition, it seems clear that the disruption would have very little benefit to the local community in the way of employment, the local economy, or access to the resort as a visitor (other than by paying for an overnight stay).

I very much hope that the appeal is dismissed.

Yours sincerely

Sue Brown  
Brackley House  
Heyford Road  
Kirtlington  
OX5 3HL

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** appeal ref APP/C3105/W/20/3259189  
**Date:** 10 November 2020 23:30:48

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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.

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

Sarah Bryson  
Resident of Kirtlington

Sent from my Galaxy

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 14 November 2020 12:15:16

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Farmhouse  
Foxtownsend  
Heyford Road  
Kirtlington  
OX5 3HS

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

14<sup>th</sup> November 2020

Dear Ms Dyson

**Ref: 19/02550/F - Appeal Reference APP/C3105/W/20/3259189 Great Lakes UK Ltd**

I write to express in the strongest possible terms my objections to the proposed development of a waterpark and associated hotel, parking and additional facilities at Chesterton, a small village in Oxfordshire. The original application was rejected on six separate grounds by the planning authorities highlighting the unsuitability of the proposal.

**The scale of the project makes the proposal completely inappropriate for the village location.**

- The hotel would be one of the largest outside London with capacity for 2,000 visitors.
- Extensive permanently lit parking and an 84ft water tower would further dominate the local surroundings.

**The project would cause significant and permanent environmental damage which conflicts with national and local targets to address climate change.**

--[if !supportLists]-->• Road traffic would increase substantially, putting considerable strain on an already overburdened local road network which experiences regular traffic jams. Access to the site would be frequently by way of small rural roads. Air and noise pollution would clearly increase greatly as a result of the estimated additional 1,800 car trips per day.

--[if !supportLists]-->• <!--[endif]-->Development of the waterpark would destroy a valuable site for local wildlife.

--[if !supportLists]-->• <!--[endif]-->Further substantial harm would be caused to wildlife by the scale of the parking for 900 vehicles and permanent lighting comparable to an airport long-stay car park.

--[if !supportLists]-->• <!--[endif]-->Construction of the site would cause prolonged and widespread local disruption and an increase in pollution.

**There is no meaningful benefit to the local community.**

--[if !supportLists]-->• <!--[endif]-->The location is out of proportion to the surroundings and village life would be ruined by the impact of the site and associated traffic both of customers, workers and suppliers.

--[if !supportLists]-->• <!--[endif]-->The business model of the waterpark requires customers to overnight and remain on site. There would be very limited access for local people and likely no access at weekends or holiday periods. Local businesses would see very little if any additional trade.

--[if !supportLists]-->• <!--[endif]-->Very little if any additional skilled employment would be generated which conflicts with local development objectives in the local town of Bicester.

The proposed development is not in accordance with the Cherwell Local Development Plan. Moreover, the developer has not engaged with the local authorities to discuss this very substantial development. Rather Great Lakes Limited has chosen to pursue an appeal in support of a business model and associated facility which has been developed for out-of-town locations in the United States and is singularly inappropriate for a village location in Oxfordshire.

Yours sincerely

Simon H Chapman



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Stop The Wolf campaign Ref:APP/C3105/W/20/3259189  
**Date:** 09 November 2020 10:27:25  
**Attachments:** [image001.png](#)

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Dear Alison

As an early campaigner against the proposed mass resort on the site of a much used and loved golf course and open water swimming venue, I was horrified to get a letter through my door informing me that, after the proposal was rejected unanimously by our District council, this decision was being appealed.

The site, the proposed construction - with an outrageously out of place water tower building - the additional traffic and population on top of an already bursting Bicester Village - does not make sense on any level. Bicester and it's surrounding villages is already struggling with the additional footfall and the sharp increase in housing - and to add a residential resort of four stores and 500 family rooms is utter nonsense. In an environment of increased uncertainty about international travel and a much clearer focus on local and regional life, this does not fit or sit well.

I therefore write to protest in the strongest terms as a local resident against this appeal - and ask for this to be put on record.

With thanks  
Sarah Chesser

**Sarah Chesser**  
Associate Fellow  
**Saïd Business School**  
University of Oxford

[REDACTED]

[REDACTED]

[REDACTED]



-

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Ref APP/C3105/W/20/3259189  
**Date:** 26 November 2020 18:22:23

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Dear Alison,

I live in chesterton and here are my reasons against Great Wolf Lodges building on the edge of my village

- 1 People in the village can not go to the park to have a day visit
- 2 The people of the village will lose the golf club
- 3 An additional 1800 cars a day and 500000 cars a year in our village

The outcome of this is that the village will have a lot more traffic and most of the food served there will not be locally sourced and won't benefit local food traders.

Please take notice of this

Many thanks

Sebastian Chipperfield-Twiddy [REDACTED]

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APPEAL REFERENCE: APP/C3105/W/20/3259189  
**Date:** 24 November 2020 18:39:15

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With ref. APPEAL REFERENCE: APP/C3105/W/20/3259189

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

The Inspectorate should reject this appeal on the following grounds:

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

This is a completely unsuitable location for a development of this size and type

The developer aims to attract half a million visitors a year, yet road and public transport provision has been poorly planned and largely ignored.

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

Best regards

Steven Coe  
51 Hatch Way  
Kirtlington  
OX5 3JS

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Objection to Great Wolf appeal  
**Date:** 13 November 2020 16:12:45

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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. This is a real concern.
- 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.
- Air pollution both during construction and once built.
- Noise pollution both during construction and once built.
- Light pollution both during construction and once built by nocturnal flood lighting.
- Loss of a countryside area of natural beauty.

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? This resort should not be in a small village.

Thank you for considering my objections

Best regards

Suzanne Cooper  
8 Vespasian Way  
Bicester  
Oxfordshire  
OX26 1BA

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 26 November 2020 23:07:56

---

Dear Ms Dyson,

I refer to the appeal reference . I know that many people will be thinking of the possible economic benefits of this development, particularly for Bicester Village, Oxford City and Blenheim Palace. When one looks more closely, however, it seems to me that the unintended consequences of such an enormous hotel might well negate these benefits. In fact, it is my view that this proposed development of a 500 room hotel has enormous potential for disruption as follows: Firstly, let's look at the business side. I am sure that the corporation itself will make a huge amount of money from this hotel. However: 1. This will take away business from existing Oxfordshire hotels and guest houses. 2. It will continue to add to the current overload of visitors to Oxford, where normally you can barely find a place to walk on the pavements, yet spending in the shops has not increased proportionately. 3. It will necessitate a complete (and expensive) overhaul of local road infrastructure as traffic will increase by 40+%, with further loss of green space and habitat. 4. This will affect the whole of Oxfordshire – including roads – as day trippers will seek entertainment elsewhere in the county, but will not necessarily spend. 5. Most of the jobs created will be in the service industry which, as we have seen, is vulnerable to problems associated with pandemics and will therefore not be economically stable – pandemics may become more common as climate change continues. 6. Most of the jobs created will not pay well – and Oxfordshire is not a cheap place to live in, so there will be an additional pressure on building affordable housing for workers in an unstable economy. 7. With 2,000 extra people around, plus the staff operating the hotel, there is bound to be pressure placed upon the NHS and local GPs and hospitals. 8. There will also be pressure placed upon other services: water, electricity, etc. Aside from these, there are other considerations; 9. A hotel development of this size is simply not in keeping with the character of Oxfordshire, and will ultimately destroy its attraction. 10. With a view to a 'new normal' following the pandemic and in anticipation of the effects of climate change, this building could become an enormous white elephant. 11. Wildlife will suffer not only as a result of the initial build, but also the widening of roads, and the 24 hour lighting of the carpark, which will affect birds, bats and other creatures. I do hope that this development does not go ahead. Chesterton is a little village which would be completely overwhelmed by it, and it would not see any rewards. Please, please resist this aggressive proposal. Best wishes,  
Sophie Crossley

Sent from my Huawei phone

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal by Great Wolf Resorts UK - Ref: APP/C3105/W/20/3259189  
**Date:** 26 November 2020 22:58:52

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For the attention of George Baird and Alison Dyson

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

The size and design of the resort is totally unsustainable for the proposed location, having a negative impact on local infrastructure, rural landscape, traffic and local communities.

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

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

Natural habitats and the rural would be destroyed. This loss of rural countryside, wildlife and adverse affect on biodiversity, air and light pollution is not in keeping with local and national policies on climate change, biodiversity and protecting our rural countryside.

In addition, such a resort would put huge strain on existing water supplies, which are already at a critical point and have a significant impact on existing flooding and drainage problems in neighbouring villages. These issues appear to be dismissed as insignificant by the appellant.

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

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

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

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

Kind regards

Sarah Daman

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

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

17<sup>th</sup> November, 2020

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

Dear Ms Dyson

I wish to register my strongest possible objections ahead of the aforementioned appeal now before the Planning Inspectorate, following the initial unanimous rejection of the original planning application (19/02550/F) by the Cherwell District Council. I wish to reiterate that, like the Council, I find it hard to understand how anyone could have thought this was a good idea for this area. There are so many reasons why this is an unsuitable development for this district that it remains difficult to know where to start. My primary concerns, however, were, and remain, as follows:

- It is entirely inappropriate for a set of buildings of this scale, 0.5M sq feet, 500 bedrooms, and 900 car parking spaces, to be placed not just on a Greenfield site but also in open countryside;
- As a resident of Weston on the Green I am greatly concerned that there would be a very substantial build-up of traffic in the area, now that restrictions have been imposed on the B430 after a long fight by the Village. Already traffic is reaching saturation levels due to the very substantial developments in and around Bicester in the last decade (I'm thinking here particularly, of course, of the Kingsmere Estate). If it were to be built at all, and let's all hope it's not, there would surely be sites with better access that don't have to so dramatically increase the local traffic burden;
- This seems to me to be a very inward-looking development. It's my understanding that the resort will be for guests only, who will be encouraged to stay and to spend money on site. Overall, therefore, I don't see any route for bringing any benefit WHATSOEVER to the local economy or the community. There will be the argument that employment opportunities will arise, but this ought not to be taken seriously as these will be very limited low-skill positions;
- Finally, I'm a member of the Bicester Golf Club, and it would be of great personal regret if the course was, in effect, to be closed (no serious golfers will want to play a 9-hole course). In these days of aging populations, it is incumbent on local government to ensure that successful, strongly supported local amenities, such as golf courses that substantially enhance health and well-being ARE NOT LOST.

I sincerely hope that the Council will see sense and respect its wider societal obligations, and the wishes of the local community, and reject this appalling, unnecessary development.

Yours sincerely

Simon Davis.



24 Banks Furlong  
Chesterton AD  
Bicester OXON  
OX26 1UG

18<sup>th</sup> November 2020

RECEIVED

27 NOV 2020

MAJOR CASEWORK

Ms Alison Dyson  
Planning Inspectorate.

Dear Ms Dyson.

REF: Great Lakes UK Ltd - Appeal REF: App/C3105/W/20/3259189

I wish to register my concerns about the Great Wolf Resort appeal against the unanimous decision by planners in March this year to stop the American style resort park in Chesterton. It was rejected as being unsuitable for its location.

I hereby strongly object to the appeal. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission to be granted.

The development which includes a 900 space floodlit car park with a reliance on car travel that goes against the Cherwell proposal of reducing car usage. The fact that it will be a floodlit car park will cause light pollution and will be detrimental to wildlife and the properties in the vicinity. Putting 500,000 square foot of buildings including an 84 foot high water tower on a greenfield site will have a significant and irreversible impact on the landscape and wildlife.

The existing road infrastructure will not cope with the daily increase of traffic volume, plus the construction traffic in building the resort.

The roads are already used as an alternative route/rat run and when there are issues on the M40 and/or the A34 major traffic congestion occurs.

The routing plans are via already stressed routes such as Middleton Stoney, Weston-on-the-Green, Wendlebury and other surrounding villages. These routes will include

Small country lanes with no footpaths, and single track roads that are liable to flooding during periods of rain. The conditions of these roads would become worse with traffic being directed on them to reach the proposed development. Our community has a lot of walkers, joggers and cyclists it would become extremely difficult for them to continue with this environmentally friendly pastime with increased traffic on our roads. Our road network will not cope with the extra traffic this development will bring with it.

No local businesses will benefit from this development as Great Wolf's aim is to keep all guests on site to use their facilities.

The design of this development means that buildings and car parking will be spread across the site thus having an ~~effect~~ urbanising impact on this rural location.

With potentially over 2000 visitors a day this proposal will have a huge impact on this area. This speculative planning application is in the wrong location and should be refused again on this basis.

This development will lead to a loss of greenfield habitat for an abundance of wildlife.

Public outdoor space on this site will be situated next to a very busy motorway making it very unhealthy due to traffic noise and fumes. There will be a deterioration in air quality and noise and pollution from additional traffic visiting the development, construction traffic and service vehicles.

With an estimated 31,128,353 gallons of water per annum used for this development, what impact will this have on our water source. Our area and the wider South East are classified by the Environment Agency as seriously water stressed. The Thames river catchment is the most intensively used water resource system in England. Also extra sewage will have an impact on our sewage infrastructure.

Yours sincerely

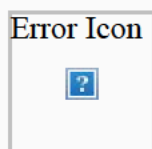
**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Fwd: Delivery Status Notification (Failure)  
**Date:** 12 November 2020 13:08:02  
**Attachments:** [icon.png](#)

---

APP/C3105/W/20/3259189  
Re forwarded message content.

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

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Thu, Nov 12, 2020 at 11:01 AM  
**Subject:** Delivery Status Notification (Failure)  
**To:** [REDACTED]



## Address not found

Your message wasn't delivered to **[alison.dyson@planninginspectorate.gov.co.uk](mailto:alison.dyson@planninginspectorate.gov.co.uk)** because the domain [planninginspectorate.gov.co.uk](http://planninginspectorate.gov.co.uk) couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

```
DNS Error: 4208926 DNS type 'mx' lookup of planninginspectorate.gov.co.uk
responded with code NOERROR 4208926 DNS type 'mx' lookup of
planninginspectorate.gov.co.uk had no relevant answers. 4208926 DNS type
'aaaa' lookup of planninginspectorate.gov.co.uk responded with code NOERROR
4208926 DNS type 'aaaa' lookup of planninginspectorate.gov.co.uk had no
relevant answers. 4208926 DNS type 'a' lookup of
planninginspectorate.gov.co.uk responded with code NOERROR 4208926 DNS type
'a' lookup of planninginspectorate.gov.co.uk had no relevant answers.
```

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

**From:** Sally Finesilver [REDACTED]  
**To:** [alison.dyson@planninginspectorate.gov.co.uk](mailto:alison.dyson@planninginspectorate.gov.co.uk)  
**Cc:**  
**Bcc:**  
**Date:** Thu, 12 Nov 2020 11:01:22 +0000  
**Subject:** Appeal - Great Wolf development

West View  
Kirtlington  
OX5 3HA

Dear Ms Dyson

Appeal by Great Wolf Resorts re a water park in Chesterton, Oxfordshire

We protested against the original application and are doing so again for all the same reasons. These include:-

- 1 Massive increases in road traffic, during construction and, potentially, once the water park is in use.
- 2 Inappropriate site - on the edge of a small rural village. In the USA such water parks are usually built on the edge of industrial towns with large populations and major road networks.
- 3 Unnecessary provision of hotel accommodation. Several new hotels have already been built, or are nearly built, near Bicester, in addition to established hotels. There is no need for more.
- 4 The water park is unlikely to provide much local employment as Great Wolf tends to use its own personnel.
- 5 As entry to the water park is costly, there will be no benefit to local people unless they become customers.
- 6 The entire site will be a noisy eyesore in a peaceful rural area.
- 7 The economic case for the water park may be negligible as the UK's current financial woes may affect many households for the foreseeable future.

Yours sincerely

Sally Finesilver & Christopher Lawton

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](mailto: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,

Simon Goddard

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal ref: APP/C3105/W/20/3259189  
**Date:** 19 November 2020 12:53:08

---

Dear Alison,

Am just outlining my objections to the water park as follows:

- It's unsuitable for the area
- There is no local need
- There is a risk it will have a permanently damaging effect on the rural environment

With best regards

Sophie Goodchild [REDACTED]

**From:** [REDACTED]  
**To:** [Dyson, Alison](mailto:Alison.dyson@planninginspectorate.gov.uk)  
**Cc:** [REDACTED]  
**Subject:** Wolf resortp  
**Date:** 27 November 2020 12:18:18

---

Alison.dyson@planninginspectorate.gov.uk  
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  
Sandra Grint  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Cc:** [REDACTED]  
**Subject:** Appeal Reference: APP/C3105/W/20/3259189  
**Date:** 23 November 2020 12:37:59

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Dear Alison

I am writing to voice my objections over the appeal raised by Great wolf resorts.

Green space is certainly becoming very scarce around Bicester and if you take a trip around you will see new housing and shops everywhere. It is a sad state of affairs that some of the only green spaces left are now being sold off to massive American developers.

As people move into these new homes they will be left with nowhere to go in their local area to appreciate the great outdoors. They will not be allowed into the resort unless they pay huge amounts of money and even then it will just be to slide around plastic tubes using countless amounts of water and heating. Surely our beautiful countryside is worth more than that.

I am a golfer so I appreciate the beauty that is Bicester Golf course, however there are public footpaths through the middle of this site which ramblers regularly use to see all the wildlife and appreciate the beautiful old trees teeming with birds and lakes full dragonflies, fish, frogs, toads and newts. To destroy all of this would be horrendous and a one way move as when it has gone it has gone forever.

Please consider very carefully whether to allow this development. I am sure there are areas far more akin to this sort of concereat development than the beautiful established golf course at Bicester.

With regards  
Suzy Harrison  
[REDACTED]



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Resorts  
**Date:** 22 November 2020 19:33:47

---

Dear Alison

**APP/C3105/W/20/3259189**

I am writing to object to the appeal lodged by the private developer Great Wolf Resorts. The developer is appealing against a unanimous decision taken in March by the local authority. I believe this undermines the principle of local decision-making, as it goes against the Local Plan and to uphold it would make a farce of the local planning and community consultation.

The context is vital to this. It is hard to describe the recent scale of habitat loss in the area and the wider threats that already exist. The village of Chesterton is adjacent to the thousands of acres of land that have gone under concrete around the historic town of Bicester in the last five to ten years. Beyond the thousands of new homes, which are arguably needed, every week a new field of undisturbed wildlife value is lost to a new Holiday Inn, a vast new office block [which will presumably lie empty as the pandemic undermines the office retail market] or out of town retail development. High Speed 2 will soon be taking a destructive straight path through hundreds of Wildlife Sites and there are threats remaining from the proposed and totally unsustainable Ox-Cam Expressway.

To build this vast car park and land hungry resort by an historic village in the remaining Oxfordshire countryside would dramatically reduce the quality of life of people living in Chesterton and the surrounding villages as well as those coming to the new town of Bicester hoping to enjoy the surrounding countryside that remains.

The developer proposes to build a North American style tourist resort in a pressurised part of the English countryside. American style development does not fit in England. It is vital for you to consider that the average human population density is **36 per km<sup>2</sup> in the USA** compared to a population density of **426 per km<sup>2</sup> in England**. England is the fifth most densely populated country in the world. We have already exceeded environmental limits in our hard surfacing of land and have roads which are dangerously overcrowded, and more road building would cause more habitat loss and generate more traffic. This totally unsuitable development involves six storey buildings, 900 car parking spaces and more.

I entreat you not to overturn the planning decision made by our local authority to enable this destructive plan to go ahead.

Stephanie Hilborne

Stephanie Hilborne OBE

*Sunnyside, Troy Lane, Kirtlington, OX5 3HA*

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

Steve Honey  
Barnside  
Alchester Road  
Chesterton  
Bicester  
Oxon  
OX26 1UN

17<sup>th</sup> November 2020

Dear Alison

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

I write to lodge my objections to Planning Application by Great Wolf Resorts. I list the following reasons for my objection.

- The proposed Water Park is a massive complex that is completely out of place in a rural location of Chesterton Village and destroys beautiful areas renowned for its local Roman Heritage.
- The roads are unsuitable for the vast increase of traffic that will be generated by the huge development. The B4095 is a small winding road that does not lend itself to such a massive commercial operation. The dangers that this development will do to road users will be catastrophic, severely increased by additional traffic.
- The proposed development is a sprawl of modern concrete. It contains huge buildings and vast areas tarmac. I'm sure the Planning Committee will agree that this proposed development, being one of the largest Hotel Complex Sites in the UK, with dominating water slides towering over everything around it is so very wrong for this area.
- The environmental damage that this development will do is catastrophic and incalculable. It would mean a complete destruction of the countryside, currently a beautiful open space teeming with wildlife. Such a huge expanse of concrete on open land with the light pollution that it will generate cannot, under any circumstances, be acceptable or mitigated against. This development is motivated by greed with no regard for the damage it is doing to the area, the community, or the people that live here.
- Access to the site can only be gained by using small country roads. The increase in traffic generated by 500,00 plus visitors a year that travel through the villages of Chesterton, Wendlebury, Weston on the Green, Kirtlington, Bletchington, Middleton Stoney and Ardley & Fewcott is totally unacceptable. Despite Great Wolf Resorts claiming that traffic will be directed away from the direct routes, there are no traffic measures that they can put in place that will avoid these villages. Those visitors following Satellite Navigation, visiting regularly or arriving from the Home Counties will ignore directions and take the most direct route.
- The site is already a well-used and respected Golf Course designed to improve the wellbeing of its members and users. The loss of the facility cannot be underestimated. The mental

health of local users is surely more important than some multi national corporate company with no care for the health of local people.

- This development offers nothing to the people of Bicester. Great Wolf Resorts have made it very clear that everything from restaurants, shops and leisure will be located on site. It will not help the local economy but considerable damage to the area. The site is being designed to pull customers in from all over the UK and keep them there until departure.

In conclusion I urge the Planning Inspectors to reject this Appeal. It is the wrong development in the wrong place and will do unlimited amount of damage to the area and the people of Bicester and surrounding villages for generations to come.

Thank you

Steve Honey

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/3259189  
**Date:** 14 November 2020 15:02:37

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Dear Ms Dyson, With reference to the above appeal by Great Wolf Resorts, I wish to make objections to the proposal.

Firstly, the proposed location is completely unsuitable for a project of this type.

Secondly, the resulting light, noise and air pollution resulting from such a venture would be detrimental, not just the human population but also to the flora and fauna.

Next, the local population will see little if any material benefit, but will most definitely feel the negative impact of up to 500,000 visitors, with the additional traffic and congestion that would mean.

Finally, this proposal is not in accordance with the Cherwell Local Development Plan, that will scare the landscape.

In conclusion, I would ask that this application is rejected as inappropriate, environmentally destructive, negatively impacting all creatures great and small.

Kind regards

Susan Hosking

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Proposed Great Wolf Resort  
**Date:** 18 November 2020 15:25:03

---

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

Sharon Hulbert

Appeal reference APP/C3105/W/20/3259189



The Lawels

AD

The Lane

Chesterton

OX26 1UX

APP/C3105/W/20/3259189

21.11.2020

Dear Ms Dyer

Please find enclosed copies of an email and letter I wrote in response to the original planning application submitted by Great Wolf Resorts.

My objections to the appeal (number given above) remain the same.

Yours sincerely

Susan Iden (Ms)

The Laurels  
The Lane  
Chesterton  
OX26 1UX

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

18.12.2019

Dear Madam

REF: GREAT LAKES UK LTD - PLANNING  
APPLICATION NO: 19/02550/F

The proposal on behalf of Great Wolf Resorts does not comply with the local development plan and is made without proper and thorough consultation with Cherwell District Council.

With the potential for over 2,000 visitors a day and 1000+ cars (the development includes 900 car parking spaces) the environmental impact on the village of Chesterton and the surrounding area will be hugely damaging.

Such a vast development and the nature of its inherent 'activity' i.e. an aqua park, is simply not suited to be located on the edge of a village.



The adverse effects of increased air and noise pollution will seriously impact the quality of life in what was a quiet village surrounded by fields with the ensuing benefits from a scenic and ecological perspective.

Valuable green fields have already been lost with the rapid expansion of Bicester and housing development in Chesterton. We do not now need or want 500,000 sq ft of buildings destroying another greenfield site with the loss of vital ecological habitats.

This is a private initiative that does not consider the well-being of local residents. The access roads will have to carry the burden of vastly increased traffic on already busy major and minor roads.

Finally, affirmed opinion is that there will be no benefits to the local economy, a view held by local businesses too. Indeed, the latter would be competing with Great Wolf resorts in the recruitment of staff in an already shrinking employee market.

Yours faithfully

S. Ilzen (Ms)

SUSAN ILSSEN

From: susanilsen [REDACTED]  
To: info <info@gwresortsuk.com>  
BCC: Robert.Jolley <Robert.Jolley@Cherwell-DC.gov.uk>  
Subject: Proposed Water Theme Park in Chesterton, Oxfordshire  
Date: Tue, 25 Jun 2019 19:57

To whom it may concern

When we moved to Chesterton 19 years ago we were aware that it was not the deepest countryside with 2 major road networks 'on its doorstep', these being the M40 and the A41 leading on to the A34. However, the village was surrounded by green fields giving a rural outlook and providing a peaceful home for its residents. There was very little through traffic.

Gradually all these attributes have been eroded. Green fields, which were a buffer between Bicester and Chesterton, have been replaced by expansive housing developments. Indeed, this housing virtually borders on to Chesterton at one end of the village. This is the A4095 end. An access road has been built leading off the A41 as an approach to Chesterton and the A4095. This is a fast road with ever increasing use and the resultant increase in noise. Clearly, the housing expansion on the outskirts of Bicester in close proximity to Chesterton has led to a dramatic increase in car use as has the expansion of Bicester Village - more houses, more cars, more air and noise pollution. Currently, a Business Park is in the process of being constructed.

There has been some housing development in Chesterton itself (1) the Vespasian Way development and (2) the Audley House development in Hale Lane. There is the Bicester Sports Ground in the village and the Bicester Golf and Country Club both attracting cars from outside the village. Very few of the residents go for walks on the roads due to the danger posed by traffic.

A water theme park does not belong in a village environment. Indeed, yet another car-attracting 'amenity' would obliterate the very essence of a village.

I vehemently oppose the water theme park proposal by Great Wolf Resorts.

Susan Ilsen  
The Laurels  
The Lane  
Chesterton OX26 1UX

H  
c

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeals Ref APP/C3105/W/20/3259189  
**Date:** 25 November 2020 11:16:28

---

Dear Ms. Dyson,

I am emailing with regards to the Great Wolf Resorts appeal against the unanimous decision by planners in March, to reject the proposal for the resort & water park in Chesterton. I wish to register my concern and support in objection for this appeal.

As a resident of Kingsmere, Bicester soon to be moving to a new home in Chesterton, I would like to summarise my concerns as follows:

1. A resort of this scale, purpose and design is not suitable and fitting for a village location such as Chesterton.
2. There is no apparent benefit to the local community - this is being built for tourists flocking in, not the local community.
3. Huge numbers of visitors a year will contribute to an additional burden on village roads that are not fit for this purpose, and are already under pressure. In particular, as a mother of children who attend the school, I am extremely concerned about the additional pressures on the already stressed school traffic through the village.
4. There will undoubtedly be a negative impact on countryside and wildlife given the natural habitat the area will occupy, and the light pollution from the building & parking lot.
5. I haven't seen any considerations from Great Wolf on the personal impact to the lives of those in neighbouring communities.

Many thanks for considering my concerns, and therefore objection to this appeal.

Kind Regards,  
Sam Jacobs

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal ref /APP/C3105/W/20/3259189  
**Date:** 21 November 2020 14:17:10

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Dear Alison Dyson  
Re: appeal above

This is a private new leisure resort including a water park and a hotel in the village of Chesterton in Oxfordshire which threatens the countryside and villages in the area.

1. Traffic will increase on roads which are already full and country lanes which are being used more and more .The A34 is frequently brought to a standstill by the congestion of traffic and accidents, theA4095, A430 A 4030 are full as more houses are built on estates such as the old airbase at Upper Heyford .These roads go through villages which are conservation areas .I live on the A4095 at Kirtlington in a listed property in a conservation area and the traffic makes it difficult for children to cross the road to school.

The proposed development is to have a 900 space car park!

2. There is to be a 4 storey hotel and 84 ft water tower dominating the countryside .

3. There will be no benefit to the residents of the villages around as it is based on staying in the hotel to enjoy the resort. Day tickets to the water park are limited locally and expensive and thought not to be available at weekends or school holidays.

4. There will be increase in pollution

5. There will be destruction of wildlife habitat.

I feel strongly that this development is in the wrong place and appeal against it.

Yours faithfully

Stephanie James.

1 Kytes Place  
North Green  
Kirtlington  
OX5 3HN

Sent from my iPad

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 15 November 2020 00:05:29

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Dear Ms Dyson

I would like to strongly object to Great Wolf Resorts' appeal against refusal for a water park at Chesterton.

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.

I feel that consideration should be given to the following issues:

- 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.

Thank you for your consideration of my objections.

Yours sincerely

Sally James  
14 George Street  
Bicester  
Oxfordshire  
OX26 2EG

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Lodgers  
**Date:** 27 November 2020 20:23:19

---

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

Sona Kiedronova.

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf APP/C3105/W/20/3259189  
**Date:** 23 November 2020 14:10:53

---

Re. APP/C3105/W/20/3259189

Dear Alison,

I am writing to appeal against the proposed GreatWolf Resorts.

My main objection is to the increased traffic: with the anticipated 500,000 visitors a year it would mean 1,800 additional car trips a day on our local roads. This includes our local country lanes around which so many of us currently enjoy cycling. The traffic has already increased hugely but this would push it to above capacity, rendering these local roads too dangerous.

We should all be encouraged to take more exercise and fresh air, but with this development the local community would lose the golf club at Chesterton, despite this being designated a key sporting facility. We would also no longer feel safe cycling on the local roads in this countryside. Clearly, the developers have no intention of making this 'American Style' Water Park Complex readily available to the local community, so two important means of gaining fresh air and exercise would be taken away by this development. It would simply bring misery and inconvenience to the entire local population.

Yours sincerely,

Sally Moncrieff

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal Ref: APP/C3105/W/20/3259189  
**Date:** 20 November 2020 09:41:56

---

Dear Ms. Dyson,

I am writing to lodge my strong objection to the proposed Great Lakes development at Chesterton for all the reason it was turned down unanimously by Cherwell District Council which I am sure you have on record. However my main objections are as follows:

- It would be a disaster for the area from the point of view of traffic on our small local roads.
- The design which is completely unsympathetic to the landscape setting a precedent for further unsightly development. Kind
- Local people will be unable to enjoy its amenities unless they pay out for a full stay.

Kind Regards,  
Sally Nicholson.



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Resorts - Objection  
**Date:** 21 November 2020 14:39:19

---

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

I am writing to object to the proposal by Great Wolf Resorts to create a leisure resort in Chesterton. I was pleased and relieved in March when Cherwell planners unanimously rejected this plan. Now, I understand the company is appealing.

I believe the scale and style of the proposed development will be devastating for the area, posing a significant threat to the local countryside and the communities which currently enjoy it in an appropriate way. The ugly institutional buildings of the resort would be out of character in this rural setting and the increase in traffic will create bottle necks and pollution on small roads. These resorts are self contained destinations which have a limited benefit to the local economy in terms of high quality employment and spin off wealth, so there would be scant compensation for the damage which will be done.

I do not live locally, but I am a regular visitor to the area and wish its quality of life to be upheld.

With best wishes  
Sarah Oliver  
Suffolk

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

**Constables Cottage,  
3 School Lane,  
Middleton Stoney  
Oxfordshire OX25 4AW**

Date: 16 November 2020

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

Dear Ms Dyson,

I wish to record my overwhelming opposition to the above-mentioned appeal against the unanimous rejection of the plan by Cherwell DC.

I list below a series of compelling reasons for my opposition, each of which on its own would provide an acceptable basis for rejecting their appeal; cumulatively they emphasise why the plan is completely without merit:

1. The proposed development is not in accordance with the Cherwell Local Development Plan. There are no material considerations that would warrant planning permission being granted.
2. It is an unsustainable proposition, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife.
3. Over the past months, a neighbouring village (Caulcott) to Middleton Stoney has experienced considerable issues with flooding and blocked drainage, resulting in almost hourly (but certainly multiple times day and night) visits from Thames Water sewage treatment lorries pumping out blocked drains. This issue has arisen as a direct impact of the intense housing development at Heyford Park, adjacent to Caulcott combined with inadequate improvements to the drainage infrastructure. By way of reference, I am attaching Cllr Ian Corkin's Facebook post shared yesterday (15 November) showing clearly the impact I am referencing:

14:35



**Cllr Ian Corkin**



1 hr · 🌐

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




The proposed development at Chesterton will, as it stands, provide a direct and immediate impact on the Brook that runs from adjacent to the site into Weston-on-the-Green and as such, given the level of the planned site, it is inevitable that a similar experience will be visited upon another village (especially given that Weston already has an ongoing housing development which is adding up to 30 new homes). This sort of unpleasant, man-made flooding needs to be stopped at source!

4. The existing road infrastructure cannot cope with the projected extra 1800+ daily car movements resulting from their projected 500,000 visitors annually. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, 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.
5. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area. The planned 84ft high water tower (purportedly the tallest building in Cherwell!) will be destructive to the local visual amenity, especially when coupled with a site / complex that will cater for approximately 2000+ visitors, making it larger even than Bicester Village (which is rightly sited in the town of Bicester, not a small village!
6. Local businesses 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) economic benefit to local businesses. Statistics from the US business suggest 98% of guests remain on site and thereby deny any form of knock-on trade to local businesses and ventures.
7. With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? 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. This is already a designated 'key sporting facility' under our Cherwell Local Development Plan, and there are no plans to provide an alternative. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage, pollution and inconvenience.

For the above reasons, I strongly request that you reject the appeal.

Yours faithfully,

A solid black rectangular box used to redact the signature of Simon J Pettit.

**Simon J Pettit**

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Cc:** [REDACTED]  
**Subject:** APP/C3105/W/20/3259189 Great Wolf Resort  
**Date:** 27 November 2020 11:26:12

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Dear Alison

It is my understanding that in March 2020, Cherwell District Council planning department rejected Great Wolf Resorts' plans for a large resort water park and hotel in Chesterton, Oxfordshire. I am writing to urge that the appeal recently lodged by Great Wolf Resorts against this decision is **REJECTED**.

The main reason for my objection to this resort is the adverse ecological impacts that a resort of such magnitude will create, not only from the building itself, but from the ongoing traffic to and from the resort. With average stays at these resorts only a couple of days, the emissions that would be created from this significantly increased traffic volume during a) the construction of the resort and b) the day to day traffic once the resort is built, would have a significantly detrimental impact on the local wildlife. Furthermore, a resort with such a large footprint would negatively impact a huge amount of flora and fauna species, which is not desirable in a site of ecological importance.

The town of Bicester and its surrounding villages cannot cope with the current volume of traffic and this would be made worse by the volume of traffic this resort will bring. I live in the village of Ambrosden, on the opposite side of Bicester to Chesterton. During peak periods, it can take almost 30 minutes to get from Ambrosden to Chesterton, the road layouts cannot cope with the current traffic volumes and the additional traffic the resort would bring is liable to bring this town to a standstill at peak times without **SIGNIFICANT** investment in the road network. In addition, once off the M40 and main A roads, the roads to Chesterton are rural lanes, putting more traffic onto rural roads must surely be a road safety issue, for the cyclists, horse riders and pedestrians who currently use these roads?

The resort will bring no benefits to the local population. The population has little hospitality expertise, with the main industries being warehousing and retail and a significant amount of the population commuting from Bicester to local towns and cities and further afield into London for skilled jobs. The jobs available to locals at this resort are likely to be at the lower end of the pay scale, requiring people to rely on public transport to get to work due to the location of the resort. Bus services are being slashed on a regular basis, over the 4 years I have lived in Ambrosden, the local services have been significantly reduced. Furthermore, the local residents themselves do not have access to adequate public swimming or other recreational facilities. Before such a resort is considered for members of the public residing outside of Bicester, the planners should be considering facilities for those currently living in Bicester. I have to take my young child to a swimming pool over 20 minutes' drive away on a weekly basis because I cannot get swimming lessons in the Bicester locality. This Great Wolf resort will not provide any facilities for local residents to go swimming, the cost of a day pass will be prohibitive to the majority of residents being able to visit.

I would request that the planners understand from Great Wolf Resorts the reasons why they believe Chesterton is an ideal site for their proposals over other sites they should have

considered. In reality, I don't think they have considered and discounted any other site, which is reflected in the arrogance of their appeal.

I urge you to respect the residents of Chesterton, Bicester and its surrounding villages by rejecting this appeal by Great Wolf Resorts. Their plans bring absolutely no positive benefits for the area.

With kind regards

Mrs Sam Porteous

Sent from [Mail](#) for Windows 10

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Chesterton  
**Date:** 25 November 2020 09:41:48

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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

Sue Raby

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Cc:** [REDACTED]  
**Subject:** APP/C3105/W/20/3259189 Great Wolf Chesterton  
**Date:** 18 November 2020 17:56:00

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Dear Alison

I would like to object to the proposed Great Wolf development in Chesterton

It is totally unsuited to this environment and will seriously degrade my standard of life as a resident of nearby Weston on the Green

- The extra traffic will be unbearable on the local roads and lanes . There is already many accident hotspots and this will further increase the risk and noise
- we already have local water amenities for people and this will not add to the local residents
- this huge unsightly development will dominate the landscape
- A permanently floodlit car park will be so out of place in our beautiful countryside
- It will cause a substantial increase in air and noise pollution and a unreversable destruction of natural habitat
- This development is not in accordance with the Cherwell Local Development Plan
- 

For these reasons I believe you should reject this plan

Yours sincerely

Sam Sanderson  
Local resident



**Mrs Sarah Stanway-Shaw  
26 Fortescue Drive  
Chesterton  
Bicester  
Oxon  
OX26 1UT**

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

23<sup>rd</sup> November 2020

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

Dear Ms Dyson

I can't believe that the planning inspectorate are being forced to go through this process. There is a native American saying attributed to Chief Seattle that says 'We do not inherit the land from our ancestors, we borrow it from our children'. Something Great Wolf should have been mindful of when considering their appeal and the effect on the land around Chesterton.

Yes of course there is a right to appeal against a planning objection, but GWR counter arguments are weak and misaligned against solid and factual reasons for the original decline.

They are supplying misguided information in an outrageous attempt to muddy the waters and ignore the hard core facts of reality and the inevitable outcome.

The propaganda should not disguise what this development proposal really represents.

A 500 roomed hotel that would be the bigger and taller than Buckingham Palace

An area of space 1 ½ times the size of Bicester village and twice the size of a Hypermarket

A car park bigger than the park and ride in Bicester

A waterslide adjacent to the M40 that would be the tallest structure in Oxfordshire

A concrete and tarmac jungle that is not in keeping with the environment and surrounding countryside

Severe impact on unsuitable rural road infrastructure.

Destruction of wildlife that currently live in this beautiful greenspace

GWR are desperate to take advantage of the Bicester village attraction and subsequently ignoring reality and the hard facts. This proposal on this site within this location is simply not a viable proposition.

If this appeal succeeds our children and our children's children will have to live with the legacy of these catastrophic consequences on our community and environment and I sincerely hope the council will reject the appeal for this reason.

Yours faithfully

Sarah Stanway Shaw

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Objection against the application made by Great Lakes UK (Great Wolf Lodges) to build a resort near Chesterton. (reference – APP/C3105/W/20/3259189)  
**Date:** 25 November 2020 18:44:18

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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

AD

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

RECEIVED  
27 NOV 2020  
MAJOR CASEWORK

High Wall – flat 1  
Pullens Lane  
Oxford  
OX3 0BX

Wednesday 18 November, 2020

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

Dear Ms. Dyson,

I am writing to object most strongly to this appeal lodged by an American Company.

My parents have lived in Chesterton for 35 years, I was brought up there, and my children spend many weekends and holidays there. This plan is atrocious and it is no wonder Cherwell District Council rejected the original application unanimously. Oxfordshire County Council, Bicester Town Council and all the local Parish Councils objected. And yet Great Wolf Resorts (an American company with a terrible track record on the environment) carry on regardless, taking absolutely no notice of the local population. It is very disrespectful.

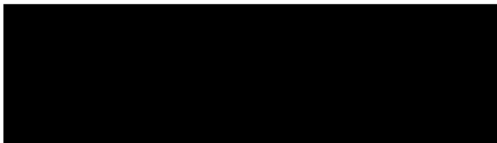
Chesterton and the surrounding area have had enormous development over the years. Bicester Village now creates huge amounts of traffic, clogging up the small roads around the village. To change the Roman Road (Akeman Street) to accommodate many hundreds of extra cars would be the last straw. Locals won't benefit from this development, as it will cater for guests patronising their hotel and restaurants. And there is no need for "job creation" in this area, thank you Great Wolf.

This project will destroy the local environment of trees, hedges, and a perfectly lovely golf course. We and our children would prefer to be surrounded by nature than to go down a water slide. Hundreds and thousands of car journeys, huge amounts of water that will need to be heated day after day after day, huge car parks, hotel rooms for thousands. This will all damage the environment and that is the last thing we need.

This project really will not benefit anyone apart from the shareholders of Great Wolf.

Please would you kindly take good notice of the views held by all the local people.

Yours sincerely,



Stuart Tett

There are many valid reasons why this development should not be permitted to proceed, some of which are listed below:

This site is totally unsuitable and indeed unsustainable for a construction of this size as there is no public transport for staff for whom there will be no accommodation on-site. 2 years of total disruption by construction traffic while it is being built. The loss of 9 holes of a golf course which is a much needed amenity as there will also be the loss of a major course in north Oxford. This is a greenfield site with considerable biodiversity which will be lost.

The narrow, winding country lanes, many of which would be used for access, are incapable of coping with the volume of traffic which would be produced by 500,000 visitor per annum.

M40 access – the stretches between junction 9 and 10 are accident blackspots.

A34 access – this road has not been called ‘the road to hell’ for nothing. 1,057 accidents in the past 6 years, an average of nearly 1 every other day, and 50 fatal crashes. Many of the proposed 1800 car trips A DAY to this resort will be spread between the M40/A34 and local roads.

The A 4095 (which should be a B road) through Chesterton is already overloaded at certain times of day. The estimated increase in the volume of traffic is totally unsustainable.

The stress on the water usage of this proposal is untenable – volume and water pressure for households.

Contrary to the opinions of some people in Bicester there will be virtually NO benefit to either the business community (98% of visitors in the US waterparks remain on the premises for everything. Why would they not, they have paid for it all) or individuals or families. Again virtually no passes will be available.

Great Wolf Resorts presented a misleading consultation initially and the fundamentals for this application and the manner in which it was brought forward and is being appealed are unsound. This appeal should not be granted.

**From:** [REDACTED]  
**To:** [Dyson, Alison](mailto:Dyson, Alison)  
**Cc:** [submit.appeal@cherwell-dc.gov.uk](mailto:submit.appeal@cherwell-dc.gov.uk)  
**Subject:** Great Lakes UK Ltd app/c3105/w/20/3259189  
**Date:** 27 November 2020 11:34:17

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Good morning,

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

There have been many letters of objection to this, previously and more importantly this time round from neighbouring villages. This would greatly affect our typical English village with this eyesore and addition of traffic both during the actual development and after with the number of visitors.

**Traffic** - We, as a village, are greatly affected by any traffic issues that arise in the surrounding area - If there is an accident on the M40 or A34 the village becomes gridlocked, how would we cope with additional traffic.

There is currently a plan to allow HGVs to come through the A4095, we strongly object to this as, again why should we have these coming through our village. Many residents walk or cycle out of the village and as we have no pavements this would hinder the ability to travel without a car. There are a number of serious accidents on the busy A41 Park and Ride roundabout, this would only increase with more visitors to the area.

**Water** - the amount of water required would affect our water supply and pressure, as well as more road works digging up and locating pipes, again causing traffic chaos.

**Destruction of local landscape** - the building of the hotel and water park would be such an eyesore and destroy the local wildlife, we have deer roaming and from the lock down we all noticed the lovely noise from the birds that were allowed to flourish. We had an issue of flooding in the village, adding more concrete would affect the current water drainage and may result in more flooding in the village and surrounding area.

The residents would not benefit from this proposed water park, we would only suffer.

Please ensure that the appeal is refused

Before going into the concerns please consider our own Governments 10 point plan to protect 30% of England's country side by 2030. To protect woodlands and to create a Nature recovery network.

The current site is currently a golf club but has no detriment to the countryside with no buildings or drain on water supply

- The village has had 2 housing estates built in recent years
- The stretch of M40 in the area is prone to accidents and when this happens the small and

under maintained roads are heavily congested.

- Roads around the village are used by walkers, runners, and the local bike club so any development of the site would bring potential hazards to road users. This would be during the build phase as well as the day to day running of such a large complex. Daily deliveries of foods and cleaning staff to name but a few.
- Our local area has a wide array of wildlife and again with the increased traffic we would see these animals pushed out of their natural environment as well as being killed on the roads. We have at least 12 deer in the area that I see on a regular basis.
- The current site has already expanded over the years with a large hotel and now a sports/fitness centre and this has already increased the traffic and also the accidents at the busy crossroads.
- We now have the village hotel expanding to deal with more events – again increase in traffic and pollution
- The local roads are I believe open to changes and we may see heavy goods lorries funnelled through the village
- A local farm on the outskirts has been sold and a large David Lloyd gym is under construction. Wendelbury road and within 1 mile of the village.
- The completion of the large housing site at Kingsmere is nearing completion and this has increased road and pollution levels – Verndee drive roundabout
- The building of a large hotel on the A41 roundabout
- There has also been the development of more commercial buildings along the B4030/Howes lane/A4095 junction – again lots of heavy vehicles using these low quality roads
- The Building of such a large complex so close to the M40 could cause distraction to drivers during bad weather
- Construction of a large commercial building to house business being planned for the A41 next to the Tesco store.
- The area already has many large businesses using large vehicles and during times of accidents, or busy shopping periods the impact of places like the retail park make the village a rat run and in the past it's become grid locked.
- The A34 is generally under huge strain on a daily basis and the proposed Oxford Cambridge Expressway still under review this would bring further problems to the area.

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

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

**Stud Farm Partnership  
Stud Farm  
Chesterton  
Nr Bicester  
Oxon  
OX26 1TF**

20/11/2020

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

Dear Ms. Dyson,

I am writing to state my personal and business 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 village resident and farm land along the A4095 and B430.

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; Local day passes will be scarce and expensive. It is a self-contained resort offering virtually no benefit to the local community.
- 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 which is over capacity at peak times as it is and the B430 which is used as a rat run to avoid the M40 junction. Both roads have a high number of accidents as they are.
- The increased air and noise pollution is a significant threat to local wildlife.
- Lastly, the proposed development is not in accordance with the Cherwell Local Development Plan.

Therefore, I ask that you refuse this appeal.

Yours sincerely,

Sam Tylor



Date: 14th November 2020  
Shelley P van Loen  
Manor Farm Stables  
North Green  
Kirtlington  
Oxfordshire OX53JZ

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

Ref: - App/C3105/W/20/3259189 Great Wolf Resort Appeal

Dear Alison

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

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a permanently floodlit 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. An 84ft high water tower building potentially the tallest building in Cherwell. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife.

The existing road infrastructure cannot cope with the projected extra 1800+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, 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.

The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

Local businesses 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) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? 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.

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

Yours faithfully,

Shelley P van Loen

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 17 November 2020 15:23:56

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Re: APP/C3105/W/20/3259189

I am writing with regard to the above planning.

I live along Station Road B430. This is an extremely busy road at all times of day, and night! There is always traffic, large lorries going to and from the digesters along this road. I have a difficulty in crossing this road. I know we have a pelican crossing nearby opposite the Fox and Hounds pub, but at the moment we have 13 houses being build along this road, which is causing traffic to stop/start at different times of the day. There are also lots of 'stone' lorries passing through at great speed!

I have a small dog and grandchildren who visit (covid allowing!!!!) and this road is extremely busy enough without yet more traffic added to it.

The Fox and Hounds pub is putting in planning for more housing and a shop, which will create yet more traffic. But that is another story.

I know we have the digester traffic which is understandable, but more traffic, which is unessential, would be horrendous.

Regards  
Sallie Walker

**From:** [REDACTED]  
**To:** [Dyson, Alison](mailto:alison.dyson@planning-inspectorate.gov.uk)  
**Subject:** FW: Great Wolf APP/C3105/W/20/3259189  
**Date:** 28 November 2020 12:03:32

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I think something may be wrong with your server? I have sent this a couple of times yesterday

---

**From:** [REDACTED]  
**Sent:** 27 November 2020 16:32  
**To:** 'alison.dyson@planning-inspectorate.gov.uk' <alison.dyson@planning-inspectorate.gov.uk>  
**Subject:** Great Wolf APP/C3105/W/20/3259189

I write in objection to Great Lakes's (of Chicago Illinois) appeal against CDC refusal to grant planning application for a Great Wolf destination resort to be built on the Golf course in the village of Chesterton. I am a local resident.

I echo all the grounds of refusal in particular being not in accordance with the approved development plan in a completely unsustainable location and by its scale and massing causing harm to the landscape and creating unacceptable volumes of traffic on rural roads and villages to their detriment.

However I would also like to give some added perspectives and add some local context.

1. Great Lakes operate in a solely American market. The fundamentals of settlement, transport, landscape, land availability and indeed culture are entirely different here as of course is the planning system. I speak as a Fellow of The Royal Institution of Chartered Surveyors with over 30 years experience in both markets. Their model and indeed approach to development itself is inappropriate.
2. Great Lakes employ no one in the UK and simply have a registered office in St. James Sq, London. They have no real understanding of planning or development matters in the UK and have been led by an aggressive professional team.
3. I believe they placed no reliance in obtaining a planning consent through the normal processes and always intended to appeal in an attempt to bypass any plan-led framework.
4. GW have an option to acquire the site (which is a publicly available document from the Land Registry). They paid £200k for the option to acquire the site which is approximately 47 acres for £10m which option expires shortly after the results of this Inquiry are known. The price equates to circa £200k per acre. Land values for land which is designated for development or which has an existing planning permission in this area of the UK are between £700k and £1m per acre dependent on use. i.e GW would have to pay more than 3 times the amount than under the option (say at least £30m) As you may be aware land values in the US are considerably below this figure. Thus GW's business model does not allow them to pay market value for development land hence they have decided to work outside the planning framework taking an opportunistic approach rather than a plan-led one. So pay for an option, employ a professional team, say spend £500k and hope for the best! I have gone into some commercial detail here to demonstrate why GW selected this site on purely commercial grounds rather than based on any planning framework
5. As a resident of Chesterton who moved here only 4 years ago I knew when we moved that there was in place an ambitious plan for the expansion of Bicester and a lot of that is currently underway. All of this is in accordance with an approved plan and that is fine. This

left field opportunistic proposal to develop a resort that is not needed nor even aimed at those living in the area is not.

6. If sustainability is a policy which is to be striven for at a national and local level it beggars belief that a scheme which is 98% reliant on the motor car can be considered seriously.

This is the wrong scheme in the wrong place . In circumstances such as this I believe there is a strong case should the Appeal be rejected(as it should be)for costs to be awarded against Great Lakes

Kind Regards

Stephen Webster  
Bignell Garden House  
Chesterton  
OX26 1 UF

NEWBRIDGE HOUSE  
WESTON ON THE GREEN

OXFORD  
OX 25 3QU. AD

Planning Inspector  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

RECEIVED  
27 NOV 2020  
MAJOR CASEWORK

Dear Ms Dyson,

Please may I add  
my voice of total disapproval of the  
appeal made by Great Wolf Resorts  
to seek approval to build a super-sized  
American resort park in Chesterton.  
I am not a kill joy  
regarding amusement parks in which  
children can have pleasure but the  
site of this proposal is totally  
inappropriate because it would kill  
the ambience of a typical close  
community so typical of English  
village environments which is an  
essential part of our heritage.

The cost for widening road networks to cater for huge increase of traffic would be prohibitive and other beautiful or historic villages would be annihilated with much of the bird population being driven away by noise and pollution.

This proposal is a perfect example of a good leisure proposal but in the most unsuitable environment. If the firm looked for a suitable setting with no residences within earshot and right off a major motorway for a quick & fluid route to its facilities it would be a different proposition and might even be welcomed.

Thank you for allowing me to make my appeal.

Yours sincerely,  
Sylvia West (Mrs)

Thatchover  
Alchester Road  
Chesterton  
Oxon  
18NOV20

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

Dear Ms Dyson,

I write to object, in the strongest possible terms, to the above planning application.

This is a speculative application for hugely destructive building project which is justified by no need at either a local or national level. It meets none of the requirements of Cherwell District Council's development plan.

## **1 Location**

This is a totally unsuitable location for this project.

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

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

This obscene proposal to erect 50,000 sq ft of buildings and to tarmac over virtually the rest of the area for car parking etc is just unsustainable from any point of view.

## **2 Traffic**

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

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

Virtually all of this traffic will use the M40 either to Junction 9 or to Junction 10. Both of these junctions are inadequate for current traffic volumes . There is standing traffic on the M40

approaching J9 southbound and J10 northbound at peak times almost every day of the week and often for extended periods at other times.

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

### **3 Local Considerations**

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

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

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

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

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

### **4 Health Issues**

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

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

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

Yours sincerely,

Stuart M Weston



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Appeal C1305/W/20/32519189  
**Date:** 24 November 2020 17:45:49

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Dear Alison Dyson,

I wish to register my objection to the above appeal, it will have a detrimental effect on the historic village of Chesterton. The local roads will not be able to accommodate any extra traffic, it also is contrary to Cherwell's strategy to reduce car usage. It will destroy wildlife habitats and cause a significant increase in light, air and noise pollution. It will have an impact on the quality of life for Chesterton. Great Wolf have a poor record in regard to its care for the environment, which would leave local watercourses at risk of pollution. There will be little benefit to the local economy, as evidence suggests from other Great Wolf resorts. that guests do not leave the site during their stay. This design is totally inappropriate and overwhelming for a rural setting.

Yours faithfully

S.M.Wilde(Mrs)

AD

*S C Smith*

1 Chestnut Close, Chesterton, Bicester, Oxon. OX26 1XD

9 November 2020

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

RECEIVED  
12 NOV 2020  
MAJOR CASEWORK

Dear Alison,

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

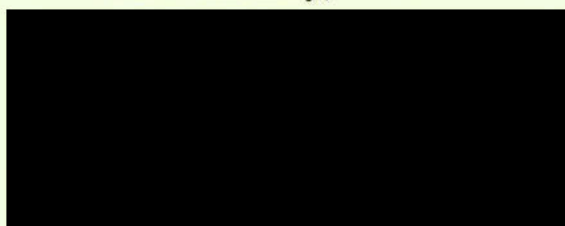
Forty eight (48) years ago my wife and I bought a brand new house in the village of Chesterton so we could bring up our three children in tranquil surroundings. The village boasted a primary school with an excellent reputation of offering first class education. The children went from the village school to one of the town's secondary schools and all have prospered and remained in the district. At the time of our arrival in Chesterton the villagers said that the village would never be the same again.

I now feel as they did then. If Great Wolf Resorts are granted permission to convert the open green spaces of the local golf club into a massive American resort park, a huge hotel and a sprawling car park the pleasures of living in the village will be destroyed forever.

Not only will life in Chesterton be intolerable but life for residents in Middleton Stoney, Weston on the Green, Ardley, the Heyfords (Upper and Lower) and other villages further afield. All will be blighted by the volume of traffic on our country lanes.

A facility the size of the Great Wolf Resorts enterprise should be located adjacent to major roads and in an area sufficiently distanced from residential properties.

Yours sincerely,



AD

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



12.11.2020

Dear Alison

Re: Appeal Reference App/C3105/W/20/3259189

After writing a letter of appeal against The Great Wolf Resort coming to Chesterton earlier in the year, I feel the need to write again now that they have appealed despite the Cherwell planners unanimously rejecting plans back in March.

My family and I moved to Audley Gardens 2 years ago, and it was only shortly after we moved in that we learnt of these proposed plans from the Great Wolf. Our home is adjacent to the Chesterton Golf club so in very close proximity to the location. We moved here as we were very taken with the village and all the usual things that a small village in the country has to offer, so you can imagine our horror when we first heard of these hideous plans.

Despite our selfish reasons for not wanting this on our doorstep, more importantly the bigger issue being the increased traffic on our local roads which are already stretched to capacity. I just cannot the chaos to the local area during the 2 year construction phase, let alone the additional 500,000 visitors a year after the project is completed. If you currently walk through our village along the A4095 you take your life into your own hands due to the amount of traffic often speeding, and the very narrow pedestrian pavements. If you have young children with you it is virtually impossible to walk side by side in certain places. We simply cannot have increased traffic.

As residents we will not even get the benefit from this park as it is designed for people to book an overnight stay. I understand local day passes may be available however these are likely to be scarce and awfully expensive and probably not available during school holidays or weekends.


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This is not just a case of locals complaining about local development being built, there are several justified reasons why this huge complex which includes a Hotel, one of the largest outside London, 4 storeys high with a capacity of upto 2000 visitors is not welcome in Chesterton.

We feel very strongly against this super-sized American resort park project, we will fight this devastating proposal again to save our way of life.

Kind Regards

Sharon Caine

  
Penrose Gardens

Chesterton

Oxon OX26 1DG

RECEIVED  
27 NOV 2020  
MAJOR CASEWORK

7 Manor View  
New Row  
Bucknell  
Nr. Bicester  
Oxon  
OX27 7ND



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

19<sup>th</sup> November, 2020

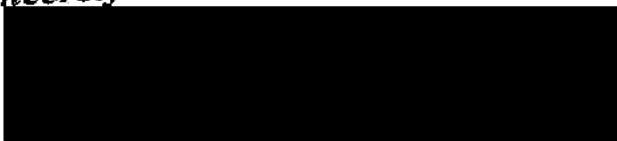
Dear Ms Dyson

Great Wolf Resorts, Chesterton, Oxon

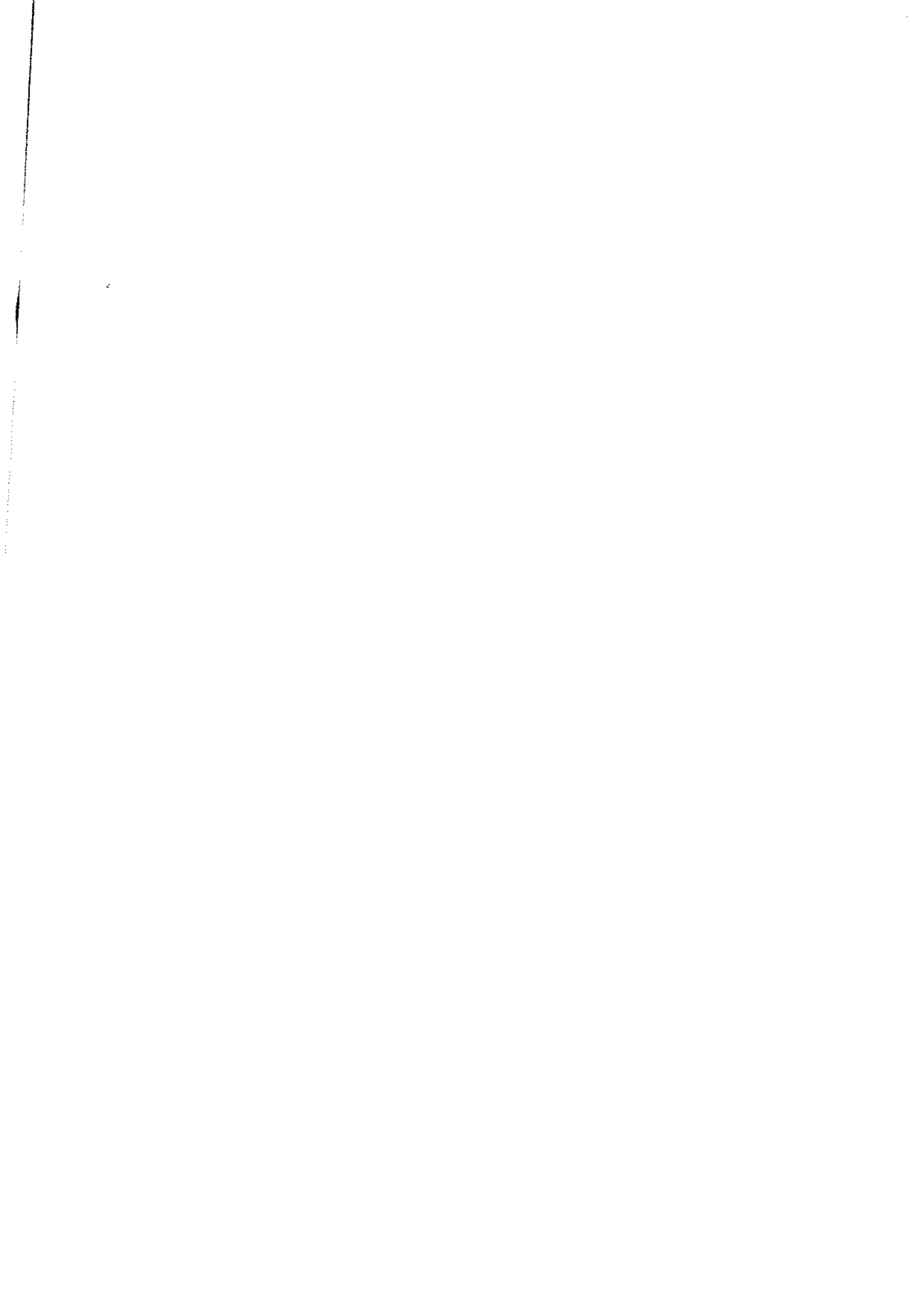
Further to the first refusal, a second application has been made for the Water Park at Chesterton. This cannot happen. This is the Oxfordshire countryside and to allow this to go ahead would be criminal for many reasons. A huge growth on traffic which is already unacceptable, destroying the countryside and wildlife, no benefit to the local economy, an eye sore, fairly inaccessible to the Locals, air/noise pollution, huge disruption to the local population and the application is not in accordance with the Cherwell Local Development Plan

In this age when Boris Johnson is trying to make a cleaner world, this application has to be stopped

***Yours sincerely***



***Sheila M. Wallington Ms***



## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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

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

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

Company/Group/Organisation Name

#### ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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



Other

### **YOUR COMMENTS ON THE CASE**

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.

## 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 ELAINE SMITH

Address  
The Malthouse Manor Farm Lane  
Chesterton  
BICESTER  
OX26 1UD

#### 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**

The original planning application was refused on the grounds of incompatibility to the area, adverse effect on the environment, ie, road congestion closeness to motorway - hence adverse effect on tourists and traffic, water input and drainage amongst others. The water problem in this small rural community is at risk already with much overspill of effluent.

there would be no advantage to the local population.

A previous application ( by another party) for sports fields, in Chesterton, which would have been of advantage to the local population, has already been turned down because of traffic congestion and adverse effect to the environment and community.

I do not see why this application should be passed for the above reasons which, in my opinion, would be more detrimental to the ,local area and people

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

**Great Wolf Development, Chesterton, Oxon**

Somerton Parish Council wishes to OBJECT to the above appeal and we refer you to our previous objection.

The traffic from this proposal will have an enormous impact on the surrounding villages whose tiny roads are not suitable for the large volumes of traffic this development will bring. The future build out of next door Heyford Park and Bicester will further add to this number. The Traffic Assessment supporting this application already forecasts that the Middleton Stoney crossroads will be over capacity by 2026. The Great Wolf site is forecast to add to this junction a further 600 vehicles per weekday and over 800 cars at weekends. The Heyford Park application has subsequently been approved but its traffic mitigation has yet to be resolved because of the detrimental impact it will have on Middleton Stoney and surrounding villages. The cumulative impact at this junction will be severe. This is contrary to NPPF Para 108, NPPF Para 9 and Policy SLE4 and should be sufficient reason alone to refuse this appeal.

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

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

The four storey hotel is vast and ugly and, with a permanently lit 900 space car park and 80 foot water tower, would dominate the surrounding landscape. While the size and design of this development may be considered acceptable on the outskirts of a US town it would be wholly unsympathetic to this area of north Oxfordshire countryside. Eleven neighbouring parishes have already objected to this application because of the harmful impact that this proposal will have on our area and one that is already under strain from expansion at Bicester and Heyford Park. There are numerous policies in the NPPF, the Cherwell Local Plan and the Oxfordshire Transport Plan on the importance of local communities, the impact on health and quality of life, and protecting local heritage and character. We hope that this is given due weight and ask that you dismiss this appeal.

Alison Smith

On behalf of Somerton Parish Council

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Stop Great Wolf Lodge - APP/C3105/W/20/3259189  
**Date:** 27 November 2020 16:33:46

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Dear Alison,

I am writing to you as Chair of Stop the Wolf, a community organisation which was set up by Chesterton Parish Council and now encompasses almost 20 villages under the auspices of PAW (Parishes against the Wolf). More villages are still to meet to make the decision to join us!

My family and I moved into Chesterton in May this year - a few weeks after 'Lockdown 1' was eased. What really struck us was that even in these strange times, we were most welcomed to the village.

Our 10 year old twin boys made friends who we allowed them to play with in the garden (when the law allowed) and went on their first walks across the fields without an adult (a difficult time for a mother!).

They also gained my trust enough to be able to cross the road to the ice cream van alone - I really cannot emphasize enough what a momentous event this was for our boys!

We have enjoyed socially distanced meals at the local pub, the Red Cow, outdoor services at St Marys church and both our boys featured in the Remembrance Day service which was recorded in advance due to Covid.

We had a socially distanced welcome from the Parish council and I was even invited to become a councillor!

We have been welcomed with open arms by all our neighbours (except one - but there is always one, isn't there?!) and we have forged wonderful friendships. This is our forever home and our forever village.

Since joining the campaign (which was already so successful earlier on in the year) I have been overwhelmed by how high the emotions are running in the village about the Great Wolf resort. The campaign has had phone calls from people who were in tears, who haven't been able to sleep because of how terrified they are.

We have had an army of volunteers, Grandmothers laminating posters, young mothers putting up banners, families delivering leaflets around numerous villages.

This is a great community - but we have our issues - the A41 roundabout has had three tragic deaths in the past 13 months alone - additional traffic - especially from those who aren't familiar with the road layouts could only exacerbate this.

There is already an issue with transit through the only road through the village at school pick up and drop off times - the Parish Council is currently deciding whether to place double yellow lines near the school, however this would make parking for residents very difficult.

Great Wolf can suggest all the signposts they like, but the fact of the matter, is that we all use Sat Nav's now. Therefore any congestion into the resort would divert traffic around other junctions, roads and villages - all of these drivers will be in a hurry and impatient (probably with screaming children in the backseats). Hardly a good combination for roads already under pressure.

Indeed, if you put the postcode of the proposed site into Sat Nav coming from London- it takes you along a single track road through Little Chesterton - which is used by Bruern Abbey school for cross country runs... This is lunacy.

Our village and the many others PAW represents are having to dig deep in order to oppose this further appeal. Fundamentally this doesn't seem fair - we have delayed the long awaited renovations for St Mary's church in Chesterton in order to support the campaign against this appeal and in these COVID times the additional strain on the parishes both psychologically and fiscally is very unjust.

Great Wolf usually put their resorts on the edge of urban developments where there is the infrastructure to support all the traffic they generate. They don't appear to have considered alternative sites to the edge of Chesterton, but have just chosen what appears to be a very random location.

It could be that Bicester Village is a draw for them, as Great Wolf often site their resorts close to retail outlets. However, they are an untested US import in this environment and clearly have not understood the fundamental differences between UK and US retail outlets. In the US, retail outlets are far more wide ranging and family oriented, with lots of high street brands and entire areas for children's shops along with play areas etc. Bicester Village on the other hand has become very high end in recent years, it is mainly couples and friends shopping together and having lunch at the Wolsley. As a parent, I can't for a minute imagine combining a trip to the two places - trying to drag two chlorine soaked children around Bicester Village would just not happen and leaving the family whilst I went shopping would be unlikely considering the cost of paying for the 'resort experience'.

Equally, is this really the time to be investing in the hospitality industry? An industry which is making people redundant and demanding pay cuts. Is this build going to begin then be left bereft, just a scar on the landscape?

The environmental impact of the development is also seriously flawed. The fact that the calculations for biodiversity have considered the existing golf course site to be made up entirely of 'greens' and branded them as a low value is ridiculous. I am not a golfer but

even I know and understand that any golf course is home to rough, wilder areas in which biodiversity thrives. Indeed, the new Cherwell requirements for any new development to have a 10% uplift in biodiversity cannot possibly be met by this development replacing a green space with 900 car parking spaces.

In essence, this is an out of place development, in which very little thought has gone into its location. The main premise appears to be that it works in North America, therefore it will also work in the UK.

They have already discovered that there are some fundamental differences - people in the UK do not drive as long a distance as Americans, and land is more expensive here, thus their opportunistic attempt to get a bargain piece of land away from the costly urban environment they would usually choose to build in.

Those urban environments DO have the infrastructure to support this type of development - which is where it belongs.

I would urge you to read all the objection letters you have received which state the numerous policies that this application contradicts and please reject this appeal and award costs against Great Wolf for such a clearly unsustainable development and appeal.

Many thanks

Caroline Chipperfield-Twiddy  
Chair, Stop the Wolf and PAW

18<sup>th</sup> November 2020

Mrs Susan Harley  
28, Hometree House  
7, London Road  
Bicester OX26 6BP

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

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

Dear Ms Dyson

This planning application referred to above was terrible and I really objected to it. The proposal was not in accordance with the local development plan and could I see no material considerations that would warrant planning permission being granted. So I also want to object to the appeal and have it dismissed.

I do not live very near - I live in Bicester, but I regularly visit both Chesterton and little Chesterton. The proposed site, on the edge of a small village, comprises 500,000 sq. ft of built form on what is currently a green field site. This will irreversibly remove important green infrastructure and disrupt ecological habitats. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. It would remove a place where I regularly walk and enjoy wildlife.

The thing that worries me the most is the traffic impact. My journey to these parts is already difficult. The existing road infrastructure (and that of surrounding villages) already can't cope, and the extra 1000+ daily increase in traffic volume, plus construction traffic will have a dreadful impact. Chesterton is already a notorious 'rat-run' and suffers from major traffic congestion as an escape route from the M40 or A34. I am partly disabled and I already feel unsafe on the roads around there. A MASSIVE car park is proposed. This would lead to far too much extra traffic - how are the tiny local roads supposed to cope? This proposal would also redirect traffic onto the A34 which already encounters significant traffic problems. **The proposed development was obviously in the wrong location so the appeal should be refused.**

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

Please - don't make me fear to travel to this area. There are numerous reasons why this planning application was always unwise, unsafe, and completely contrary to the local development plan. Please dismiss the appeal so that this monstrous development cannot be built.

Best wishes

A solid black rectangular redaction box covering the signature area.

Susan Harley



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Lakes UK (Great Wolf Lodges)  
**Date:** 27 November 2020 13:03:19  
**Attachments:** [REDACTED]

---

Dear Alison,

I grew up in Wendlebury, a village a few short miles from Chesterton where I had many friends growing up. The whole area has changed markedly, unrecognisably in the last 20 years. The pace of that change, particularly in Bicester where I went to school is bewildering.

I am not a starry-eyed nostalgic for some misremembered halcyon long lost childhood but equally I think it is obvious to all that rate, scale and manner in which the area is and has changed is unparalleled. The wildlife, environment and the people themselves are suffering already as Bicester has transformed itself into a global retail outlet with a few houses attached.

The Oxfordshire Growth Deal has further condemned the county to 100,000 new houses by 2034 - a growth of a third! The plans for the Oxford Cambridge Arc looks to accelerate that change further building a million houses by 2050 potentially doubling the number of houses in the county.

It took 2,000 years to get to where we are now and we plan to double that in the next 30 years.

Is this what the people want? Their elected representatives on Cherwell District Council unanimously rejected the planning application by Great Lakes UK (Great Wolf Lodges).

For all the reasons they cited I would urge you to uphold that decision. If this county is to be turned into one of the fastest growing regions in Europe, Oxfordshire's residents, through their democratically elected representatives must be able to facilitate well planned, environmentally sensitive and sustainable developments that will benefit the community. This plan, this resort, does none of those things.

Yours sincerely  
Tim Bearder

[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 17 November 2020 08:43:25

---

Dear Ms Dyson,

**RE WOLF RESORT DEVELOPMENT IN CHESTERTON, OXFORDSHIRE - APP/C3105/W/20/3259189**

I am a local resident who has seen the development of Bicester and the surrounding area over the last 20 years. The huge increase in additional housing and the development of Bicester Village has put huge pressure on the local amenities, infrastructure and massive pressure on the roads.

This development should not go ahead for the following reason:

- This will NOT BENEFIT the local community as it is not a public amenity. It is only designed for the benefit of people who book overnight stays at a CLOSED RESORT.
- WE DO NOT WANT Another 400-500,000 visitors a year and an extra 1700 car journeys per day on an already clogged up small local road system and an already over capacity A34 / M40 junction 9 and 10
- A monstrous hotel and complex development which does not blend in with the local area.
- Unsightly water tower and permanently lit huge car park
- No trickle down to local economy as it a self-contained amenity for outside visitors
- Additional pollution /noise and traffic congestion

WE DO NOT WANT A DISNEY STYLE RESORT IN THE LOCAL AREA.

Yours

Timothy Bennett

[Tim Bennett](#)

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal Ref APP/C3105/W/20/3259189  
**Date:** 09 November 2020 18:59:24

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Dear Allison

I would like to register my objection to the proposed Water Park development in Chesterton. This application in my view would destroy the village of Chesterton and have a significant impact on the infrastructure surrounding Chesterton . My main objections are :-

- Totally unsuitable development for the village , the roads surrounding the proposed site are totally inadequate to cope with development traffic and the anticipated volume of customer traffic
- The development will be huge and unsightly, this will dominate the landscape whilst impacting wildlife and the surrounding environment
- Construction will last at least two years and create vast amounts of additional lorries coming through local villages ( A4095 )
- The benefit to the local area will be minimal , Bicester is not a high unemployment area and guests will stay on site . This development is for people outside of Oxfordshire

--

Regards  
Tony Brett

The Bramblings  
Heyford Road  
Kirtlington  
OX5 3HS

Painswood House  
Chesterton  
Bicester  
Oxon  
Ox26 1uf

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

Date 26th November 2020

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

Dear Ms. Dyson,

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

I wish to object to the above-mentioned planning appeal. The proposal is not in accordance with the development plan and the negligible benefits of the scheme are not sufficient to outweigh the significant and demonstrable impacts the scheme will have on the local area. The appellant is clearly seeking to deliver what is an urban style development in a rural location outside of the settlement boundary of Chesterton village. The objection is on the following grounds:-

**1. Unsustainable form of development**

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

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

**2. Landscape Impact and Design**

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

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

The development consists of a large bulk of 500,000 sq.ft of built form and mass and at a significantly greater height than any of the other buildings in the vicinity of the site and this is all to be delivered on

what is currently greenfield site with no buildings on it. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

### 3. Traffic

Policy ESD1 supports new developments that reduce the need to travel by car and Policy SLE4 states that new developments should facilitate the use of sustainable modes of transport. CDC's 1996 saved Policy TR7 states that developments that will attract a large number of vehicles onto minor roads will not normally be permitted.

The existing road infrastructure cannot cope with the projected extra 1000 – 1,500 daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. The applicant is seeking to re-route traffic down the A34 particularly and doesn't appear to appreciate the issues that we already encounter on the A34. The slip road at Weston on the Green is notorious for accidents due to the short length of the slip road. Great Wolf is directing traffic to use this slip road so will exacerbate the already significant issues. There is no reference or consideration for this aspect in the Applicant's Transport Assessment.

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

### 4. Loss of Golf Club

I am also a keen golfer and play regularly at Bicester Golf Course and it is disappointing to see the golf course would reduce to 9 holes or a substandard 18 holes. Cherwell is already losing 18 holes at North Oxford and importantly on the 7<sup>th</sup> 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 allocates North Oxford Golf Club for housing to deliver 670 housing units under allocation reference PR6B. On this basis, it is clear this golf course will close soon significantly reducing the golf provision in Cherwell.

In terms of the 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 a readily available that 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 facilities to use in Cherwell meaning I would have to travel outside of Cherwell to other courses which is unsustainable and doesn't help provide the growing town of Bicester with the sports facilities that they need.

### 5. Conclusion

The proposal is not in accordance with the development plan and represents an unsustainable form of development delivering 500,000 sq.ft of built form on a greenfield site whilst also putting significant pressure on the existing road network. It is totally the wrong location for such a significant development and as such this planning appeal should be dismissed.

Yours faithfully,



Tom Brewerton

Date: 20th November 2020  
Trevor K Burley  
Manor Farm Stables  
North Green  
Kirtlington  
Oxfordshire OX53JZ

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

Ref: - App/C3105/W/20/3259189 Great Wolf Resort Appeal

Dear Sir/Madam

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

It is unsustainable, and would be situated very inappropriately on the edge of a small historic village. The development includes a permanently floodlit 900-space car park, which would suggest 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. Also, the proposed 84ft water tower building would negatively dominate the natural beauty of this beautiful village.

The existing road infrastructure cannot cope with the projected extra 1800+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, 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.

The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

Local businesses 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) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? 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.

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

Yours faithfully,  
Trevor K Burley.

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Fwd: Re: objection - APP/C3105/W/20/3259189  
**Date:** 25 November 2020 20:38:27

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Dear Alison,

It is with regret I feel compelled to object to the above planning application for the following reasons:

1. The waterpark is unlikely to benefit local people. It will just become an attraction for those who come from afar, similar to other similar complexes such as Alton Towers. Due to those attending being encouraged to stay in an onsite complex they are unlikely to go any further and bring revenue to local businesses. The road infrastructure is unlikely to cope with additional traffic
1. Local health and emergency services are unlikely to be able cope with any additional demand, likewise other support services e.g. refuge collection etc.
1. The permanent floodlit car park will create light pollution that is not welcomed in this area both for environmental and aesthetic reasons, further air and noise pollution is also not welcome or environmentally friendly
1. The unsightly water tower and the hotel will spoil the delightful landscape and contravenes the Cherwell Local Development Plan.

I wish my objection to be registered and taken into consideration

Regards

Tony Callow  
Hillcroft  
Heyford Road  
Somerton  
OX25 6LN

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Sent from iPhone.

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf in Chesterton, Oxfordshire  
**Date:** 25 November 2020 09:09:14

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Dear Mrs Dyson,

I am writing to you to voice my objections to the proposed Great Wolf development in Chesterton, Oxfordshire; reference number APP/C3105/W/20/3259189.

The idea of putting a gigantic concrete waterpark in this area is abhorrent. There are arguments against this on economic grounds, but I don't care about those, to be frank.

I work not far from Chesterton (Kirtlington), so this area is part of my commute (Covid permitting of course). I can tell you from first hand experience of the wildlife that lives in this area - deer, red kites, barn owls, badgers to name only the species I have seen. I have also seen evidence of greater crested newts in the area.

Concreting over green spaces is the last thing we should do when our ecosystems are under so much threat as it is. In my opinion, the golf course which already exists should be closed and be allowed to go wild or turned into a woodland; let alone trashing the environment with an unsightly and unnecessary tourist trap.

I hope you will agree with the Cherwell planners, and completely reject the appeal from Great Wolf.

Best Regards,

Tom Driscoll

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**From:** [Theff Everett](#)  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Resorts - Chesterton - Oxfordshire  
**Date:** 27 November 2020 14:40:09

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

Dear Alison Dyson

I write today with reference to the appeal that has been launched by Great Wolf Resorts against the unanimous refusal of Cherwell District Council to grant planning permission for their resort park.

I wish to record in the strongest possible terms my objections to their appeal and I would want to uphold the original decision considered and debated by CDC in March 2020.

One of the reasons I object to their appeal is the disrespect with which it seems the applicants have treated our elected representatives and the value of our local government system.

What would be the point of an elected local authority if their reasoned decision making was so lightly regarded? The evidence for their disrespect is that the timing of the appeal was left deliberately till the eleventh hour before it was lodged which left very little time for a challenge campaign to be executed. I reiterate, the original decision of CDC was the right one and should be upheld.

This area of Oxfordshire is a low lying flood plane where we are already experiencing problems with water run off as more and more land goes under concrete for housing estates, road building projects and HS2. I would argue that it is not sustainable for such a huge area to be lost to the green area of soak- away that presently exists round here.

Flooding, soil erosion and loss of wildlife habitat caused by the buildings and very large car park proposed cannot be said to uphold Cherwell's expressed policy on environmental support and sustainability.

The Wolf scheme will also bring noise pollution and inevitably massive light pollution from the attractions, the car parks and the hotel itself. Worse still these damaging developments will offer little benefit to our local community who will not be expected to be guests or day visitors as tickets are for overnight guests in the hotel and will be expensive.

Finally I am objecting because of the overload of traffic, wear and tear on our infrastructure, verges, drains, culverts and bridges not only over the two years expected in the building phase but thereafter with the car traffic trying to reach the resort. Our lanes are small country lanes and the A34 is notoriously inadequate for the volume of present traffic it takes, so it is quite unreasonable to expect it to cope with so much more.

All the above points have already been considered and led to the refusal for planning permission earlier this year and I fully support that refusal.

Yours sincerely  
Theffania Everett

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/3259189  
**Date:** 14 November 2020 15:26:15  
**Attachments:** [REDACTED]

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Dear Ms Dyson,

With reference to the above appeal by Great Wolf Resorts, I wish to make my objections to the proposal.

- The proposed quiet rural location is completely unsuitable for a project of this type.
- The resulting light, noise and air pollution resulting from such a venture would be detrimental, not just to the human population but also to the flora and fauna.
- The local population will see little if any material benefit, but will most definitely feel the negative impact of up to 500,000 visitors a year, with the additional traffic and congestion that would mean.
- This proposal is not in accordance with the Cherwell Local Development Plan.

In conclusion, I would ask that this application is rejected as grossly inappropriate, environmentally destructive and negatively impacting all creatures great and small living in its proximity.

Kind regards,

Tony Hosking



Salvation Army Trading Company Ltd 66-78 Denington Road Wellingborough Northants  
NN8 2QH

Telephone +44 (0)1933 441807 Fax +44 (0)1933 445415

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\*\*\* SATCoL

**From:**   
**To:** [Dyson, Alison](#)  
**Subject:** Objection to Great Wolf Resorts development in Chesterton, Oxfordshire (APP/C3105/W/20/3259189)  
**Date:** 25 November 2020 08:12:56

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Hi Alison,

Please could I register my objection to the Great Wolf Resorts development in Chesterton, Oxfordshire (APP/C3105/W/20/3259189). This development is completely out of proportion with the local area and the current infrastructure, the road network in particular, is already stretched and will not scale to what is needed.

Best Regards,

Tim Johnson

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** objection to Chesterton water park: APP/C3105/W/20/3259189  
**Date:** 22 November 2020 20:15:38

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Dear Ms Dyson

As a resident of a village close to the proposed water park at Chesterton I object strongly to the plan. The proposal would cause disruption and distress to the local population in terms of a massive increase in traffic – without sufficient roads – and air/light pollution (including from lights from the vast car park planned); a giant water tower and large hotel would furthermore be totally inappropriate to the rural surroundings. Arguably worst of all there would be wreckage of wildlife habitat, already caused by the fast development of Bicester. In addition, local residents would have little chance to benefit from using the complex which would be geared towards overnight visitors.

Thank you for reviewing this.

Regards,

Terry Ernest-Jones

**Draper's Barn**  
**South Street**  
**Caulcott**  
**Bicester OX25 4NE**

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APPEAL BY GREAT WOLF RESORTS UK  
**Date:** 26 November 2020 17:57:58

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

For the attention of George Baird and Alison Dyson

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

The size and design of the resort is totally unsustainable for the proposed location, having a negative impact on local infrastructure, rural landscape, traffic and local communities.

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

The proposed development would unquestionably harm the character and appearance of the whole area by virtue of its size, scale and lack of architectural aesthetics in the open countryside. Natural habitats and the rural environment would be destroyed. This loss of rural countryside, wildlife and adverse effect on biodiversity, air and light pollution is not in keeping with local and national policies on climate change, biodiversity and protecting our rural countryside.

In addition, such a resort would put huge strain on existing water supplies, which are already at a critical point and have a significant impact on existing flooding and drainage problems in neighbouring villages. These issues appear to be dismissed as insignificant by the appellant.

The appellant claims they will bring economic benefit to the area by providing employment opportunities for young adults. The provision of low skilled, low paid and short term employment opportunities is not what the area needs for the young adult age group it is targeting. How could they afford to live locally, with pressure on affordable housing, and be able to contribute to the local economy if they have to live elsewhere and find transport to work? There are currently plenty of employment opportunities for leisure and hospitality in the Bicester area. This age group needs highly skilled, long term opportunities with long term career prospects, which are in accordance with the Local Development Plan.

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

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

Kind regards

**Terry Kelk**

West Green Cottage  
Kirtlington Road  
Chesterton  
Nr. Bicester  
Oxfordshire  
OX26 1UQ

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

18<sup>th</sup> November 2020

Dear Ms Dyson,

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

I am writing to strongly object to the appeal that has been lodged by Great Lakes UK Ltd against Cherwell District Council's refusal for planning permission for a huge water resort at Bicester Hotel Golf & Spa, situated on the edge of the village of Chesterton, for the reasons outlined below.

This proposal is not in accordance with the local development plan and there are no material considerations that would have warranted planning permission being granted. It is contrary to Cherwell's strategy of prioritising business investment which centres on R&D with associated spin offs. Hotel rooms on the complex would only be available to Great Wolf Resort guests, which would not assist growth of other businesses in the area by providing visitors or employees with overnight accommodation when required. It is difficult to foresee any economic benefits to restaurants, pubs, shops and similar leisure based enterprises in the local area, as it would be Great Wolf's aim to keep all guests on site to use the resort facilities that will be provided. With the very low unemployment levels currently enjoyed in and around Bicester, it would be difficult to recruit the staff Great Wolf would require without a detrimental effect on established local businesses in the leisure and retail sector (which will have a negative economic impact), or by recruiting from out of area (which will increase traffic movements).

Although there's already a leisure facility on the proposed site, it's modest in size in comparison with that which Great Wolf are seeking. I believe this would be unsustainable and constitute over-development in what is a rural area on the edge of a small village. Furthermore, 2018 sports studies indicate that the Bicester area 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 number of members in clubs and the strengthening of clubs, the future golf provision in Bicester is showing a shortfall. 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. This proposal, if allowed, would destroy what is a well-established, thriving, and much-loved 18-hole golf course, replacing it with an unneeded / unwanted water resort, for the use of out-of-area guests.

The water park is to be housed in a building approx. 80 feet high (the equivalent of a seven storey block of flats) and, given the artist's impressions, is not designed to blend in with, or compliment, local architecture. The addition of outside water flumes protruding from the building cannot by any stretch of the imagination be aesthetically pleasing when situated in the north Oxfordshire countryside. Furthermore, a four storey high, 500 bedroom hotel, while acceptable in the vicinity of a large airport or city, would be of an overbearing nature in this context. The adventure park would most certainly cause a high level of noise, which given the prevailing westerly wind, would be carried towards the village. Additionally, a resort of this size would undoubtedly be a source of light pollution which would be of an unacceptable level in a rural area and potentially hazardous to M40 traffic. I do not believe that it would

be possible to provide screening, using shrubs and trees as proposed to a level that would overcome these problems

At present, nine holes of the existing golf course are covering the proposed area for the resort. Currently this is open ground where flora and fauna thrive; if this development were to go ahead their natural habitat would be destroyed.

The public right of way which crosses the site from the A4095 to Akeman Street, a distance of just under 1000 metres, would need to be diverted. Although I'm sure this is possible, and is mentioned in the proposal, a footpath across what amounts to open countryside is a very different thing to walking around a purpose-built path surrounding a huge development incorporating a 900 space car park.

A resort that is hoping to attract 500,000 visitors a year and maintain a staff of 600 people will generate a huge increase in traffic locally. The roads in the area already struggle to cope with the large volumes of traffic that they currently experience and are frequently little more than car parks when problems occur on the M40 or A34 and traffic has to be diverted. Regardless of 'designated routes', if this development is permitted, the roads in Chesterton and the surrounding villages (many of which are minor roads, poorly maintained and are already used as 'rat runs'), will experience levels of traffic that they weren't built for and can't sustain. The huge increase in traffic will also have a significant impact on air pollution levels, which is not conducive to healthy living.

At full occupancy, the proposed complex could potentially have 2,000 visitors a day which would have a huge impact on the area; bearing this in mind Great Wolf should have worked with Cherwell to be allocated a site through the correct local planning process which they failed to do. This was a speculative planning application in the wrong location, which was refused unanimously by the local authority. I fervently hope the Inspectorate will refuse the appeal that has been made

Yours sincerely,

P A Peter



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189 GREAT LAKES UK LTD  
**Date:** 23 November 2020 13:06:20

---

Dear Ms Dyson

As a resident of Oxfordshire living only about 15 miles from the proposed development, I cannot think of a much worse type of development than a Theme Park to replace an excellent golf club and course, and would like to add my protest along with many others.

1. Is it a justifiable development at local or national level?

NO.

2. Does it meet Cherwell DC's development plan?

NO.

3. Is it a suitable location?

NO.

4 Why not?

There is already extensive housing development in the area, there would be loss of a valuable golf course amenity, there would be tarmacing of a large area for parking etc., there would be a large increase in traffic on roads already overloaded at peak times following significant disruption during the construction phase, there is no perceived benefit economically to the local area.

4. What should the planners do?

THROW THE APPLICATION OUT.

I hope you will agree.

Yours sincerely,

Trevor Roberts

Sent from my Galaxy

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 24 November 2020 13:27:13

---

Reference APP/C3105/W/20/3259189

I wish to reiterate my observations, made in March this year, in respect of this proposed development.  
My comments at that time were.

I wish to register my objection to this proposal. It is ill conceived, and if permitted will have a dramatic and adverse impact on all villages in the immediate vicinity. The infrastructure in this area is rural, and the impact of an additional 1800 vehicle movements (900 in and 900 out) every day simply cannot be supported. How can this be considered as being environmentally friendly, and even begin to contribute to compliance with government carbon reduction targets. This is an undeveloped area, with the exception of a golf course currently, which by its nature will support local flora and fauna, current populating the site. This development will decimate this wildlife, something which is seen far too frequently within large significant developments. The feedback from the Parish Councils involved actually says everything. They are local, and represent the local people, and it is the local people who have greatest awareness of the challenges a development of this sort will bring to the community.

Tony Saunders  
14 Coghill  
Bletchingdon Oxon  
OX5 3BY

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189 - Great Wolf Resorts in Chesterton, Oxfordshire  
**Date:** 17 November 2020 11:46:40

---

Dear Alison

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

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

The South east of England is already massively populated, roads are overly busy and the countryside is under continual threat from large infrastructure schemes. We risk destroying the very things that make Britain a beautiful place: our quiet villages, and our peaceful rural spaces.

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

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

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

Yours sincerely

Tracey Shaw