

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal reference APP/C3105/W/20/3259189  
**Date:** 08 November 2020 09:49:25

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Good morning,


I wish to register my objection to the proposed water park that is planned for Chesterton. My reasons are as follows:

1. This is a facility that will not give benefit to the residents of our small village. It is one that will bring visitors to our small village. Local people will find access to the facilities expensive and hard to obtain. There is nothing that would attract me to the site. It was suggested that I might like to use the site, my response to that is, why go on holiday to somewhere that I can walk to?
2. The size is unbelievably large and will be totally out of keeping with the current developments. The car parking and hotel together with a large water tower are not going to enhance any village.
3. Our roads are already struggling to cope with the traffic as it stands, the extra daily car trips involving staff and visitors will be using roads that are too narrow, too full and too rural. Any change to the situation we have, will be a further reduction in our environment.
4. This plan will introduce an intolerable strain on our fragile water resources. The sewage problem near Bruern Abbey school is unable to cope at times, and to increase the outflow exponentially would lead to environmental damage.
5. We already suffer with noise and air pollution, we must not increase the current situation's fragile existence. We are doing too much harm to our wildlife as it is. No more damage, please.
6. The first application was rejected by parish councils, the town council, district council, county council, and many organisations. This is a plan that is completely unsuitable for the location. It will remove a sport facility (golf) that is the only one close to a fast growing town. It is not in accordance with the Cherwell Local Development Plan.

For these reasons and many that I have not mentioned, I urge you to reject this appeal.

Yours sincerely

Terry Smith

**From:**   
**To:** [Dyson, Alison](#)  
**Subject:** Re: APP/C3105/W/20/3259189 Great Wolf Chesterton Planning Appeal Objection  
**Date:** 10 November 2020 08:24:01

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Please record my strong objection to this appeal to allow this scheme to go ahead which is unsustainable and not in keeping with the local plan, my objections include but are not limited to the points below:

1. This is the wrong development in the wrong place, it would be better sited on brown field land with appropriate sustainable local resources, the planned site is green field on the edge of a village with already overloaded minor rat run roadways and continuous traffic issues. Other planning activities such as BSA and the Gateway Warehouse on Howes Lane are already adding further stress and the re-routing of the traffic flow at the A4095 Middleton Stoney junction has not been factored into the traffic analysis.

Adding on the further traffic stresses of this developments scale as stated in the proposal is unacceptable. No one who has any knowledge of the reality of the local traffic issues already in place could claim this impact will be minimal. These traffic issues are subject to continuous attempts at revision of the roadways to relieve the issues with little success seen so far in improving the traffic e.g. j9, j10, A41 into Bicester. Dangerous traffic layouts on A41 have already created an accident black spot at the Vendee drive roundabout with several deaths. We do not need more traffic to exacerbate these existing issues.

Roads are already in poor state of repair due to excessive and heavy traffic movement.

2. There is a stated strategy of reducing car usage for Cherwell, this scheme will increase car movements as follows; current users of the 18 hole golf course travelling further distances to find a suitable alternative; 900 parking spaces on site - the identified need for provision of guests cars with short stays of just over 2 days meaning frequent turnover and the additional employee traffic having to travel in every day due to a lack of local affordable accommodation.

3. The site is greenfield with diverse wildlife on site providing a green area of relief from all the expansion seen already in the village and around Bicester, replacing this with c 500k sq ft of tarmac and buildings is not a sustainable replacement. The proposal will take two years to develop how much wildlife will survive that length of disruption?

4. The area lacks sustainable local people resources with employers struggling to recruit retail and or leisure type roles even during the current pandemic, these new jobs are generally lower paid and with no onsite accommodation the development will either increase current issues for employers in finding staff by cannibalising the existing local employee pool and thus negatively impact the economy or attract staff from areas with lower houses costs who can survive on minimum wage jobs which will increase driving distances from areas with more affordable housing costs.

5. The Cherwell employment strategy is for knowledge jobs which as stated above this development will not provide in any significant proportion.

6. The ripple effect to the local economy is doubtful as the resort is set up as a one stop destination and the need for guests to leave site will be low.

7. In order to place the oversized development on the land available the developers have had to take an inefficient and less sustainable design approach. The design height has been set to try and minimise sight lines and thus sprawls over the site, urbanising most of the land envelope. There still remains the largest hotel in Oxfordshire and a tower taller than anything else in the county.

8. This development is in no way in keeping with the local area and does not meet the stated aims of enhancing the local character as outlined in Cherwell 2008 design summary.

9. Whilst the developers have tried to mitigate the objections to the loss of the 18 hole golf course amenity by squeezing 18 holes onto the 9 hole footprint, I would suggest that current members will be left with a substandard amenity only created to appease objections and tick a box rather than the good amenity currently available.

10. Better consultation with CDC at the commencement of this plan, could have resulted in locating a more suitable site for this development on brownfield land with better resources instead they have chosen to waste everyone's time with this ill thought through proposal.

Given the reasons stated above plus others, I strongly request you refuse this appeal.

Tracey Walker

Red Cow Cottage, Alchester Rd, Chesterton. OX26 1UW.

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APPEAL REFERENCE: APP/C3105/W/20/3259189  
**Date:** 25 November 2020 15:15:50

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Dear Ms Dyson

I am writing to object to the current appeal by Great Wolf to build a hotel and water park in Chesterton. The level of disruption and extra traffic it will bring to the surrounding villages will be immense, and the area has no need of this development. We cannot allow our villages to become an overspill for people wanting to build near Bicester.

The planning application was rejected for a reason, and I do not see that any circumstances have changed between then and the appeal that warrant an overturning of the original decision.

Yours Sincerely,

Tia-Louise Way  
Private Citizen, Upper Arncott

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Lakes planning appeal - APP/C3105/W/20/3259189  
**Date:** 20 November 2020 09:15:42

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

Dear Ms Dyson

I am writing with regard to the pending appeal by Great Lakes in against the rejection of permission for the proposed development of a water park at Chesterton, Oxfordshire - APP/C3105/W/20/3259189.

This plan has already been unanimously rejected by Cherwell District Council, on six different counts. In my submission this decision is unarguably correct and I request that you reject the appeal. The proposed development is wholly inappropriate for this area – it will have serious negative impacts on the local infrastructure and environment, whilst bringing no benefit to local residents.

### **Burden on local infrastructure**

My family and I live in Weston-on-the-Green, on the B430. In the 4 years since we moved to the village the B430 has transformed from a quiet road, with noticeable traffic only when congestion on the A34 or M40 required an escape route, to a busy through route for heavy traffic. Surveys have seen traffic on this road increase by 60% in 4 years. HGVs are increasingly using the road as a shortcut to the M40 junction 10, often significantly exceeding the 40MPH speed limit. This increase in heavy traffic is causing damage to historic local properties, and is a danger to the village - 2 accidents with cars leaving the road have taken place within 100m of our home in the last 2 months. The current levels of traffic are significantly impacting us.

The proposed development would increase the amount of heavy traffic significantly, exacerbating these harmful impacts. In addition, Weston on the Green is a linear settlement, with access to the B430 being the only route in/out of the village for many residents, a large proportion of whom are elderly. The level of current traffic already causes problems for residents seeking to join the B430. The additional burden of a further 65 lorries a day delivering building supplies for a 2 year period will be one that our current roads cannot cope with. It is no comfort at all for Great Lakes to suggest that these lorries will deliver at night, which will further disturb the dark village.

Further, the impact on the local infrastructure will not end once the development is complete – rather the proposed visitor traffic numbers will result in a 43% increase in traffic in the area. This will affect not only the B430 but also down the other local access roads, most of which are unlit and some of which are single track. The citing of this development is wholly inappropriate given the current road infrastructure.

The proposed development is incompatible with non-road local infrastructure too. The area is already classified as "seriously water stressed" by the Environment Agency, making the high water usage of a water park resort entirely inappropriate. The sewage and drainage

infrastructure in the area struggles to cope with existing demand, with flooding in the area already commonplace. The increased risk of flooding and the potential for water of the local water table from chlorinated water waste (as with existing resorts in the US) constitute serious threats to the local environment and to local residents.

### **Environmental impact**

The serious negative impact on the local environment is also unjustifiable. Weston on the Green is one of the dark villages of Otmoor, there are no street lights and no light signs in the area. The light pollution from the proposed development at night will be significant. For example, in addition to the four-storey hotel building and water tower, the development is proposed to include a permanently lit 900 space car park. This will cause a permanent negative impact on the environment of the many different nocturnal species of the local area, and it will also generate a glare that will affect the local view of the night sky. This glare is also expected to be visible from the M40 and A34, with the risk that drivers will be distracted, raising the risk of these already accident-prone routes.

Currently, at night the entirety of the local area is very quiet, so the suggestion of a very significant increase in noise, light and air pollution, both during construction and afterwards, would cause a serious adverse impact to the area and its inhabitants. A business of the kind proposed, which involves the use of huge amounts of natural resources and which is not sensitive to the existing local environment, is incompatible with the level of concern for the environment which society, particularly in Oxfordshire, rightly expects.

### **Lack of benefit to local residents & businesses**

The proposed development will not provide any benefit to local residents. The proposed development is a hotel resort, not a local swimming pool, and local day visitors are unlikely to be attractive customers for the resort, at least at a price point which is realistically affordable for local residents. Further, the resort model is a self-contained one, with all catering and other amenities supplied on-site. There will therefore be limited opportunity for local businesses to benefit from the development.

I hope that you will take these points into account when considering the appeal.

Yours sincerely

Tim Whitfield

Ab

Theo Tett  
High Wall – flat 1  
Pullens Lane  
Oxford  
OX3 0BX

RECEIVED  
27 NOV 2020  
MAJOR CASEWORK

re: APP/C3105/W/20/3259189

18/11/2020

Dear Ms Dyson,

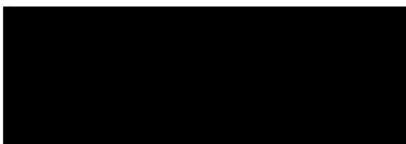
I am writing to complain about the appeal to build a water park in Chesterton.

Chesterton is a small, peaceful village, and the making of a water park would completely ruin the atmosphere. It would push thousands of cars through the village, creating obscene amounts of noise and traffic. This is not possible. It would ruin the retirement of many, and disturb the nature and wildlife.

Trees would be cut down, and there would be non-stop noise coming from the park, changing the village permanently. As someone who was brought up visiting my grandparents in Chesterton with my cousins regularly, this would ruin my favourite childhood spot, and no doubt make it impossible to ever to go back to the same Chesterton again.

Please would you do whatever you can to stop this appeal?

Yours sincerely,



Theo Tett

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Objection to Great Wolf proposed development - APP/C3105/W/20/3259189  
**Date:** 26 November 2020 22:13:22

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27 Lea Road  
Northampton  
NN14PE

26<sup>th</sup> November 2020

To Alison Dyson, Planning Inspectorate

Re: APP/C3105/W/20/3259189

I am strongly opposed to the development of the Great Wolf hotel and water park to be built near the beautiful village of Chesterton.

This will be a grossly out of place development, four stories high, that will tower over everything around it – the 84 foot water tower would be the tallest building in Cherwell and will spoil the views and character of the village and its surrounding areas. The carpark will be unsightly and could well cause drainage and flooding problems in the future. The locality is incredibly unsuitable for this kind of massive development as it is a small, picturesque area that will be ruined by flood-lit concrete wastelands.

The hotel is set to attract 500,000 visitors a year, causing 1800 additional car trips a day on local roads that are already stretched beyond capacity. As well as this, there will be dozens of lorry and van deliveries a day, which will have a negative effect on the environment of the local area when we know climate change is a massive issue and we are supposed to be having a green recovery from COVID.

The proposed development will not be a public amenity as it is designed for people who book an overnight stay and will this exclude local residents. As all the facilities will be on-site it will not benefit the local community or businesses and in fact will likely cause more upheaval and distress.

I am heart-broken that my family home is being considered for a project such as this that will ruin the area and its beautiful character.

I strongly oppose this development.

Yours sincerely



Mr Carl Sucharyna Thomas

4 Vespasian Way  
Chesterton  
OX26 1BA

RECEIVED  
16 NOV 2020  
WALTON CASHWORK

10<sup>th</sup> November 2020

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

Dear Ms Dyson

**Re: Planning Application Appeal Ref: APP/C3105/W/20/3259189 - Great Lakes UK**

I write with grave concern regarding the above Appeal which has been submitted from the above Consortium. Whilst the Appeal was somewhat expected by a large overseas Company, who have no local understanding of our area and only see a foothold into the UK to develop their brand, it is madness to think that such a large scale water theme park in the midst of this tiny village is warranted, viable and practical. This development will cause the complete devastation of the area which I call 'Home'. I have chosen to live in this area and have made great efforts to be part of this village but the thought that such a development will take place makes no economic, environmental or social sense and I strongly object to the Development.

This "private" resort attracting in excess of 500,000 visitors and their vehicles, into an area already suffering from severe traffic congestion is ludicrous. Chesterton can barely support the traffic it has, without the added prospect of huge numbers descending on inadequate, poorly maintained, single roads and lanes, notwithstanding the horrendous knock on effect this will have on the M40, A34, A41, A4095 and B430. This development will environmentally ruin the fragile eco structure of the area; which has already been over developed with more houses, new flood lit sporting facilities, new hotels, new gyms, and over development of Bicester Village, all of which have a huge knock on effect to Chesterton. I also know that numerous planning applications for more housing developments are awaiting the outcome of these plans on the understanding that; although not a precedent, are certainly more viable, when multi million pound developments are approved. It seems that the natural habitat of the area, which we are being asked to preserve for future generations will be lost forever to a large Canadian company, who have no interest, no concern and no thought for our area other than to make more money.

The development will provide very little benefit to the local area, which already has very low unemployment. Any efforts to employ lower skilled staff will mean that local businesses, will be unable to fill vacancies. Any new staff will need to be accommodated and transported to work 24 hours a day, there is no bus service in Chesterton because of our size, yet the developers believe that not only will they be able to accommodate 500,000 people and their vehicles, service and delivery drivers but, will easily be able to recruit, maintain and transport over 600 staff working on a 24 hour basis. If they believe and convince others that this is entirely possible, then why have we not been able to convince local authorities that our roads need upgrading, a bus service needs to be routed and the entrances into and out of Chesterton need to be enhanced. Clearly the Developers have either something in place to rectify this huge anomaly or know something we do not!

I inspected the plans from Great Lakes UK and have seen one of their developments in North America – the two do not correlate. In Chesterton we cannot accommodate the mentality that big is best, there are many places in the UK which might welcome such a development and which will be able to offer them the infrastructure and personnel they need, but it is not something that fits well here. Great Lakes Resort will not be offering incentives to local people to use their facilities; day passes, under 16 incentives, mothers and babies groups, over 65s day passes etc. etc. This was clearly stated by their own representatives who said that “these might be considered if capacity was low, but in any case passes would cost around £49 per day per person” – therefore on all counts it offers Chesterton and the surrounding areas nothing. The proposed development does not fit with the Cherwell Local Development Plan, they are instrumental in the development of the area, its communities and its infrastructure, why does such a company know differently? In these difficult times we are being asked to support our local Council and the County Council, they know more than most what is needed and acceptable for this area, they agreed with local people and the agencies who work tirelessly to develop the area in a sympathetic way, that this was a development which will be totally out of place here and no wanted. They and we were right first time and we are right a second time.

We are constantly being asked to pass on a legacy to our children and grandchildren, look after the environment, look to zero emissions, support wildlife and local habitat, go green, get electric cars etc. etc. All of these can be achieved by working together and supporting what we do as a town, city and country, I am not sure what we tell those around us when we literally sell out to those with the biggest pockets.

I strongly object to this unwanted and ill conceived project and ask that it be refused. It was the right decision last year when this project first surfaced, there are no changes which make this development any more viable or suitable now.

Yours sincerely

  
Tony Harry 

AD

**From:** [REDACTED]  
**To:** <Alison.dyson@planninginspectorate.gov.uk>  
**Sent:** 09/11/2020 17:23  
**Subject:** re Appeal Ref. APP/C3105/W/20/3259189

**From:** [REDACTED]  
**To:** <Alison.dyson@planninginspectorate.gov.uk>  
**Sent:** 09/11/2020 17:23  
**Subject:** re Appeal Ref. APP/C3105/W/20/3259189

Dear Alison Dyson,

One of the reasons my wife and I moved to Chesterton over 15 years ago was that it was - and still is at the moment - a quiet, peaceful and attractive village.

I am a member of the Chesterton Parish Council and we vehemently and unanimously opposed the original Great Wolf application, as did Cherwell District Council by 19 votes to nil and Bicester Town Council also unanimously. We are now working with the Cherwell planners to defend our villages, countryside and wildlife.

With a proposed 500,000 visitors a year, meaning 1,800 additional car trips a day we would be overwhelmed on our local roads, which are already stretched to capacity. These include local country lanes, the accident hot-spot A 34, plus the A 41, A 4095, B 430 and A 4030. By the way, there is no local bus service to help either clients or staff.

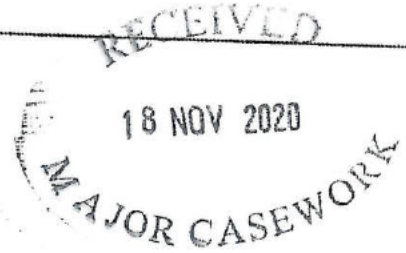
It would be a huge, unsightly complex dominating the landscape. It would be 60% larger than Bicester Village or the equivalent of two Tesco Extra Superstores. A permanently floodlit 900 space car park (around the same capacity as Oxford's Westgate Centre) it would look like an airport long-term car park.

It would cause a substantial increase in air/noise pollution and destruction of wildlife habitat. The proposed development is not in the Cherwell Local Development Plan. This application is in the wrong place.

I therefore beseech you to turn it down.

Regards,

Tony Thompson



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189 - Great Wolf Resort  
**Date:** 24 November 2020 12:08:56

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I am writing to ensure that the appeal by the Great Wolf Resort is not successful.

I have recently moved away from Chesterton, where I lived for 4 years in relative peace and quiet until this proposal was put forward.

An American style water park such as this is out of place not only in the UK, but in the landscape of rural Oxfordshire.

The government wish to protect our countryside and this goes against that quite decisively.

I reiterate the statements made in my original written objection to planning with concerns over additional road users causing congestion and pollution, the Inappropriate routing of traffic through historic villages, the lack of benefit to the local community given the need to stay in the resort, the significant environmental impact not least visually but in particular on the quantity of hard standing required and the subsequent excessive water displacement of the project and the usage of water by the development.

I very much hope that the appeal is unsuccessful and this inappropriate development is not permitted.

Kind Regards

Valerie Laing  
Draycott Manor  
Draycott  
OX9 2LX

Formerly  
3 The Woodlands  
Chesterton  
OX26 1TN.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal Reference - APP/C3105/W/20/3259189  
**Date:** 25 November 2020 14:17:48

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Dear Alison

As a resident of Ardley with Fewcott living right next to the B430 as the Crossway (in fact the house nearest the road ) , I would like to write to strongly the oppose the building of the Water Park

The traffic thundering past the door currently , the Upper Heyford car transporters, the lorries to the incinerator and the quarry, is at the moment diabolical. Its noisy and dangerous and the speeds far exceed the 40mph limit they are supposed to. Add another potential 1800 cars into the mix visiting the water park and it will become unbearable to live here

I do hope that the application for planning does not go ahead, it will completely wreck living conditions for many people and villages

Kind regards

Vikki Benn

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189 appeal objection  
**Date:** 27 November 2020 16:40:35

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To whom it may concern,

We are writing to object to the appeal of the plans to build the Great Wolf hotel -  
APP/C3105/W/20/3259189

I was pleased when the original application was rejected as I felt that it was the right decision based on the local objections to the plan. I was disappointed when I found out that the rejection was being appealed - I don't feel that the resort will add anything to the local economy, but become a large eyesore on the landscape and add heavy traffic to the roads - I live close to the B430 and it's hard enough in the mornings turning onto it as it is. I really feel that the right thing to do is reject the appeal and stop these plans once and for all.

Kind regards,

Vicky Bullett

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W20/3259189 - Objection  
**Date:** 18 November 2020 10:10:43

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Dear Ms Dyson

Further to Great Wolf Resorts late appeal regarding the above planning application, I write to register my objections on the following basis.

**1. Road infrastructure**

- a. The 2 M40 Junctions (9 & 10) which will serve this private amenity are already both at capacity and cause build ups on local roads hindering the local population as they go about their daily lives already. An additional estimated 500,000 visitors in addition to the increased house building currently in progress locally will cause total gridlock on our roads.

**2. Local Use**

- a. This facility as I am aware will NOT provide leisure amenities for the local population unless they book an expensive stay at the resort, it is anticipated that there will be few expensive day passes available and even less during school holidays. Visitors will be most unlikely to add to the local economy by using local businesses. The loss of the Golf Club which is a local and well used facility will be felt by many in a time when outside local exercise is encouraged.

**3. Local Government Plan**

- a. This facility was originally refused planning permission and was unanimously rejected by Cherwell District Council as completely unsuitable for the chosen location.

I do hope that my objections will help in some way to enforce the original refusal of this planning application.

With kindest regards

Valerie A Day Mrs  
7 Castle Fields  
Ardley  
Bicester  
Oxon OX27 7NW  
[REDACTED]



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf plans  
**Date:** 25 November 2020 11:53:55

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Dear Alison

I am writing to object to the out of proportion intrusive plans for the above. This is NOT protecting our precious countryside which is fast disappearing. People value open green spaces and woodlands more than ever. Please use your powers to halt this unwanted development.

Yours sincerely

Victoria Keeble

[REDACTED]

The proposal is not in accordance with the local development plan. There are no material considerations that would warrant planning permission being granted.

This proposed development includes on site car parking for 900 cars indicating a significant reliance on car travel at a time when the Government and Local Authorities are trying to cut down on vehicle emission pollution.

The existing road infrastructure will not cope with the extra volume of traffic this development will create especially for Chesterton, namely The Hale, Green Lane , Akeman Street and the other neighbouring villages of Wendlebury, Middleton Stoney and Weston on the Green.

We already have three hotels in the Parish, if this application is approved is this not a question of overkill for such a small community?

It is estimated there would be an increase in traffic volume of 43% if the proposal is granted. It is also estimated that during construction approx. 65 lorries per day will enter the site, not acceptable!

Employment is another factor that has to be considered. Where will the applicants find the personnel to fulfil the positions created by this development when unemployment in the Bicester catchment area is currently at an all time low? Yes, obviously they can approach people that are already in employment but where does that leave their existing employer(s)?

Economically not a sound idea!

Are the current utilities e.g. Water Supply, Sewerage and Drainage suitable for the extra capacity they will have to undertake?

What about Air Pollution and Light Pollution?

All in all it is clear to see that the application submitted is totally unsuitable for a small village and should be refused.

Vic Keeble

Resident of Chesterton

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Wolf  
**Date:** 27 November 2020 12:57:51

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Dear Alison#

I am writing to voice my objection to the Wolf Hall Resorts which I understand had been declined by planners in March this year but is again being considered. My reasons are as follows:

Chesterton is a small village, this will dominate/ swallow the small village of Chesterton.

The size of the development is out of keeping with the surroundings.

The road systems are already insufficient to cope with developments already in neighbouring areas.

Light pollution.

Noise pollution.

Further loss of a countryside area of natural beauty.

Loss of a popular leisure amenity, essential with the massive development in Bicester.

Repeated applications will put a blight on Chesterton and surrounding areas.

Virginia R Kennedy

A grandparent who was considering moving to the area to be closer to our Grandchildren.

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Planning reference APP/C3105/W/20/3259189  
**Date:** 22 November 2020 10:12:43

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Dear Alison,

I write to lodge my distress over this planning application. Chesterton is a quintessential english village filled with lovely old properties and a quietness that allows people to chat outside the village school and children to go safely around it .

With Bicester now sporting a huge amount of new houses, a tesco super store a new holiday inn , the retail park and of course bicester village it always supprises me that only 5 minutes drive away through the lanes is this beautiful quiet almost secret village.

The planning proposal is not in keeping with this village !! I understand progress and that we need to find a place for it but Chesterton is not it . The increase of cars would dissolve the local village life and increase accidents through the small tight lanes and the size of the buildings proposed would impact the visual aspect of the village.

Please don't let this happen . Its not for the villagers who live there they will see no benefit from it and it will simply will destroy the village.

In hope  
Vikki

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 10 November 2020 11:53:12

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Good morning,

I am contacting you regarding the above appeal against refusal, that has been recently lodged by Great Lakes UK Ltd.

Being a resident of Chesterton for the past 8 years, and having made objections to the original application, I am really concerned that our village is going to have to go through this whole process once again.

From the very first time we attended Great Lakes projected development display, it was just so obvious that this was the wrong development, in the wrong place, and totally unnecessary.

Why would any village want this kind of development on their doorstep?

It will not be a public or local amenity, if built it will hope to attract 500,000 visitors a year, our local roads, which are already overused, will not be able to cope. We already have just had another large hotel built on our outskirts, and there are plans now in place for further building next to that.

Bicester itself, over the past years, has been taken over by Bicester Village, this attraction causes massive traffic problems, causing local residents misery trying to either leave their homes or return to them. This area of Oxfordshire just cannot cope with any more.

The huge Kingsmere Development is going to be ongoing for several more years, causing disruption, and from my understanding there will be yet more development in the near future. Enough is enough.

If you do not dismiss this appeal directly, we, and all the other villages involved, will have to once again fund raise, in order to obtain the very best legal advice available. Our village has a fair percentage of elderly residents, who just want to live out their lives in a peaceful environment. This development was overwhelmingly rejected by all our local councillors, so please uphold that decision.


One more point, do we really need this kind of resort anywhere in this country?

I hope you will say NO!

Kind regards,

Valerie and Trevor Sullivan  
8 Fortescue Drive, Chesterton, OX26 1UT

Sent from my iPad

**From:**   
**To:** [Dyson, Alison](#)  
**Subject:** Application APP/C3105/W/20/3259189  
**Date:** 25 November 2020 14:57:15

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Dear Ms Dyson,

I hope this finds you safe and well.

I feel compelled to write to you regarding the planned development, Application APP/C3105/W/20/3259189, at Chesterton submitted by Great Wolf Resorts. I have been horrified to follow the developments around the application to build a huge American-style resort park in the tiny Oxfordshire village of Chesterton, which is just a few short miles from my own hamlet, Bucknell.

It is very difficult to understand why such an enormously sized theme park would fit into our local environment, infrastructure, social fabric and economy. I am especially appalled that this is proposed in an area that is already under excessive pressure from development.

I strongly object to this propose development on the following grounds:

- 1. Extensive destruction of wildlife habitats.** once it's gone, it's gone. We must stop destroying our planet and not only stop but reverse global heating: here's how we can do this locally.
- 2. A meltdown in local infrastructure:** not just during the construction phase, which will be extremely disruptive and polluting in terms of fumes, dust, noise and light, but also the huge increase in local traffic once the resort is in operation. An estimated 1,800 car journeys a day are expected: local roads cannot cope as it is with current traffic.
- 3. This resort will contribute nothing to local life.** It is said this resort will not be open to locals to use, meaning we will bear the burden of it operating on our doorstep without it making any contribution to local life. Plus, with the increase in traffic, roads will be even less safe than they already are, meaning local people will opt to jump in their own cars rather than walk or cycle as they do now.

In addition, we will lose an essential local amenity in the golf course, an important resource we need to protect and keep available.

- 4. The local economy is not likely to benefit much, if at all.** This is going to be like those all-inclusive cruise ships visiting beauty spots: the guests will be lured to spending their budgets on site rather than venture out into the area (I wouldn't want to either, when roads are congested) and spend it locally. At a push they might visit Biester Village nearby, another local development that isn't benefitting the local community in any meaningful way beyond low-skilled jobs.

As a small business owner I do not envisage being asked to supply services to this organisation. The size and value of contracts are likely to be such that they will go to tender for them and/or opt to use the usual big name companies to supply them. I know all about trying to compete with the big names for business, and that it takes a pretty enlightened organisation to take a chance on a small business.

Nor do I expect this sort of resort to become much of a local employer besides the lower skilled roles, which are typically for young people. While I welcome more employment

opportunities for them especially now, the price is too high to support this development for this reason. We must create other employment opportunities for our young people in our area, this is not the one.

**5. The nature of this development, by which I mean gigantic size as well as what it aims to do, is deeply unsympathetic and simply does not fit in this area.** It is a disturbing proposal to plonk down a huge modern hotel, giant water park and an enormous car park slap bang in the middle of a historic Oxfordshire village, unspoilt woodland and on an ancient Roman road. That's not to say we consider Chesterton to be something of a museum... However, it is a living, breathing community in an area that supports people and wildlife. What does an American company know and care about a small community in Oxfordshire, UK? Of course this is going to be a monstrosity.

Please, reject this inane proposal, it is the last thing we want and need here.

Kind regards,

Mrs Flo van Diemen van Thor  
6 Bainton Road  
Bucknell  
Oxfordshire  
OX27 7LT

Work from hope

Staddlestones, Stanville Road, Cumnor, Oxford OX2 9JF

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



12<sup>th</sup> November 2020

Dear Ms Dyson

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

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

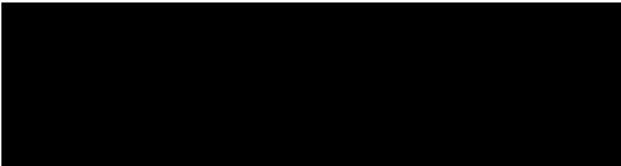
I hereby write to reject the appeal from Great Lakes UK for the Great Wolf Resorts proposal. As a family member of relatives living in Chesterton, I am a regular visitor and I enjoy seeing surrounding villages and green footpaths over fields. I consider the Wolf project to be unacceptable in size which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

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

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

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

Yours sincerely



Valerie Wales



**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Cc:** [REDACTED]  
**Subject:** Objection APP/C3105/W/20/3259189  
**Date:** 15 November 2020 20:20:37

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Dear Alison Dyson

I am writing regarding appeal reference APP/C3105/W/20/3259189

I am very strongly objecting to the 'great wolf resorts' planning. This is extremely ill conceived! We live close to this location and we strongly object to the enormous scale of the planned resort. The location cannot possibly sustain the level of planned activity, what are you thinking! 500,000 visitors a year in a tiny rural village! You must be joking

Please cancel this ill conceived planning immediately

I look forward to receive your confirmatory response

yours

Professor Jasper van Thor

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[REDACTED]  
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**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Great Wolf Resorts Park  
**Date:** 27 November 2020 12:27:56

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Dear Ms Dyson,

Earlier this month I received a letter/notice through my front door, from a Community action group called Stop the Wolf UK, informing me of a proposal for an American resort park near a quiet country village only six miles away from where I live.

I was surprised, to say the least, as I knew nothing about this proposal, and more surprised when I read that Great Wolf Resorts had already applied to build a park previously. I would have hoped that the rejection by Cherwell planners back in March would be enough to discourage them, but instead of accepting it, they have lodged an appeal, reference APP/C3105/W/20/3259189, regardless of the objections of local residents.

I am informed in the letter of some startling facts about the proposed resort park: a huge complex 60% larger than Bicester village, a four-storey hotel, an 84 ft high water tower building, and a large permanently floodlit car park - not the sort of thing that a local resident wants to see when taking a country walk.

Among the implications of the resort park, are more car trips in the local area with the accompanying air and noise pollution that they bring, and the destruction of wildlife habitat. Another effect would be long motorway and A-road journeys to get to the park. As well as all of this, I feel that it is not in keeping with the local area and the countryside. Chesterton is an attractive old Oxfordshire village, like the villages around it, and this area should not be a site for a development of this kind.

Sincerely,

Mr Vines,  
Lower Heyford, Oxfordshire.

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Appeal APP/C3105/W/20/3259189  
**Date:** 27 November 2020 10:04:51

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

For the attention of George Baird and Alison Dyson

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

The size and design of the resort is totally unsuitable 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 rural area by virtue of its size, scale and lack of architectural aesthetics in the open countryside in this quintessential English countryside locality.

Natural habitats and the rural environment 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 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 ideal for the area. Low paid employees could not afford to live locally, with pressure on affordable housing or be able to contribute to the local economy if they have to live elsewhere and afford travel 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, where ultimately profits will be returned to an overseas shareholder at the expense of our countryside and environment.

Kind regards

William Barnes

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 19 November 2020 13:55:25

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Dear Ms. Dyson,

I refer to the above Planning Appeal which is in respect of Great Wolf Resorts' appeal against refusal to build an American type Resort Park in the Village of Chesterton, Oxfordshire. I live in the adjacent village of Weston on the Green

I would like to record my objection to this appeal on the following grounds:-

1. The increase in traffic on minor roads in the area, B340, A4030 and A4095 plus the increase on already overloaded A34 and A41. It is estimated the planned resort will generate up to an additional 1800 car trips a day.
2. It will cause a substantial increase in air/noise pollution and the destruction of wildlife. Its impact on the general environment will be huge - even the somewhat rare statistic that the water required to sustain a human being for their whole life will be used in one wash of the Resort's linen etc - is a fine example of this.
3. It will certainly not be a public amenity - it is designed for people who book overnight stays (a 2,000 bed Hotel!!) so the suggested day passes for locals will obviously be scarce - certainly will not be available during school holidays and weekends. I wonder what the cost will be??
4. This will undoubtedly be a huge, unsightly complex which will dominate the entire landscape AND is not a proposed development in accordance with the Cherwell Local Development Plan. The granting of the appeal would make a mockery of this and proposed neighbourhood plans.

I urge the Planning Inspectorate to dismiss this appeal.

Regards

Wiz Bunce

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 26 November 2020 15:45:50  
**Attachments:** [image001.png](#)

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Dear Mrs Dyson

I am writing to object to the proposed development by Great Wolf Resorts. I am a resident of Chesterton and am deeply concerned that this proposed scheme has any chance of being granted planning consent for the following reasons:-

1. The impact on the landscape that the proposed buildings will have due their size and scale in open countryside and lack of any meaningful mitigating landscaping which runs contrary to Policy ESD13 of the Cherwell Local Plan [CLP] 2031.
2. The increased traffic numbers that would access the site using an inadequate rural highways network under policy SLE4 of the CLP.
3. The local highways network lacks any connectivity to the public transport network including buses and dedicated cycle paths/lanes or public pavements and as such the proposed development runs contrary to Policy ESD1 of the CLP as well as policies TR2 and TR16 of the CLP 1996.
4. The resulting impact of up to 1,800 extra private vehicle movements per day on the residents of local villages due to increased noise pollution and loss of air quality.
5. Despite the views of the Highways Agency the inability of the connections from and to the M40 at Junctions 9 and 10 to serve the additional traffic generated.
6. I would also draw our attention to the A34 which connects to J9 of the M40; thus a dual carriage way that already has motorway levels of traffic and as such any further increase in usage should be seen as unsustainable or at the least not proven as being sustainable.
7. The loss of half of the golf course which is afforded protection as a key sporting facility under Policy BSC10 of the CLP.
8. The choice of the proposed location which clearly runs counter to Policy SLE3 of the CLP which requires new tourism development to be located in sustainable locations.
9. The impact on the local environment of the loss of habitat and the light pollution that will result from a 910 space floodlit carpark of which only 10% will be served by electric charging bays.
10. Only low paid work would result from the development and as such the scheme brings no long term or meaningful benefit to the local economy.
11. No proposed carbon offsetting is set out within the application and as such runs counter to the goal of Oxfordshire becoming carbon neutral by 2050.
12. Lack of sustainability in terms of water usage – up to 400,000 litres per day which is contrary to policy ESD1 and ESD8 of the CLP as well as for the above reasons being unsustainable development and as such is contrary to the National Planning Policy Framework.

This appeal; if allowed will bring little benefit and a considerable level of damage on the local environment and for the reasons above I would urge you to reject this appeal and also to require the appellant to reimburse in full the costs of all those who are objecting to this unwelcome, unsustainable and unjustifiable development.

Yours sincerely

Will Chipperfield-Twiddy

[REDACTED]

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Planning Appeal reference - APP/C3105/W/20/3259189  
**Date:** 11 November 2020 16:52:52

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Dear Ms Dyson,


I am writing to you to lodge my objection to the Great Wolfe proposed development of the Chesterton Golf Course. I know that you will receive many objections stating how the surrounding country roads cannot accommodate the massive increase in traffic, how the local area will not actually benefit from such an OTT complex and several other very valid reasons. However my objection is for the loss of a vibrant Golf Course.

I understand Great Wolfe say there will still be an 18 hole course after completion of their development, but this is definitely 'stretching the truth'. There will be a 9 hole course with maybe 2 separate tees for each hole, but that will mean only half the current number of people able to be on the course. You should also be aware that with the closure of 2 other Golf Courses in the area and the possibility of a third, there won't be enough courses around for those that want to play.

I urge you to reject this Planning Appeal.

Yours,

William Scott  
34, Stockleys Lane,  
Tingewick,  
Bucks  
MK18 4QX

**From:**   
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189  
**Date:** 24 November 2020 10:00:10

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Dear Ms Dyson,

I trust the Inspectorate will reject Great Wolf's appeal against Cherwell District Council's unanimous decision to turn down their proposal to build a resort park in Chesterton. Due process has been followed with full attention paid to all planning considerations and has arrived at a clear-cut conclusion. There seem to be absolutely no grounds on which CDC's decision could be reversed, but the strength of our feelings about this issue compel us to write in support of CDC and the local Parishes' campaign.

Yours sincerely  
William & Netta Shepherd

College Farm House  
Market Square  
Lower Heyford  
Bicester  
Oxon.  
OX25 5NY

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

The Thatches,  
28 New Row,  
Bucknell,  
Bicester,  
Oxon. OX27 7NB.  
23/11/20.

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

Dear Madam,

We write to oppose the appeal by Great Wolf Resorts in relation to the proposed development at Chesterton, Oxfordshire.

We have lived in Bucknell, which is the next-door village to Chesterton and only a few miles from the site of the proposed development, for 40 years. We are therefore familiar with the proposed site and surrounding area including the road infrastructure.

We consider that size and nature of the development is wholly inappropriate for the rural setting of the site. It will visually blight the surrounding countryside, particularly at night given the size of the buildings and floodlit carpark.

We understand that it is anticipated that the development will attract 500,000 visitors a year, equating to approximately 1800 vehicles a day or more visiting the site. This is unsustainable given the present local road network which is already under considerable pressure because of Bicester's recent expansion which is still continuing. We have yet to see the effect and consequences of the 6,000 additional houses which are to be built on the ecotown which is on the Chesterton side of Bicester. It should be remembered that Bicester already has a major tourist attraction in Bicester Village with six million visitors per year, many of whom arrive by car. Bicester Village is also on the Chesterton (and Bucknell) side of Bicester.

As well as the stress on the road network and the inevitable rat running through our and other villages, the additional traffic will increase the noise, air and light pollution already suffered by this area to an unacceptable and unhealthy level.

We therefore ask that you refuse the appeal.

Yours faithfully,

William Neil and Pauline Wainman.



Croft Prince, Mount Hawke, Truro, Cornwall TR4 8EE

Dear Sir,

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

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

Yours faithfully,

Joanna Fortun

313 Sheen Road, Richmond, London TW10 5AW

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 that of drivers being distracted by the sight of an accident which can result in the 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 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 proposal would have on the safety of motorway drivers.

Yours faithfully'

Amy Robert-Nicoud

Margaret V G Webster  
Bignell Garden House Chesterton Oxfordshire OX26 1UF

24 November 2020

Ms Alison Dyson  
Planning Inspectorate  
[alison.dyson@planninginspectorate.gov.uk](mailto:alison.dyson@planninginspectorate.gov.uk)

Dear Ms Dyson

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

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

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

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

**The Wolf proposal includes:**

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

**1. Traffic Generation**

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

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

**2. Air Pollution**

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

### **3. Noise Pollution**

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

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

### **4. Ecological Impact**

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

### **5. Landscape Impact**

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

### **6. Loss of Golf Course/Sports facility**

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

### **7. National & Local Plan Policies**

This application does not comply these policies on any level.

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

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

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

**This appeal should be refused.**

Yours sincerely



**Margaret V G Webster**

# WESTON ON THE GREEN PARISH COUNCIL

[www.westononthegreen-pc.gov.uk](http://www.westononthegreen-pc.gov.uk)

Oak View, North Lane, Weston on the Green, Oxfordshire, OX25 3RG  
Tel: 01869 350282 [clerk@westononthegreen-pc.gov.uk](mailto:clerk@westononthegreen-pc.gov.uk)

*Chairman:* Mrs Diane Bohm

*Clerk:* Mrs Jane Mullane

*Please reply to:* The Clerk

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

24<sup>th</sup> November 2020

**Re: Great Wolf Resorts UK Ltd : Planning appeal APP/C3105/W/20/3259189**

Dear Ms Dyson

**The Parish Council wish to register our strongest objection to the planning appeal APP/C3105/W/20/3259189**

This proposal is contrary to the Cherwell Local Development Plan and to its strategic aims for i) sustainable development in a historic landscape; ii) preservation and enhancement of biodiversity; iii) reduction in the use of private motor vehicles and their effect on climate change. The impact of this development on the extended local area (including several neighbouring parishes such as ours) is so large that there is no overall mitigation that should allow planning permission to be granted.

For this reason, Cherwell District Council rejected the application **19/02550/F** on 12<sup>th</sup> March 2020.

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

## **Landscape and ecological impact:**

The planning proposal is for a built-over area of 500,000 ft<sup>2</sup> including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control,

lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). **Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35.** The proposed remodelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species. The developer was not considered to have provided the exceptional circumstances required to justify a development of this scale at this location and was ruled contrary to policies DLS1, SLE2, SLE3, SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1, Saved policies T5, TR7 and C8 of the Cherwell Local Plan 1996 and the Government guidance contained within the National Planning Policy Framework.

### **Sustainability:**

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

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

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

### **Transport and Access:**

The site proposal is wholly inappropriate in terms of traffic impacts. It is our contention that a development of this proportion, which is anticipated to generate large volumes of traffic movements should be accessed directly from a motorway junction and not via rural roads through villages as proposed.

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

The disruption during the construction phase will be significant, with the B430 bearing the brunt, including the emergence of heavy works traffic from the B4095 onto the B430 where traffic is travelling at 50mph. It is the operational phase that is also of concern, for which, the scale of the proposal notwithstanding, the impact of change upon all receptors is assessed as *negligible* in the application. We would also highlight that the existing increase in traffic at rush hour on the B430 coincides exactly with the projected peak arrival and departure times at the site.

It seems from the application that the only planned highways upgrade is a single entrance to the site from the A4095 to the site and a cycleway from the site to Chesterton.

The more detailed *Transport Assessment*, projects journeys based upon occupancy rates but essentially states the same and reaches the same conclusions. However the key assumption for both studies is that traffic leaving the site heading west on the A4095 will reach the junction with the B430 and then head either north to M40 J10, or south to the A34 to the M4 or A34 to M40 J9.

**Absolutely no** traffic (tourist led) is projected to cross the B430 and continue further west on the A4095 towards Witney / Blenheim Palace / Cotswolds or to cut up other west leading roads at Weston on the Green, Bletchingdon (off A34) or Middleton Stoney trying to reach A40, A44 and the Cotswolds, which is clearly wrong and misleading with modern satnavs. The figures have been massaged to give the best possible outcome for the local road system and yet they are still terrible.

We note from the Visitor Distribution map provided that 62% of traffic is expected to go through our village of Weston on the Green. It will then converge with the B430 traffic from Jct 10 at a crossroads junction with the A4095 that will need huge improvement if it is to carry such traffic loads. We note that the temptation here will, on leaving the site, to head west on the B4095 taking traffic through Kirtlington and the Heyfords, which is sub-optimal.

**Lack of Community Benefit:**

This will be a closed site facility, with all entertainment and food provided on-site – (Great Wolf business plan). As a parish council we see that we would be expected to carry all of the downside of the development, from ecological, traffic and further destruction of open countryside, with no benefit provided to local businesses or communities. Even the promised work is aimed at the youngest / cheapest demographic who will need to be bused in from as far away as Banbury.

We continue to believe that Cherwell District Council planning were absolutely correct to unanimously reject the original application and hope that you will see there are no grounds for this appeal and will reject it too.

Thank you for your consideration

Yours Sincerely

**Weston on the Green Parish Council**

**Hebe Cottage**  
**North Lane**  
**Weston on the Green**  
**OX25 3RG**

4<sup>th</sup> January 2020

Dear Sir/Madam

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

I am writing to register my strong objections to the above mentioned application.

This is a rural location which has no need for an amusement park let alone 500,000 sqft of buildings blighting the countryside. My understanding is the proposed development is approximately twice the size of Bicester Village. Do we need to go in to how much negative impact Bicester Village has had on the local traffic around Bicester and the local economy of Bicester Town over the last 25 years to weigh out the detrimental impact this addition will bring to the area? What arrived as a positive for the area became a negative within a matter of a handful of years.

Back in the early 90's no one could have envisaged the growth of Bicester Village, what guarantee do we have this scheme in years to come will not take over more and more greenbelt site, causing more and more traffic chaos or indeed it may not succeed and leave behind a non-operational, concrete eye sore?

That aside,

**GROUNDS FOR OBJECTION:**

**1) Traffic:**

- a)** From the point of view of a resident of Weston on the Green - we are a linear village with four lanes leading out to the B430 (the proposed route for access). Three of these lanes are dead ends with the other (Church Road) already a rat run with those escaping the A34. We have many detached houses dotted in between these lanes plus the manor hotel, two pubs, 4 business estates within the village boundary plus another business estate and the airfield just outside the village but within our parish boundary. How many traffic lights, pelican or zebra crossings will be needed along the B430 so as the residents and the workers in the village can go about their business without having to take in to account it may take up to God knows how long it will take to get access on to the B430 in their cars, let alone the pedestrians who wish to cross the B430 east to west or vice versa?



Does Weston on the Green need or deserve such high urbanisation with traffic measures when it already struggles with what it has to cope with?

- b) Before the resort is up and running, there will be years of construction traffic then if the residents and the staff of the resort were not enough, there will be the endless nightmare of services and deliveries trundling through the roads in the dead of the night.

### **WHICH LEADS ON TO...**

#### **2) Pollution and Enviromental Impact:**

- a) Light
- b) Noise
- c) Emissions
- d) Ecological habitats for Wild Life

**Can Great Lakes UK Ltd honestly provide sustainable answers to any of the points made above which provides protection to the local humans, animals or plants?**

- e) Water Requirements – Where on earth is it coming from?

**Thames Water says we are already stressed for supply...**

**AND FINALLY...**

#### **3) The Economic non-benefit:**

As the Village Shop owner and subpostmaster with also a unit in the Old Flight House Antique Centre, I am more than aware how much the local service/hospitality businesses suffer from recruiting staff. The proposed development **WILL NOT** provide local employment but put pressure on the local housing need as it will need to look elsewhere to staff their enterprise. Which then goes around in a circle back to point 1... Traffic!

**It is the wrong thing, trying to do something in the wrong place. I strongly recommend it is refused to protect our environment, our local economy and our right not just in Weston but all the other villages affected by this to remain as rural villages and not be forced in to becoming suburbs of Bicester through not necessity but by pure commercial greed.**

Yours faithfully

Yasemin Olcay

Cover Point  
Little Chesterton  
Oxfordshire  
OX25 3PD

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

22<sup>nd</sup> November 2020

Dear Ms Dyson

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

With reference to the above appeal, I would like to register my formal objection to the planning proposals made by Great Wolf Resorts given that this proposal is not in accordance with the local development plan and there are no material foundations that would warrant permission to be granted to this case.

My objections are as follows:

- Traffic Impacts
  - The proposal would present considerable adverse traffic impact which the existing road infrastructure cannot sustain. The addition of up to 1000 daily vehicle movements cannot be accommodated by the existing transport network, and even if visitors are guided away from local/rural roads, satellite navigation systems will direct visitors onto local roads that are unable to cope with such traffic volumes. The route through Little Chesterton is already a 'rat run', experiencing significant traffic levels (occasioned by visitors to Bicester Village) that the roadway was not designed to accommodate.
  - The A34 already experiences considerable difficulties, as does the Junction 9 of the M40. This development would only serve to exacerbate these existing issues and seriously inconvenience the local residents not only of Chesterton, but of Bicester and all of the surrounding villages. With the existing development in Bicester and surrounding areas (the new office development, retail park, Bicester Heritage, Kingsmere, Symmetry Park etc) this proposed development would increase pressure on an already-overloaded network, and this proposal is, therefore, in the wrong location.
- Economic Benefit to the Local Area
  - Local businesses do not support Great Wolf's assertions of economic benefits. The development's aim would be to retain all visitors on site, and to retain all associated expenditure – no benefit would therefore accrue to local businesses.
  - There is little real unemployment in the area, and local businesses already struggle to recruit staff members. As a result, Great Wolf would either transfer employees from existing businesses, or would bring employees into the area from outside – therein exacerbating the traffic issues through increased vehicle movements.

- The Council's stated aim is to prioritise Knowledge-based business investment, thereby driving employment associated with the Knowledge Economy. This proposal is contrary to this stated aim of the Council.
- Landscape
  - Great Wolf is seeking to construct half a million square feet of building on what is an existing greenfield site. This development will be irreversible, and will have considerable impact on the local countryside and views of the site.
- Sustainability
  - The proposed Great Wolf development is in a wholly inappropriate edge-of-village location. The proposal indicates the establishment of a 900 space car parking facility and therefore is heavily reliant on car travel to and from the site. This is contrary to the Cherwell strategy of reducing car usage.
  - The existing golf club members will now be forced to travel to other courses, in so doing increasing their level of vehicular emissions. (NB. The remaining 9 golf holes would not constitute an acceptable solution for the club golfer.)
  - The development of the site would irrevocably disrupt ecological habitats. The area is currently the home for many species which would be disrupted and threatened as a consequence of the removal of the existing habitats.
- Pollution
  - Outdoor leisure facilities proposed by Great Wolf Resorts would be adjacent to an increasingly busy motorway which would surely be a health hazard in terms of exposure to noise and fumes.
  - The deterioration of air quality and the increase in pollution caused by traffic increase (plus construction and delivery vehicles) would be considerable and this must be considered in relation to the health of not only the visitors, but also to local residents.
- Design
  - The site design is inefficient in that to reduce visibility, the site has been spread across a considerable area. The design is not in keeping with the local area where existing buildings and newer schemes are of small scale buildings at low height. These enhance the historic character of the area as outlined in Cherwell Council's Countryside Design Summary, 2008
- Sports and Recreation
  - The golf facility represents a thriving local club which presents as a viable commercial concern. The loss of 9 holes will drive many members away from the golf club and therefore the only 18 hole course in Bicester will be lost.
  - With the additional loss of North Oxford Golf Club to housing development, the provision of sports facilities in the North Oxfordshire area is being damaged. The golf club provides considerable community function, and to permit its denudation would be a substantial loss to the area.
  - There remain considerable concerns that Great Wolf will remove the remaining 9 holes in due course, as they build demand on the new site.
- Lack of consultation
  - The proposal will undoubtedly have a significant impact upon the local area and Great Wolf should have worked with Cherwell to be allocated a more appropriate site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused both on this basis, and on the clear lack of need for such a facility in this area.

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

Yours sincerely,

Z. H. Ashworth (Mrs.)

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Date:** 26 November 2020 21:05:17

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To Alison Dyson

I am writing to object to the current proposal – now being appealed following the earlier rejection – by Great Wolf Resorts to develop a resort complex in the Oxfordshire village of Chesterton, appeal reference: APP/C3105/W/20/3259189

I would urge the inspectorate to reject this appeal on the following grounds:

Habitat loss for local wildlife due to development of the park complex in an area already under intense development pressure.

The proposal includes a permanently floodlit car park, which I believe will further negatively impact wild animals. There is existing evidence that artificial light disturbs and disrupts their natural behaviour patterns. I am particularly concerned that this lighting will drastically impact animals such as bats and hedgehogs, species I have seen in the vicinity of the proposed complex and that are already struggling to survive on a national scale.

Since the developer aims to attract half a million visitors to the resort per year, local there is likely to be an increase in roadkill instances if cars collide with wildlife, causing further devastation to local wildlife.

Furthermore, increased traffic will also increase air pollution in Chesterton and the surrounding area. Which will not only negatively impact the local wildlife, but also the human residents of the villages in and around the proposed complex. I personally know that there are residents in the village where I live that are children, elderly and/or have underlying health conditions that make them more vulnerable to the negative health impact of increased pollutants in the air.

Yours,

Zosh Barton

Copper Mill, Church Lane,

Weston on the Green

Bicester, OX25 3QS

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** Objection to Great Wolf Resorts proposal  
**Date:** 26 November 2020 15:45:31

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To Alison Dyson

I am writing to object to the current proposal – now being appealed following the earlier rejection – by Great Wolf Resorts to develop a resort complex in the Oxfordshire village of Chesterton, appeal reference: APP/C3105/W/20/3259189

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Yours,

Zosh Barton

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** APP/C3105/W/20/3259189 - Great Wolf Resort  
**Date:** 25 November 2020 03:56:46

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

Local roads are not suitable for the traffic and whilst offering employment it does not serve the local community in any other way. .

This American style water-park is completely out of place here in the UK, but it also flies in the face of the UK Government's 10 point plan where one of the key aims is to harness nature's ability to absorb carbon by establishing new National Parks and Areas of Outstanding Natural Beauty, making them havens of biodiversity.

This proposal makes a mockery of the Government's ambitions and must be rejected.

Zoe Hudson  
8 Spencer Close  
OX26 2FA

**From:** [REDACTED]  
**To:** [Dyson, Alison](#)  
**Subject:** FW: APP/C3105/W/20/3259189  
**Date:** 13 November 2020 15:02:14  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
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[imagecb5ea7.PNG](#)  
[image7bcfab.PNG](#)  
[imaged82c83.JPG](#)  
[image75fd42.JPG](#)  
[imagedca70b.JPG](#)  
[image63bd67.JPG](#)  
[image3f3e0d.PNG](#)  
[image7771a1.JPG](#)  
**Importance:** High

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Dear Ms Dyson,  
I am forwarding written representations I made for the purpose of the original application. I wish them to be taken into account in the appeal. I stand by everything I have already submitted. The local population will have no faith in the system if the Cherwell Local Development plan is ignored in such a grave fashion. The plan is a collaborative document which is sensitive to all the competing needs of local citizens. Big business cannot be allowed to run a coach and horses through the plan with the concomitant effect of destroying the environment.

Kind Regards  
Zoe Johnson





[REDACTED]

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**From:** Zoe Johnson

**Sent:** 10 March 2020 10:47

**To:** 'barry.wood@cherwell-dc.gov.uk' <barry.wood@cherwell-dc.gov.uk>; 'ian.corkin@cherwell-dc.gov.uk' <ian.corkin@cherwell-dc.gov.uk>; 'james.macnamara@cherwell-dc.gov.uk' <james.macnamara@cherwell-dc.gov.uk>; 'simon.holland@cherwell-dc.gov.uk' <simon.holland@cherwell-dc.gov.uk>

**Subject:** Great Wolf Resort

**Importance:** High

Dear Sirs

I object to the proposed Great Wolf “resort” in Chesterton. I know that you will be considering the application on Thursday. I am unable to attend the meeting but I hope that you will consider these submissions.

The proposed scheme will greatly increase the volume of traffic on the surrounding roads. I understand the forecasts are for 1800 vehicles a day and a car park for 900. The local infrastructure is already heaving and cannot sustain this increased volume. More significantly, I have seen no evidence that the environmental impact of the scheme has been assessed properly and robustly. The district council will I am sure want to take into account the recent case of R v Friends of the Earth v The Secretary of State for Transport and Others [the Heathrow case]. As you are aware the court held that the Paris Agreement 2015 is government policy on climate change which as a matter of law must be taken into account in any decision. In that case failure so to do vitiated the government’s decision. I am sure you would agree that a district council should honour the spirit of government policy. That policy was subsequently spelt out in the Government paper, "The Clean Growth Strategy" first published in 2017, the Secretary of State for Energy and Industrial Strategy stated:

"The UK played a central role in securing the 2015 Paris Agreement in which, for the first time, 195 countries (representing over 90 per cent of global economic activity) agreed stretching national targets to keep the global temperature rise [well] below two degrees. The actions and investments that will be needed to meet the Paris commitments will ensure the shift to clean growth will be at the forefront of policy and economic decisions made by government and businesses in the coming decades . " (my emphasis).

I would urge the district council to be ambitious in its desire to follow government policy in this area. The proposed resort will only increase, not reduce, greenhouse gas emissions. The expansion of the golf course will adversely affect the flora and fauna of the site. The public interest is not in the questionable economic benefit of this resort but in ensuring that any development is sustainable and in line with the climate targets set by government.

Regards

Zoe Johnson

[resident of Kirtlington]