

AD

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

RECEIVED
27 NOV 2020
MAJOR CASEWORK

Culverhay
Alchester Road
Chesterton
Oxon
OX26 1UN

Dear Ms Dyson

20th Nov 2020

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

I am writing to express my absolute horror at the proposal by Great Lakes UK Ltd to build a resort on the golf course that is in the parish of Chesterton. I cannot believe that this can be regarded in any way as a suitable site for a resort of this size for which there is absolutely no need. Should the proposal go ahead it would be with a total disregard for the people who live in the area, for whom the resort would be of no benefit whatsoever.

Let us consider, firstly, Chesterton on which the intended resort would have a devastating impact. In recent years we have seen the development of two housing estates which have inevitably brought an increase of traffic through the village. The village school is being increased bringing yet more traffic. This would be exacerbated by the developments that are already taking place at Bicester Hotel Golf and Spa, as well as the intention by BSA to increase the size of the Rugby Club and provide other sports facilities. Now we have the added threat of HGVs being routed along the A4095 instead of the B4030 through Middleton Stoney which makes no sense. Local roads, in particular the A4095, are already extraordinarily busy but it is not merely the inconvenience that is a cause for concern. To say that extra traffic would not detrimentally affect Chesterton is patently absurd. At a time when environmental issues are under intense scrutiny, there is no way that one can deny that the level of pollution would increase. Looking further afield, there is no doubt that the villages of Weston on the Green, Middleton Stoney and Ardley in particular would suffer, as well as Fewcott, Wendlebury and possibly even Kirtlington.

Furthermore the development of a green site, of which there are precious few in this area, would have a deleterious effect on the wild life and not be sustainable. In addition, the design would hardly fit in with the surrounding area. The present golf course is an excellent sports facility that is used by many in the local area, not just the residents of Chesterton and the suggestion that the front nine holes could be converted into an 18 hole course is a ridiculous idea, a view to which any golfer would attest. Equally, to claim that there is a falling demand for golf at the present time when more people than ever are taking up the sport is absurd. The closure of local courses such as Magnolia, Waterstock and probably North Oxford makes the need for a course near Bicester even greater.

The resort is a residential one and would not be open to local people on a daily basis unless their custom is required because the hotel is not full. The likely price, based on Great Wolf Lodge resorts in America, would be prohibitive. The suggestion that facilities such as the Red Cow pub, for example, or even the town of Bicester would gain business is totally fanciful. I see no reason why anyone using the resort would venture forth into the local area, as has proven to be the case with the Great Wolf resorts in America. Furthermore the creation of 600 or so permanent jobs is hardly beneficial to an area that has full employment, while massive building projects, such as the Kingsmere housing development, suggest that there is no shortage of jobs in construction.

Turning to Bicester itself, the town is developing at an alarming rate in terms of housing, not to mention business premises such as hotels, offices and warehouses. To suggest there is no problem with urbanisation is ludicrous – Chesterton already feels like a beleaguered village. Bicester, of course, houses Bicester Village which is, I believe, the second most visited tourist attraction in England and probably the UK. The A34 approaching Bicester from the south is already an appallingly busy (not to mention dangerous) road, as is the M40 from the north and south-east, and could hardly sustain even more traffic.

I very much hope that you will take these comments into consideration when making your final judgment.

Yours sincerely,

A solid black rectangular box redacting the signature of Charlie Barker.

Charlie Barker

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference: APP/C3105/W/20/3259189
Date: 26 November 2020 11:09:43

Dear Madam,
My wife and I wish to strongly object to this application.

The plan was rejected by Cherwell District Council because it was not in accordance with their Local Development Plan.

The plan includes 900 car parking spaces, thus indicating that the developer will expect/need a high volume of car users. The existing road infrastructure is not built for an estimated 1,800 additional car trips each day. When, as frequently happens, the A34/M40 junction becomes clogged with traffic, road users inevitably use the side roads to avoid/overcome the problem, resulting in severe congestion on country lanes. Unfortunately, Chesterton is a prime example, being a well known "rat run".

The application states that there are many golf courses in the area. This is incorrect because at least three have been or are being closed in the area. If the proposal was allowed, Bicester would be reduced, not only to a nine hole course, but also the regard in which it is held within golfing circles.

The overall size of the complex in the proposal is not in keeping with the character of the area. The photograph taken from a point on the M40 of the projected vista in 15 years time does not convey a true visual impact of the buildings on the locality. Whether walking or driving in the area, these buildings will dominate the landscape for miles around.

Yours sincerely,
Chris and Val Barrie
5 Lewis Close
Headington
Oxford
OX3 8JD

Carlton
Alchester Road
Chesterton
BICESTER
Oxfordshire
OX26 1UW

November 09 2020

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

Ref: Great Lakes UK Ltd – Appeal Reference: APP/C3 105/W/20/3259 189

Dear Ms Dyson

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

This application for what is a hugely destructive building project is not justified by any need at either a local or national level and it meets none of the requirements of Cherwell District Council's development plan which plan happens to designate the Golf Course as a Key Sporting Facility.

1) Location

This is a totally unsuitable location for this project.

It is on the edge of the village of Chesterton and only 2 miles from Bicester. There have already been 2 new housing developments in the village itself and Chesterton is under pressure from that and the encroachment of the huge housing development of Kingsmere and the gradual ribbon development on either side of the A41, all on the west side of Bicester.

The site itself is currently a Greenfield rural area, currently an 18 hole golf course, but also a contiguous part of the surrounding countryside supporting the ecological habitats and welfare of the area.

The proposed development would be a self-contained private resort with almost a nil "trickle down" trade for local businesses. It is a known fact that in the US 98% of the guests do not venture off the site.

2) Traffic

The proposed development will bring a huge increase in the traffic volume to an already overloaded area. The Cherwell Local Plan allows development only where public transport will be used for access. Chesterton has NO public transport.

The proposed development will allow for 1000+ traffic movements daily from all parts of the UK. This traffic will approach the site using the A34, the A40, the A41 and the A43. All of these roads have major issues already and with the current traffic volumes are considered barely "fit for purpose".

Virtually all of this traffic will use the M40 to either Jct. 9 or Jct.10, neither of which are adequate for the current traffic volumes. There is standing traffic on the M40 approaching Jct. 9 southbound and Jct. 10 northbound at peak times almost every day of the week, often for extended periods of time.

The local roads, particularly around Chesterton, Weston on the Green and Middleton Stoney are already used as a "rat run" and as an escape route from the frequent problems on the A34 and M40 and general congestion on local highways. It is totally unacceptable to propose significant extra traffic movement on these routes.

During the 2 year construction phase there will be 2000 construction workers and a projected 31000 deliveries, equating to an average of 65 delivery lorries a day on the already congested roads.

3) Local Considerations

There is already considerable development in the Bicester area. What was a small market town of less than 20,000 will become a much larger area approaching

60,000 over the next decade, however 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 numbers of employees and visitors to Bicester Village Retail Park which brings 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 stay on site for the duration of their visit and hotel rooms will not be available on a casual basis.

There is virtually no unemployment in this area, largely due to the success of Bicester Village which employs similar workers to those likely to be required by this development. Therefore, employees would have to be hired from outside the local area and brought to the site by road, creating yet more traffic.

This development will entail the loss of an established local sporting facility. As the population of the area increases more facilities like this will be required, not an insular pleasure park.

The proposed buildings would constitute a huge, unsightly complex dominating the landscape, 60% larger than Bicester Village or the equivalent of 2 Tesco Extra Superstores on the edge of a small village. In addition a floodlit 900 space car park would resemble an airport long-stay car park and would contribute to light pollution in a rural area.

The 84ft high water tower building (potentially the tallest building in Cherwell) would be taller than Buckingham Palace!

4) Health Issues

This proposed development lies alongside the M40 on the windward side of the motorway where the traffic, as mentioned previously, is often stationary because of the congestion at Jct. 9. While this might be acceptable for golfers who are in that area for a very limited period, it is not acceptable for families, especially children, to be exposed to that level of pollution for periods of several days.

In summary, this project is unwanted and totally unnecessary in the proposed location. It will create a carbuncle on what is a lovely rural setting and yield no benefit whatsoever to the local community. Planning permission must therefore be withheld on behalf of the local residents by Cherwell Council, as anything less will be a betrayal.

I strongly urge refusal of this proposal.

Yours sincerely

Christine M Boyer (Mrs)

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/3259189 - Great Wolf Resort
Date: 24 November 2020 10:20:21

Dear Madam

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

This country needs, now more than ever before, to start to reclaim back its countryside, not demolish more of it. But by building this American monstrosity, which will do away with hundreds of acres of wildlife and create so much pollution, both in the building of it and subsequent traffic of those attending. Bicester is already experiencing huge numbers of increased new housing being built, which is using up a lot of the precious countryside.

This whole venture will bring nothing to the area and, in fact, make the locals lives (both of Chesterton and many of the surrounding villages) so much worse than it already is with the current volumes of traffic that short-cut through them. The roads locally are not safe and to add even more traffic is absolutely ludicrous.

I, personally, do not live in Chesterton but I have a dear friend and relatives who do, and I know how much the whole prospect of this Park going ahead will upset them. I used to work in a village nearby and had to drive through either Chesterton or Middleton Stoney every day and thought, even back then, that the roads were unsafe.

Yours faithfully

Caroline Brain
13 Maud Close
Bicester
OX26 2DJ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts
Date: 19 November 2020 15:43:22

Ref: APP/C3105/W/20/3259189

I write with regard to the appeal by Great Wolf Resorts to develop a water park in Chesterton, Oxfordshire, which was unanimously rejected by the Cherwell DC planning committee.

I have been a resident of the neighbouring village, Kirtlington, where I have managed a Stud farm for the past 35 years.

Not disregarding the obvious disruption to the local area during the planned 2 year development of this resort I would like to concentrate on the future.

The proposed Great Wolf Resort is of a size that is totally out of keeping with the locality and is not designed as a public amenity (day passes in their other resorts are restricted and unavailable during school holidays and weekends) so has little or no long term appeal to local residents.

In every planning application I have made over the past 35 years I have been told that employment (or rather unemployment) is not an issue in this area of Oxfordshire so this is not nor should it be a consideration in this application.

Due to the Cherwell Local Development Plan the local area has been, and will further be, subjected to a disproportionate volume of development with little or no improvement to infrastructure. The result is small country roads, and I include the A4095 which is little more than a B road in the modern day, which are already struggling to cope with traffic volumes. It is estimated that there will be 500,000 visitors per annum to the proposed resort. As the only access to the proposed resort will be by minor roads and have to be by car or bus and with no planned improvements to the infrastructure this is only going to add to a major and continually worsening traffic problem.

I am afraid I can see no advantage to anyone other than Great Wolf Resorts should they win this appeal and I urge the Inspector to dismiss the appeal

Yours

Chris Budgett
Kirtlington Stud

Dear Alison Dyson,

I am writing to object to the appeal by Great Wolf Resorts in Chesterton, on the following grounds:

1. Traffic

Siting such an enormous traffic generator in this rural village is totally inappropriate and unsustainable. A 500 room hotel in this location will cause traffic mayhem on the already jammed rural roads, not just by guests cars but also by lorries and buses delivering and collecting goods and staff. (The second largest tourist attraction in Britain, Bicester Village, has roughly twice the number of parking spaces that this application has and regularly causes traffic chaos on the surrounding roads, even though those are dual carriageway.)

2. Aesthetics

The 3 and 4 storey buildings are ugly, bland, dominant and totally out of character with the neighbouring 1 and 2 storey houses, and the existing hotel. This is one of the worst designs I have ever seen.

3. Scale

The design pays absolutely no regard to the pretty Oxfordshire villages on which it will be dumped. The scale and height of the ugly facades would be more appropriate in the USA.

4. Ecology

The loss of existing trees and wildlife habitats is against current policies.

5. Pollution

There will be a vast increase in light pollution; air and noise pollution from cars and lorries and water pollution from this huge development.

6. Flooding

Flooding is a problem in this area and such a large amount of impermeable land coverage is bound to exacerbate the situation.

7. Water use

The amount of water that this hotel and water park will require is unsustainable.

8. Loss of amenity

The potential loss of yet another golf course, as short courses are not popular with golfers. The developers may offer the use of the water park to local residents but only when they choose to ie when bookings are low, and not during peak periods.

I trust the Cherwell will reject this unsustainable application that is bound to do great harm to this area.

Regards

Carolyn Bushby

Reynards Lodge, North Lane, Weston on the Green, OX25 3RG

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 10 November 2020 17:00:39

Dear Alison,

I'm writing as a resident of Kirtlington to object to the above appeal for Great Wolf's development of a large water park complex in Chesterton, Oxfordshire.

As a local resident I am particularly concerned about the terrible impact this would have from an environmental perspective in terms of traffic, light pollution, and loss of wildlife. I would also consider a development of this size to be completely inappropriate in a rural area and not in accordance with the Cherwell Local Development Plan. It would seem completely inappropriate to site such a large and invasive development in a green and rural area when there are many brown field sites in underused urban locations where redevelopment could in fact have a beneficial impact on the site, community and local economy and which are already served by transport links.

Kind regards
Charlotte Carnegie
Kirtlington
[REDACTED]

Sent from ProtonMail Mobile

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeals ref APP/C3105/W/20/3259189 Great Wolf resort
Date: 27 November 2020 00:43:08

Dear Alison

I am writing to lodge my dissatisfaction at the appeal from Great Wolf resorts to build a water park at Chesterton.

My opposition is threefold

1. Creating a water park and huge resort in a tiny village and rural location will totally change the dynamic of the local area (for the worst) mainly traffic, pollution and the destruction of our precious wildlife. The surrounding areas and villages have many single track roads and in Kirtlington where I live I see the impact of increased traffic when the A34 is temporarily closed, or during Countryfile live. At least with this event it is short term and brings a lot to local businesses and to Blenheim.
2. I feel that there are lots of fantastic local facilities as well as national leisure destinations that all compete for consumers spend. Businesses like centre parcs, Eden project, Chester zoo, Alton towers and hundreds of seaside towns that have frankly had a short reprieve in the summer of 2020. Why on earth wouldn't we focus on making these the best they can be... encouraging local funding and tourism... not signing off further competition for an unnecessary new environmentally destructive facility?
3. There is practically no local economic benefit from this... and we lose part of the beautiful landscape around the hotel in Chesterton. Given the housing crisis, I would much rather see affordable homes or a green housing development on the site. Something that could help young families to get on the property ladder.

How can we turn all of the local energy and goodwill into something amazing. Can we use some of the fundraising and maybe local funding to create a simple cycle track around the land that was being considered for development?

I urge you to listen to the very many voices campaigning and stop the needless corporate development which is fuelled by greed and excess

Thank you
Caroline Cater
The cottage on the green
South green
Kirtlington
OX5 3HJ

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Letter of Objection
Date: 25 November 2020 14:42:03

Dear Alison,

We are writing to strongly object to Great Wolf Resort's planning proposal ref APP/C3105/W/20/3259189.

The prospect of a Great Wolf Resort being built in Chesterton is of great concern. Despite reassurances to the contrary, there is no doubt that the volume of traffic, unfamiliar with the local roads will increase hugely both during both the construction and subsequent business as usual phases. As parents to a 3 year old, we (now and in the future) fear for her safety when playing in the vicinity of her and friends' houses, some of which front onto what likely to become a very busy road through the centre of the village.

More generally, the location of this proposed resort is wholly unsuitable and will result in huge general disruption, untold noise, light and general pollution in the immediate vicinity of our small Oxfordshire village.

It is clear that building a resort of this nature in its proposed location is a floored venture. I would implore those with the power to do so to reject this this planning appeal application.

Kind regards,

Charlie & Lorna Catling
Chesterton

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov.uk)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 24 November 2020 12:15:27

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

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

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

24/11/2020

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 writing on behalf of Oxford Friends of the Earth. With 1550 supporters we are one of the largest environmental organisations in the county, and protection of our countryside and biodiversity is one of our key aims. We are by no means opposed to all new development, but this proposal is wholly unsuitable and unsustainable.

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,

Chris Church for
Oxford Friends of the Earth

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Great Wolf Lodges
Date: 27 November 2020 13:22:53

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,
Charlotte Collerton

Miss C Cromer
8 Penrose Gardens
Chesterton
Bicester
OX26 1DG

Alison.dyson@planninginspectorate.gov.uk

24th November 2020

Dear Sirs,

REF: GREAT WOLF RESORT - APP/C3105/W/20/3259189

We are writing to object to the appeal for a large-scale water theme park in the small village of Chesterton. The village cannot and would not sustain a vast development in this location. There is no need for it and logistically Chesterton and the surrounding villages could not support it.

I have outlined the objections below:

1. The roads that lead to this greenfield site are not built for this purpose. Little Chesterton (one of the villages to the current site of Bicester golf club that leads from M40 AND A41 floods and is a single track road. This summer following heavy rain they had emergency vehicles (The Fire Brigade) pumping the water to clear the single track roads.

I believe this road would become a rat run due to SatNavs taking vehicles on a direct route to Bicester Golf Course postcode at the moment. This road would not sustain an increase in traffic.

2. Signage and the road that runs parallel to the current site called "The Hale" are not fit for purpose. The road has potholes and is not wide enough and people often speed along there. The Hale used to be 50MPH and its recently changed to 30MPH but is only indicated at one end. Regular commuters that use it as a rat run have not adapted. When there is more traffic it would be even more dangerous. Pre-school and Primary school Children use this road to walk to school. The pavements that run along side the A4095 are not wide enough, with the two way traffic that currently goes through the village. Especially on the first bend that comes through the village from the North side. (I have attached my letter of objection to the HGV's that have been redirected through the village dated 6th October 2020 and its a nightmare outside of "lockdown" with traffic.

3. The speed bumps in the village have pot holes in them and with the estimated 500,000 visitors and their vehicles annually to the area already suffering from congestion for Bicester Village, Bicester Heritage Site and Silverstone from Junc 10; there would be more cost to the council for the upkeep which isn't happening currently; and with that many cars you would add to congestion with road closures to fix these problems.

4. There are no benefits to the local community for this proposal. They do not offer day passes and locals don't tend to shop at Bicester Village so won't be paying to stay over night at a location when their own home is within 5miles for free. The clientele who might come may be coming from further afield and the company have said that restaurants and shopping facilities will all be under one roof so there won't be a need for them to leave the premises.

5. Would this company be paying any tax to our government, any council tax or would the tax money generated be going out of the country? The local residence have already paid for the roads and surrounding infrastructure.

6. The 600 lower skilled staff will either be lured from other Bicester businesses, which are already understaffed; or will commute and use their cars to this village location. New business such as

Next and M&S, Sports facilities such as the Local Gym's and the new David Lloyd pool that is due to open.

There is no provision for staff accommodation on site. So staff will have to drive there which will include multiple shifts around the clock and deliveries.

7. We looked online at other waterparks and their surroundings. Currently there are 18 waterparks including Milton Keynes have a couple and the roads and roundabouts are fit for purpose so you can see the logic of building them there. Woburn has a Centre Parks, Swindon, Birmingham, Bracknell etc all have water/theme parks and access to support it. This village location doesn't support the current traffic let alone extra traffic that would ensue. Also these other sites are all within an hour of Bicester.

8. On the other side of Bicester we recently had an Eco village built, the main focus of which was to build a sustainable estate. Having a waterpark that wastes gallons of water, electricity and gas flies in the face of the conservation the council has already permitted. The proposed site is opposite Chesterton Belt. Added noise pollution, light pollution, smell from chlorine and other waste that needs to be pumped away from the site, due to the restaurants and bedrooms along with the waterpark its self contradicts the reasons given for building the Eco Village. The waste will also need to be filtered away through the small village of Chesterton into an already over used system that cuts across fields. Areas around the village already flood. Fields along the Hale for example and Little Chesterton. Will the proposal be "Consistent with the Governments 10 point zero carbon buildings policy"?

9. The traffic at Middleton Stony traffic lights will be backed up even more so during peak traffic times with the estimated 500,000 extra cars, not to mention delivery lorries once its built or the disruption, noise and waste while the site would be being built.

10. We also believe that the proposal in this location on the M40 with flood lights, a colourful imposing building that is 1.5 times the size of Bicester Village with slides would be a huge distraction for the safety of motorway drivers on the M40. This article in the Oxford Mail said there was a probe into the increase in accidents on the M40 at Junc 9 - Junc 10 stretch. Statistically this will only increase due to the increase in traffic by the proposal.
<https://www.oxfordmail.co.uk/news/13098707.increase-crashes-section-m40-subject-probe/>

Public safety all around this proposed site is a huge concern. I have also looked into why other proposals in the village have not been permitted and outlined a few below that are all in the same area along the M40 next to the proposed site:

- An erection of an Agricultural building that would have less of a detrimental affect on the surrounding areas was rejected (Application NO: 06/02274/F **"INAPPROPRIATE, INTRUSIVE" IN THE OPEN COUNTRYSIDE.**
- Sports fields opposite the Bicester Golf club, which marked out a football/rugby pitch was rejected
- Flood lights for the Sport ground were rejected due to high pollution and distraction to the M40 drivers

I have also looked at the The Cherwell Local Plan2011 - 2031 (Part 2) that is requiring Bicester to expand.

Vision

3.4 Local Plan Part 1 contains the following vision for the District: "By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than today. Those who live and work here will be happier, healthier and feel safer."

The quality of life will be detrimentally impacted and the increased traffic imposed on residence will not be safe.

Bicester as a whole is expanding at an exponential rate. A Business Park next to the current Tescos with added cars/traffic expected. Warehouses with extra lorries and vehicles expected. Bicester Village and the traffic that generates. The Heritage Site and the traffic that generates. Residence are continually affected by road works, transport and traffic issues. The infrastructure will not be able to sustain all of these proposed developments. At the same time crime rates have gone up and police cuts are affecting local residence. Under the circumstances they are doing a great job but the police, medical and fire officers, along with the community, needs support and we feel its currently not sufficient.

Everything is being built at once and Bicester is unrecognisable on the outskirts; yet nothing is being done to support the Market Town itself. Building new restaurants in a location that Bicester and surrounding villages can't access, yet using the resources of the town is another nail in the coffin of the local high street and will not help the community.

Please listen to the voices of the people who live here and financially contribute monthly to the infrastructure of this community; and not the American Corporation who seek to build on green land and take money out of the community without contributing to the sustainability of the towns current businesses, the sustainability of the environment, the wellbeing or the Heritage of the lives of the people and future generations; which contradicts the very words used in your Cherwell Plan 2011-2031 and could be considered to violate the Human Rights Act

- Protection of property

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions." As this has been hugely distressing to the population of Chesterton and surrounding villages.

Yours sincerely

Charlotte Cromer & Family

Miss C Cromer & Mr R Reeves
8 Penrose Gardens
Chesterton
Bicester
OX26 1DG

Mr A Lewis
Cherwell District Council
Bodicot House
Bodicot
Banbury
OX25 4AA

6th October 2020

Dear Mr Lewis,

Ref: Planning Application Case Ref: F/00825/HYBRID - DORSET LIVING

We are writing with great concern in regard to the planning application that is now reflected in the Dorchester Master Plan. As we are residents of Chesterton and walk along the A4095 with our twin 4years olds, to the local school every day, rain and shine.

We have experienced the following safety issues when using the only path through the village:

- Too narrow (especially with the pandemic and 2 meter rule with other parents passing).
- Large puddles accumulate on the sides of this road, which inevitably results in pedestrians (including children) getting soaked on the way to and from school.
- Safety concerns, as the road is supposed to be a 30mph limit, which drivers tend to ignore when rushing to work and puts vehicles at speed too close to pedestrians
- HGV's currently take the corner wide (to get around the corner) which is not safe with oncoming traffic, or HGV's coming both ways. There is no way of making the path wider due to homes either side.
- Houses along the road have deliveries or bin men block the road when doing their collections.
- The corner is blind, you cannot see oncoming traffic when turning left on to The Hale; with a 43% increase in traffic, the speed the vehicle drive through the village and pedestrians walking so close to the road, that is a hazard!
- with the Great Wolf Resort and the Rugby Club trying to appeal as well; how much traffic is this village supposed to contend with? When it currently isn't safe or fit for purpose and there are already other more suitable routes?
- The village isn't well lit, for how close the vehicles go to the pedestrians and in the winter months when it's darker in the mornings /evenings it is dangerous.

This raises our following questions/suggestions:

1. Why wasn't the infrastructure discussed / planned prior to building works starting on the site? It doesn't seem to have been considered before this point (which is too late).
2. There is a purpose built road from Junction 9 to Vendee Drive (Bicester Ring Road) that services these areas and traffic coming from the North and South. Surely HGV's should be directed to use those and not come through a tiny village with two awkward and tight corners, plus speed bumps and a traffic calming measure which was implemented for the locals safety.
3. Has anyone physically been to the village from the council (in peak times, which are x3 times a day. School drop off/ 8:30-9am, school pickup 3-3:30pm and 4:30-7pm rush hour) to see what the residents actually have to contend with?
4. I believe there should also be a 30mph(maximum) speed limit sign on The Hale; as people turn the corner from the village and speed up to 60 too early. Can this be done?

5. The proposal for the Dorchester Masterplan was submitted to our parish council too late, which appears underhanded as it directly impacts us in Chesterton Village.

I have attached some images for the route being discussed; but highly advise someone from the council who makes the final decision to come down and speak with residents/see the proposal area for themselves.



THIS IS ONLY A TRANSIT SIZE VEHICLE BUT DEMONSTRATED HOW CLOSE VEHICLES CAN GET TO PEDESTRIANS (INCLUDING CHILDREN). PLEASE NOT THE WATER POOLING AT THE SIDE OF THE ROAD, THE WIDTH OF THE PATH AND IF THE CHILD WAS WALKING ALONGSIDE THIS ADULT TOO. (I BELIEVE THIS DRIVER WAS GOING SLOW BECAUSE I WAS FILMING) IT ALSO DEMONSTRATED THE LACK OF STREET LIGHTING IN AUTUMN. VISIBILITY WILL ONLY DECREASE IN WINTER MONTHS.



THIS LORRY IS ON THE WHITE LINES IN THE CENTRE OF THE ROAD. IF ANOTHER LORRY COMES THE OTHER WAY IT IS TIGHT TO SAY THE LEAST.



THE LORRY HAS TO GO ON THE OTHER SIDE OF THE ROAD TO OVER TAKE RESIDENTS VEHICLES. WHICH WILL STOP ON COMING TRAFFIC AND **COULD AFFECT EMERGENCY VEHICLES.**



PATHS ARE NOT WIDE ENOUGH AND OFTEN MEANS PEOPLE HAVE TO WALK ON THE ROAD TO ABIDE THE 2 METER RULE



WHEN BIN COLLECTIONS OR DELIVERIES COME THROUGH THE VILLAGE IT MAKES THE PATH EVEN MORE NARROW AND THE TRAFFIC WILL CAUSE MORE CONGESTION.

we haven't included an image of how blind the corner is to go on to The Hale or how the HGV's take the corner wide in to on coming traffic, just to navigate that corner. But if the council needs to see them we can get those too.

To summarise, we believe this road is already an accident waiting to happen in many areas and a 43% increase in traffic will most certainly add to chances of something detrimental happening to the safety of the people in the village.

There are other more suitable routes for the HGV's and other traffic to take that do not impede the safety of the village and other drivers.

Yours faithfully

Charlotte & Robin



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/3259189
Date: 25 November 2020 08:40:30

Good morning

I cant beleive this is still under discussion. It would be madness to place such a complex here. Not withstanding the amount of water just to run the washing machines but the serious damage it would do to the many villages and people. I am sure you have had a myriad of letters stating different facts but I pray you will think of the lives and the destruction to the local countryside as well.

My children have lived in weston all of there lives. The church yard contains my father and mother. My husband and I were married and lived here all of our together lives. We have seen many changes but none as ridicous as this. Our road is used as a rat run of the A34 and can be very dangerous to pedestrian as it is classed as a single track road. If this water park goes ahead how many more cars and lorries will be using the road built for limited use. The A34 itself cant handle the traffic it all ready gets let alone the extra from this complex. It would become a carpark and local villages will take the brunt of the overspill. Some of the houses on the routes are so old they are built without foundations and already with the traffic increase most rattle when vechiles pass. Just think half of the listed building will be damaged or even distroyed for the sake of a holiday destination.

I beg you to rethink this complex for the people and wildlife it will distroy.

Corinne Cunningham

Holly Cottage

Weston on the Green

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf
Date: 19 November 2020 23:35:51

Dear Alison,

Ref: APP/C3105/W/3259189

I am writing this letter in astonishment that after a unanimous decision against this project, that we are here again appealing to protect our countryside and village life. With the current climate we are reminded more than ever of our surroundings and the wildlife that is so important to protect.

The beautiful village of Chesterton and its surrounding villages would be absolutely obliterated with this proposed facility. The roads in and out would not cope with the traffic and this would cause a substantial increase in air/noise pollution and destruction of wildlife habitats.

The complex is completely inappropriate for this beautiful little village and the surrounding area.

Yours sincerely

Candy

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189 - Great Wolf Resorts in Chesterton, Oxfordshire - Objection
Date: 27 November 2020 16:39:48

Dear Alison

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

I am writing to outline my **objection** to the proposed development by Great Wolf Resorts in Chesterton, Bicester. The application has already been refused though the relevant planning bodies, and for good reason. As you will already have this detail, I will not repeat it but ask that you uphold the decision based on the valid reasons it was initially refused.

Your sincerely,

Clare Downs

Cathy Fleet
Westfield Farm Cottage
Fenway
Steeple Aston
Bicester
OX25 4SS

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

12th November 2020

Dear Ms Dyson

Comments on appeal APP/C3105/W/20/3259189 - Redevelopment to provide new Leisure Resort, Chesterton, Oxon

I wish to object in the strongest possible terms to the proposed development. The size of the development is completely inappropriate for the Oxfordshire countryside and would have a devastating effect on all surrounding villages and the residents.

The analysis of the impact of additional traffic caused by this development, both during construction and when completed, has been seriously underestimated. The already overloaded M40 does not need additional load. The A and B roads in the surrounding area are not designed for the huge amounts of traffic which would be generated by the development and I am aware that most Parish Councils and the MCNP have already objected on these grounds.

Other considerations I am concerned about include:

- the impact on wildlife flora and fauna
- building in the open countryside contravenes local plans
- light pollution
- noise pollution
- loss of existing recreation facilities

The area does not require additional leisure facilities, as these abound in the large and developing towns of Banbury and Bicester, as well as Oxford City.

I find it unbelievable that a large American business would cause devastating impact on **our** countryside, wildlife, transport and way of life simply out of greed and I urge you to dismiss the appeal.

Yours sincerely

Cathy Fleet

Caroline Foster
11 Vespasian Way
Chesterton
Bicester
OX26 1BA

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

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

9 November 2020

Dear Ms Whitehead

The proposal is not in accordance with the local development plan and there is no material consideration that would warrant planning permission to be granted.

Usually located on the edge of major American towns and cities, Great Wolf is trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat.

My objections include:

1. Unsustainable

The location on the edge of a small historic village is unsustainable. The development includes 900 car parking spaces with a significant reliance on car travel which goes against Cherwell Strategy of reducing car usage.

Users of the existing golf now have to drive to alternative 18 hole golf course increasing car usage.

500,000 sq ft of buildings are planned on what is currently a Greenfield site, removing important green infrastructure, disrupting ecological habitats and view of the site which will be irreversible.

2. Traffic impact

The existing road infrastructure and surrounding villages will not be able to cope with the 1800+ additional vehicle movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.

Chesterton is a “rat run” and experiences major traffic congestion when there are traffic issues on M40 or A34.

The routing plan, via already stressed routes is unacceptable - through Middleton Stoney,

Weston on the Green and Wendlebury. The proposal also directs traffic onto the A34 which already very congested.

3. Location of economic benefit for Cherwell and local area

The proposal conflicts with Cherwell's strategic aim of prioritising "Knowledge Based" business investment as a priority.

Great Wolf aims to keep all guests on site throughout the duration of their stay so they use their restaurants, bowling alleys, retail shops etc. Local businesses will therefore not benefit from this proposed development. The additional traffic congestion Great Wolf guests, staff and deliveries generates may well harm local businesses.

4. Poor design

The low rise design, to reduce the visibility of the development, means the buildings and car park sprawls across the site which creates an urbanising impact on the rural location.

The two/three overbearing large blocks with a floor area of 500,000 sq ft are not in keeping with local area. Schemes in such a location should be small scale, detached buildings at low level, similar to the existing golf club, enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.

5. Loss of sports facility

The company accounts for the existing golf complex demonstrate that the 18 hole golf course is a viable business so there doesn't seem to be any reason to close 9 holes and build on it. Open spaces for sports facilities should be protected for communities well being.

6. Lack of consultation

This proposal will have over 2000+ visitors each day and have a significant impact on the area. Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is speculative planning application is in the wrong location and should be refused on this basis.

7. Air and noise pollution

There will be a deterioration in air quality and noise pollution from the additional traffic the development will generate.

Yours sincerely

Caroline Foster

Objection to Great Wolf Resort

I wish to object to the planning application and appeal by the Great Wolf Resort ref: (19/02550/F) to build a waterpark development in open countryside. This is not within the Cherwell Local Plan, and the size and scale of the development will dominate and greatly affect the area. The site would reduce the existing golf course, while not providing any alternative benefits for the local community, save possible occasional use when the company deems it possible!

The building is huge, up to 22 metres to the ridge, and despite carefully designed monitoring, it claims it would not be seen, but when carefully studying the drawings this is incorrect. The building has been copied from one of Wolf's sites in America and dumped in our countryside with no attempt to fit in with the local vernacular, and is of no architectural merit. The developers have gone to some lengths to prove that there would be huge water and energy savings against standard calculations for hotels and holiday facilities. I don't believe that this would work in practise. The building will have a huge impact on the water and electric supply, and will cause damage to the local ecology. The photovoltaic panels on the roof will shine on the area to the south.

This development is based on a water park, and provides no other activities, such as tennis, golf or other ball sports, and will only be for the use of families staying on site for a period of two days, thus creating a quick turnaround of visitors. With 500,000 visitors a year and 900 car parking spaces, together with delivery vehicles, the one road in and out will be grossly overloaded. Access only to the A4095 will be unnecessarily congested. Access through Chesterton towards Bicester is very narrow and with a very sharp bend. This will be extremely dangerous. Wolf suggest using this for buses to Bicester, as well as cyclists and pedestrians. Access to the motorway junctions 10 from the North and 9 from the South, as well as the A34 will mean traffic using the B430 through Weston on the Green, and from the North through Ardley and Middleton Stoney. This road is congested at peak times, and the junction with the A4095 is not very safe, as this forms a cross-roads for those heading to the West for Woodstock and the Cotswolds. It is impossible to believe that the assessment by 'Motion' believes that the impact of extra traffic at this junction will be immaterial. Where do they think people will be cycling from to get to the site? I would certainly not like to cycle on the narrow roads with the extra traffic through Chesterton.

Despite the extensive justification by the developers, this site is not suitable for this scale of development. I hope you will agree with the Local Authority and the majority of local people and reject this scheme.

Clive Hamilton-Gould

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

Dear Ms Dyson

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

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

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

Yours sincerely

Christine Hanlon

John Hanlon

Sorrel Hanlon.

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resort. APP/C3105/W/20/3259189
Date: 25 November 2020 21:41:58

Dear Alison

Please can our details be added to support the appeal. We fundamentally disagree with the Resort for a multitude of reasons.

We do not want to see the resort built as it will destroy the nature & landscape, create increase traffic which roads cant cope already but also create much more pollution. Furthermore, local population cant access the facilities which is very disappointing however it will ruin the trade for local businesses such as the Bicester Golf course who do offer a service to locals folks.

This resort is not needed or wanted here.

Many thanks for listening to our views.

Carrie and Richard Hartwell
7 Oxford Court
Weston on the Green
OX25 3RH

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From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference - APP/C3105/W/20/3259189
Date: 17 November 2020 15:26:33

I strongly object to the above planning application for the following reasons:-

- It is the only golf course in the area which is flat and therefore suitable for all levels, especially senior golfers. Golf is excellent for health and wellbeing and can be played both competitively and friendly to a mature age. Destroying the golf course would leave us without the sport we enjoy and which keeps us active and healthy.
- We do need to preserve the tranquil setting which is home to animals, birds and insects.
- Chesterton is a lovely village and roads surrounding it are not suitable for heavy volumes of traffic. Bicester is very congested due to Bicester Village and there are numerous serious accidents at Junction 9 of the M40; the volume of traffic that Great Wolf would generate would only make matters worse.

With kind regards

Carol Hill

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Support for the "Stop The Wolf" campaign - Chesterton, Oxfordshire
Date: 27 November 2020 15:48:47

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

Hi Alison,

I'd just like to add my last minute support for the campaign against the last minute appeal from Great Wolf Resorts against the unanimous decision to build the American resort park in Chesterton.

Upon hearing about the situation, I thought it was so outrageous as almost to be comical, and perhaps it would be if the potential disruption this development surely would cause (both to the natural habitat, the locals' livelihoods, and the Cherwell district's beauty and heritage) weren't so severe.

I hope the relevant officials are staying true to their original decision, and that this email is merely a formality.

Best wishes, and thanks for your work on this,

--

[REDACTED]
[REDACTED]



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 16 November 2020 19:33:29

Dear Ms Dyson

I would like to register a very strong objection to the Great Wolf Resort planning application on the grounds that it is a totally inappropriate development for a small village and will offer no benefits to the local community.

As a keen cyclist and walker I value what countryside we have left and the country lanes which have little traffic. All that would be lost if this development is allowed to go ahead. The traffic and disruption during construction would be horrendous and afterwards up to 500,000 visitors a year would cause enormous congestion on our already very busy roads, not to mention the increased pollution. The development would be an eyesore and would be completely out of place in a rural village.

Please stop this nightmare from happening.

Yours sincerely

Carolyn Hollis

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf
Date: 20 November 2020 22:14:33

appeal reference APP/C3105/W/20/3259189

We feel this is an inappropriate site for the wolf development based on noise, light, traffic pollution

Claire and Keith Hutt

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeals Ref: APP/C3105/W/20/3259189 - objection to Great Wolf Resorts' appeal
Date: 27 November 2020 16:32:50

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

Dear Alison

As a local resident (Kirtlington), I'm keen to object to the proposed water park development at Chesterton. It has already been comprehensively rejected at initial stages and is not in line with the Local Development Plan.

My concerns are:

- The size and footprint of the proposed complex will be a damaging eyesore, destroying local habitat and lighting up the dark night sky.
- The likely volume of traffic (both construction traffic and visitor traffic) could be more than the local roads can bear. They are already stretched and the local lanes around the proposed complex were never intended to bear that volume. The huge increase in traffic would be a threat to all road users and would bring high levels of air and noise pollution.
- It will bring little if any benefit to the local community.

Thank you for your consideration
Best wishes
Caroline Jenkins

Sent from my iPad

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: appeal reference APP/C3105/W/20/3259189
Date: 19 November 2020 09:49:49

Good afternoon Alison,

I am writing in regards the above appeal, for Great Wolf resort to build their destination resort in Chesterton, Oxfordshire.

I live in the next village along, and can categorically say that I feel any thoughts towards overturning the initial decision to block this planning request would be catastrophic to the local surrounding area.

We are an area of natural beauty, with conservation areas around here. The natural habitat is teeming with wildlife, with country walks and bridleways which would undoubtedly be ruined by a development of this size and industry.

Surely this year has brought a newly rejuvenated love of the country, of the natural world, one where we have seen it begin to flourish again due to the nature of lockdown. People have truly felt at home rambling in their local surroundings and many people have felt huge mental health benefits from getting out into the beautiful nature on their doorstep.

With this monstrous development that would be a thing of the past for all people locally.

Not to mention the infrastructure needed to support a development of this size, the amount of heavy goods traffic, the continual deliveries, the noise generated from the build, additional pollution.....the list goes on. And it won't end there, as once it's built there will be thousands of cars on our already busy country roads every day, queuing to get in to this resort. And none of this will serve as a benefit to the local economy, they will come off the m40 and get straight back on it. The roads leading up to M40 are already fast and not well enough equipped to deal with any increase in volume of traffic, this is proven by the mammoth tailbacks when there is a diversion or an accident somewhere else. These tailbacks can take up to an hour to clear. The roads go straight through 2 villages, the amount of cars that will increase here is unfathomable, and quite frankly dangerous for the local residents.

I for one cannot stress enough my opposition to this appeal and hope that it is quashed as quickly as it was raised.

Kind regards

Cindy Johnson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Ref C3105/W/20/3259189
Date: 27 November 2020 14:54:04

I am writing to strenuously object in the appeal as regards the above with regard to Great Wolf Resorts proposed development in the quiet and picturesque village of Chesterton.

I have been a frequent visitor to the village and enjoy its ambience which will dramatically change forever if this project is allowed to proceed. There are numerous reasons to support the Oxford Friends of the Earth in their concerted efforts in protecting the countryside. I will dwell only on a few of the reasons:

1. With an additional 500,000 visitors a year it would bring roads to a standstill;
2. The project is unsightly and a blot on the countryside;
3. There will be a substantial increase in pollution;
4. There will be no benefits to the villagers;
5. The location is totally unsuitable for a development of this size;

Your faithfully

Christopher Dorrien Johnson

PO Box 2499, Elizabethan Square
Shedden Road, George Town,
Grand Cayman, KY1-1104, Cayman Islands
[REDACTED]

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

Dear Ms Dyson,

Good afternoon, I hope that this finds you well. I am writing to you with regard to the Great Wolf Resorts planning appeal, reference APP/C3105/W/20/3259189. As a resident of Chesterton village for nearly 19 years I have many reservations about this proposed development, which I am sure many of my neighbours have also been in touch with you about, and think that it will have a devastating impact on the village and its community.

In the past few years, Chesterton village has seen a large amount of new housing, both in and on the outskirts of the village, development of the Bicester Golf and Country Club, extension of the village primary school, a new Holiday Inn hotel, warehouses, shops and the recently started construction of a new David Lloyd gym. These developments have brought much needed new housing and much welcomed employment to the area but they have also dramatically increased the amount of traffic in and through the village. There is also a proposal to move the traffic to and from the new warehouse development on Howes Lane along the A4095, through Chesterton.

We are a small village community who are not adverse to new developments, and indeed have largely welcomed many of the ones listed above. The proposed Great Wolf Resort development, however, is completely out of keeping with the environment and road infrastructure in and around the village. The increased traffic, both construction and guest, and pure size of the resort, 60% larger than Bicester Village, with an 84ft high water tower and a permanently floodlit 900 space car park, will be catastrophic for the village, environment, and local road systems. The construction phase alone will bring 2,000 construction workers and potentially 31,000 deliveries, equating to an average of 65 delivery lorries a day! This is something which just isn't sustainable or possible along the small country and village roads, not to mention the extra pollution and hazards. I know that this application was refused initially and really hope that this will be case this time.

Thank you for your kind consideration of my email.

With kind regards,
Clare Kavanagh



[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Chesterton Village Destruction - Great Wolf Lodges
Date: 27 November 2020 14:51:16

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

Clare Knight

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection - Great Wolf
Date: 18 November 2020 18:35:24

Good afternoon

I am writing to inform you of my objection to the great wolf resort complex.

I am a resident of a neighbouring village to Chesterton, my child attends Chesterton playgroup.

We live on one of the main access roads with small children and I am extremely concerned about the increase in traffic, the roads already are unbelievably busy and will not be able to cope with the increase in cars and construction traffic, the A34 is already an accident hot spot.

The proposed development is not in accordance with the local development plan and would ruin acres of countryside and wildlife habitat and would be a huge unsightly complex in the middle of an area of natural beauty.

I do not believe that this is the correct location for such a large complex to be built. The damage this would do to the area would be irreparable.

Many thanks
Catherine Lanham

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From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Development Ref: APP/C3105/W/3259189
Date: 26 November 2020 17:33:43

TO WHOM IT MAY CONCERN

GREAT WOLF PLANNING APPLICATION APPEAL - Ref: APP/C3105/W/325189

As residents of Middleton Stoney we wish to lodge an objection to the above development.

The original Planning Application was refused by the Cherwell District Council as totally unsuitable for the location and the community. The size of the proposed development, with all the associated increase in traffic through this village, would have a major impact on our quality of life. Already the very large increase in traffic caused by the expansion of Bicester to the East, and the housing developments in Upper Heyford to the West, has created a situation which the roads through our village were never designed to cope with.

As you must be aware the opposition to the Great Wolf Development is considerable in all the neighbouring villages. We sincerely hope that the Planning Inspectorate will uphold the decision of Cherwell District Council to turn down the Great Wolf application.

Campbell and Claire Leggat, 14 Park Close, Middleton Stoney. OX25 4AS [REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Ref: APP/C3105/W/20/3259189
Date: 27 November 2020 12:29:27

Dear Ms Dyson

I am writing to register my objection to the appeal by the American corporate Great Wolf Resorts with regards to land adjacent to the village of Chesterton, Oxfordshire.

I am opposed to Great Wolf's plans to build an enormous hotel on this site because it is completely out of proportion and keeping with its surroundings and will bring an unsustainable increase in traffic to the area. Five hundred rooms or 2000 people with a car park for so many cars will cover an area 60% greater than Bicester Village. This is the sort of thing that should only be built on the edge of cities – not near a small quintessentially English Oxfordshire rural village. Our Villages need protecting.

This will result in lasting and severe damage to a large area of countryside and will have a negative impact on numerous villages, not just Chesterton.

The existing roads are congested enough and the small lanes around the site will not be able to sustain such an increase in traffic which has been estimated to be up to 1800 vehicles per day. I do not believe this plan is consistent with any current local or national environmental targets. The country side should be protected and not built upon in this way – the effects on the countryside will be irreversible.

Yours sincerely

Claerwen Leslie

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference Number: APP/C3105/W/20/3259189
Date: 19 November 2020 10:28:32

Dear Alison

I'm writing with regard to the above proposal by Great Lakes UK Ltd and wish to raise a number of points, not least that this is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Landscape impact

With a site comprising 500,000sq ft of buildings on a greenfield site, it will remove vital countryside and disrupt ecological habits, if not destroy them.

The countryside is shrinking, and wildlife is being squeezed into smaller and smaller areas to roam. It's that or take on the increasingly busy roads to try and escape to freedom (M40, A34, A41, B4030). We are gridlocked by main roads already and this resort will not help with the conservation of our wildlife.

Traffic

The existing road structure can't cope with an additional 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already used as a by-pass route to counteract the busy roads leading in and out of Bicester. Congestion is already bad enough without adding more cars to the vicinity.

The routing plans are also completely unviable via Middleton Stoney, Weston on the Green and Wendlebury. These are already exceedingly busy routes with commuters and act as a by-pass for traffic leaving the M40 and heading onto the A34. The A34 is also a renowned hotspot for traffic congestion already, with the A41 at gridlock most of the time due to Bicester Village. What impact will this have on the sleepy hamlet of Little Chesterton? Sat nav sends you that way off the A41 already.

The road networks simply cannot cope with additional traffic – already Bicester has approved Kingsmere, Bicester Gateway, Bicester Heritage and continuing extensions to Bicester Village. The road network is not sustainable.

Economic benefits

Cherwell has a strategic aim of prioritising knowledge based businesses to the area, thereby offering employment to support the 'knowledge economy'. This does not fit in with the outlined strategy.

None of the local businesses will benefit from such a resort in the area – the hotel rooms are for guests of the resort only. All guests will be encouraged to park up and stay on site for the duration of their stay – using the restaurants, retail outlets and other facilities. This does not bring business or economic growth to the area. They will not venture out and treat it more like Centre Parcs – park up and stay put.

Air/Noise Quality/Pollution

It's already a noisy village without the disruption of construction traffic and then thousands of visitors. The roads in Chesterton are at a capacity already. Also with the proposed plan, the public outdoor spaces on site will be located right next to the motorway – how can this be healthy for guests with all the car fumes?

Loss of sports facilities

It appears that taking over golf courses for development is becoming increasingly popular in the area. With the loss of North Oxford 9-hole course to housing, Chesterton is now losing 9-holes to a water park. How is this supporting the local community, keeping people active and looking after their well-being?

Lack of Consultation

With the potential of over 2,000 visitors a day this proposal will have a massive impact on the local area and I strongly believe that Great Wolf should have worked closer with Cherwell to find a suitable site through the correct local plan process. Surely there are other more viable sites to consider and not those on the edge of a tiny village.

Yours sincerely

Cordy Maling

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf Resort, Chesterton APP/C3105/W/3259189.
Date: 23 November 2020 17:26:28

Dear Ms Dyson

I wish to add my voice to the objections to this proposal.

- 1. Chesterton itself is a very small village which would be totally overwhelmed by the development. The village itself does not stand to reap any benefit from it. In fact the character of the village would be damaged beyond repair.*
- 2. No doubt income from such a development would benefit the owners greatly, but most of the jobs created would be at the lower end of pay scale. This would place yet more demands on our already limited supply of affordable housing and rented accommodation, and further pressure on overstretched essential services.*
- 3. Those of us in neighbouring villages would be seriously affected by the increase in traffic on already busy roads, especially as visitors and staff at the resort are likely to make journeys to and from the resort by car.*
- 4. The Wolf developers wil provide additional jobs talk of job provision but even now some staff working at the Bicester Spa and Golf Hotel walk to work along an unlit road with traffic travelling at speed. The large increase in the number of people using this road on foot, bicycle, car or truck will add to the hazards.*
- 5. It will spoil a pleasant area of countryside and the continuing traffic, lighting, noise and pollution will have adverse effects on our declining wildlife.*
- 6. The Cherwell District Council has adopted a Local Development Plan. The scale of this development falls completely outside any development envisaged that plan.*

I very much hope that you will uphold the decisions already made at the local level by our representatives elected for that purpose.

Yours sincerely

*Chris Mason
Kirtlington
OX53JS*



Virus-free. www.avast.com

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to APP/C3105/W/20/3259189 – Great Wolf Resort Appeal
Date: 12 November 2020 10:06:37
Attachments: [Wolf Resort.docx](#)

Dear Ms Dyson

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

Following the announcement that Wolf Lodge has appealed against the unanimous Cherwell Planners decision to reject the building of their proposed private complex I write again to reconfirm my objections to this appeal.

For reference, attached is a copy of my original objection and all of these objections still stand. In addition, the approval of this development should any impact of the Covid pandemic taken into account. Yes this has changed the way we operate as a country and has impacted employment, however this does not take away from the fact that this proposed development will be a disproportionate sized development within a very small village, and will detrimentally impact the entire population of the village. The development is 60% larger than Bicester Village and we all know what impact that has had on our local infrastructure with regular problems of traffic management, parking problems and air quality. The hotel will hold around 2000 people at full capacity which is multiple times the population of the village that this proposal will effectively swamp. If this was a proposal aka Centre Parcs where accommodation is in small lodges, this might have more of a logicity to it, but a 4 storey building, and a 84 foot high water tower, is a proposed development which does nothing to preserve any form of country life.

My primary objection is the belief that people visiting the site will use the main roads and not go through the village, but this is naïve in the extreme. Signposting does not prevent people using their satnavs, which all will do as they will not be local visitors to the area, and the shortest routes from the M40 and A41, or to and from Bicester Village, will take visitors either directly through the village of Chesterton via Green Lane or worse still on the single track road via Little Chesterton. These are not safe roads with no footpaths and in many places no white lines. Unless these roads can be blocked off, this will result in 100s of additional vehicles travelling through the villages every day. Already there has been a proposal to restrict traffic down Alcester Road as there are concerns for the safety of school children and this will only exacerbate the situation.

I appreciate that the Covid pandemic has raised new challenges for the area, but agreeing to allow this development to go ahead will not be a benefit to the local area but an opportunity for a greater influx of non-local tourists into a contained zone (98% of guests in the US resorts stay on site), and who at best will solely visit Bicester Village and not the town centre to support local shops, with the profits going to a US company.

Please do not hesitate to contact me directly if you wish to discuss any of the above details further.

Kindest regards

Colin Maw
Greves House
Manor Farm Lane
Chesterton
Oxon OX26 1UD

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

Mr Colin Maw
Greves House
Manor Farm Lane
Chesterton
Oxon
OX26 1UD

11 December 2019

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

Dear Ms Whitehead

As a resident of Chesterton, I write to lodge my severe objection to the proposed planning application stated above for the development of a Great Wolf Resort in the village of Chesterton. This objection is based on a number of reasons in that the proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

Reasons for objection:

Unsustainable proposal.

The proposed location on the edge of a village is inappropriate and unsustainable. A proposed 900 car, car park means that the proposal has a significant reliance on car transport, which goes against the Cherwell Strategy of reducing car usage.

Traffic impact.

The developers view that visitors will come by train and be bused to the park is naive in the extreme, as has been demonstrated by the numbers of visitors to Bicester Village which has required the additional development of further car parks and the use of other local facilities, i.e. Tesco's car park, Bicester Avenue parking etc.

The existing road infrastructure will not be able to cope with an additional 1000 cars per day. The developers proposal to divert traffic through already stressed A roads, i.e. Middleton Stoney, Weston on the green and Wendlebury, will have a major impact on the lives of these villages as well. The developers are proposing sign posting the routing to the resort, which is supposed to negate the use of sat-navs by drivers. This is a ludicrous proposal as practically everyone who will be visiting the resort will be from outside of the area and use their sat-navs which will take them the most direct route which will be via the A and B roads around and through Chesterton. A major impact will be on Little Chesterton and will result in major road blockages.

There are already no footpaths or lighting in the roads around the proposed resort, as it is countryside, and it is already dangerous enough walking, running or cycling in the area. An increase in traffic will make it even more dangerous than it already is.

Landscape and environmental impact

The proposed 500,000 sq. ft of building on a greenfield site will destroy the environment and have an irreversible impact on the landscape and the views of the site. It will not even be possible to estimate the negative impact this will have on the local wildlife. In what is supposed to be an ecological time for the world, the destruction of greenfield and wildlife habitats is in effect destroying the future of the countryside. This would be another example of the reduction in the

Cherwell's countryside and greenfield sites, what with all the other developments that have been approved and commenced in recent years, e.g. Kingsmere, Bicester Heritage, Bicester Gateway, etc).

Lack of economic benefits for Cherwell and Local Area

This is in essence a business with no connection to the local area, developing a major hotel and resort area, which is designed to be self-contained with no links to the local economy, (with the exception of Bicester Village as they have said they will have buses running to this venue). Visitors will not be encouraged to leave the resort and utilise local businesses, i.e. pubs, hotels, even Bicester town centre.

Unemployment in Bicester is less than 5%, so where are the owners expecting to get their employees from, without impacting current businesses who are likely to lose staff to this development. If not from Bicester, bringing in employees from outside of the area will increase traffic all around Cherwell and Oxfordshire.

Loss of major sports facility in the Cherwell area and impact on the current Bicester Golf Club and Hotel

The Bicester Golf Club is the closest 18-hole golf course to Bicester and the company accounts demonstrate that the existing golf complex is viable showing no signs of financial problems. The loss of such a facility by reducing it to 9 holes will have a significant impact on the golf membership as those people who are members are so because it is an 18-hole golf course. Reduce it to 9 and many members will leave and therefore could put the business into a position that does impact its viability.

These are some of my primary objectives to this development, which will have a negative and detrimental impact on a village and the villages which live in it. It is also a destruction of greenfield spaces and will impact wildlife not just in this area but all around, as increased volumes of traffic will by default lead to further animal injuries and deaths on the roads. Finally the belief by the developers that the 1000 additional cars a day will follow set routes which will avoid the village and that their customers will take their public transport into Bicester Village is so unbelievable in its naivety it beggars belief that they think that this is what will happen.

Please do not hesitate to contact me if you require any further information or input.

Yours sincerely

Colin Maw

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Wolf appeal APP/C3105/W/20/3259189
Date: 26 November 2020 12:33:27

Sent from my iPad

All my objections from my first letter stands but I feel I need to say my biggest concerns are probably these- (if I put all my reasons down I sure you would get eye strain and I'd get sore fingers from typing.)

Roads.- The site they have chosen for this monstrosity is served with inappropriate roads. They are not coping with the traffic already using them, A34 being one road that seems to be constantly in trouble. We have Bicester Village on our doorstep which is a prime example of overwhelming our infrastructure.

I could go on about roads and traffic but i will stop here.

My other major concern is to do with nature. We are in an area of building growth. Chesterton is or was a small village with a good "buffer" between Bicester and Oxford

Country side is disappearing at a rate of knots and so is the wildlife.

We (the human race) seem to think we can do what we want with this world and we are killing it!

So please turn this project down as this world is precious and more important than a "water park"

Thank you.

Christine Muddiman

From: [REDACTED]
To: [Dyson, Alison](mailto:alison.dyson@planninginspectorate.gov.uk)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 27 November 2020 16:44:51

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

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

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

28/11/2020

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 writing as a resident of the village. The proposal is wholly unsuitable and unsustainable.

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, as follows:

The proposed development by reason of its location would result in the loss of an 18-hole golf course when the Local Planning Authority's evidence indicates the course is not surplus to requirements and there is a need for more provision for golf courses in the Bicester sub-area over the plan period. The evidence and proposals for alternative sports and recreation provision included with the application is not considered sufficient to make the loss of the golf course acceptable. The development is contrary to Policy BSC10 of the Cherwell Local Plan 2011-2031 Part 1 which seeks to protect existing sport and recreation provision and enhance the existing provision. It is also contrary to Government guidance contained within the National Planning Policy Framework.

2. The proposed development would result in the creation of a substantial leisure and hospitality destination in a geographically unsustainable location on a site largely devoid of built structures and beyond the built limits of the nearest settlement. It has no access via public transport and would not reduce the need to travel or offer a genuine choice of alternative travel modes over the private motor vehicle. Given the predominant guest dynamic

(families with children) the majority of trips are likely to be made via private motor vehicle, utilising minor rural roads. Furthermore, the proposal is for retail and leisure development in an out-of-centre location and no impact assessment has been provided as required by Policy SLE2. The Council do not consider that exceptional circumstances have been demonstrated to justify the development in this location, and as such the proposal is contrary to Policies SLE1, 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 Government guidance contained within the National Planning Policy Framework.

3. The proposed development fails to demonstrate that traffic impacts of the development are, or can be made acceptable, particularly in relation to additional congestion at the Middleton Stoney signalised junction of the B4030 and B430. As such the proposal is contrary to Policy SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy TR7 of the Cherwell Local Plan 2011-2031 Part 1, Policy 17 of the Oxfordshire Local Transport Plan 4 and Government guidance contained within the National Planning Policy Framework.

4. The development proposed, by virtue of its considerable size, scale and massing and its location in the open countryside beyond the built limits of the village of Chesterton, along with its institutional appearance, incongruous design, and associated levels of activity including regular comings and goings, will cause significant urbanisation and unacceptable harm to the character and appearance of the area, including the rural setting of the village and the amenities enjoyed by users of the public right of way, and would fail to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13 and ESD15 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policies C8 and C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. The submitted drainage information is inadequate due to contradictions in the calculations and methodology, lack of robust justification for the use of tanking and buried attenuation in place of preferred SuDS and surface management, and therefore fails to provide sufficient and coherent information to demonstrate that the proposal is acceptable in terms of flood risk and drainage. The proposal is therefore contrary to Policies ESD6 and ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

6. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure (including highway infrastructure) directly required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policies SLE4, INF1, and PSD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government Guidance contained within

the National Planning Policy Framework.

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. The children of our village riding their bikes on roads that already do not benefit from cycle lanes that will be the most risk during the development of this site and following its opening with increased cars passing through the village and many many heavy duty lorries navigating small narrow dangerous country lanes.

The proposal 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.

I wholly object to the development on all of the above grounds.

Yours

Colette O'Shaughnessy
Chesterton resident

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.

24th November 2020

Dear Ms Dyson,

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

I wish to strongly object to the appeal lodged by Great Lakes UK Ltd against Cherwell District Council's refusal for the proposed development at Bicester Hotel Golf & Spa, situated in the village of Chesterton, for the reasons outlined below.

Local Development Plan

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

The proposed site is not located within any defined settlement boundary, and thus is within the open countryside. The site isn't allocated for any development in the adopted Development Plan and thus is contrary to an adopted and up-to-date plan, which commands full weight in the decision-making process. The site is also shown on the Green Infrastructure theme map (maps at Appendix 5 of the Local Plan) as an existing 'Outdoor' Sports Facility (protection of existing sites falls under Policy BSC 10). The proposals would be contrary to Policy ESD 13 in as much as they would cause, at the very least, undue visual intrusion into open countryside.

The 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 considered an aesthetically pleasing addition to 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.

Transport

The proposal is not in a sustainable location in transport terms. There's no public bus service and the site is not conducive to walking or cycling, making it car dependent and therefore contrary to the National Planning Policy Framework, Local Plan and Local Transport Plan policies, which require development to be suitably located to maximise opportunities for sustainable travel.

A resort that's 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 they currently experience; they are frequently little more than car parks when problems occur on the M40 or A34 and traffic needs 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 designed for and can't sustain. The huge increase in traffic will also have a significant impact on air pollution levels at a time when we all desperately need to reduce our carbon footprint.

Economic Benefits

The proposal does not align with Cherwell's strategic aim of prioritising Research and Development based Business Investment and associated spin offs, thereby improving the quality of job opportunities available to the local working population.

Cherwell enjoys a very low unemployment rate and the existing retail and leisure sector struggle to recruit the staff they need. If this proposal were to go ahead, Great Wolf would either take away employees from established businesses, which would result in a negative economic impact, or they would need to recruit from outside of the local area which would further increase traffic movements.

It is difficult to foresee any economic benefits to restaurants, pubs, shops and similar leisure-based enterprises in the local area, as it will be Great Wolf's aim to keep all guests on site to use the resort facilities that will be provided.

Hotel rooms on the complex will only be available to Great Wolf Resort guests, which will not assist growth of other businesses in the area by providing visitors or employees with overnight accommodation when required.

Ecological Impact

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. This is green field habitat that can never be replaced.

Conclusion

Great Wolf are predicting 500,000 visitors per annum, which would have a huge impact on the area. Bearing this in mind, they should have worked with Cherwell to be allocated a site through the correct local plan process which they failed to do. This was a speculative application in the wrong location, which was unanimously rejected by Cherwell District Council on 6 different counts; I sincerely hope that Great Lakes UK Ltd's appeal against this decision will also be refused.

Yours sincerely,

Cassandra Peter

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 22 November 2020 18:54:17

Dear Alison,

I am writing to ask that you reject the appeal against the unanimous refusal by Cherwell District Council of the planning application by Great Lakes UK for the following reasons:-

The site is wholly inappropriate.

The access from any direction is totally inadequate. The local roads are not suitable for such an increase in traffic volume.

The loss of the golf course flies in the face of Bicester's 'healthy town' label plus another local course has closed (reason unknown) and another, on the outskirts of Oxford, is due to be built on. The golf club is successful and financially viable and is attracting new members.

We are seeing large deer and other wildlife in our garden as their habitat is being squeezed more and more.

Planning permission has been given for a health and racquets club including outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace less than two miles from the proposed Wolf site. This will provide 1159 full time positions.

There has been flooding in the village and in Wendlebury which would only be exacerbated by covering green fields with concrete. I am also concerned about such a large use of water.

The design of the buildings is not in keeping with the vernacular and the 'street scene' in Oxfordshire does not include an 84 feet high tower.

There would be no economic benefits to the local area as the whole idea is for guests to stay at the resort and have meals from the many outlets within the site. Passes for day visitors would be costly and rarely available.

The Blackstone Group global investment business has a 65% controlling interest in Great Wolf Resorts Inc and in their own words their "opportunistic funds seek to acquire undermanaged, well-located assets across the world".

Please understand that there is no need for this type of resort in the area and we most certainly do not want it.

Yours sincerely

Carolyn Pheasey

Winterbrook House, Alchester Road, Chesterton. OX26 1UN

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference: APP/C3105/W/20/3259189 (Great Lakes UK Ltd)
Date: 27 November 2020 12:59:23

Dear Ms Dyson

I am most concerned to learn of the Appeal in connection with the above proposed development. I write in my personal capacity but I should advise that I am Chair of a prominent local group, the Kirtlington Wildlife and Conservation Society (KWACS), and so am well informed of local environmental matters. My objections to the proposal are set out below.

Environmental harm

The complex will cause a substantial increase in air, noise and light pollution and an increase in traffic load. At an estimated 500,000 visitors a year, there will be an estimated additional 1,800 car trips a day on local roads, including country lanes, the accident hot-spot A34, the A41, the A4095, the B430 and the A4030. Oxfordshire County Council, working jointly with the county's District Councils, declared a climate emergency in April 2019. A development on this scale is incompatible with this declared aim of prioritising action on climate change.

Contrary to Adopted Development Plan

The proposed site is not located within any defined settlement boundary and is thus within the open countryside. The site is not allocated for any development in the adopted Cherwell District Development Plan and thus is contrary to an adopted and up to date plan, which commands full weight in the decision making process. The proposals would be contrary to Policy ESD13 as they would cause, at the least, undue visual intrusion into open countryside. The preamble to this policy also highlights Bignell Park and the Roman roads around Bicester as features of value; the proposals would affect these directly and the setting of the park. The proposal would not comply with Policy SLE3 of the CLPP1 which requires new tourism development to be located in sustainable locations.

Unproved need

The local area enjoys high levels of employment particularly in the leisure/service industry, but struggles with housing shortages and transport networks which are at breaking point, thus the need case for this development seems ill-considered. The development will not be a public amenity as the complex is designed for people who book an overnight stay. Local day passes will be scarce and expensive and will not be available during school holidays or at weekends.

In short, the scheme is highly ill conceived and should not be allowed to proceed.

Yours sincerely

Christopher Powles

*Christopher Powles
West House
South Green
Kirtlington
Oxfordshire OX5 3HJ*

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

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal APP/C3105/W/20/3259189
Date: 22 November 2020 16:27:18

Dear Alison,

I am writing to voice my objections to the recent appeal from Great Wolf Resorts (reference APP/C3105/W/20/3259189). I am writing to urge you to uphold the original decision to reject this development on the grounds that its placement is completely inappropriate in a rural village location.


This development is not sustainable, building on our green spaces, destroying an existing sports facility, increasing traffic, noise and air pollution, creating more light pollution and putting more strain on our local infrastructure/utilities. Our village is already suffering from traffic problems, with both regular speeding and so much traffic during peak periods that it is dangerous to walk or cycle on our roads. Great Wolf will add thousands of additional traffic movements, worsening both of these issues. The development offers no benefit to local residents, with only residential guests able to benefit from these new facilities. Great Wolf have been particularly unclear about whether they will offer day passes, or that they will be offered at a cost that is affordable for the majority of residents.

In times where we need to be preserving our countryside and forestry to avoid further impact on climate change, this development in this location is completely inappropriate.

This development offers no benefit to our local communities and destroys existing benefits that many of us already enjoy today. To approve this would be robbing us and future generations of our existing facilities and countryside for a development that offers us nothing.

My view is that the original planning decision was entirely correct and ask that this decision to reject planning permission is upheld.

Yours Sincerely,
Chris Pringle
Chesterton

From: 
To: [Dyson, Alison](mailto:Alison.Dyson@cherrywell.gov.uk)
Subject: Regarding APP/C3105/W/20/3259189
Date: 27 November 2020 21:02:43

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
Chris Pruden

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Ref: APP/C3105/W/20/3259189
Date: 24 November 2020 13:14:25

Dear Ms Dyson,

I write with reference to the appeal of Great Wolf Resorts against the decision to reject the build of a sizeable resort and waterpark in the Oxfordshire village of Chesterton. I wish to register my objection to the appeal.

I understand the initial proposal was unanimously rejected by Cherwell planners on 6 bases as it was not in accordance with the Cherwell Local Development Plan and was completely unsuitable for its location. I echo this view and agree that the development proposed is entirely out of keeping with the local area and detrimental to local wildlife, road infrastructure and quality of life.

The complex aims to attract visitors in vast numbers for overnight stays. It is not aimed at use by local residents as a public amenity and feature of the community, albeit residents will suffer the effects of increased traffic by heavy use of country roads. There does not appear to be any provision for improvements to the existing road network, which already suffers with potholes, travel delays and accidents. Instead, there is the intention to attract some 500,000 visitors per year with no suggestion as to how the estimated 1,800 extra journeys per day would be accommodated.

It is also anticipated that the sheer size and nature of the planned complex (including a hotel, water park and massive flood lit car park) will have a negative effect on wildlife and on noise, air and light pollution in the local area. The complex is entirely out proportion in relation to other buildings in the local area, both in size and nature.

There appears to be no actual requirement for this development, which will in fact require the destruction of a well used golf club and local wildlife habitats. Other, potentially more appropriate sites were not sought or considered, and the unnecessary build would have a devastating short and long term impact on the village of Chesterton and on those villages surrounding it. The build will be lengthy and involve considerable disruption in terms of construction traffic and noise.

I therefore urge you to reject this appeal.

Camilla Rents

Letter of Objection to the Proposed Great Lakes Development - Chesterton

The Old Coach House

Church Lane

Kirtlington

Oxon OX5 3HJ

10th November 2020

Dear Alison Dyson,

Re: Additional Comments in Objection to the Great Lakes UK Ltd Development, Chesterton

Appeal Reference APP/C3105/W/20/3259189

I write to offer additional objections on a complex that is hoping to be built without any attempt made to find a more suitable site.

The proposed water park will be a huge, unsightly complex dominating the country landscape. Apparently, the **footprint will be a lot (over 50%) bigger than Bicester Village** or equivalent to 2 large superstores. Construction of this huge site will last two years and involve 2,000 construction workers and 31,000 deliveries. This equates to an **average of 65 delivery lorries travelling every day** through local villages. The water park will necessitate a substantial increase in air/noise pollution and the **destruction of wildlife habitat**.

Currently on this site, there is a busy golf club which was designated as a key sporting facility under Cherwell DC's local development plan. The building of a water park will mean the **loss of this vibrant and community golf club**.

Benefits to the local community will be negligible as up to 98% of guests in similar US water parks stay and dine within the facility.

The building itself raises many issues. The **hotel building will be four-storeys high** and have 500 family rooms, a capacity of around 2,000 visitors daily. This means that this new hotel will be one of the largest outside London, in a rural community.

The planned **84 ft water tower building will be an eyesore** and could potentially become the tallest building in Cherwell. Is this building in keeping/sympathy with the surrounding rural village?

Car parking plans are for a 900-space park. I believe that this is similar to the Westgate Centre in Oxford. This would question the **huge scale of the project, and its suitability for the site?** If the car park were to be permanently floodlit, this would offer huge **light pollution** on the surrounding area?

The annual potential visitors to the site could increase up to 500,00 mainly travelling by private car. This would **mean 1,800 additional car journeys a day on the local, rural, and unsuitable roads which are already stretched to capacity**. The Inquiry should be aware that there is an **accident hot spot on the crossroads (A4095/B430) mere 2 miles away** from the park. Additional cars in these numbers would bring the surrounding countryside and villages to a standstill.

Letter of Objection to the Proposed Great Lakes Development - Chesterton

Lastly, I write in hope that this proposal (which has been **rejected on six counts because it was not in accordance with the Cherwell Local Development Plan**) is finally rejected due to its complete unsuitability for this countryside and rural location.

Yours sincerely,

Caroline Rice

Caroline Rice

From: [REDACTED]
To: [REDACTED]
Subject: Great Lakes UK Ltd - APP/C3105/W/20/3259189
Date: 11 November 2020 11:47:06

Dear Madam

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

As a resident of Chesterton, I am writing to you to express my deep concerns about the Great Wolf Resorts appeal against the planners' unanimous decision to stop the American style resort and theme park in my village. The proposal is not in accordance with the local development plan and there are no further considerations that would warrant planning permission being granted on appeal. Further objections focus predominantly around the subject of its sustainability and suitability in a small Oxfordshire village.

A development of this scale, with the sole aim of attracting large numbers of people, poses an over-bearing presence in terms of the resort's 500,000 sq. ft. of buildings. The vast 900 space car park and 500 hotel rooms planned would mean that, at capacity, the number of hotel guests and staff would equal the whole village population, with the potential to inflict more than double the traffic movements on small local lanes.

The proposed site is beside the M40, one of busiest motorways in the UK which already deposits an unsustainable amount of traffic onto the A34, the A41, Bicester town and its surrounding villages. Any amendments to the local road infrastructure to cater for traffic bound for the resort would only add to local air, noise and light pollution and cause further damage to the environment through loss of greenbelt land, the tarmac over swathes of countryside and loss of valuable hedgerows. In turn this would lead to an even higher water table and substantial risk of local flooding, not to mention the constant threat to our precious but dwindling local wildlife.

Sadly, in Chesterton we already hear the constant noise from the M40 and A41. As a result of the Kingsmere development and Vendee Drive, the village now sits like an island, surrounded by noise from these busy roads. The resort would generate a substantial increase in vehicle movements through Chesterton, especially by those travelling to and from the M40 and Bicester Village, adding to the noise, disruption and driving hazards on our country lanes. There are other significant developments close to the village and all around Bicester (for example, Kingsmere housing and retail park, Bicester Gateway, Bicester Heritage, Graven Hill and several large warehouse complexes) all of which are part of the Bicester expansion plan. The Great Wolf proposal would simply swamp an area already struggling to cope with this current accelerated development.

Approached by B-roads and pretty green lanes, Chesterton is a typical English village situated on a Roman road, with its own conservation area, two greens, ancient lanes and pathways, numerous historical and/or listed buildings of note and a 12th century parish church. Although subject in recent years to two new modern developments, there remains a feeling of neighbourly cohesion among its residents, who have chosen to live in a rural area rather than a town in order to enjoy the quiet and privacy this offers. We accept the trade-off of not having a bus service or local shop in return for a slower, more peaceful way of life. A large influx of holiday-makers, thrill-seekers or tourists in the area would completely destroy the very nature of the quiet lifestyle we seek. Furthermore, a four-storey, 500 room hotel, in whatever style it is built, its accompanying 84 foot high waterpark hangar and huge carpark are all completely at odds with the local architectural style. Great Wolf Lodges all appear to be built in a very specific all-American style of architecture which would neither integrate nor blend in remotely with the existing Bicester Hotel & Spa and most importantly, Chesterton, other

surrounding villages and the English countryside.

My overriding concerns about these proposals are the lack of sustainability and considerable ecological impact. The plans encompass a vast area which is currently green space and golf fairways within an area of green belt land. The combination of the car park, the hotel and the waterpark hangar together demands an enormous footprint, all of which would be under concrete. The design makes no attempt at eco-efficiency and construction alone would demand colossal resources in terms of unsustainable raw materials, water, energy, etc. The damage to green space, flora and fauna would be irreversible with these vital elements of the rural landscape disappearing forever. This is tragic, especially in this day and age when we are striving to reverse these threats to the natural world.

Aside from ecological unsustainability, the resort would be unsustainable in its supply chain and staffing. Most of the 600 jobs on offer would be low-paid and unskilled bar and domestic shift work, which would not support local people with a wage that meets the high cost of living in this area. Local businesses already struggle to get the staff they require, with local unemployment being at record lows. There are already several large hotels in Bicester including the recently opened Holiday Inn Express (149 rooms) and the planned Bicester Heritage Hotel (344 rooms). Add these to the 500 rooms planned by Great Wolf and it begs the question of who is going to staff these establishments. It is highly unlikely that all the staff requirements would be met locally meaning even more 24-hour, 7-day-a-week vehicle movements by commuters and potential overcrowding on public transport. The claim that the resort would be good for employment is an empty promise, as we don't need additional employment in the area, especially if it is low paid work. Furthermore, the proposal is contrary to CDC's strategic aim of prioritising Knowledge Based business investment, thereby offering employment that supports the 'Knowledge Economy'.

A claim was made that the resort would source all its food from local farms however I am very sceptical about this and regard it as merely a sweetener to pacify the local people during the proposal stages. Considering the likely ingredients required for menus at an American-owned, family-oriented visitor attraction (pizzas, hot dogs, burgers, etc.) it would not make commercial sense for Great Wolf to purchase supplies from local farmers as their produce and raw ingredients clearly would not meet these needs; it's much more likely that frozen and chilled food would be bought in bulk from contract food processors, manufacturers and catering suppliers to the hotel trade. Therefore, the demands of Great Wolf's supply chain, for its food at least, would do nothing whatsoever to enhance the local economy or help our farming community.

Although the development may garner some support from Bicester town's residents who have been tempted with the questionable idea of day passes, they do not live in Chesterton. I urge you to take *my* objections and those of my fellow villagers very seriously. Our objections are not simply a case of "Not in my back yard" but "Not in *anyone's* back yard" because the proposals for this resort are totally out of scale, completely unsuitable for a rural location and would have a hugely negative impact on the people who live here.

Yours faithfully

Coralie Rodwell
Pilgrims
3 Tubbs Yard
The Lane
Chesterton
OX26 1UX

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resort
Date: 27 November 2020 22:16:13
Attachments: [REDACTED]

Dear Alison,

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

I am writing to ensure that the recent appeal by Great Wolf Resorts is dismissed as we are soon to be moving to the village and it would be a complete detriment to the local area.

The increased traffic in the area would not only go to the detriment of the quality of the air but also to the wildlife in the area as well as the local community. It is heart breaking to even know that this monstrosity could even be thought to be appropriate for an area of outstanding natural beauty.

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

I have two small children and would not feel safe for them to walk to school or attend the golf club with it being such a busy attraction and totally defeat the whole purpose of living in the country.

Please dismiss the request of appeal and don't allow such a horrendous tourist attraction to be built in our village.

Kind regards

Caroline

Caroline Sidell

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 12 November 2020 10:48:13

Dear Ms Dyson,

I am writing to express my total opposition to the above planning application which is now being sent to the appeal process.

This application was unanimously rejected by Cherwell District Council last March after it was found to be a completely unsuitable project for the location. Now it seems that we are having to fight again to have this turned down.

The objections that all of the local residents put forward previously are obviously still the same but just to add:

This amenity is not going to bring anything to the local business community - visitors there will be booked to stay on site and will only be spending their money at the amenity, not outside in the community. Meanwhile local residents will not be able to use the facilities should they wish to. No gain locally on any front.

The projected number of visitors (500,000 per year) would mean unfathomable increases in the cars using the local roads. The A4095 on which this development is planned is a small local road, since this area is highly congested on a day to day basis, this would stretch the local roads to way way over their capacity. The noise and pollution brought by these enormous increase in traffic goes against everything that the government is currently backing - less use of cars and care of the environment.

There is to be no public transport to this facility - there are currently no buses that come through the village and apparently there are no funds from local government to reinstate this service which has been frequently demanded by the local population. Is it right that there should only be cars to take visitors to this development. It is too far for anyone to cycle (and from where) and certainly not to walk.

The development is projected to be very unsightly and four storeys tall, in an otherwise very flat landscape. The floodlit carpark will illuminate most of the surrounding area and is set to be on an industrial scale - this is completely out of keeping with the surrounding countryside.

There are so many arguments as to why this planned development is in the wrong location and it actually beggars belief that we, as residents of a small village, are having to fight for this to be turned down again. I sincerely hope that the Planning Inspectorate hears our voice of reason and rejects this Appeal.

Yours sincerely,

Cathy Steiner
47 Alchester Road
Chesterton
OX26 1UN

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf appeal
Date: 14 November 2020 15:36:40

And I , Appeal reference APP/C3105/W/20/3259189

I am writing to object against the above appeal for the following reasons:


The proposed development rides roughshod over the current Cherwell Local Development Plan and would cause the loss of the local golf course.

The enormous unsightly complex about 60% bigger than Bicester Village with its 84ft high water tower would dominate the landscape and bring no benefits to the local area.

As a self-contained private resort with its four storey hotel it would offer very little trade for local businesses. Experiences in the US suggest that 98% of guests remain on site.

Finally, the upheaval and inconvenience caused by an estimated 2,000 construction workers and projected 31,000 deliveries equating to an average of 65 lorries a day can only worsen congestion on our neighbouring villages and their roads. For the above reasons this Wolf project is totally unsuitable in its present location. I strongly recommend that the appeal is rejected.

Charles Sturt
Villager resident in Weston on the Green

From: 
To: [Dyson, Alison](mailto:alison.dyson@planning.gov.uk)
Subject: APP/C3105/W/20/3259189 - Objection
Date: 25 November 2020 21:00:35

To: Alison Dyson (case officer)

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

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.

I am a resident of Chesterton, and strongly object to this planning application; this development is wholly inappropriate in its current proposed location.

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 including Chesterton.
- Building a leisure facility of this incredible scale in a small village is in direct contraction to the Cherwell plan's aim to 'ensure the level of development at our villages respects the character and beauty of our rural areas while meeting local needs'. **There is no local need for this facility, and I can't conceive of a plan which would dis-respect local character and beauty more than this one.**
- This is a completely 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.
- Increased traffic on A4095 through Chesterton village will further endanger pedestrians - **walking on this route with my two young children to the local village primary school is already dangerous based on the narrow road and pavement. Having construction trucks and thousands of additional daily cars will make this route too risky to be used by the community, and there is no alternative.**
- 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.

This proposal would have irreversible negative impacts upon the surrounding villages and its thousands of residents.

Yours Sincerely,

Greg Sumner
4 Maunde Close, Chesterton, Oxfordshire

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 26 November 2020 17:39:28

Dear Ms Dyson
Appeal by Great Lakes UK Ltd
APP/C3105/W/20/3259189

I am extremely concerned to learn that Great Lakes UK Ltd has lodged an appeal against Cherwell District Council's decision earlier this year to refuse planning permission for a proposed development on land in Chesterton, Bicester.

The proposed development is not in accordance with the Cherwell Local Plan. It was considered that the proposal would not comply with Policy SLE3 of the CLPP1 which requires new tourism development to be located in sustainable locations.

This will **NOT** be a public amenity – the water park complex is designed for people who book an overnight stay. Local day passes are likely to be scarce and expensive (and not available during school holidays or weekends).

Furthermore, the vast numbers of visitors a year will lead to a huge number of 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.

Chesterton is an historical village in a rural location and a huge, unsightly complex dominating the landscape would be most inappropriate, particularly as this will be 60% larger than Bicester Village or the equivalent of two Tesco Extra superstores. A complex of this size is the opposite of what we should be doing to combat climate change – vast amounts of chemicals and water will be used in an area where water supply is a concern.

It is for all these reasons that I believe that this appeal should be dismissed.

Your sincerely
Carole Sweetnam

RECEIVED
18 NOV 2020
MAJOR CASEWORK

AD

Huish House
Home Farm Close
Chesterton
OX26 1TZ

16 November 2020

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

re : App/C3105/W/20/3259 189

Dear Ms. Dyson,

With this letter I wish to object in the strongest terms to the above appeal.

My reasons are :

- 1) - the original application was rejected, unanimously, by Cherwell District Council. This must mean something.
 - Oxfordshire County Council, Bicester Town Council, Chesterton Parish Council and all the surrounding Parish Councils opposed this project. This must surely weigh strongly against this project.
 - 800 letters objecting were received, only 40 letters in support. Surely, this equally must mean something.
- 2) I want to go (again) over the reasons for objecting.
 - a) The increase in traffic on the small lanes and roads around Chesterton will be horrendous. There have already been big developments in this area

over the last few decades. This has created much more traffic on roads that were not built for this. There are times that it is practically impossible to cross the A4095 which runs through the village and out again to the site of this proposed water resort.

The ancient Roman Road (Akeman Street), on the other side of the village, should be left untouched, but will not be if this huge development happens.

- b) We will lose yet more trees and hedges. During lockdown, I often walked the site. That whole stretch of the A4095, and the golf course itself (which has a public footpath running through it, so accessible to all) is really quite lovely. I am a grandmother of 8 : children do not need waterslides, but they do need nature and wildlife. At this time, all the talk, nationally and worldwide, is about Climate Change, the Environment, the loss of nature and wildlife (see David Attenborough). Surely it would be wrong to allow this enormous project, land hungry and car dependent! A huge hotel, colossal amounts of water (which will need heating day after day after day!)
- c) The whole development will look completely out of character here.
- d) This project will not benefit locals. We already have nearly full employment in this area. Apparently, as a rule, only people staying at the hotel will be able to use the water park anyway. So it will benefit people coming from other parts of the UK, and abroad (cfr Bicester Village Outlet Store at the other end of the village!) This means lots and lots of car journeys!

In conclusion, I strongly urge the Planning Inspectorate to reject this application. What we build, where we build it, how we move around are some of the biggest causes of carbon emissions.

The Great Wolf Resort is completely contrary to everyone's best interests, except their own. These huge projects in our villages and countryside have got to stop.

Thank you for reading this,

Yours sincerely,

Christine Tett

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: APP/C3105/W/20/3259189 Great Wolf Chesterton
Date: 10 November 2020 14:22:04

Please record my objection to this planning appeal for large scale water park in the small village of Chesterton. I can see no reason or argument as to why the developer would choose to build it in this vicinity.

The proposal is not in accordance with the councils own local development plan and see no reason why planning permission should be agreed.

Increase traffic is a main area of concern with the plan noting that 500,000 visitors per annum are expected with no specific 'change-over' day to limit vehicle movements. Personal transport traffic is apparently to be routed via specific routes but at the present time ALL routes in and around the proposed development are over crowded as it is - ie. A34 (regular RTIs and queuing traffic), M40 (regular tailbacks at both J9 and J10), A4095 (already large volume of traffic along this northern edge of Chesterton & B430 (already is a 'rat run' between the A34 and M40 J10).

Already in and around Bicester and Chesterton due to large scale recent housing and retail developments traffic has increased significantly - this proposed water park will just increase pressure on an already overloaded roads infrastructure.

On top the of these obvious traffic issues it should also be noted that with the proposed development being built over the top of nine holes of the Chesterton Golf & Country Club and traffic movements will also be increased as golfers take to other courses in order to play. Great Wolf in their appeal have said they will convert the remaining nine holes space into an eighteen hole course but this will just result in a short eighteen which people will likely still not want to play especially when there are much better courses within a few miles.

The proposed site for the development is greenfield, a massive development of the nature proposed will adversely effect local wildlife habitat and ecosystem. In these days of increased environmental awareness surely we should not be allowing large scale destruction of nature in this way?

It is difficult to imagine what economic benefit the proposed development would bring to the local area and goes against Cherwell DCs own prioritising of 'knowledge based' development.

In and around Bicester businesses already find it difficult to recruit personnel, especially at the low income end of the jobs market which the proposed development may provide. This being the case the question remains of who exactly will work at the new development, where will employees come from and when sourced from outside the local community what is the benefit locally? Answer - very little benefit to the local community and town. With the huge potential visitor impact (possibly turning over 2000 visitors per day) a more suitable site should be sourced in proper consultation with CDC.

The developer has said that 'day passes' may be available to local residents to make use of the water park facilities, however, this is wholly dependent on poor hotel occupancy which obviously is not in the developers plans. With local residents pretty much barred from using the water park without booking a hotel room what is the benefit to having it?

Once again, I strongly object to this out of scale, disruptive, destructive, unwanted and unneeded development and ask that the appeal is refused.

Yours faithfully,

Colin Walker - Red Cow Cottage, Alchester Road, Chesterton. Bicester. OX26 1UW

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 25 November 2020 08:57:07

Dear Ms Dyson

We are emailing you re the proposed development from Great Wolf Resorts at Chesterton.

Initially as a family we were quite excited about having a water park on our door step but sadly after doing some research we have realised this isn't a water park for local residences.

Reading through the Great Wolf literature it is our understanding that this will be huge water park complex designed for over night stays, day passes will be expensive and limited. We understand there will be a hotel 4 storey high, an 84ft tower and a permanently floodlit 900 space car park which will be a blot on the landscape and a destruction of wildlife habitat.

With a capacity of 2000 visitors the impact on local roads does not bare thinking about. The local roads are already congested and with the housing estate at Upper Heyford not even finished and the proposed Great Wolf Resort we will need a helicopter to leave our house! The A34 at junction 9 of M40 is already an accident hotspot and the increased traffic will only get worse. The B430 & B4030 roads are not made for this amount of traffic. They will all need to be upgraded, which is not in the proposal.

Finally this proposal is not in accordance with the Cherwell Development Plan.

PLEASE PLEASE PLEASE consider this appeal carefully.

Best wishes

Colin, Wendy, Ellie & Phoebe Williams
Ashbank Cottage
Middleton Stoney
OX25 4AL

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal reference APP/C3105/W/20/3259189
Date: 18 November 2020 15:25:23

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

Claire Williams
Bicester resident
Appeal reference APP/C3105/W/20/3259189

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference: APP/C3105/W/20/3259189
Date: 15 November 2020 13:22:34

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

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

I am writing to object to the Appeal that has been lodged by Great Wolf Developments against a decision to reject their plans for a resort park in Chesterton, Oxfordshire.

I object on two grounds:

1. The road network in the vicinity of the planned resort is already insufficient to meet the needs of the rapidly expanding town of Bicester and the retail park, Bicester Village. The A41 between the M40 at junction 9, and Bicester is a dual carriageway; it is the only route into Bicester from the South. Any accident on that stretch of road severely hampers emergency services to and from Oxford. A significant increase in traffic would only make an already unsatisfactory situation worse.
2. The proposed development will increase the risk of flooding in the nearby village of Wendlebury. The 'Wendlebury Brook' that runs down the village Main Street, already floods at regular intervals. Properties at the lower parts of the village are at risk when this happens. Rain water falling on land to be used by the proposed Great Wolf Development feeds into the Wendlebury Brook before it reaches Wendlebury. The hard surfaces proposed for the development will increase the rate at which storm water is fed into the Wendlebury Brook. This will significantly increase the risk of flash flooding in Wendlebury.

Regards,

Charles Wrench

Wendlebury, Bicester, Oxon OX25 2PQ

**The Cottage
North Lane
Weston-on-the-Green
Oxfordshire
OX25 3RG**

3rd January 2020

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

I am writing to strongly object to the application for Great Wolf Resort.

This is a speculative proposal from an American firm which has no connection with this area and is completely at odds with the local development plan – there is neither need nor demand for this scheme. This is a rural location that will be severely impacted by the urbanising of the site with a design that is totally out of character for this area.

Great Wolf Resorts plans to put 500,000 sq. ft of buildings (twice the size of Bicester Village) on this greenfield site which will have a significant and detrimental impact on the landscape, views and ecological habitats of the site. With so much of our land already having to be concreted over to provide much-needed housing in this area, this is a completely unnecessary strain on our natural resources.

With 900 car parking spaces, it will lead to an unsustainable increase of traffic on already over-congested A roads as well as the minor roads through the villages; that the routing plans include Middleton Stoney, Weston on the Green and Wendlebury shows an utter disregard for the already problematical traffic situation in these villages. This extra traffic is unnecessary as well as contrary to the Cherwell Strategy of reducing car usage. Our roads will have to cope with the increase in traffic from other major proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage) and will quite simply not be able to handle this massive influx of additional traffic.

Cherwell's strategic aim of prioritising knowledge based business investment, thereby offering employment supporting the 'Knowledge Economy', will not be met by this proposal – with local businesses struggling to recruit the hospitality industry employees Great Wolf needs, Great Wolf will have to bring in employees from other areas therefore increasing not just traffic movements but

2./

demand for housing as well. As the resort plans to keep all guests on site to use their facilities, there will be no economic benefits to the area, as is made clear by the fact that no local businesses support the scheme, contrary to Great Wolf's suggestions of economic benefits.

There will be an increase in air pollution from the extra traffic, as well as noise pollution from the attractions. An even more pressing problem is the lack of water that will be needed for this site – Thames Water Report supports only 50 of the 500 rooms from the existing water supply; how will the other 450 rooms be catered for, not to mention the restaurants etc? The water supply in this area is already under great pressure and Cherwell's own consultant refers to the need to 'reduce water demand in this highly water stressed area'.

This is a speculative planning application in the wrong location and should be rejected on this basis; I strongly urge this application to be refused.

Yours sincerely

Alex Reid

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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

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

DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/20/3259189

Appeal By

GREAT LAKES UK LIMITED

Site Address

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

SENDER DETAILS

Name

MR JOHNATHAN CHAVDA

Address

4 Penrose Gardens
Chesterton
BICESTER
OX26 1DG

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 strongly oppose this development

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Great Wolf Resorts Appeal.pdf

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

Thursday the 27th of November 2020

Application No: 19/02550/F (Appeal)

Dear Planning Inspectorate

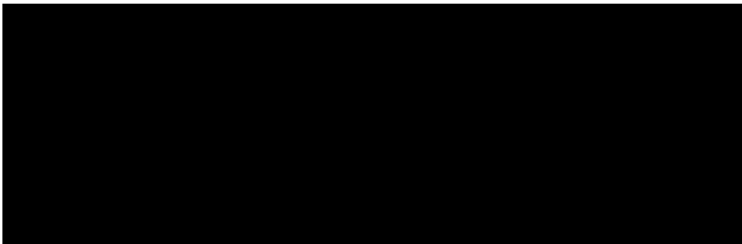
I am writing to you to strongly oppose the proposal put forth regarding the Great Lakes development at Chesterton Village. Case APP/C3105/W/20/3259189

This small quiet rural village is not designed to cope with the levels of tourism and footfall that your proposal is outlining. It is not in character with the village at all and would have a huge negative impact on all surrounding wildlife, ecology and infrastructure.

The pollution it would cause in terms of air, noise and light would be detrimental to the village and its residents.

I truly cannot think of a worse proposed location, and I will do everything in my power to fight this and ensure it does not go ahead.

Regards



Mr. J K Chavda

Local Chesterton Resident

RECEIVED
27 NOV 2020
MAJOR CASEWORK

AD

Turn The Page
Bainton road
Bucknell
Bicester OX27 LT7
18/11/2020

Alison Dyson

The Planning Inspectorate

Ref APP/C3105/W/20/3259189. Resort Park Chesterton

Dear Madame

We wish to add our strong objections to this planning appeal for the building of an American Resort Park.

Surely we should be trying to preserve the country side and its villages, not build vast unwanted commercial enterprises which in the long run will bring no benefit to the local people and area.

In the past few years there has been an incredible amount of building around Bicester.

Bicester Village has doubled in size

New hotels

Thousands of new build houses

Vast commercial Buildings, Mainly for distribution.

All have meant a large increase in traffic, cars and commercial, and with a development such as this, grid lock will occur and safety on these local country A and B lanes will be put in jeopardy. At the moment, due to Covid and many businesses being shut, an accurate account of traffic cannot be recorded.

We do not need this development as it will not bring anything to the area other than congestion, annihilation and misery to a country village and surrounding areas.

Your Sincerely

ROBIS & HEATHER LAWSON

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 Objection
Date: 25 November 2020 08:45:00

Dear Ms Dyson,

Please see below response from Ambrosden Parish council to APP/C3105/W/20/3259189
Ambrosden Parish Council objects to application APP/C3105/W/20/3259189 on the grounds that it will have significant negative impacts on local roads which will be unable to support the weight of traffic. In particular, the council is concerned about the impacts on the A34 and A41 of the estimated 500,000 visitors annually

Many thanks.

Kind regards,

Gemma Jennings
Clerk to Ambrosden Parish Council
[REDACTED]



Virus-free. www.avg.com

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 PARISH CLERK

Address

BLETCHINGDON VILLAGE HALL
WHITEMARSH WAY
Bletchington
Kidlington, Oxfordshire
OX5 3FD

Company/Group/Organisation Name

Bletchington Parish Council

ABOUT YOUR COMMENTS

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Other

YOUR COMMENTS ON THE CASE

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

500,000 visitors per year + 400 employees means a huge increase in traffic which will have a major negative impact on our already very busy roads. These are already in a poor state of repair and will only be made worse, especially during the development stage. Chesterton, Little Chesterton, Middleton Stoney, Weston on the Green, Bucknell, Ardley with Fewcott, Bletchingdon and Kirtlington will all be impacted on. If approved, the development will cause major disruption to the roads with an average of 65 delivery lorries per day.

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

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

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

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

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

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

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

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Your Ref: APP/C3105/W/20/3259189
Date: 27 November 2020 18:39:23

Re: Appeal by Great Lakes UK Limited
Your Ref: APP/C3105/W/20/3259189
Site Address: Land to the east of M40 and south of A4095, Chesterton, Bicester,
Oxfordshire, OX26 1TE

Dear Ms. Dyson

I am both the county and district councillor for the division that includes Chesterton and much of the surrounding area. I was appalled by the speculative nature of the original application and moved the motion for refusal at planning committee, which was unanimously supported by the rest of the committee. In the difficult months that followed, there was a growing hope in the community that the applicant would not appeal, so I was particularly disappointed to learn that Great Lakes UK Ltd has lodged an appeal. I would be grateful if you could consider the following points.

1. There is enormous local opposition to this proposal, not just in Chesterton, but in very many of the surrounding parishes.
2. As I am sure the highways authority will attest, there are very significant capacity issues at Middleton Stoney, a situation compounded by the recent granting of Heyford Park Masterplan. (CDC Planning Reference: 18/00825/HYBRID).
However, I would also ask you to consider the cumulative impact on what is a very rural highways network of other granted permissions in the immediate area, including: 3000 jobs at Waterside Office Park, 700 homes at Kingsmere 2, 6000 homes at the proposed Himley village and 240+ apartments at Bicester 10.
With the exception of Kingsmere 2, all of these permissions have yet to be started and all are in very close proximity to Chesterton and will undoubtedly put considerable strain on the local network
3. The village has no public transport links and is entirely car dependant. Whilst I accept that it may be possible to introduce a shuttle service for some employees, in reality the vast majority of guests will have to arrive by car, making the location uniquely unsustainable.
4. The proposed site sits outside of the extant local plan and will be an incongruous and large structure in open countryside
5. The significant downgrading of the very popular 18 hole golf course will deprive very many people of important recreation and association opportunities.

For all of these reasons, I share my constituents' views that this appeal should be dismissed.

Thank you for your consideration of my points.

Best Regards

Cllr Ian Corkin BSc (Hons), Cert IoD

[REDACTED]
www.iancorkin.yourcllr.com

Facebook: [@cllriancorkin](#)

OCC Cabinet Member: Council Business & Partnerships

CDC Executive Member: Customers & Transformation

Lead Member for European Union Transition.

Ward Councillor for:

Fringford & Heyfords Ward: Cherwell District Council

Ploughley Division: Oxfordshire County Council

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From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Great Wolf Park Resort Development Chesterton Oxon ...REF APP/C3105/W/20/3259189
Date: 27 November 2020 23:42:43
Attachments: [image003.jpg](#)

Dear Alison,

I write as local CDC District Councillor for Bicester South and Ambrosden (next to Chesterton).

I am asking that the decision of CDC Planning Committee to reject this planning application be upheld on Appeal.

The proposal is completely out of keeping with the locality and in my view will bring a log-jam to already dangerous and congested roads in Bicester.

Great Wolf Resorts are usually housed on the edge of cities, not in a rural environment – in my submission the locality and scale of this plan would be entirely detrimental to the local environment.

I request that the planning refusal grounds that were put forward by the CDC Planning Committee unanimously at their meeting be upheld on Appeal.

Regards,

Cllr Nick Cotter Cherwell District Council, Bicester South and Ambrosden

Nicholas Cotter

[REDACTED]



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

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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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

DR ELAINE COX

Address

The Old Steam Mill Cottage Station Road
Lower Heyford
BICESTER
OX25 5PF

ABOUT YOUR COMMENTS

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

- Appellant
- Agent
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- Land Owner
- Rule 6 (6)

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COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: GREAT WOLF APPEAL OBJECTION COX 2.docx

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

18th November 2020

Dear Alison

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

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

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

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

ECOLOGICAL IMPACT

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

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

TRAFFIC IMPACT

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

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

The baseline traffic flow has been forecast to 2026, but ongoing development at Bicester and Heyford Park will not be completed until 2031. In order to assess capacity on surrounding roads, it would be important that all approved development is taken into account. For example, Middleton Stoney crossroads will no longer be able to operate since it is forecast to be well over capacity by 2026. The proposal argues that Great Wolf 's traffic would not have a 'material effect' on this junction, but this must be false when 30% of its traffic is estimated to route through the junction - that is over 800 cars on a Saturday. It is also argued that no further scrutiny is necessary because Heyford Park would provide mitigation measures. But the cumulative impact on the Middleton Stoney junction would be severe. Indeed, planning regulations state that any development that is not suitable for the roads that serve the development and which have a severe traffic impact *“will not be supported”*.

LANDSCAPE IMPACT

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

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

POLLUTION AND AMENITY IMPACT

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

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

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

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

The development would have a significant environmental, health and safety impact on people living in our region who are already experiencing unacceptable losses of farmland and wildlife species and tolerating worrying increases in traffic and building with all the attendant noise and light pollution that brings.

We urge you to dismiss the appeal.

Yours sincerely

Elaine & Chris Cox

The Old Steam Mill
Lower Heyford
Bicester
OX25 5PF



Cherwell District
CPRE Oxfordshire
c/o 20 High Street
Watlington
Oxfordshire OX49 5PQ

Telephone 01491 612079
campaign@cpreoxon.org.uk

www.cpreoxon.org.uk

working locally and nationally to
protect and enhance a beautiful,
thriving countryside for everyone to
value and enjoy

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

27th November 2020

Ref : APP/C3105/W/20/3259189 CDC ref: 19/02550/F

Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating
waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated
access, parking and landscaping

Letter of Representation

By Mr N. Dolden BA (Hons) IPFA and Ms M. Beaver BSc (Hons)

The Campaign for the Protection for Rural England (CPRE) objected to the original planning application 19/02550/F. This representation letter augments our concerns and challenges the basis of the Appellant's Statement of Case, which if upheld, will have negative consequences for Chesterton, nearby villages, Bicester town and the adjacent countryside. CPRE considers that the Appellant has followed neither due process nor democratic procedure. It submitted documents containing major modifications (e.g. its Drainage Report) only three days before the committee meeting, yet is appealing partly on the basis that Cherwell District Council (CDC) did not comment on these submissions and therefore the committee decision was made on an incorrect basis.

CPRE questions why the Appellant did not re-submit the application with this new information for consideration at a later meeting. This ensures that the same planning consultation process is used for all relevant papers. CPRE's other main areas of concern are listed below.

1. Not in the Local Plan

The site is not identified as a strategic site for tourism in the Local Plan. The Great Wolf Resort site is so large, and its impact so great, that it should only sit within a strategic local authority plan, which can accommodate the increased activity of 2000+ guests on a planned site with far better access via all modes of transport. It is too large-scale to be accepted outside of a Local Plan and on land that has not been identified for development of any kind.

2. Impact on the Character of Chesterton (Villages 1 Village Characterisation)

Chesterton is a quiet, historic characterful village. Its character has been retained in spite of the ongoing development in the adjacent town, Bicester. Chesterton is the only village near Bicester where a 'green buffer' is planned to be established. A community woodland, Burnehyll Wood, approved by CDC in 2019, will be planted in fields on the east of Chesterton thereby keeping the village as a distinct entity from Bicester. The current golf course predominantly acts as a green buffer for the west of Chesterton and CPRE believes that there is no justification why this part of Chesterton should lose its protection.

The fourth reason for refusal of application 19/02550/F was that the development would harm the character and appearance of Chesterton by virtue of its size, scale and massing in the open countryside and the significant increase in traffic that the resort would create. Transport concerns are discussed further in the "Sustainability Issues" section.

Para 83 of the National Planning Policy Framework (NPPF) states that planning decisions and sustainable leisure developments should respect the character of the countryside. Cherwell's Local Plan states in para C243 that it wishes to protect the character and appearance of villages. To achieve this aim, Cherwell developed a specific villages policy which includes categorisation of villages. Chesterton was placed in village Category A, suitable for minor development, infilling and conversions; not a major leisure development reflective of the Great Wolf development. In this context CPRE supports the Council's judgement on size and scale.

We do not accept the Appellant's contention that the development will not have any material impact on the character and appearance of the surrounding area (para 5.16 of the Appellant's Statement). If the proposed Great Wolf Resort development proceeds in its current format, the effective daily population of Chesterton (including the transient element), would more than double. It is reasonable to use the term 'massing' when the proposals include a 900 bay car park, equivalent to the largest car parks in Bicester (Bicester Village outlet and Bicester North rail station).

The proposed four storey hotel and tower will be significantly taller than either the buildings on site, or any of those within the vicinity of the site; Chesterton predominantly comprises two storey buildings. There is no other development within the environs of Chesterton which remotely resembles the design of the proposed Great Wolf development. In addition the village will lose a

considerable number of mature trees which will take years to replace as well as woodland and half a golf course. There is a well-established Public Right of Way (PRoW) which runs through the golf course and its new route will pass very close to the new Great Wolf Resort building and car park. As the number of vehicle movements is set to increase, Chesterton's roads will be less quiet and the air quality poorer. Additionally, the greater number of heavy good vehicle deliveries to the Great Wolf Resort presents an increasing risk to safety. Proposed improvements to road junctions, as well as the establishment of some cycle lanes and footpaths, will be more reflective of a town rather than a quiet village.

3. Sustainability Issues

The range of interpretations of the terms sustainable and sustainability is wide, depending on the context used. The Appellant argues that the site is a sustainable location for the proposed development in that it is a large green space in an out of centre location. However, that is their context, not the more usual interpretation of 'sustainable'. Here we clarify aspects of the Great Wolf Resort which makes it, in CPRE's view, far from sustainable.

a) Sustainable Development SLE2 Securing Dynamic Town Centres and SLE 3 Supporting Tourism Growth

Chesterton has a country hotel with spa and golf course such that the land already has a necessary sporting function. The scale of this present development is smaller in scale and complements the character of Chesterton. Siting a new resort directly adjacent, with similar facilities on a much larger scale, not only detracts from the attractiveness of the remaining half golf course but may present a risk to the viability to the existing hotel. It may also risk the viability of several other recently approved hotels in what are regarded by CDC as more sustainable locations in Bicester.

The second reason for refusal states that the developer should have produced an impact analysis for the town centre and beyond in accordance with Local Plan policy SLE2. The Appellant has suggested that they covered this point in their Planning Statement (para 6.58 to 6.63). This is also a requirement of the NPPF para 89. The Planning Statement contains a justification for not including an impact analysis but CPRE agrees with the Council that one should be produced in this instance. Whilst the developer's offer of a water leisure resort is unique to Cherwell the other elements that comprise the resort are not.

CPRE believe that it is incorrect to view conference centres as not being provided in Bicester town centre (para 6.61 of the Appellant's Planning Statement). The Bicester Hotel Golf and Spa, adjacent to the proposed development, also provides conference facilities. These will be impacted in the future. Additionally, Bicester is either developing or has built three hotels with the primary objective of developing tourism in locations considered by the Council to be sustainable. Since the Appellant does believe that this site could act as a base for visiting local attractions, then it should be viewed as an alternative and thus competition to other hotels within the catchment area.

b) Transport (SLE4 Improved Transport and Communications)

Transport is a major concern which will affect Chesterton on a day-to-day permanent basis. CPRE concurs with the Council's second reason for refusal that guests will predominantly comprise families with children, and consequently the majority of trips will be made by private vehicle. The developer's proposed shuttle bus and improved public transport will not effectively mitigate an unacceptable harm. We are unconvinced that these measures are realistic alternatives to private cars to reach a rural, inaccessible location, the far side of Chesterton from Bicester.

CPRE sees the 900 bay car park as an admission by the Appellant that no practical alternatives to private motor vehicles exist in order to reach the resort, either for staff or guests. Travel will be via

minor roads from any likely directions, causing increased localised noise, pollution, carbon emissions, and potential congestion. Whilst it could be argued that with the advent of electric vehicles, many of the above effects will be ameliorated, the need for roads, parking and congestion remains unchanged. The traffic effects would be particularly severe during the construction phase with the high volume of heavy goods vehicles. The proposed improved signage might alleviate this to some extent but CPRE questions its effectiveness when many car travellers rely on other means for navigation such as Satnav, which in some cases overrides signage.

In this context CPRE also supports the Council's third reason for refusal in that traffic impacts on Chesterton and the surrounding villages are unlikely to be made acceptable. One of the environmental challenges of the Cherwell Local Plan (C245) for villages and rural areas is to "protect and enhance biodiversity, support a pattern of development which reduces people's need to travel, maximises opportunities to use public transport and minimises additional levels of road traffic and pollution". The geographical location is inaccessible for public transport or safe cycling and thus cannot achieve any of the travel challenges posed above.

c) Environmental Impact (ESD1 Mitigating and Adapting to Climate Change and ESD8 Water Resources)

This type of development by its very nature (with laundry, swimming pools and catering on site) and sheer scale, is resource hungry in its day-to-day operation with regard to consumption of fossil fuels, water, materials and chemicals, no matter how efficiently it operates. Consumption and disposal of each of these has an environmental impact both at the local level and in the wider context of global climate change. Additionally the resort's remote location requires the use of private vehicles to reach it, thus impacting local air quality through exhaust emissions and tyre wear produced by extra traffic, and increased noise levels in Chesterton and Middleton Stoney villages.

According to the Construction Industry Research & Information Association (CIRIA), there are no reliable water consumption benchmarks for leisure developments with swimming pools. This absence of data makes evaluation of the resort's projected water consumption difficult. As regards the stated consumption of 155,000 m³/ year, if it is achievable, still equates to more than 900 households' consumption (the average consumption for a household of four people being 165 m³ per year ref. www.waterwise.org.uk). The impact of laundry in terms of water and energy consumption to wash clean, dry and press bed linen, towels, is highly variable depending on the length of stay and whether guests expect daily change of towels and bed linen.

The BREEAM (Building Research Establishment Environmental Assessment Method) pre-assessment score of "Very Good" is no guarantee that a) the building will be environmentally friendly or b) that when built it will meet that rating. The performance gap for water and energy consumption between design and operation is a major ongoing barrier to improving the sustainability of buildings, both new and refurbished. Budgets squeezed during construction, errors in communications along the chain of subcontractors occur, poor commissioning practices together with lack of enforcement and follow up, all contribute to far lower environmental ratings than predicted.

d) Business Model Viability

This development is the first of its type in the UK but is very popular in the United States. There is clearly a risk as to whether it is transferable to the UK market. Establishing a development of this type in the middle of a pandemic is less than ideal timing and disposable income may not be readily available to pay for what are high end stays. With the onset of possible global recession, with hospitality particularly badly affected, the resort may not be able to achieve sufficient return.

We would in particular question the assumption around conferencing facilities. There are of course such facilities on offer in the adjoining hotel and several others in the Bicester area. It is highly likely that there will be less demand for future face-to-face conference facilities in the light of the increased use of e conferencing facilities driven by the changed way of working through the pandemic.

Since this is an inherently high risk investment, CPRE are concerned as to the future proofing of the water resort if financial projections are not met. In this scenario there would be few buyers for a failed water resort and it is questionable if the hotel and conferencing facilities on their own would be attractive to buyers. Given there are other similar hotel facilities within Cherwell area, the site could become over-developed and/or fall into dereliction leaving Chesterton with a disastrous legacy.

e) Biodiversity (NPPF paras 170 and 175 and Cherwell Local Plan policy ESD10 Protection and Enhancement of Biodiversity and the Natural Environment)

The Appellant claims that there will be a significant gain in biodiversity through greening and ecological works. This reported gain must be evaluated within a context where the site is currently green space but two thirds of this will be lost if the development proceeds. At the most simplistic level of analysis, achieving net gain in an area one third of its original size would require a very significant uplift in habitat quality if it is achievable at all.

The claims of net gain are underpinned by calculations using a (now superseded) version of the Department for Environment, Food and Rural Affairs' (DEFRA's) biodiversity calculator. These kind of tools can be open to error or abuse and they are subject to a fair degree of sensitivity where a minor change in one score can greatly affect the final result. For example if the Appellant, instead of entering a score of "low" distinctiveness for amenity grassland, entered a score of "medium" or "moderate", this would have the effect of producing a negative biodiversity outcome rather than a positive one. Thus the quality of the baseline survey information and the accuracy with which it is applied to the use of the calculator are key in determining the reliability of its output.

CPRE would challenge the majority of the habitat being rated as *low distinctiveness and poor condition*. This is unlikely given the range of plant and animal species found in the surveys. Golf courses comprise more than merely well-manicured fairways. A study by Johan Colding and Carl Folke¹ rated the biodiversity of golf courses as having a higher ecological value than agricultural land or urban green space in the majority of cases. The golf course vegetation may have limited ecological value but it will have none when buried under a large building, walkways and car park.

To compensate for the habitat losses, there is reliance on the creation of small scattered areas of comparatively high-scoring semi-improved neutral grassland in order to deliver sufficient biodiversity units to overcome the losses incurred. Two of these will be placed at the frontage of the building between the wings which will face north-east (see Biodiversity Net Gain report, Appendix C Post Development Habitat map). Quite apart from the fact that this will be a formal area, not suited to such habitats, these areas are liable to be shaded and difficult to manage for wildlife in this position.

Another variable is the time that it will take to achieve the reported positive rating. One of the biggest gains claimed is via woodland creation but this could take at least 20 years to achieve. In some instances woodland is proposed for areas which have higher existing value, although that value is not recognised by the Appellants. At the same time the developers will be felling a large number of mature trees which currently soak up carbon and enhance the landscape. Young saplings will not compensate for the loss until many years hence. In addition semi improved neutral grassland could take at least 10 years to achieve from fertilized grassland², and would require a management regime unsuited to amenity uses. This of course assumes that the suggested improvements are compatible in the first instance with existing soil and natural conditions such as climate are a constant.

There is an incongruity between the proposals to create habitats such as semi-improved and marshy grassland and the impact of 2000+ guests which will put far more pressure on the outdoor spaces e.g. noise, trampling, littering compared to the present level of use by golfers.

In summary, CPRE are not convinced that the biodiversity net gain calculations demonstrate compliance with no net loss as required by NPPF 170 and 175 or the net gain required by CDC policy ESD10.

4. Public Right of Way (PRoW)

Part of the developer's proposals include improvements to the existing public right of way (para 5.27 of the Great Wolf Statement of Case). It is claimed that this will be significantly enhanced with connections to the nature trails that will be created on site.

The Appellant's Statement of Case curiously describes the current PRoW crossing the golf course as not in an "inherently naturalistic" environment. Golf courses may be managed but they are green space nonetheless. The Appellant then states that the proposed amendment to the existing PRoW will be hard landscaping.

The Appellant presents no evidence for its claim that the existing PRoW is not well used. This does not correlate with Chesterton Parish Council's Report (p.30), in response to the original planning application stating that the existing path is well used. A PRoW crossing a golf course is far from unusual and is no deterrent to walkers. CPRE believes that the revised footpath would not be significantly improved as claimed since it will run close to the proposed build development and closer to existing busy roads. The Ramblers Association also believe that the proposed new route will be less pleasant for walkers.

SUMMARY

The Great Wolf Resort site is not identified as a strategic site in the Local Plan. A development of this scale should only sit within a strategic local authority plan as part of a greater detailed plan, not a speculative application targeting land that had not been identified for development of any kind.

The development is not needed (as indicated by its absence in the Local Plan), nor does it appear wanted (judged by the overwhelming number of objections that the original planning application received). It threatens the sustainability of the local area in terms of village character, loss of green space, habitat and viability of local businesses. Added to this is the blight of increased traffic and consequent congestion for nearby villages and local roads.

The development contravenes many of CDC's own policies on sustainable development, particularly for new tourism, as discussed in the body of this letter. This development also contravenes numerous policies within the NPPF as listed below.

Conserving and enhancing the natural environment NPPF Section 15 – more than 50% of the site, currently green space, will become buildings and car parking, so cannot meet this NPPF requirement. No matter how efficiently the Appellant aspires to operate the resort, there will be a net negative impact on the natural environment, through substantially increased resource consumption (water, energy, and materials) and consequent waste generation. Wildlife in the area will be threatened on two fronts, loss of habitat and disturbance from dramatic increased level of human presence and activity. We contend that the increase of net gain in biodiversity claimed by the Appellant is not achievable by this development.

Achieving well-designed places – NPPF Clause 127. c) development should be "*sympathetic to local character and history, including the surrounding built environment and landscape setting*". Its scale and height of four storeys of institutional appearance is completely out of keeping with and detrimental to the local built environment.

Promoting sustainable transport – even if the resort promotes sustainable transport, the resort's remote location dictates the use of private transport for all but a handful of the estimated 2,000 guests and 600 staff. The increase in traffic volumes has been understated and will adversely impact the nearby villages' residents as well as the natural environment in the forms of noise, pollution and congestion. The traffic impact is unacceptable.

Ensuring the vitality of town centres – the resort will compete with local Bicester businesses for conferencing and accommodation. It will also compete for staff recruitment in an area of relatively high employment. The resort will threaten the viability of the adjacent Bicester Hotel Golf and Spa

(BHGS) in Chesterton by its loss of 9 of the 18 hole golf course. The self-contained nature of restaurants on site will minimize any benefit for the hospitality sector in Bicester.

We therefore urge that this development which is speculative in nature is refused. Granting permission would set a dangerous precedent for the ability of local councils to make decisions based on the needs and wishes of the community to protect its viability and quality of life.

References

1. "The Role of Golf Courses in Biodiversity Conservation and Ecosystem Management" – Johan Colding and Carl Folke pub. 2009 *Ecosystems* Vol.12 pp 191-206.
2. "Restoration and creation of floodplain meadows" Lawson C. and Rothero E. Chapter 10 in *Floodplain Meadows – Beauty and Utility. A Technical Handbook.*

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great wolf development
Date: 09 November 2020 17:10:47

Great wolf development

I am contacting you with with regard to the above development.

The proposed private complex poses a dramatic and real threat to our countryside.

Cherwell planners unanimously rejected this plan in March as being completely unsuitable for its location.

- The proposed development is not in accordance with the Cherwell Local Plan. It was considered that the proposal would not comply with Policy SLE3 of the CLPP1 which requires new tourism development to be located in sustainable locations
- This will **NOT** be a public amenity – the water park complex is designed for people who book an overnight stay. Local day passes are likely to be scarce and expensive (and not available during school holidays or weekends).
- 500,000 visitors a year, meaning 1,800 additional car trips a day on our local roads, which are already stretched to capacity. This includes local country lanes, the accident hot-spot A34, plus the A41, A4095, B430 and A4030.
- The hotel - one of the largest outside London - will be four-storeys high, and a total capacity of around 2,000 visitors.
- A huge, unsightly complex dominating the landscape. This will be 60% larger than Bicester Village or the equivalent of two Tesco Extra superstores.
- A permanently floodlit 900 space car park (around the

same capacity as Oxford's Westgate Centre) – this will look like an airport long-stay car park.

- An 84ft high water tower building (potentially the tallest building in Cherwell and taller than Buckingham Palace!)
- It will cause a substantial increase in air/noise pollution and destruction of wildlife habitat.
- A complex this size is the opposite of what we should be doing to combat climate change – vast amounts of chemicals and water will be used in an area where water supply is a concern.

Yours sincerely,

Mr and Mrs k Crumell
Weston on the Green



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

Dear Ms. Dyson,

I write regarding the appeal for planning permission for the Great Wolf Resorts in Chesteron (APP/C3105/W/20/3259189). I would like to register my strong objection to the construction of the Great Wolf facility and my support for the original unanimous decision to reject permission for the development.

The complex is wholly objectionable on multiple bases:

- The environmental impact on the area will be immense and irreversible. In addition to the air and noise pollution, there is expected to be a permanently floodlit car park which will cause substantial light pollution of the rural area. The complex will destroy the wildlife habitat. I moved from London to raise my children in a rural area to allow them to enjoy the mental and physical health benefits of the environment. The Wolf complex is entirely out of keeping this and will cause permanent damage to the lifestyle I had hoped they would inherit.
- The development is not in accordance with the Cherwell Local Plan (it will not comply with Policy SLE3 of the CLPP1 which requires new tourism development to be located in sustainable locations)
- The resort will not be a public amenity – rather the complex is designed for tourist who will stay overnight. Locals will not benefit.
- The traffic in the village and surrounding areas is already severely stretched. The A34 near our village is a site of many accidents and the local roads and lanes are crowded. The traffic around Bicester Village on weekends already makes the neighbouring areas unpassable. Additional traffic (expected 1,800 car trips per day!) will make the local roads un navigable for residents.
- The complex will be totally at odds with the nature of the area. The hotel is expected to be one of the largest outside London in a very rural area. It is expected to be more than 50% larger than Bicester Village. The water tower will mar the skyline. Chesterton is a historic village as are the neighbouring villages. An unsightly complex will destroy the character of the area.
- Most importantly, I strongly object to the vast amounts of chemicals and the waste of water which will be used at the risk of poisoning the water table!

I hope you will consider the strong objections of the local people. I have yet to meet anyone in the area who supports the expansion. We value our environment and the character of the area and wish to preserve it for our children.

Kind Regards

Kelly Curtin

New Barn Farmhouse
Weston on the Green
OX25 3TL

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf APP/C3105/W/20/3259189
Date: 26 November 2020 08:53:14

Hi Alison,

I expect you have been overwhelmed by the number of emails objecting to this planning appeal not to mention the signage around the local villages showing everyone's objection from house windows, front lawns and side of roads.

Well here's another objection to add to the pile.

What are they thinking?

The reasons for my objection are numerous and include traffic issues, all types of pollution (noise, sight, air etc), let alone the devastating effect on the existing land.

Surely even they recognise this is a non starter.

The strength of objection is best confirmed by the thousands of pounds already raised to fight this and still the money keeps coming in. The residents in the surrounding villages are already taking actions and ready to do whatever is needed to defeat this appeal.

I hope this appeal is rejected and we can all move on without our lives being ruined.

Many thanks
David Billington

Dear Ms Dyson:

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

I am writing to strongly oppose this planning appeal.

I initially opposed the original planning application (no: 19/02550/F). This application was rejected by Cherwell District Council on 12th March 2020.

The proposed development was not then, and is not now, in accordance with the local development plan. It will cause significant detriment to surrounding areas with no clear benefit. I am a resident of Weston-on-the-Green, one of the surrounding villages that will be significantly impacted by this proposal with no discernible benefit. The main causes of concern are:

- 1) **Traffic and road safety:** the application includes the need for a 900-space car park indicating that Great Lakes recognises that the majority of their customers will travel by car. Chesterton's road networks are insufficient for the proposed volume of traffic. Great Lakes stated in an open meeting that they will encourage customers and construction vehicles to travel from the M40 to the A34 and approach Chesterton through the surrounding villages, including the B430 in Weston-on-the-Green. The A34 already has significant traffic problems and cannot cope with increased traffic volume. Weston-on-the-Green is a small village with narrow roads, few sidewalks, no cycle lanes and young families. We already get run off from the A34; increasing this traffic is unacceptable. It puts our children at great risk of road traffic accidents as well as the many cyclists we have on our roads. The quality of our roads already suffers from the volume of traffic we have; increasing this, especially with added heavy goods vehicles, will worsen this and provide additional risk to local traffic and cyclists. I am not prepared to accept this risk to my child and family. I understand that the mitigation proposal involves two-hourly shuttle buses from the Bicester stations. These bear no relation to train times and clearly their customers are unlikely to wait this length of time for buses. The fact that they need such a large car park and so few buses indicates that they recognise that these are unlikely to be used.
- 2) **Pollution:** this application will result in air, water, noise and light pollution. Increased traffic will negatively impact on air quality; I can see no assessment of this impact for Weston-on-the-Green in the application despite the fact that Great Lakes has stated it will advise customers to use the village as one of the routes to the site. This is an unacceptable health risk in a village full of children and older people. The traffic, as well as the development itself, will also result in increased noise and light pollution which are of great concern to

those of us living in a rural village due to its impact on our local wildlife. The potential for water pollution is not addressed despite the fact that this development will have water features. How is the water from these treated and what is the potential for chemical run off into the environment? How will the significant amount of effluent be treated and managed? None of this is given full consideration in this green land area.

- 3) **Water usage:** Cherwell is known to be an area of water stress (Cherwell Policy ESD 3). This development involves both a water park and a large residential building. In this application there has not been a full assessment of the impact of the water consumption for both a water park and a hotel on the water-stressed surrounding villages. The Thames Water Report supports only 50 of the 500 rooms from the existing water supply. The concerns around this appear to have been dismissed by Great Lakes who state that they feel that the increase in demand will be negligible on local supply despite not having completed a full study. This indicates their cavalier attitude to such a significant local and environmental concern. This is unsustainable and unacceptable.
- 4) **Environmental impact and carbon footprint:** the above points indicate the potential for significant environmental concern. Alongside these concerns I cannot see an impact assessment on local and surrounding area wildlife and biodiversity which is of key concern in this greenbelt. Neither is there an obvious comprehensive environmental policy statement or carbon offset plan. How is this acceptable given our current concerns? If they do have such plans, why are these not clearly highlighted throughout this application? I can only conclude that this is not of real importance to the plans of Great Lakes, and even should something be added in retrospect I would have serious doubts about their environmental commitment.

The UK Government has announced The Ten Point Plan for a Green Industrial Revolution. It aims to harness nature's ability to absorb carbon and foster biodiversity. We are currently globally impacted by a pandemic that demonstrates what happens when we encroach on our natural habitats without consideration. How can we even begin to consider appeals such as this that destroy our natural environment at the very time when we should be focused on protecting it?

Based on the above, the lack of consultation with Cherwell and the local development plan, and that this proposal is in direct opposition to stated Government priorities, I object to and oppose this planning appeal.

Yours sincerely,

Dr Natalie Bohm

Weston-on-the-Green

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

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

Dear Ms Dyson,

I wish to register my strongest objection to the planning appeal

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

For this reason, Cherwell District Council rejected the application **No 19/02550/F** on 12th March 2020.

The plan has also been opposed by Bicester town council and numerous local parish councils, at the time of writing this objection 18 parish councils have lodged as objection to the appeal.

There are numerous reasons to object to this proposal and reason for the appeal to fail.

I name a few:

Planning Policy.

Chesterton is a Category A village making it suitable for minor development, infilling and conversions. It is served by minor roads. Saved Policy of TR7 of Cherwell's Local Plan states that "development that would regularly attract large commercial vehicles or large numbers of cars onto unsuitable minor roads will not normally be permitted. ...it also states that development that is not suitable for the roads that serve the development and which have a severe traffic , will not be supported." CDC's objection to app.

CDC does not consider that exceptional circumstances have been demonstrated to justify the development of the resort/hotel in the requested location, and as such is contrary to Policies SLE1, SLE2, SLE3, SLE4 and ESD1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Scale

The sheer scale of the proposal in the open countryside along with its 'institutional appearance, incongruous design, and associated levels of activity including regular comings and goings, will cause significant urbanisation and unacceptable harm to the character and appearance of the area, including the rural setting of the village and the amenities eyed by users of the public right of way, and would fail to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13 and ESD15 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policies C8 and C28 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF. CDC's objection to app.

Flood Risk and Drainage

The proposal is unacceptable in terms of flood risk and drainage. The proposal is contrary to Policies ESD6 and ESD7 of the Cherwell Local Plan 2022-2031 Part 1 and Government guidance contained within the National Planning Policy framework. The neighbouring village of Wendlebury has suffered increased flooding in recent years and has lodged an appeal specifically discussing the impact of the building of the resort on the sewage. It is the impact this development will have on a number of watercourses and ponds across the existing catchment area which will increase the flood risk in Little Chesterton and Wendlebury which is of grave concern.

Ecological impact

Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35. Friends of the Earth has lodged a strenuous objection as has the Campaign to Protect Rural England referring to the damage to the countryside and ecology of the area.

Sustainability:

Reliance on private vehicles and the increase in heavy service vehicles is directly contrary to the Cherwell Local Plan Policy SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy TR7 of the Cherwell Local Plan 2011-2031 Part 1, Policy 17 of the Oxfordshire Local Transport Plan 4 and Government guidance contained within the NPPF.

Great Wolf has tried to mitigate the impact of traffic by suggesting a range of routes that would not affect Chesterton village. None of these have been realistic in that drivers will drive on whatever road they wish, a motorway, a rural road used by cyclists. GPS advice will route drivers onto rural roads as soon as the motorways are congested, and that is daily in this area. There is no mitigating the effect of traffic on the area – the wider area.

The Ten Point Plan for a Green Industrial Revolution has been recently announced by the government and this proposal is exactly the opposite of the type of building, in terms of scale, energy management, water usage, carbon footprint, that this plan calls for.

There are many objections to this proposal, some referring to specific policies and others referring to a love of rural England, its beauty and tranquillity. Both objections have value and reflect not a selfish 'don't build in my area'.

I am concerned that unless those who have power help to protect what is valued while at the same time allowing development in sustainable locations to occur, we are lost. Our future generations will inherit a broken country with a marred landscape pillaged for profit.

Diane Bohm

Weston on the Green

From: Lieutenant Colonel G D Chapman

**2 Chestnut Close
Chesterton
Bicester
Oxfordshire
OX26 1XD**

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

27 November 2020

Dear Ms Dyson

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

I am surprised that Great Lakes UK Ltd have lodged an appeal and incensed when I read their opening statement which is so blatantly untrue. I am not a golfer but a long-term resident of Chesterton and many of my friends play there. To say there is little demand for an 18 hole course and that it is dwindling is preposterous and to suggest turning a 9 hole course into an enhanced replacement 18 hole facility is patently ludicrous.

My main concerns include:

1. The size of the proposed development would have a significant impact on the surrounding area and would look completely out of place. For example, an 84ft high water tower would be higher than any other building in Cherwell
2. The local roads are already inadequate to cope with the demands of the existing hotel and spa, the Bicester Sports Association development and the new residential housing both in Chesterton and in Bicester itself.
3. Whichever way access to the development is proposed it would have to be through the small rural villages of either Chesterton, Middleton Stoney, Weston on the Green or Kirtlington. None of these have enough traffic infrastructure to cope with the extra volume of traffic. Any attempts by Great Lake UK Ltd to make traffic follow their suggested route would be doomed to failure with drivers relying on their Satnav systems to take them the shortest route
4. All the major highways in the area (M40, A34 and A41) are unfit for their current usage with frequent delays and extensive traffic queues sometimes stretching back for miles, particularly at weekends and Bank Holidays.
5. Users of the golf club will not wish to play on a 9-hole course and would therefore have to drive to alternative 18-hole courses. This appears to be unsustainable and increases car usage.
6. What viable provision is being made for the public footpath running through the area and for the disturbance to local wildlife inhabiting the area.

7. Design. The buildings and car park areas have been spread over a considerable area thus having a considerable urbanizing effect on its rural location.

8. I can see no benefit economically for the local area. It appears that Great Wolf intend that all guests stay on site to use their restaurants, shops, bowling alleys and other facilities. Recruiting staff is already difficult for local businesses thus Great Wolf would be taking staff from other local businesses or bringing in employees from other areas thus increasing traffic movements.

I continue to object to the proposed Great Wolf Resorts development on what amounts to half of Bicester Hotel Golf and Spa's golf course and is not in accordance with any development plan. Also, the proposed development is completely inappropriate for this location so near the village. Chesterton is becoming (has become) the preferred location for any expansion or development in the area of Bicester and there is insufficient space for anything else. I request that the Inspector keeps the wishes of residents of the area in mind when he makes his decision

Yours sincerely.

22 St Peter's Crescent
Bicester
OX26 4XA

The Planning Inspectorate,
Room 3J, Kite Wing, Temple Quay House
2 The Square,
Bristol, BS1 6PN.
FAO: Alison Dyson
email: Alison.dyson@planninginspectorate.gov.uk

Appeal Reference: APP/C3105/W/20/3259189
22nd November 2020

Dear Ms Dyson,

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

I am writing to object to the Great Wolf planning appeal Cherwell District Council's reference number 20/00030/REF

Before I refer to the Appellant statement of case doc, "GW Bicester FINAL Statement of Case 10092020 no appendices" of 23 10 20, I wish to draw your notice to a £250 million Water Park that has planning approval in Manchester. See link below.

<https://www.constructionenquirer.com/2020/03/06/green-light-for-250m-manchester-water-park-and-wellbeing-centre/>

Manchester is a perfect location for these types of developments, built in a city of high local unemployment and with a Metrolink station directly outside. When you read the above link it reinforces why the proposed Great Wolf resort at Chesterton is such a bad location.

Without repeating many of the well documented reasons why this planning application should be rejected, I particularly take issue with the appellant statement of case submitted as part of their appeal. There is much misinformation again in their document justified as evidence. Repeating misinformation does not make it become factual.

The quotations below in italics are from the Appellants Evidence document, "GW Bicester FINAL Statement of Case 10092020 no appendices" with my comments following.

TRANSPORT

"2.3 and 2.5, 5.10 with the very good rail services at Bicester offering genuine alternative transport options"

Shuttle Bus

The offer of a shuttle bus from the stations in Bicester will not scrape the surface of transport demand from staff and visitors. Please consider the logistics of transporting Chesterton residents with day passes, workers and guests in large numbers from Bicester Village Station to the water park? Currently, there is a waiting zone outside Bicester Village Railway station for about 7 private cars plus the taxi rank to pick-up and drop-off railway passengers. I have major concerns that there is

no waiting area within the station for the potential convoys of resort coaches that would be required to park up while they pick up passengers.

I would like to know which route the coaches will take from Bicester Village station to the Water Park. The level crossing on London Road will be virtually closed once the East-West Rail link opens. If the development proceeds, coaches will have to go up Launton Road and drive round Lords Lane, (where there will be an increase in traffic from the new hotel and warehousing), in order to avoid Bicester Village traffic and the existing school and commuter traffic congestion. I think it is worth noting that Howes Lane is due to be built over with new eco housing, so coaches will have to follow a new slow High Street route through the new eco town too.

The same issues arise when you consider Bicester North Railway Station access. If low paid workers from Banbury, for example, try to use public transport to get to work, they face the same tortuous journey to work. As it stands, there is only room for Bicester Village shuttle buses to park up outside the station. At most times, buses will have to avoid Bicester congestion and turn right out of the station road to avoid the town and to head for Lords Lane.

Trips to Bicester Village

There is talk of 'linked trips' to Bicester Village. Where in the appellant's transport study has the extra traffic through Chesterton to Bicester Village been assessed?

Extra Traffic to Swim Lake

The property developer who presently owns Bicester Golf and Country Club has increased car parking space by 9,200m² in the last 6 months. Has the additional traffic to the new Swimming Lake been accounted for in the transport assessment?

Landscape Classification

"2.4 5.16, 5.20 no adverse impact on the setting or character of Chesterton Village or on any other key view."

The back 9 holes of Chesterton Golf Club have been classed as a "site that has low landscape sensitivity to change" mainly because it is claimed that any view is obscured by surrounding hedge rows. None of the developer's consultants show photos looking directly through the boundary. The simple fact is that you can see through the hedgerow across the present golf course. The view from the A4095 is westerly and especially in the evening sunset, it is a very pretty vista, as long shadows are cast through the trees across a green landscape. Much of Oxfordshire countryside is down to winter wheat and oilseed rape fields and an oasis of green is to be treasured. Green field landscape is a memory of this area of old, when sheep grazing was so important to this part of Oxfordshire. All the many objectors, I am sure, rate green space at a higher rating than "low sensitivity."

Drainage

In the drainage strategy there is no mention of the effect of the new unmetered unregistered well of unknown depth that is used to keep the swim lake levels high. This will influence the water table as water leaking from the lake can freely flow through the Cornbrash and influence the drainage in the surrounding area.

Ruining a perfectly good golf Course

"2.6 and 4.8 and 5.4.. the demand for the existing golf course facilities is dwindling and there is no shortage of golf provision in the wider area..... the Proposed Development now offers

reconfiguration and redesign the remaining 9 holes to provide an enhanced replacement 18 hole facility..”

Golf membership

The developer’s consultants talk about dwindling membership numbers. This is not true. Golf is seeing an uptake in participation. I see no mention of the contribution of “Golf Societies” and “Golf Breaks” players anywhere in the discussion. Golf Hotel Breaks clientele have been promoted in preference to the golf members which was a significant reason for the pre-covid membership decline at Bicester Golf Club. (prior to Wolf Creek planning application). Golf societies and Golf Hotel breaks bring to Bicester Golf course varying groups of people. You often see women’s golf societies and groups from all ethnic backgrounds on the course. There are well-established, local golf societies based at local pubs and football clubs in Chesterton and Bicester who all play regularly at Bicester Golf club. The golf course cannot be described as non-inclusive.

More people can play on 9 holes?

There is an assertion that the remaining 9-hole golf course would be expected to encourage an increase in those participating in golf.

It must be recognised that you can already play 9 holes of golf if you want. You phone up the pro shop and book it. You do not have to be a member or hold a handicap certificate.

The argument that reducing the course to 9 holes will encourage more players or still satisfy the existing demand is simply nonsense, as the club is not a member’s only club. Anyone can play if they phone up and book a tee. There will always be a practical limit on the numbers that can play at once on a course, as a player cannot take a shot until others in front are out of range. The assertion that you can turn the front 9 holes into an 18 hole golf course is pure fabrication, made by someone who is not familiar with the sport. There is not the space to double the number of golf holes.

Golf Scholarships? What is the offer of golf scholarships about? How big is the fund? Is this a USA Golf Scholarship? Is the appellant offering to fund local young golfers into a USA college?

“5.5 investment in the practice range”

The appellant is proposing investment in the practice range. Please note that the driving range is now closed due to lack of space following building of the new Swim Lake.

Open Swim Lake Safety

I am concerned that children from the planned Water Park could get into difficulties taking “after hours” swims in the new swim lake adjacent to the Water Park Development. There would be unrestricted access to the lake through the public footpath. The new swim lake has been excavated with vertical sides and I am very concerned about the safety of children as they will not be able to pull themselves out of the water, if they get into difficulties through cramp or cold shock.

Loss of Golfing facilities in the area

We are heading for an under-supply of good golf courses in the area. We have lost Banbury Golf club at Adderbury and Carswell Golf club. North Oxford Golf club is due to close now that St John’s College has planning permission for a large housing development. Magnolia Park Golf Course is closed.

Nearby Kirtlington Golf club's membership is full or nearly full, so given the fact that North Oxford Golf Club Course will close in the future, there will be a lot of local golfers looking to play at a new club.

"3.11

"51 additional bedrooms (CDC Reference: 13/01102/F). This demonstrates the recognition on the part of CDC that the location is an appropriate one for additional hotel development"

This is not factually correct. The existing Bicester Golf and Country Club has permission to add on another 51 bedrooms because that is the limit for the existing sewage system through Chesterton. Please note that the present property developer who owns the club, initially built the hotel without planning permission under the pretext that they were rooms for "golf club members' guests". Through use of a week planning system, the property developer gained permission to change the Planning use to a hotel. I believe that there is little doubt that if the proposed development is approved, then the precedent will be set to build over the rest of the course. This is likely to then prompt a second planning application to add, for example, holiday lodges in a mass-build over the first 9 holes of the Golf course.

"7.1 • There is some local public interest in the scheme"

This must go down as one of the Appellants biggest understatements. Please do read again the public outrage contained in the appendix, Neighbour list and comments files 1-16.

"5.24 only be limited effects to the perception of the open countryside."

The rejection on appeal for Planning Application - 17/00185/F for the Hale is still so very relevant to this appeal, as you cannot avoid having pavements to this huge sporadic development, the effect will be to suburbanise the area and the openness of the setting of the historic village of Chesterton will be lost for ever.

Great Lakes UK Ltd Threat

"9 COSTS 9.1 The Appellant considers that the conduct of CDC has been unreasonable in refusing the Proposed Development for reasons which involve allegations that are unsustainable in light of the evidence that accompanied the planning application, or are put forward on an incorrect basis, or without providing the Appellant with an opportunity to respond. The Appellant therefore reserves the right to seek its costs in respect of that unreasonable conduct. The Appellant will continue to review its position in light of CDC's Statement of Case and throughout the appeal process."

This is my first experience of the planning process and I have quoted the appellant's above statement in full, as I was appalled to read the threat to Cherwell County Council of more "lawsuits," if they do not give in to the appellant's demands. We have democratic processes to follow in the UK and such bullying tactics are abhorrent to our democracy.

I trust you will find the above points helpful and I sincerely hope that the planning application will be rejected again.

Yours sincerely



Dean Clayton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: objection - APP/C3105/W/20/3259189
Date: 22 November 2020 21:15:57

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.
2. The road infrastructure is unlikely to cope with additional traffic
3. Local health and emergency services are unlikely to be able cope with any additional demand, likewise other support services e.g. refuse collection etc.
4. 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
5. 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

Deborah Critchley (Somerton resident)

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

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resort in Chesterton
Date: 13 November 2020 11:54:40

Reference: APP/C3105/W/20/3259189

Dear Alison,

I retired in 2015 and moved to the quiet village of Chesterton where I could be near a golf club.

I was so pleased when I heard that Cherwell District Council unanimously rejected the proposal to build a water park at my golf club. Then I was devastated when they appealed at the last minute.

As in previous objections as I'm sure you know this is totally unsustainable and will bring nothing but pain to the residents of Chesterton. This huge development will be an eyesore and is completely inappropriate for a small village such as ours.

IT IS NOT NEEDED

Regards,

Denis Gaiger

11, Geminus Road
Chesterton
Bicester
OX26 1BJ

From: [REDACTED]
To: [Dyson Alison](#)
Subject: Objection to Great Wolf Resorts
Date: 27 November 2020 16:31:44
Attachments: [REDACTED]
Importance: High

Ref: APP/C3105/W/20/3259189

Dear Sirs,

I write to object to the proposals lodged in respect of the Great Wolf Resort at Chesterton, Bicester.

The scheme is completely inappropriate for the proposed site and I urge the local planning committee to reject the appeal.

The scheme is not in accordance with the local development plan, which must be the first hurdle for the developer to overcome – I would question the validity of any local development plan that even allows such a significant departure from it to even be considered. Aside from the fact that the scheme doesn't align to the local development plan, there are numerous other reasons why it must be rejected; all of which in my view are sufficient enough to render a rejection on their own grounds, but taken together present an overwhelming case to support its rejection:

- Sustainability – constructing such a development on green land is simply unacceptable; replacing green fields with a large unsustainable development constructed from some of the most carbon intensive materials is neither sustainable today or for the entire life cycle of the development. In addition to the construction materials, the construction traffic involved in such a development will be significantly detrimental to local air, noise and water pollution levels, furthermore, the development will predominantly rely on private vehicle use for guests, as such a further significant impact on local pollution levels;
- Economic benefit – this scheme offers no economic benefit to the local area – the level of local employment this scheme will offer is almost negligible and will predominantly offer low paid, low skill work for people, this does not align to the needs of this area, where unemployment remains low. In addition to the employment argument, most visitors to the development will not visit other local businesses, thereby further reducing any economic benefit to the local community;
- Traffic – the road network surrounding Chesterton is simply not able to accommodate the levels of traffic such a development would attract. Aside from the traffic levels the construction would attract, the on-going traffic generated by the guests would render the road network in the surrounding areas extremely dangerous. I would also add that I do not believe improving the local road network to be an acceptable response to this point either – that would cause further damage to the local environment, pollution levels and the like, (all as per my sustainability argument above);
- Visual Impact – the proposed scheme is completely at odds with the local area, it neither sits comfortably in the character of the local area, doesn't meet any form of needs for the local area, it's bulk, massing, positioning and configuration is completely out of context;

In summary, this development must be rejected. It is the most ill conceived scheme for this area. The proposed development does not meet the local development plan, it does not respond to any form of local need, it doesn't fit within the character of the local area, offers no economic or any other benefit to the local community, it will be significantly detrimental to the local traffic safety and pollution levels and most importantly it is a completely unsustainable development.

I urge you to consider these points in addressing this appeal.

Many Thanks

David Happell BSc (Hons) MRICS

[REDACTED]



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

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

[REDACTED]



From: Dave Harris
Sent: 17 November 2020 10:34
To: Submit Appeal
Subject: Great Wolf appeal (Great Lakes) UK Ltd

17/11/20

Dr David Lloyd Harris
Formosa,
Station Road
Lower Heyford
OX255PD

Further to this outrageous application, we are in a state of shock that it has returned to haunt the locality with the massive overuse proposed, both visually for the villages of Chesterton, and the surrounding district, and the prospect of massive increase in traffic which will affect the already overused roads in this region : Akeman Street (very narrow) , A4095 Kirtlington through narrow roads to the A4260, and the B4030 which crosses the Cherwell on a 13th century narrow bridge and already when using this section through Lower Heyford at busy times one has to wait ages to cross, and vehicles regularly come over the railway (hump bridge) at double the 30 mph limit. This makes it highly dangerous to cross, but living here, we have to!

This is before the projected hotel is in operation. I cannot see how this increase can be managed, and request that the application be refused,

Taller than Blenheim Palace? - Taller than the local church too, What does that say for the ethics of this application?

David Lloyd Harris

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@oxford.gov.uk)
Cc: [REDACTED]
Subject: Objection to Great Wolf Resorts - Chesterton, Oxfordshire
Date: 13 November 2020 18:06:31

Dear Alison Dyer, INSPECTOR

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

I write to express my objection to the plans to build a super-sized American resort in the historic village of Chesterton.

I have lived in Oxfordshire villages all my life and treasure the joys that our countryside and small villages have provided for generations past and present.

My reasons for disagreeing with the Great Wolf Resort are as follows:

- 1) **Traffic in and out of the resort** will have an overwhelming impact on the surrounding villages. Even if a new inroad is built from the M40 motorway, users will inevitably use alternative routes through the surrounding villages, and as we live in a surrounding village, I am not happy about how this will affect traffic in my village - our village roads are already stretched and used by commuters.
- 2) The extra traffic will have an enormous affect **on carbon emmissions and the environment**, affecting our air quality.
- 3) As a current green space and golf course, the area is **home to a rich diversity of wildlife, plants, trees and flowers**. The noise and physical pollution to the wildlife will be impacted massively. I'm passionate to preserve these for future generations. Growing and developing wildlife would be disrupted, and it's impossible to imagine that they would survive in the area during a lengthy construction period.
- 4) As a golfer, it also saddens me that the 18-hole **Bicester Golf Course would be ruined**. It is a wonderful Club and it gives an enormous amount of pleasure to it's members, and is very well used.

These concerns and many more are shared with lots of friends in my village and surrounding villages. We have elderly friends in Chesterton itself who are very concerned about the traffic changes that could impact their everyday lives.

I hope you will take these matters into consideration.

Yours faithfully

Mrs Diane Hobbs
17 Gossway Fields
Kirtlington
Oxford OX5 3HQ

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to appeal ref APP/C3105/W/20/3259189 - Great Wolf Resorts
Date: 13 November 2020 16:34:40

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.

It 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.

It 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.

I especially ask whether the amount of water it would consume has been taken into account, when treated water is so precious in this county.

Thank you for considering these objections,

Yours sincerely

David Irvine
Resident of Caulcott, OX25 4NE

AD



Orchard House,
Wendlebury,
Bicester,
OXON.
OX25 2PP

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

RECEIVED
27 NOV 2020
MAJOR CASEWORK

18 November 2020

Dear Sirs,

I wish to strongly object to the GreatWolf planning application APP/C3105/W/20/3259189.

The location of the resort is completely unsuitable for the following reasons:-

1. The whole area south & west of Bicester is already totally saturated with traffic, at peak times it can take over half an hour to travel the last 3 miles along the A34 from Oxford to Bicester.
2. The resort is not for people living in the area, we already have Bicester Village, also of little use to most residents in the area. Both will do little for the area other than lining the pockets of Cherwell District Council.
3. The area is a collection ground for storm water flowing into the stream flowing through Wendlebury and on to the River Ray, Wendlebury already floods regularly and the vast amount of buildings and hard standing will significantly increase the run off.
4. The proposal is not within the Local Development Plan and would be a serious blot on the landscape in an area that is beautiful countryside and green belt.
5. The loss of facilities that are at the moment available to the local population, golf and other sports and entertainment facilities will be devastating.
- 6.

Yours Faithfully

D Jones



Gagle Brook House
Chesterton
Bicester OX26 1UF
19th November 2020

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

Re: Appeal by Great Lakes UK Ltd (Great Wolf)

APP/C3105/W/20/3259189

Cherwell District Council Reference: Great Lakes UK Ltd – Application Ref: 19/02550/F

An objection to the appeal

Further to my objection to the project (14th December 2019; attached), I submit some recent rainfall data and observations on flooding in the hamlet of Little Chesterton.

Storm water drainage and lighting

The stream flowing through land we own in Little Chesterton is the **only** drain from the Bicester Golf Club site (Great Wolf) and the Bicester Sports Association fields. Our land is the first recipient of storm water draining from these two sites.

We have a little over four acres. Because we saw the potential of it as a conservation area, we bought three acres in 2007, and the rest in 2017. It has two pastures of different ages, the stream, another drainage ditch, a pond (with fish), two existing woodlands of different composition and age, an orchard, a marsh and a public road. This is a very unusual combination of habitats on such a small area.

We are very concerned, therefore, about any changes in the flow of water into our stream as well as the known detrimental effect of continuous lighting (e.g. of car parks) on the behaviour of animals – especially birds and mammals. On our land we have video records, since March 2012, of barn owls, badgers, foxes, muntjac, roedeer, as well as visiting otters, herons, partridges and pheasants. Buzzards have been nesting in one of our trees.

Flooding

As expected, there is the statement in the application: “As discussed in Section 4.1.4, all designs will be based on an allowance of 40% increase in rainfall” as an attempt at mitigation. We think, however, we have evidence that we have already

exceeded the 40% during the past two years and particularly in the recent 3.5 months (to mid-November 2020).

Since we bought the land in Little Chesterton in 2007, there has been a steady increase in the frequency and severity of flooding in the hamlet. This year we have areas flooded that have not previously been flooded after heavy rain. **There have been three such incidents in August and October 2020.**

Because of the bizarre weather over winter 2019-20, followed by a dry period we had to water both the orchard and an extension to the woodland we had planted in 2018. In June 2020, we installed a rain gauge to check on the amount of rain these plantings would receive subsequently. Although we did not visit the gauge every day, we have for comparison the data from an identical gauge we have at home in Chesterton, 1,300m from the Little Chesterton one.

2020 Little Chesterton			Chesterton		
Month	Days	mm	Month	Days	mm
August	15 to 20	*65+	August	16 to 17	73
August	20 to 28	55	August	25 to 28	43
October	1 to 4	*65+	October	3 to 4	69
October	5 to 29	42	October	5 to 29	39
October	29 to Nov 15	54	October	29 to Nov 15	56

Overall, we measured 263mm for the period 4th July to 31st August 2020. This is in accordance with that recorded for Bicester over the same time scale – see the URL link that reveals, also, a phenomenal increase in rainfall in the Bicester area since October 2018, compared with the previous nine years.

<https://www.worldweatheronline.com/bicester-weather-averages/oxfordshire/gb.aspx>

Although we measured less rain than in August, the intensity of the storms of 3rd – 4th October was sufficient to inundate the three bridges we have over the stream. We have never seen the level of water so high before. Meanwhile the tributary ditch was also overwhelmed. Because the bridge in the two photos is a thoroughfare for animals, it has been monitored continuously since March 2012. The sequence on 4th October 2020 is the first time the bridge has been inundated in this way,



10-01-2020 09:37:47



10-04-2020 08:05:30

Photos from 15 second videos.

Immediately below our land, the stream has overflowed and flooded the road through the hamlet five times this year. In our experience this is more than for any other year since 2007. Further downstream, the stream flows through the village of Wendlebury, eventually joining the Langford Brook and the River Ray. This village has had flooding problems for many years.

In addition to the many other objections to this project, the introduction of very large areas of hard surfaces in a country area where the natural drainage is already over stretched cannot be justified.

The Great Lakes project – it is not development but desecration – would bring misery to the people living in Little Chesterton and Wendlebury.

I strongly support rejection of the appeal.

[Redacted signature block]

[Redacted address block]

*The gauge was full.

I have photographs of the floods and of the problems of traffic along the road through Little Chesterton, part of which we own.

Date: 14th December 2019

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

From: David A Jones
Gagle Brook House
Chesterton
Bicester OX26 1UF

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

The attempted rape of the British Countryside. An objection to this application.

A) Having followed the development of the Local Plan over the past 15 years or so, it is disturbing to note the large number of opportunist applications that are being submitted for projects in and around Bicester that fall well outside the current Local Plan. Many of these proposals seek to take advantage of perceived easy access to facilities via the M40 motorway, the A34, the A41, the A43 the A421 and the A4095. This application is the worst of all.

The land for this proposal is served by the A 4095 road that is no more than a widened country lane linking a string of villages between Bicester and Witney. At the time Vendee Drive was constructed the A4095 was recommended for downgrading, to the extent that a new sign was erected at the junction with Bignell View with that road labelled as B4095.

All the other local roads are unclassified, most essentially 'one track with passing places' or no passing places other than a muddy roadside verge. These roads are totally unsuitable for any increase of traffic for the Bicester Sports Association let alone for a 'development' of the size proposed by Great Lakes (Great Wolf).

In the Bicester Advertiser of 6th December (2019) there were reports of four accidents on the A34, the A41 and M40 over a three-day period. One on the A34 had a fatality. In addition to the distress caused to the people and relatives concerned, all these accidents gave rise to long delays for other traffic. Accidents on these roads are more common now than a few years ago, reflecting the dangerous increase in the traffic in this area. This frequency of accidents on the main cross-country feeder roads negates, entirely, the assertion that visitors will find access to the waterpark easy.

People living in Little Chesterton are aware of the vast increase in traffic at holiday times, especially in the week between Christmas and New Year. Despite the Park and Ride for Bicester Village, tail back on the A41 means that traffic is diverted by satellite navigation along the Little Chesterton lane. One hundred cars in twenty minutes have been counted. This is unsustainable, destroying the wellbeing of the people living in the hamlet.

B) There is a comment in the non-technical section that 'The Site is located within an area that is able to easily transmit pollution to groundwater.' This is a damning statement. It is not clear how the applicants propose to prevent this type of pollution. We manage a small conservation area downstream from the site. There are numerous springs feeding a pond with fish in it and so we are very concerned.

The system of land drains and drainage ditches run out from the golf club, passing through the Bicester Sports Association land and join to pass under an arable field in a drainage pipe. This pipe opens at the upper end of land we own in Little Chesterton. Now a stream, the water flows through Little Chesterton to join, at right-angles, a stream from Simms Farm that goes on to flow through Wendlebury. Eventually it joins the Langford Brook (downstream of where the Gaggle Brook joins the Langford Brook).

The comment 'There is no flood risk from the Gaggle Brook watercourse reported in Environment Agency's flood maps or local authority flood maps to the Site' is correct for the simple reason that the site is not in the same catchment area as the Gaggle Brook. Furthermore, the use of the name Gaggle Brook in several parts of the application is very misleading for the same reason.

There can be little doubt that the 'hard' surfaces of the hotel, carpark and other facilities would increase the volume of storm water flowing down the stream through Little Chesterton and so cause flash floods there and, more importantly, more intense flooding in Wendlebury.

C) In the summary of the comments from Natural England is the statement: No Objection. This refers only to the fact that there is no SSSI or other statutory protected site nearby and to nothing else. It is normal practice to include the final section on Environmental Enhancement. Removing several ponds and creating one new one is scarcely an enhancement!

D) In an appendix, dated 1st November 2019, to the 'Gov.UK Guidance Light Pollution 6 March 2014,' following on from the 'Royal Commission on Environmental Pollution's 2009 report, Artificial light in the environment' there is the question:.

'Is a proposal likely to have a significant impact on a protected site or species? This could be a particular concern where forms of artificial light with a potentially high impact on wildlife and ecosystems (e.g. white or ultraviolet light) are being proposed close to protected sites, sensitive wildlife receptors or areas, including where the light is likely to shine on water where bats feed.'

There are two fundamental reasons why this question is relevant to the application being proposed.

1) Golf courses are unusual habitats for plants and animals because of the high standard of management. This maintenance is cyclical, following the seasons, so that the different areas experience a continuum of treatments from year to year. As a result, there are undisturbed habitats in some parts of the course and what is effectively a stable maintenance in other parts. The plants and animals quickly become adapted to the change or stasis of habitat. As a result, a golf course is a *de facto* conservation area with its own biodiversity. The 'rough' areas of golf courses are the foraging areas for small mammals and so good hunting areas for owls.

The golf course under consideration has received a good quality of maintenance. This is a sensitive area because implementation of this proposal would destroy an important refuge for animals and plants.

2) Golf is a game that is not normally played in the dark. Today, the amount of stray light in the immediate area is so trivial that it is easy to study the heavens on cloudless nights. This shows that the area has effectively no light pollution. It is well known that the positioning, duration, type of light source and level of lighting are all factors that can affect the impact of light on wildlife. All animals and plants have evolved in a world of regular alternation of daylight and dark nights. It is no wonder that disruption of this cycle affects both animals and plants detrimentally.

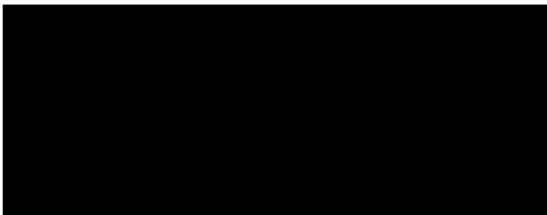
For security reasons, the water park and the associated car parks would be illuminated all night. This change in the diurnal fluctuation of light and dark will affect large numbers of animals and plants, including known protected species in the land between the A4095 and Little Chesterton.

From the surveys for this application, the from one for the Bicester Sports Association and direct observation by people owning land in Little Chesterton we can list the protected species known in the area: barn owls and other owls, badgers, pole cats, seven bat species, at least eight bird species on the Red List, grass snakes, great crested newts and several hairstreak butterflies.

See also the article: 'The dark side of light: how artificial lighting is harming the natural world. Nature 553, 268-270 16 January 2018'.

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

Yours faithfully,



(sign)

David A. Jones
(print)



AD



Orchard House,
Wendlebury,
Bicester,
OXON.
OX25 2PP

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

RECEIVED
27 NOV 2020
MAJOR CASEWORK

18 November 2020

Dear Sirs,

I wish to strongly object to the GreatWolf planning application APP/C3105/W/20/3259189.

The location of the resort is completely unsuitable for the following reasons:-

1. The whole area south & west of Bicester is already totally saturated with traffic, at peak times it can take over half an hour to travel the last 3 miles along the A34 from Oxford to Bicester.
2. The resort is not for people living in the area, we already have Bicester Village, also of little use to most residents in the area. Both will do little for the area other than lining the pockets of Cherwell District Council.
3. The area is a collection ground for storm water flowing into the stream flowing though Wendlebury and on to the River Ray, Wendlebury already floods regularly and the vast amount of buildings and hard standing will significantly increase the run off.
4. The proposal is not within the Local Development Plan and would be a serious blot on the landscape in an area that is beautiful countryside and green belt.
5. The loss of facilities that are at the moment available to the local population, golf and other sports and entertainment facilities will be devastating.
- 6.

Yours Faithfully

D Jones



From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APPEAL REFERENCE: APP/C3105/W/20/3259189
Date: 09 November 2020 10:29:14
Attachments: [REDACTED]

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

Dear, Alison Dyson

I write this email to lodge my **OBJECTION** to the appeal referenced above for the proposed development by Great Wolf Resorts in Chesterton, Oxfordshire.

My personal perspective; over the last 5 years we have seen so many developments to the local area from extending the already busy Bicester Village shopping village, out of town Shopping Area, for Tesco and the even newer location for Next, Boots and M&S, to 3 new hotel complexes (Premier Inn, Travelodge & Holiday In Express), the continued expansion to the Kingsmere housing development and many industrial units on the Bicester ring road along with the development just started on the southern edge of Chesterton.

The Map below shows many of the above areas and how they are impacting the residents of Chesterton and by locating a resort of this scale would then circle our village and drive even more vehicle traffic onto these small country lanes. We are already a rat run whenever there are issues with the A41 or M40 Junction 9 and 10.

image.png



Objections

- This development is not in accordance with the Cherwell development plan.
- A huge and unsightly complex 60% larger than Bicester Village with a permanently floodlit 900 space car park (the size of an airport long stay car park).
- A 25 metre high water tower building (5 times a standard house height) it would be the tallest building in the Cherwell area.
- 500,000 visitors a year, driving 1800 additional cars through the village a day.
- This will not benefit the local area as in the US locations state that 98% of visitors stay within the resort.

Loss of a valued local sporting facility and green space and the nature that lives within.

- Lack of road infrastructure to support not only visitor travel but the deliveries to support a resort of this scale.

Overall this is an ill conceived location for a project of this scale as it does not take into account the already close to capacity infrastructure that is struggling to support the developments already in place or under construction in the area.

I hope that the detail I have personally gone to in drafting this objection shows that along with the other objections you will receive not only from Chesterton residents but also other parish and councils affected....this is not wanted or needed in Cherwell!!

Regards,

Darren Layard
19 Vespasian Way,
Chesterton.
OX26 1BA

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: 20/3259189
Date: 26 November 2020 22:11:16

Dear Sirs I would like you to add my letter of objection to the above appeal. Whilst I live in Brackley I understand that the disruption to the local village of Chesterton would be enormous. We live in a changing world but Bicester has been subjected to enough. It's turning into Disney world. Enough is enough. I'm sure the local community would not benefit from this and so feel very sympathetic to their distress.

Kind Regards
Debbie Marks

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 27 November 2020 10:37:28

APP/C3105/W/20/3259189

Please accept this as my objection to Great Wolf being able to appeal to the monstrosity that they are planning on building in our beautiful village.

It's the wrong thing in the wrong place!

This was already declined and now we find ourselves fighting again at our own expense!

Our roads are already congested and cannot handle the extra volume of cars this resort will bring... that's not including staff, deliveries and the awful building traffic!

This project is not sustainable and with the beautiful wildlife habitats that will be destroyed, it would be a terrible tragedy.

If Wolf win their appeal they will build the massive park and then expand - that's what they do! Then there will be no stopping them!

Please please do not allow the appeal to overrule the very sensible decision made by the counsellors.

Thank you

Darren Martin

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference APP/C3105/W/20/3259189
Date: 15 November 2020 11:18:04

Dear Alison,

I understand that Great Wolf Resorts is appealing against the unanimous decision by the Cherwell District Council to reject the application to build a resort park in the village of Chesterton. The huge building complex would totally destroy the local environment and cause disastrous overloading of the road system in this part of Oxfordshire, which is already under heavy strain from the continuing building expansion of Bicester.

As a resident of Cherwell District living only six miles from the site and who has been familiar with Chesterton for thirty-six years, I wish to register the strongest personal objection to the Great Wolf Resorts application.

Yours sincerely,

Dermot McDermott

Sent from my iPad

Stonehaven
Alchester Road
Chesterton
OX26 1UN

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

13th November 2020

To Whom it may concern,

R.e. Great Wolf Lodge Water Theme Park Proposal in Chesterton

I write to you to wholeheartedly object to the proposed Great Wolf Lodge Water Theme Park.

My family and I moved to Chesterton over 6 years ago and during this time the beauty of this area and the strength and spirit of the local community have overwhelmed us. My young family and I are very active and enjoy walking, running and cycling within the local area using public footpaths and local highways in and around Chesterton.

I was astonished when I first heard of this proposal. Please see my reasons for objecting below:

- **Road infrastructure** – with 500 family sized rooms with an expected changeover 2-3 times weekly, 600 (450 full time) jobs and a car park of 900-1000 spaces, the road infrastructure is not able to cope with the estimated 43% increase in traffic that this venue would generate daily. I understand the proposed routes will be from Junction 10 of the M40 through Ardley, Fewcott and Middleton Stoney and the A34 at Weston on the Green where the traffic at peak times is already at a pressure point as the A34 connects to the M40 at junction 9. We cannot deny that satellite navigators will direct holidaymakers to the quickest route and a large proportion of traffic will pass through our tiny village of Chesterton on roads in poor state of repair.
- The 945-1350 construction workers will need to get to and from the site during the construction period and where unemployment levels are low in North Oxfordshire, these employees will need to travel from elsewhere in the country, creating more **air and noise pollution**.
- There are currently **no footpaths** to and from the site and unless these are provided, visitors will need to use their cars, the proposed shuttle bus or taxi's to access the surrounding area should they wish.

- The size of the venue is staggering and if you observe the proposed layout of the theme park against the residential area adjacent to it, it is on par with the size of Chesterton village alone. It would be **overbearing** on a small village and another more suitable site for this size of venture must therefore be considered.
- If residents of the water theme park are wanting to leave to explore the surrounding areas which likely will include Bicester Village and Bicester Heritage, there is no doubt they will drive through the small village of Chesterton, again increasing **air and noise pollution**. Living in a small village has been the choice of many old and new residents. We own a pony for our children with whom we hack the local area with. We have on several occasions witnessed **careless and fast driving** from the current high level of traffic, which inevitably will increase significantly and thus increase the risk of accidents.
- The proposed four storey hotel, water park and adventure park would be set on **green belt land** where a **public footpath** passes. This is a footpath I personally use regularly whilst running as it allows me to run in an area of natural beauty and away from already busy public highways. In accordance with government policies, developments such as that proposed should be directed to brownfield sites.
- My husband is a regular golfer at Bicester Hotel Golf and Spa. Being a natural ecologist, the wetland areas are a perfect haven for **diverse wildlife** including the great crested newt, which is a known protected species in these areas.
- Chesterton is classified as '**seriously water stressed**' by the environment agency and a resort of this size will be of further threat to this. Lack of sewerage and drainage infrastructure will contribute to the high risk of flooding to our village and how will the chlorinated water be safely disposed of?
- The historical nature of the Cotswold stone has been utilised across the area for generations. It is abundantly clear from the plans that little consideration has been given to maintain building design within keeping for the local area. The **size of the structure** (80 foot indoor water park and four storey hotel) dwarfs any building within a 10-mile radius. This puts it totally out of proportion within any other structure within surrounding areas, again underlying how unnecessary this development is and brings into contention the true purpose of this venture. It is my belief that this is ill conceived, quickly drawn and merely the drafting of a large cooperate entity wishing to capitalise on an already overdeveloped retail environment.
- Finally, we should also look at the benefits to those families that would attend the theme park. An outdoor nature walk adjacent to one of the primary arterial routes of the UK, the M40, presents a direct **health risk** through not only noise pollution but also carbon monoxide and nitrous oxide emissions from typical heavy road traffic.
- **Air, noise and light pollution** during construction and when erected are a huge concern to this area of natural beauty.

It is clear that whilst a resort of this size could be conceived in the UK, the positioning for this particular proposition is, for all the reasons I have detailed above, hastily gathered and rather ill-conceived.

These plans have already been unanimously rejected by Cherwell District Council on six different counts which is surely a strong nod to the objections felt by many.

Yours Sincerely,

Mrs Diane Messum

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Objection to appeal reference: APP/C3105/W/20/3259189
Date: 22 November 2020 19:09:43

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

Dear Alison

I objected to the Great Lakes UK planning application when it was first made and unanimously rejected by Cherwell District Council. Their appeal has not changed the basis of my original objections. The proposed development:-

1. Is far too big for the intended location
2. Likely to cause an unacceptable increase in traffic through Chesterton and surrounding villages
3. Would use land which is not designated for development in the local plan.
4. Would destroy useful habitat for many wildlife species
5. Does not meet Cherwell District Council's design guidelines

I have now looked at the proposed 500 room hotel building in more detail and apart from the enormous scale, I realise how lacking in merit the building design is. It appears to be a copy of a standard U.S. design which has been adapted very slightly and very badly. It does not fit in with or look similar to any building which I have seen for miles around this location.

The COVID pandemic has changed our way of life locally during the initial 'lockdown' and also later in the summer when the rules had been significantly lifted. Local roads are used more than ever before by cyclists and walkers for whom large increases in traffic would be dangerous. We have also become more aware of the value of countryside and wildlife – both of which would be significantly disadvantaged if the Great Lakes UK appeal is allowed.

Sports, and in particular outdoor activities such as golf, are now seen to be more important. There is significantly less golf available locally due to the closure of the Magnolia Hotel site and the North Oxford club is being impacted by housing development. Reduction of the Bicester Golf Club to a 9 – hole course would be a further reduction in available golf amenities. Great Lakes have said 9 holes courses are a 'trend' which is a hard claim to support. Furthermore, Golf England has said that the proposal to form an 18 - hole course by using each hole twice from different pin positions will not be acceptable. No member of the club would be able to enter competitions if this was implemented.

Mitigation of traffic problems has apparently been discussed with Oxfordshire Highways. However, I can see no possibility of mitigating the large scale of increase which the development would bring. In fact, the recent re-routing of HGV traffic along the A4095 and the rerouting of the Howes Lane section of the A4095 including a new railway bridge will do a lot to increase traffic along the A4095 and on through surrounding villages – particularly Kirtlington and Weston on the Green. I therefore have very little faith in the Oxfordshire Highways organisation assessing the impact properly.

The Wolf Resorts business in the USA does quite understandably appear to have suffered due to the Covid epidemic. They have decided not to proceed with their planned development on a site at El Paso for some reason and I question if this appeal is granted whether the development would go ahead, at least in the short term. I therefore question any claimed benefit due to increased short-term development investment.

The David Lloyd Centre has been given planning permission since Great Lakes UK made their application. I pointed out in my earlier letter that this village and area do not suffer from any significant shortage of the type of low-grade employment which would be offered by Wolf. In the future, the David Lloyd Centre will employ 1500 staff within only a couple of miles of the proposed Wolf site who would find employing staff very challenging. Employees would need to travel in from other areas.

We have recently had some heavy periods of rain which appear to be happening more often due to climate change. Twice during these periods there have been floods in Chesterton village and some houses have needed to be pumped out. The local sewerage system is overloaded but could

be substantially replaced by Great Lakes UK. However, the flows down the river Ray and even on into the Thames would be significantly affected by the massive increase in water used by the development.

I therefore ask you to reject this appeal which seeks to impose an unwanted and unnecessary hideous money making (for the US owners) monstrosity on part of our valuable countryside.

Yours sincerely

David Pheasey

Winterbrook House, Alchester Road, Chesterton, Bicester, OX26 1UN

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [REDACTED]
Subject: Appeal Ref: APP/C3105/W/20/3259189
Date: 18 November 2020 10:47:21

Dear Ms Dyson

I am forced to write in respect of the above appeal against Cherwell Planners ruling in refusal to allow Great Wolf Resorts to develop a water/resort park in the local village of Chesterton, Oxfordshire.

As a local resident of Weston on the Green I wish to advise you that we are bitterly opposed to such a vast and unsightly development.

In the knowledge that we will be expected to endure.

- (1) Massive increase in the traffic on local small roads attributed to this development.
- (2) Additional pollution to that already caused by heavy M40 and A34 traffic, already one of the busiest main road junctions in the country and has a very poor record with regard to road accidents.
- (3) There is already a lack of pavements and street lighting in local villages putting pedestrians and cyclists at a much higher risk. A lot of which are pensioner ages.
- (4) Emergency Services are already extremely stretched and will now be expected to absorb the additional demands made by what can only be truly described as a "Theme Park" with a massive daily turnover of new residents, all whom will be inexperienced in the potential hazards which a park of this nature would undoubtedly bring.
- (5) There has already been a massive increase in both housing and commercial development in local postcode areas, most, if not all of which, I have supported in the past.

The above objections can be expanded upon if necessary but I will be astonished if you do not hear from many, many other local residents do not raise the self-same issues. There are others of course but I will refrain from extending this communication in the hope that these objections alone are adequate to ensure that my objection to this Great Wolf Resorts Planning Appeal/Application is taken seriously?.

-
AS A RESIDENT AND RATE PAYER, I DO NOT WANT TO EXPERIENCE THE NEGATIVE AFFECTS THAT THIS DEVELOPMENT WOULD BRING TO MY LOCAL COMMUNITY.

-
I would appreciate some form of response in acknowledgement to this email please and if I can be included into the mailing list associated with any result on the appeal, it would be greatly appreciated.

Yours faithfully

-
Mr D G Roberts
Falkland House
Westlands Avenue

Weston on the Green
Bicester
Oxfordshire
OX25 3RD

**Hilltop Cottage
Horton-cum-Studley
Oxford OX33 1AU**

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

27/11/20

Appeal Reference APP/C3105/W/20/3259189

Dear Ms Dyson,

I am writing to express my strongest objection to the proposed Great Wolf Resorts plan for Chesterton in Oxfordshire.

Relatively close to Bicester, this is still a rural part of Oxfordshire, and should remain as such for the enjoyment of the people of Bicester and the surrounding countryside.

We have heard during Covid lockdown of the importance of green spaces to refresh minds and spirits, and the contribution simply of walking to maintain our physical health. Peace and quiet in green spaces is increasingly recognised as being crucial for our well-being. The Great Wolf Resorts proposal is the complete antithesis of this.

A look at the USA Great Wolf Resort website shows the sort of thing we might expect from this development.

Here for example, is the Atlanta resort



And the other Great Wolf resorts can be seen here, all of the same sort of size and scale:

<http://www.greatwolfresorts.com/company-overview/#locations>

Clearly such resorts have to exploit the economy of scale in order to be profitable. They have to be big to succeed, and the statistics provided for the Chesterton proposal make this very clear. A large hotel (when there are two national chain Hotels less than about 4kms away); a permanently floodlit car-park for 900 cars (why permanently lit?), catering for half a million visitors a year; and many of the facilities entirely self-contained with very few benefits for local businesses.

The USP of this company seems to be developing 'the indoor resort concept' (from the company history on its website), thus effectively building hermetically sealed indoor water parks in the countryside, where most people go for fresh air. This is the wrong location for the wrong sort of tourist feature at the wrong sort of scale for the English countryside. The development would dominate the area and cause chaos on local roads that do not have the capacity for the projected visitor numbers.

I note that Cherwell District Council opposes this plan, as will all the communities in the local area. There is no evidence that the developer has made any attempt to consult with the local communities. I note the site at Chesterton is just outside Oxford's green belt but deserves the sort of NPPF protection that exists for green belt proposals.

I hope you will reject the developers' appeal

Yours sincerely,

David J. Rogers MA, D.Phil. (Oxon)
University of Oxford
Professor of Ecology (retired)

20.11.20

16 PARK CLOSE
KIRTUNSTON
OXFORD OX5 3HR.

AD

THE PLANNING INSPECTORATE
BRISTOL.

Attention: Alison Dyson.

RECEIVED
27 NOV 2020
MAJOR CASEWORK

Dear Alison Dyson

Following my earlier letter objecting to Great Lakes UK Ltd building a Water Resort at Chesterton Golf Club, I wish to follow this up by objecting to their appeal. There are many reasons to refuse this request, a number I have listed below.

- 1) SPOILING THE COUNTRYSIDE
by Building a large Hotel, High Water tower
Large Car park ~~permanently~~ etc.
- 2) EXTRA VEHICLES,
Extra vehicles arriving & leaving at weekends
- 3) TRAFFIC
large increase in traffic, through the local villages
& country roads.
- 4) GOLF COURSE
Ruination of a good Golf course, when other courses
have waiting lists or are closing.
- 5) VISITORS
If built, they will not encourage local people
to visit.

6, basis.

Increase rainfall over the last two years has restricted play on the course. What could mean more flooding & water will be able to go off the large concrete ear park.

I hope the Appeal Judge will take note of these objections & refuse the Appeal.

Yours sincerely,

[Redacted Signature]

[Redacted Name] ID. SAUBROOK.

12 Chestnut Close
Chesterton
OX26 1XD

20th November 2020

Ref: APP/C3105/W/20/3259189

Dear Alison

With regard to the appeal for the Great Wolf development, this **cannot and must not** be upheld

This development will ruin village life creating excessive traffic going through daily on small country lanes that are completely inadequate for this volume of traffic.

Residents walk and bike along these roads and the huge increase in volume of traffic will make this even more dangerous than it is now.

As a village we already feel an impact since the development of the new houses in Audley Gardens, with excess rain now causing flooding in parts of the village not seen before. The water needs somewhere to go and the drainage here in Chesterton is not adequate to sustain another development nearby and especially one the size of Great Wolf Resorts. It is guaranteed that this would create even greater areas of flooding within the village.

Developing this area will devastate the natural trees, hedgerows, ponds not to mention the wildlife that depends on all of this. I myself have seen the swans, ducks, rabbits in abundance and even a deer on one occasion. Then there are the insects and pond life we don't immediately see. All of their habitat will be destroyed and gone forever. At this time of world climate change we should be encouraging wildlife by planting more trees and more hedgerows not destroying them. It is fine for Wolf to say they will plant trees etc but they are going to take many many years to grow and in that time we have lost valuable wildlife with their habitats. It may well be that they do not return as this will no longer be a tranquil environment for them.

So much greenbelt land is being lost to developments of 'much needed' housing which also destroys wildlife sites. We need to be proactive in preserving what we have not destroying more.

Again at a time when we are being encouraged to conserve our water usage and to save electricity the astronomical usage of both of these commodities by Great Wolf goes against everything that we are encouraged to do. The amount of water they will use, albeit they will probably recycle some, and the sewage they will create - our infrastructure cannot cope with this!

Our village is not the type of environment for this mammoth development!

As in the development of Bicester Village we have seen over time that they buy up more land around them to further expand on what they have. In time Great Wolf would want to expand and where will they go. It is a known fact locally that Graham Payne (the owner of the hotel and golf course) would sell up and our village would be destroyed even further. **This just cannot happen.**

We are a small village that wishes to remain peacefully in the countryside as we are !

WHERE IS OUR HUMAN RIGHT TO PEACEFULLY AND SAFELY CONTINUE TO ENJOY OUR OWN PROPERTY IN THIS VILLAGE ? !

Deborah Simpson

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 14 November 2020 14:15:01

Dear Ms Dyson

I would like to object in the strongest possible terms to the proposed Big Great Wolf development in the village of Chesterton.

The *unanimity* of the Cherwell Planning Committee's rejection of the proposal speaks volumes. You will have received a very large number of reiterations of the details of their objections from local residents (traffic increase, pollution, harm to wildlife, lack of added-value to the community, etc.) with all of which I heartily agree. However, I would ask you in particular to consider the gross disproportionality between this huge development and the small rural setting in which it is proposed to be sited. Little wonder, then, that a project of this nature and scale falls outside developments envisaged in the Cherwell Local Development Plan.

District Councillors are in the best position to make judgments about the acceptability of such developments, and it would be a great disservice to them, and their constituency, to countermand their unanimous rejection of such an egregious transgression of our Local Plan.

It must be roundly rejected!

Dave Sprake
29 Hatchway
Kirtlington
OX5 3JS

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf Resorts - OBJECTION
Date: 24 November 2020 19:28:04

I write to lodge my opposition to the proposed development of Bicester Hotel Golf and Spa by the Great Wolf Resorts under APP/C3105/W/20/3259189. This development has already been rejected by the local community, Parish Council and County Council. It is clear that the Owner and Developer are seeking to use their commercial strength in these times of COVID-19 difficulty where the resources of the community and Councils are working hard to keep us safe. Quite clearly this is opportunistic without regard for the local community.

In addition to the opportunistic nature of this Appeal the issues that arose at local Council level still persist;

- The Development sits on the edge of Chesterton a small village with single lane meandering roads without the capacity to meet the added burden of 500,000 visitors per year, with additional trips from this location to shopping and site seeing. The roads currently struggle at peak commuter time.
- The Development does not provide any amenity for villagers as it is a resort, for guests only. Furthermore Bicester already provides a swimming pool sports complex as does the current Bicester Hotel Golf and Spa.
- The Development will literally overshadow the village of Chesterton. At 4 storeys high with a water tower in the region of 84ft tall, catering for 2,000 guests, a car park of 900 spaces the Development will dwarf the recently built Tesco superstore and car park in Bicester. It is huge. All of this will be at the expense of a well used golf course and green spaces attracting wildlife in the area.
- This Development will run 24hrs per day, 365 days per year. Noise pollution will break the peace of the location, light pollution around the Development will destroy the habitat for nature and the residents and finally vehicle pollution will blight the roads and homes within the village.
- Resorts of this scale have supply chains to suit, national and international businesses utilising large volume vehicles will dominate the village road system. There will be no trade for local businesses who are not able to compete. Staff will also seek to travel to the area to work adding more travel pressures. Opportunities for local employment will also be limited by non local experienced Hotel workers arriving to meet demand.
- A water park has huge environmental impacts associated with it. Huge volumes of water, heating, chlorine or salt chemicals, disposal of waste water and power. When the new housing estate was built by the Chesterton playing fields the sewerage system was connected into but not significantly increased. The natural sewerage route for this gargantuan resort is to install an upgraded sewer back to Bicester as all other directions are ploughed fields or woodland. This will require the A4095 to be excavated for extensive periods to take away the pollution from the resort. Other utilities we need to be upgraded too. The road itself would need to be closed for a year or more with huge disruption alongside commuter, village and construction traffic. Those living on the A4095 will fear to walk or drive out of their driveways and villagers will be trapped by constant traffic.
- The Development should be located closer to Bicester Village Shopping, rail and motorway links where the infrastructure exists and where the local plan provides. The new Holiday Inn Hotel near to the Premier Inn Hotel both serve Bicester in ideal locations using the fallow land nearby. This is by far a better location than a small Oxfordshire village.

It is clear that commercial might is being used by Great Wolf Resorts to push through a development in the wrong location and at the expense of local residents who live in a village for the peace and tranquility it provides. Chesterton is not Continental America with its huge spaces and ability to make a huge development seem small. Chesterton is a rural village with a small Primary School, Church and Pub; sitting beyond the growing town of Bicester with all of its better suited plots. This Development only takes and in so doing destroys the very nature of the village.

Please do not allow the Great Wolf Resorts proposed Development to go ahead.

Thank you

Daniel Stephenson
12 The Woodlands, Chesterton. OXfordshire, OX26 1TN.

Thank you

Daniel
[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189 - Great Wolf resort
Date: 27 November 2020 13:26:37

Good Afternoon,

I am writing regard to the recent appeal by Great Wolf Resorts on the hope that it is dismissed.

The proposal for this massive water-park is so out of placed for a village location, it is also adverse to 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. The area is already well established with biodiversity that would instead be ripped up and concreted over on mass.

How can the aim of protecting 30% of England's countryside by 2030 be achieved if at every turn developers and speculators are gouging out great chunks of our countryside?

The 10 point plan includes a promise to: ensure healthy soils that capture carbon; protect woodlands; create a 'Nature Recovery Network'; wild landscapes and invest in nature-based solutions to increase flood resilience. In this way it is proposed we can protect communities from the already visible effects of climate change. This proposal makes a mockery of the Government's ambitions and must be rejected.

The 500 bed room, 2000 occupancy building is vast and completely out of keeping with the area, the main building being taller than our church tower & would be one of the tallest buildings in Cherwell (in the open countryside!). I also believe that the site as a whole would be bigger the the whole Bicester village Shopping complex.

The roads all pass through small Oxfordshire villages and are already completely inadequate due the rat running to avoid junction 9, with built up traffic at peak times. When combined with such a development, reached by small rural roads the whole village would not cope with these volumes of traffic, especially in the construction phase.

This proposal was rejected unanimously by the council, who did a fantastic job listening to the concerns of their residents and this decision should be upheld.

The limited benefits that this scheme will bring are vastly outweighed by the destruction of green space, huge increases in traffic and a huge blot on the landscape, not to mention the loss of a golf course.

Please reject this appeal

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Re: Objections to development of the Great Wolf Resort Ref: APP/C3105/W/20/3259189
Date: 17 November 2020 20:04:30

Dear Alison , I must once again write to register my objection to this rather disproportionate commercial venture in this lovely area . The whole scale of this project simply from a visual and infrastructure point of view does not in any way blend into the surroundings . Please can you uphold the objections and refuse permission to develop .

Yours sincerely
David Sweetnam

Sent from my iPhone

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Lakes UK Ltd Planning Appeal APP/C3105/W/20/3259189
Date: 26 November 2020 18:01:04

Mr D Templeton
1 Grindleford Walk
Chorlton-Cum-Hardy
Manchester

I visit my son on a regular basis. He lives directly adjacent to the development in Chesterton. I have been dismayed to find Great Wolf have appealed the unanimous decision by Cherwell Council to pursue further, the construction of a waterpark on the existing back 9 holes of Bicester Golf Club in this delightful historic village of Chesterton.

I have taken the time to fully explore these proposals and can see clearly that it represents a departure from planning policy. The proposals contain numerous reports littered with flawed and skewed statistics. "Lies, damned lies, and statistics" is a well known phrase describing the persuasive power of numbers, particularly the use of statistics to bolster weak arguments. This is a case in point. A huge amount of money has been spent on these meaningless reports and they should be scrutinized to the finest degree to highlight their inaccuracies.

As the council have stated in their site notice dated 9/12/19 the proposal constitutes:

“major” development and the proposed development would, in the opinion of the Council, affect;

- The setting of a Listed Building
- The character and appearance of a Listed Building
- The setting of a Conservation Area
- The character and appearance of a Conservation Area
- Departure from plan

I fully concur with this statement. It is the departure from plan that I see as the key to refusing this application. The plan contravenes the following::

Relevant National and Local Policy and Guidance are found in:

Development Plan Policy

Cherwell Local Plan (2011-2031) Part 1

PSD1: Presumption in Favour of Sustainable Development

ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

ESD13: Local Landscape Protection and Enhancement

ESD15: The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (saved policies)

Sporadic development in the open countryside

Countryside management projects

Layout, design and external appearance of new development

National Planning Policy Framework (2012)

Planning Practice Guidance (2014)

The Principle of the Development

Paragraph 14 of the National Planning Policy Framework (NPPF) states that a presumption of sustainable development should be seen as a golden thread running through decision taking. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system.

Paragraph 12 of the NPPF notes that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Cherwell District Council has an up-to-date Local Plan which was adopted on 20th July 2015.

Visual Amenities

Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take the opportunities for improving

Policy ESD13 of the Cherwell Local Plan Part 1 notes that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to the local landscape character cannot be avoided. Policy ESD13 also states that: "Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside; It will look out of character and be very obtrusive
- Cause undue harm to important natural landscape features and topography; It will
- Be inconsistent with local character; It is inconsistent
- Impact on areas judged to have a high level of tranquility; It will affect tranquility of this quiet village in terms of light pollution air pollution noise and excessive traffic flow
- Harm the setting of settlements, buildings, structures or other landmark features: or The proposal is totally out of keeping with the environment
- Harm the historic value of the landscape." It harms the historical value of this ancient village

Policy ESD15 of the Cherwell Local Plan Part 1 states that: "New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality

design. All new development will be required to meet high design standards.” This design is not in keeping being 4 storeys tall and having an 85 ft water slide painted in vivid colours. It will be the tallest structure in Cherwell adjacent to an historic village

Saved Policy C28 of the Cherwell Local Plan 1996 reflects Government guidance in relation to the design of new development by seeking to ensure that such development is in harmony with the general character of its surroundings and is sympathetic to the environmental context of the site and its surroundings, and the nature, size and prominence of the development proposed. Saved Policy C8 seeks to protect the character of the open countryside. The proposed development would not be within the curtilage of the village. This development detracts from the appearance of the area due to its size and nature. It is not concealed from view from the public domain.

The development would result in significant harm to the visual amenities of the locality. Furthermore, it would represent harmful or sporadic development within the open countryside. The proposal therefore does not accord with Policies ESD13 and ESD15 of the Cherwell Local Plan Part 1, saved Policies C8, 28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.

Residential Amenities

The proposed Water park presents adverse harm to Stableford House and Vicarage Farm in terms of loss of privacy or overlooking and light air and noise pollution. The proposal does not accord with Government guidance contained within the NPPF, Policy ESD15 of the Cherwell Local Plan Part 1 and saved Policy C30 of the Cherwell Local Plan 1996.

Ecological Impact

Paragraph 118 of the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principle: “If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.” Policy ESD10 of the Cherwell Local Plan Part 1 echoes this. Significant harm to the ecology of the existing golf course is obvious it will be immediate and far ranging with no sensible and sustainable mitigation.

I strongly encourage the council to refuse this proposal on the grounds that it contravenes planning policy. It is a departure from National and local plan on every level.

Faithfully

D Templeton

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal by Great Wolf Resorts UK - Ref: APP/C3105/W/20/3259189
Date: 27 November 2020 14:45:00

- > 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 at 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 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

- > David Ward

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W.20/3259189
Date: 12 November 2020 12:53:41

Dear Ms Dyson

I wish to object to the proposal for many reasons but will restrict myself to the main ones.

1. The permanently floodlit car park will lighten the sky not only uncomfortable for people but also detrimental to wildlife.

2. Our narrow country lanes are inadequate for the number not only of potential guests and staff but also the expected 65 large lorries a day plus construction worker's vehicles during the construction period (2 years).

3. The amount of airborne dust and other pollutants during the construction period (2 years) will exacerbate asthma and other chronic airways illness of the people in the village.

4. Our water and sewage systems will not be able to cope.

5. The buildings and tarmaced areas will mean extra water when there's heavy rain which will contribute to the flooding we have already experienced in the village.

6. The proposed water park will contribute nothing to the local economy. In the US 98% of visitors stay within the complex.

7. This complex would massively dominate the local area, equivalent to two Tesco Extra superstores, and taller than Buckingham Palace. the water tower potentially taller than that.

8. Local employers already find difficulty recruiting staff (I'm thinking of supermarkets and care homes) so if Great Wolf poach staff with, perhaps, an extra 50p per hour, there will be even more shortage of staff to the detriment of local people.

9. Currently there are some 700 - 800 residents in Chesterton so to have an extra 2000 people plus staff would irrevocably spoil our village.

10. No one wants this!!

Yours sincerely

Rev'd Doreen White
32 Fortescue Drive
Chesterton
Bicester
OX26 1UT

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Appeal Reference: APP/C3105/W/20/3259189
Date: 22 November 2020 10:36:50

Derek Wilson
4 Fewcott View
Fritwell
Bicester
OX27 7QP

22th November 2020

Dear Alison,

I am writing in reference to Great Wolf planning appeal to try and develop part of Bicester Golf and Country Clubs golf course.

I raised an objection to the original application. I want to again raise my objection to the appeal. The grounds that Great Wolf have written in their introduction that 'demand for the existing golf course facilities is dwindling' is preposterous.

We have been in very uncertain times this year due to the Covid-19 outbreak. Golf was one of the first outdoor activities the government re-established. The course has had one of its most successful years for pay and play alongside the existing membership. This will continue once we are back out of lockdown. I have recently joined the Golf Club Committee. One of my core focus' will be on bringing new members into the club. This is the only club in Bicester.

The infrastructure of Chestertons roads would be destroyed by this development. To increase traffic flow for two years with construction deliveries. Will not only damage the local road network it will also impact the first village Weston on the Green.

With 500,000 visitors a year that would mean 1,800 additional car trips a day on local roads which are already stretched to capacity. This includes country lanes, the accident hotspot A34, plus the A41, A4095, B430 and A4030. To increase traffic flow for two years with construction deliveries. Will not only damage the local road network it will also impact the first village Weston on the Green.

The hotel is planned to be one of the biggest outside London. The proposed development is due to be 4 stories high. This will scar the local landscape. Not to mention be a distraction to motorists on the M40. Bicester Golf and Country Club were told their Performance gym needed to have a mud bank built to stop people on the motorway being distracted. If that is a president set by the council then a 4 story hotel is going to be impossible to hide from the motorway.

This is **not** be a public amenity therefore it is not going to offer anything back to the local community.

The proposed 900 space carpark will also be unsightly and resemble an airport carpark in a rural setting.

The air pollution caused by the construction traffic and construction will have irreversible damage to the local environment.

While no Great Newts were found in Great Lakes environmental study I have encountered them on the course. I would go so far to testify to this in court. I found the body of one on the 15th Fairway(The existing golf course) right in the middle of the proposed development.

I would suggest another study in the lakes to be carried out.

Should I be able to be of any further assistance please get in touch.

Regards

Derek Wilson

Bicester Golf and Country Club Member

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov.uk)
Subject: Fwd: APP/C3105/W/20/3259189
Date: 23 November 2020 19:51:22

Further to this email, I would like to add several points.

The Great Wolf Resort promises to boost the local economy. The resort is intended for young families and not only does it offer on-site restaurants for them, but also cooking facilities in rooms (e.g. microwaves), meaning visitors will be quite self-contained and not need to leave the resort in their short stay there. It begs the question, therefore: "What local businesses would families with young children be of benefit to?" A look at Tripadvisor, for example, for local Bicester attractions for families with young children suggests The Garth, Bicester Heritage, Bicester Village, Island Pond Woods, Whiteland Farm Sports, St Edburg's Church, and St Gile's Church (Oxford). Which of these "attractions" would cope with an influx of 500,000 visitors per year (Ref: Wolf-flyer, Chesterton Parish Council)? Would I drive all the way from Birmingham, say, with my young family to visit the Great Wolf and show them St Edburg's Church? Probably not. I imagine the only facility that would benefit from an influx of visitors would be Bicester Village. Has it got the infrastructure (parking) to cope with such a load? I suspect not as it is already overwhelmed by its current load. Would extra visitors to Bicester Village benefit the residents of Chesterton or Weston-on-the Green? If so, how, specifically? How much money will the Chesterton Parish Council receive if the construction went ahead? How would it spend it on the local villages who will bear the brunt of the destruction of their quality of life wrought by the resort? What undertaking has the resort made to source local products for its restaurants? Can it prove it will seek all its resources, not just food like vegetables, from Bicester and the surrounding villages? I guess not; it, like most restaurants, will import its goods from around the world, thereby raising its carbon footprint to the detriment of local producers.

Begin forwarded message:

From: BT Mail [REDACTED]
Date: 23 November 2020 at 14:50:34 GMT
To: Alison.dyson@planninginspectorate.gov.uk
Subject: APP/C3105/W/20/3259189

Dear Alison Dyson,

I am writing to object to the above planning application appeal from the Great Wolf Resorts.

I am a property owner in Chesterton with family connections going back decades.

- The resort is not an amenity for the enjoyment of local people: it has a massive hotel and is designed to draw in visitors from far and wide. Day passes for locals will be expensive and not of benefit during term times.
- 1800 additional car trips per day would lead to maximum capacity use of the local roads for five hours every day. This is calculated thus: maximum traffic flow one way at 30mph = $995 \times 25\% = 750$ cars per hour on ideal straight roads (Ref: www.globalsecurity.org) - with each vehicle one stopping distance behind the one in front. For 1800 cars,

maximum capacity is reached for $1800/750 = 2.4$ hours twice daily i.e for about five hours per day.

- 600 worker journeys per day creates additional congestion, raising the total capacity to 6.4 hours per day.
- During construction, 2000 construction worker journeys per day and 65 delivery journeys per day cause full congestion for 2×2.75 hours per day, i.e. for five and a half hours.
- Add normal local residents traffic (shopping, work, business, trade, school runs etc) and the roads will be completely congested for well over six hours a day.
- What evidence is there that current roads can cope with this level of congestion?
- What highway safety analysis has the resort done for the local roads and residents?
- The noise and disturbance created by this excess traffic will be intolerable for the local residents. The traffic will forever be a great nuisance to the local villages and their residents, destroying the very nature of village life for no direct benefit to them.
- What carbon offset does the Resort intend to put in place for this level of road usage?
- What is the carbon footprint of the hotel?
- In the UK, one hotel room generates 13 tonnes of CO₂ per year (Ref: www.ecometrica.com). The Resorts' 500 rooms will generate 6500 tonnes of CO₂. To offset this requires nearly 300,000 trees (each absorbing 48lbs per year. Ref: www.onetreeplanted.org). Optimum tree planting density is 400 per hectare. 300,000 trees requires 750 hectares (about 750 rugby pitches). It costs £12.90 to plant one tree (Ref: www.ael-treeconsultants.co.uk). Thus planting 300,000 trees costs about £39,000,000. Where will 750 hectares of land and £38,000,000 come from? Trees will take about 25 years to mature to a carbon absorbing capacity of 48lbs per year. How will the resort offset its hotel carbon footprint until all trees planted reach maturity? Who will pay for maintaining and managing the offset trees?
- What is the carbon footprint of the resort's restaurant and how will the resort offset it?
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- What is the carbon footprint of the swimming complex and how will the resort offset it?
- What is the carbon footprint of the construction of the resort and how will the resort offset it?
- What is the carbon footprint due to lighting the 900 space car park 24 hours per day and how will the resort offset this?
- What effect will this light pollution have on local flora and fauna?
- Will chlorination of the pool and kitchen fumes present continuous unpleasant, all-pervading smells in the area?
- The resort is totally out of character with the local area and is overbearing and out of scale and character in terms of appearance.
- Has the resort obtained flight safety certificates from the local aerodromes (Kidlington, Weston-on-the-Green and Bicester) for their

84 feet tower and car park lighting hazards?

- How will the resort ensure that jobs go to local residents only (in order to benefit the local community, not UK as a whole)?
- Note: the rate of unemployment in Bicester is both lower than the average for Oxfordshire and lower than the national average, indicating that the location of the resort cannot be based on where the unemployment rate is greatest in the country and therefore that Bicester does not have the highest need for the facility (Ref: www.ilivehere.co.uk).
- Many hundreds of gyms and swimming pools in the UK will go out of business because of Covid-19 and GLL (the UK's biggest leisure trust) has announced that Oasis, Swindon, is closing; Preston and Newcastle have already shut (Ref: www.theguardian.com "Many UK fitness venues may not survive winter Covid closures", 22 November 2020). In the post-Covid climate, what guarantees are there that this resort will buck the trend and be successful where other homegrown companies have failed?
- The amenity is not in accordance with the Cherwell Local Development Plan.

It is public knowledge that the Resort owners, Blackstone Group, are in debt (as of August 2020, it was \$8.60 billion (Ref: www.finance.yahoo.com "A look into Blackstone Group's debt")). In June 2020, it failed to make a payment on a \$274m loan, falling behind on debt repayment allegedly because of the coronavirus (Ref: www.ft.com "Blackstone skips payment on \$274m hotel loan"). There have been outbreaks of coronavirus in its resorts (e.g. in Michigan on 14 November 2020 and Colorado Springs in August 2020) demonstrating that their coronavirus prevention policies were not completely effective. Will this have a knock-on effect on British families choosing to visit Chesterton? Resorts in USA like Mason, Ohio, are at only 50% occupancy (Ref: IAAPA, 12 Covid-19 changes from Great Wolf Lodge). Thus, profitability for 2020-2021 and hence resources to manage debt will not be so handsome as believed pre-Covid. How will coronavirus effect the Resort's profitability in the near future, when construction has started? Has the resort presented updated financial plans that take in to account the new post-Covid era? Will there be sufficient funds to complete the proposed site and run it at its predicted pre-Covid capacity? What would happen to the site and buildings were the company to default on its commitments (of course it might not) and the county is left with unfinished/empty structures?

Yours sincerely

David Winfield

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189
Date: 25 November 2020 14:05:30

Dear Alison Dyer,

I write in furtherance of my objection to the above planning application/appeal.

Regarding the supporting document submitted in the planning application ([19/02550/F](#)) "Breeding Bird Survey" ES vol 2 App 9.5, it is my view that the document does not provide the convincing defence as it purports to. It contains deficiencies and omissions that are pertinent to the case.

The report describes the birds spotted on three separate 2.5 hour occasions in May and June 2018 from dawn. It recorded only 54 species (out of a possible 574 identified by the British Ornithologists Union) of which only 10 were considered to be of conservation concern.

My observations:

- The timing of the surveys would exclude identifying nocturnal/evening species such as owls, nightjars and even cuckoos and nightingales, which call predominantly in the evening. Birds of these species are on the endangered lists and should have been looked for specifically. As it stands, the report cannot exclude them as being possible residents whose habitat might be destroyed by the development, thereby endangering the species further.
- With the prevalence of ponds and water, it is remarkable how few species associated with these habitats were spotted. No kingfishers, snipe, dippers, waders, curlews, grey wagtails, marsh warblers or marsh tits, for example. Are we to believe no such birds exist on the site? Or has the site not been assessed thoroughly?
- Although rooks and carrion crows were spotted, no ravens, common crows or jackdaws were recorded - difficult to believe none are present in this area, again casting doubt on the thoroughness of the survey.
- There was a preponderance of house sparrows but no tree sparrows and only one dunnock - had the rarer tree sparrow been mistaken for its close relative? In which case the data is unreliable. Also dunnocks tend to flock, so why was only one ever seen?
- Fourteen goldcrests were recorded. This is the UK's smallest bird, it inhabits tops of trees, especially coniferous. It is well known for being easy to hear but difficult to observe. I have them in my garden: I know this because I constantly hear them. I have never seen one and could not say how many there are from listening to their calls. I do not believe this figure.
- Woodpeckers were recorded, but not the lesser spotted which shares the same habitat as the greater spotted. They are best seen in Spring before the tops of trees become leafy. They are endangered and therefore it is important to exclude their presence formally. This report does not do that.
- No skylarks, yellow hammers, pheasants, grouse, quail, common gulls, flycatchers, treecreepers, nuthatches, woodlarks, stonechats, tree pipits, or siskins were recorded. Again, are we to believe there are none in the area? Given the nature of the site,

treecreepers and nuthatches should have been observed; treecreepers prefer older trees and it is to be feared that demolishing established trees will destroy their habit. Replacing them with saplings would not suffice.

- One bullfinch was recorded. This species nests in bramble and high hedges, preferring those that are 4m high and 4m wide. Removing such habitat will threaten this endangered species.

I am concerned about the accuracy of this report and, because it was not asked to establish **exactly** what species are present and how many would be endangered by the development of the site, it fails to convince me that only 10 species of concern are present.

Also, and most importantly, although it **recommends** destroyed habitats should be replaced like for like, it does not comment at all on whether the proposed landscaping will provide suitable and adequate habitats for the species under threat, which would have been invaluable to the local residents and conservationists.

It is my opinion that this report should be disregarded. It does not inform precisely the number and type of endangered species there are and therefore there is insufficient evidence that the development won't cause disastrous harm to endangered species. It certainly does not confirm that the proposed landscaping will circumvent the destruction of natural habitat.

To my mind, it also throws doubt on the studies submitted concerning bats, insects, newts and other flora/fauna.

Yours sincerely

David Winfield
[39 Alchester Road](#), Chesterton

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@ecometrica.com)
Subject: APP/C3105/W/20/3259189
Date: 23 November 2020 14:50:37

Dear Alison Dyson,

I am writing to object to the above planning application appeal from the Great Wolf Resorts.

I am a property owner in Chesterton with family connections going back decades.

- The resort is not an amenity for the enjoyment of local people: it has a massive hotel and is designed to draw in visitors from far and wide. Day passes for locals will be expensive and not of benefit during term times.
- 1800 additional car trips per day would lead to maximum capacity use of the local roads for five hours every day. This is calculated thus: maximum traffic flow one way at 30mph = $995 \times 25\% = 750$ cars per hour on ideal straight roads (Ref: www.globalsecurity.org) - with each vehicle one stopping distance behind the one in front. For 1800 cars, maximum capacity is reached for $1800/750 = 2.4$ hours twice daily i.e for about five hours per day.
- 600 worker journeys per day creates additional congestion, raising the total capacity to 6.4 hours per day.
- During construction, 2000 construction worker journeys per day and 65 delivery journeys per day cause full congestion for 2×2.75 hours per day, i.e. for five and a half hours.
- Add normal local residents traffic (shopping, work, business, trade, school runs etc) and the roads will be completely congested for well over six hours a day.
- What evidence is there that current roads can cope with this level of congestion?
- What highway safety analysis has the resort done for the local roads and residents?
- The noise and disturbance created by this excess traffic will be intolerable for the local residents. The traffic will forever be a great nuisance to the local villages and their residents, destroying the very nature of village life for no direct benefit to them.
- What carbon offset does the Resort intend to put in place for this level of road usage?
- What is the carbon footprint of the hotel?
- In the UK, one hotel room generates 13 tonnes of CO₂ per year (Ref: www.ecometrica.com). The Resorts' 500 rooms will generate 6500 tonnes of CO₂. To offset this requires nearly 300,000 trees (each absorbing 48lbs per year. Ref: www.onetreeplanted.org). Optimum tree planting density is 400 per hectare. 300,000 trees requires 750 hectares (about 750 rugby pitches). It costs £12.90 to plant one tree (Ref: www.ael-treeconsultants.co.uk). Thus planting 300,000 trees costs about £39,000,000. Where will 750 hectares of land and £38,000,000 come from? Trees will take about 25 years to mature to a carbon absorbing capacity of 48lbs per year. How will the resort offset its hotel carbon footprint until all trees planted reach maturity? Who will pay for maintaining and managing the offset trees?
- What is the carbon footprint of the resort's restaurant and how will the resort offset it?
- Food service facilities are highly energy intensive, using approximately three times more energy than other types of commercial buildings. Up to 80% of that energy is not utilized for any kind of useful work and is wasted through excess heat and noise from inefficient equipment, heating ventilators, air conditioning, lights and refrigerators (Ref: www.qsrweb.com).
- What is the carbon footprint of the swimming complex and how will the resort offset

it?

- What is the carbon footprint of the construction of the resort and how will the resort offset it?
- What is the carbon footprint due to lighting the 900 space car park 24 hours per day and how will the resort offset this?
- What effect will this light pollution have on local flora and fauna?
- Will chlorination of the pool and kitchen fumes present continuous unpleasant, all-pervading smells in the area?
- The resort is totally out of character with the local area and is over-bearing and out of scale and character in terms of appearance.
- Has the resort obtained flight safety certificates from the local aerodromes (Kidlington, Weston-on-the-Green and Bicester) for their 84 feet tower and car park lighting hazards?
- How will the resort ensure that jobs go to local residents only (in order to benefit the local community, not UK as a whole)?
- Note: the rate of unemployment in Bicester is both lower than the average for Oxfordshire and lower than the national average, indicating that the location of the resort cannot be based on where the unemployment rate is greatest in the country and therefore that Bicester does not have the highest need for the facility (Ref: www.ilivehere.co.uk).
- Many hundreds of gyms and swimming pools in the UK will go out of business because of Covid-19 and GLL (the UK's biggest leisure trust) has announced that Oasis, Swindon, is closing; Preston and Newcastle have already shut (Ref: www.theguardian.com "Many UK fitness venues may not survive winter Covid closures", 22 November 2020). In the post-Covid climate, what guarantees are there that this resort will buck the trend and be successful where other homegrown companies have failed?
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It is public knowledge that the Resort owners, Blackstone Group, are in debt (as of August 2020, it was \$8.60 billion (Ref: www.finance.yahoo.com "A look into Blackstone Group's debt")). In June 2020, it failed to make a payment on a \$274m loan, falling behind on debt repayment allegedly because of the coronavirus (Ref: www.ft.com "Blackstone skips payment on \$274m hotel loan"). There have been outbreaks of coronavirus in its resorts (e.g. in Michigan on 14 November 2020 and Colorado Springs in August 2020) demonstrating that their coronavirus prevention policies were not completely effective. Will this have a knock-on effect on British families choosing to visit Chesterton? Resorts in USA like Mason, Ohio, are at only 50% occupancy (Ref: IAAPA, 12 Covid-19 changes from Great Wolf Lodge). Thus, profitability for 2020-2021 and hence resources to manage debt will not be so handsome as believed pre-Covid. How will coronavirus effect the Resort's profitability in the near future, when construction has started? Has the resort presented updated financial plans that take in to account the new post-Covid era? Will there be sufficient funds to complete the proposed site and run it at its predicted pre-Covid capacity? What would happen to the site and buildings were the company to default on its commitments (of course it might not) and the county is left with unfinished/empty structures?

Yours sincerely

David Winfield

From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov.uk)
Subject: Fwd: APP/C3105/W/20/3259189
Date: 24 November 2020 09:18:02

Dear Alison Dyson,

I have checked my figures and must submit a correction.

Regarding road congestion times: I see from your Flyer you obtained 1800 car journeys by multiplying the number of parking spaces (900) by two for arriving and departing. I based my congestion times after doubling the 1800 figure you gave and they are therefore out by a factor of two. Likewise for your Flyer's figure of 2000 journeys for construction workers. However, the times are based on cars travelling at 30mph separated by breaking distance. In reality this would be rather too close for safety. If you doubled the separation distance (still making it very difficult to cross a road or join it from a junction) you would get back to my original estimates for times to clear that number of cars.

Regarding the cost of planting offset trees: I miscalculated £12.90 x 300,000. It should be about £3,900,000. However, if you estimate the carbon footprints of the restaurant, swimming complex, car journeys and car park lighting, I am sure the cost of offsetting them would each be close to that of the hotel and the figure would approach £20,000,000 (plus another four times the area that would need to be planted).

Yours sincerely
David Winfield

Begin forwarded message:

From: BT Mail [REDACTED]
Date: 23 November 2020 at 14:50:34 GMT
To: Alison.dyson@planninginspectorate.gov.uk
Subject: APP/C3105/W/20/3259189

Dear Alison Dyson,

I am writing to object to the above planning application appeal from the Great Wolf Resorts.

I am a property owner in Chesterton with family connections going back decades.

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unemployment rate is greatest in the country and therefore that Bicester does not have the highest need for the facility

(Ref: www.ilivehere.co.uk).

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Yours sincerely

David Winfield

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf Resorts proposed water park
Date: 11 November 2020 09:48:48

Dear Sir/Madame,

I wish to lodge my complaint at the ABSURD proposal of the Great Wolf Water Park.

- 1) The proposed private complex WILL dominate the landscape. Its footprint would be 60 per cent bigger than Bicester Village or equivalent to 2 Tesco superstores, with a permanently flood-lit car park for 900 cars. The hotel alone would be one of the largest outside London - four-storeys high with 500 family rooms and a capacity of around 2,000 visitors daily.
- 2) Based on Great Wolf's own plans, it aimed to attract half a million visitors a year, mostly travelling in private cars, making 1,800 additional car trips a day on local roads already stretched to capacity. This would include not only country lanes, the A41, A4095, A4030 and B430 but also the accident hot-spot of the A34, and would significantly increase greenhouse gas emissions which would not be in line with any climate targets set by the Government.
- 3) The expansion of the golf course would adversely affect the flora and fauna of the site and with no evidence that the environmental impact of the scheme has been assessed properly and robustly and all of this for some questionable economic benefit.

This carbuncle can not be allowed!

PLEASE save what little is left of Chesterton and its surrounding areas.

Sincerely,

Donald York

AD

49 ALCHESTER ROAD
CHESTERTON
OXON
OX26 1UN.

ALISON LYSON
THE PLANNING INSPECTORATE
ROOM 3J KITE WING
TEMPLE QUAY HOUSE
2 THE SQUARE
BRISTOL BS1 6AN

9TH NOVEMBER 2020

RECEIVED
12 NOV 2020
MAJOR CASEWORK

REF. AAP/C3105/W/20/3259189

IT IS A SHAME THAT YOU HAVE BEEN ASKED TO REVIEW THIS APPEAL FOR GREAT WOLF RESORTS TO PROPOSE SUCH A MONSTROUS RESORT ON SUCH A SMALL RURAL GROUP OF OXFORDSHIRE VILLAGES. IT SHOULD HAVE BEEN SUFFICIENT FOR YOU TO ACCEPT THE WISDOM & COMMON SENSE OF CHERWELL DISTRICT COUNCIL & OXFORD COUNTY COUNCIL WHO LISTENED TO THE VIEWS OF THE INHABITANTS AFFECTED & UNANIMOUSLY REJECTED THIS PLANNING APPLICATION ON THE FOLLOWING GROUNDS:

- THE LOCAL INFRASTRUCTURE IS TOO FRAIL.
- THE SIZE OF THE PROJECT IS SO TOTALLY OVERWHELMING.
- THE DISRUPTION OVER 2 YEARS OF CONSTRUCTION WOULD BRING FILTH & DISRUPTION TO THE LOCAL VILLAGES
- THERE WOULD BE NO EMPLOYMENT OPPORTUNITIES FOR LOCAL PEOPLE
- NO ACCESS FOR THE LOCAL PEOPLE TO TAKE ADVANTAGE OF THE FACILITIES.

COUNCIL

2.

- NO TRAINING OPPORTUNITIES FOR LOCAL HOSPITALITY BUSINESSES AS GUESTS TO THE PROPOSED DEVELOPMENT WOULD BE ENCOURAGED TO EAT SLEEP & PLAY IN HOUSE.
- A SUBSTANTIAL INCREASE IN TRAFFIC - POLLUTION & DESTRUCTION OF WILDLIFE HABITAT
- THE LOSS OF A GOOD 18 HOLE GOLF COURSE
- 1,800 CAR JOURNEYS PER DAY ALONG ALREADY BUSY RURAL LANES SERVING THE LOCAL VILLAGES.

I IMPLORER YOU TO MAKE THE SAME JUDGEMENTS AS CHERWELL & OXFORDSHIRE COUNCILS & WHOLEHEARTEDLY REJECT THIS TOTALLY INAPPROPRIATE PLANNING APPLICATION

SINCERELY,



DAVID AMBLER

COPY CHESTERTON PARISH COUNCIL

RECEIVED

27 NOV 2020

MAJOR CASEWORK

AD

Alison Dyson

David Tett

The Planning Inspectorate

84 Ewhurst Road

Room 3J, Kite Wing

London

Temple Quay House

SE4 1SD

2, The Square

Bristol BS1 6PN

re : APP/C3105/W/20/3259189

Dear Ms. Dyson,

Could you please take into account my strong objection to this appeal lodged by an American Company.

I grew up in Chesterton, my parents still live there (after moving there 35 years ago) and my children spend many weekends and holidays there. We have nothing against entertainment for children, but this appeal is ridiculous. We hear that 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 very poor track record when it comes to environmental issues) carry on with this proposal, taking absolutely no notice of the wishes of the local population. It is very disrespectful.

Chesterton and the surrounding area have had their fair share of development over the years. Bicester Village Outlet Store keeps growing creating huge amounts of traffic in this area. The small roads around the village can't take any more. It would be criminal, for example, to try to change the Roman Road (Akeman Street) to accommodate hundreds and hundreds of extra cars. The locals will not benefit from this development at all, as it will cater for guests staying in their hotel and eating at their restaurants. Even the argument of job creation doesn't wash as Bicester and the region has a hardly any unemployment.

This project will cause the destruction of trees, beautiful hedges, a perfectly lovely golf course. Our children need more nature, not less. It is much more important for them to be surrounded by nature than to go down a water slide.

Hundreds, 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.

The government keeps telling us they are devoted to their green agenda. This project really does not sit well with the future we all need.

Please listen to the locals. Their views need to be respected.

Yours sincerely,

David Tett



RECEIVED
18 NOV 2020
MAJOR CASEWORK

8. Hatch Way
Kirtlington
OXON.
OX5 3JS.
17-11-20.

AD

Ref. APP/C3105/W/20/3259189.

Dear Ms. Dyson

I am loomed to learn that Great Wolf Resort are going to appeal against the unanimous decision to stop them building the resort at Chesterton.

1. Chesterton is a small village with and surrounded by narrow roads, totally unsuitable to cope with the volume of traffic this complex would create.
2. Many of the roads already have

a very high volume of residential and delivery traffic.

3. The 4095 through Kirtlington is a very busy road which is greatly increased, when there is an all too frequent incident on the M40 or A 34 and the traffic is rerouted through Kirtlington.

4. There are plenty of amenities around the area, without the addition of a complex which will be of no benefit locally and then Chertsey.

5. Finally and very importantly more desecration of our

Countryside

Yours sincerely


MRS DIANA DOWDY.

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

27 NOV 2020
 MAJOR CASEWORK

39 Alchester Road
 Chesterton
 OX 26 IUW

26th November 2020

Dear Sir or Madam

Town and Country Planning Act 1990 – Appeal against Refusal – APP/C3105/W/20/3259189

I OBJECT to the proposal submitted by Great Lakes Ltd to redevelop part of the golf course at Chesterton to provide a new leisure resort. The reasons for my objection to the Planning Application were set out in a letter dated 7th January 2020 (a copy of which is attached for your information).

I am now writing about the Appeal itself and the fact that Great Lakes has chosen to take this course of action during the Covid 19 pandemic. I also set out ways in which changes prompted by the pandemic add to the case against the Planning Application.

Why Appeal?

The Appeal makes no sense at all given that the planning application was unanimously refused - indicating that without a shadow of doubt, the proposed Great Wolf Lodge is inappropriate in function, scale and scope for the location and site on the edge of the small village of Chesterton.

In selecting the location for their first Great Wolf Lodge in the UK, the Company not only failed to appreciate that the Project would not meet a local need, it did not take account of local issues particularly those relating to traffic congestion. On paper, this area's transport links may have been perceived as 'ideal', but on the ground, that is not the case at all.

The planning application therefore failed to meet the most basic of tests. It brought the Great Lakes chief weakness into sharp focus namely, *zero* experience of building a Great Wolf Resort outside of North America. Not only that, the Company did not adhere to a fundamental guiding principle when considering 'overseas' expansion namely, "*Think global, act local*¹."

Some of the criteria for refusal cannot possibly be changed or amended to enable planning permission to be granted. In addition, the strength of the opposition from local people means that the Company is setting itself up for a potential *PR disaster*. Clearly, there is a high risk that its brand will be irrecoverably tarnished thereby jeopardising any aspirations that it might have to open other resorts elsewhere in the UK.

¹ Patrick Geddes, 1915.

What is so uniquely compelling about the location at Bicester?

Did Great Lakes not have a Plan B 'up their sleeve' in case planning permission was refused? If not; why not?

It is absolutely inconceivable that: a company seeking international expansion would only have a short list of one potential site; and that there are no other locations in the UK that could meet Great Wolf Resort's standard criteria of being within 2-3 hours journey time of large conurbations.

There must be alternative locations where the cost of land is as reasonable where a Great Wolf Resort could be built without causing such horrendous impacts for the local area and its residents and destroying valuable green space and habitats for wildlife. For example: the new Gulliver's Valley is located on a former open cast colliery; and the London Resort is to be located on a former landfill site within easy reach of motorways.

Why Launch an Appeal Now?

The fact the Company has launched this Appeal in the midst of the Covid 19 pandemic is very disturbing. Even to a member of the public like me it is obvious that there must be a **great deal at stake**. Serious questions need to be asked about the Company's motivation and rationale and I trust that proper **due diligence** will be undertaken as part of this Appeal?

The pandemic has added unprecedented levels of risk which, admittedly, could not have been foreseen when the planning application was submitted. But the Company has had 6 months during which to consider these and yet it has still chosen this course of action at a time when, like the rest of the hospitality sector, Great Wolf Resorts must be facing *existential* financial challenges.

The economic uncertainty is set to last for several years – probably beyond the 3-year planning approval time frame. Even with effective vaccines, there is a mounting body of evidence showing that the hospitality and tourist sectors (which have been 'brought to their knees' during the pandemic) will have great difficulty returning to pre-Covid levels particularly in countries like the USA and UK where outbreaks have been very severe.

The stringent lockdown measures in the UK are having devastating economic consequences, the full impacts of which have yet to be felt, but which are already significant enough for the Chancellor to use the term '*Economic Emergency*' in his recent Spending Review speech².

One thing is for sure, British consumers will have less to spend – something which would certainly impact on the Great Wolf Resort's '*bottom line*' if it were to be built here. Great Plains' investment appraisal will need drastic revision. If I was in that Company's 'shoes', I would now '*cut my losses*' and look for somewhere across the Channel for the first Great Wolf Resort in Europe.

²On 27th November 2020.

Changes Arising From the Pandemic

The pandemic has prompted changes that could not have been envisaged when my first letter opposing the Planning Application was written in the aspects outlined below.

Traffic. Oxfordshire has recently been granted £3 million pounds of public money to encourage people out of their cars and onto buses or bikes. Bicester is set to receive some of the funding and new cycle lanes will be created on local roads some which would be used by those visiting a Great Wolf Resort. This means that it will be even harder to justify a proposal that would put thousands of cars from outside the area on local roads at a time when local people are being urged to ditch their cars in favour of their bikes.

Design. Throughout the pandemic people have been told to avoid large gatherings and only meet in small groups or *'bubbles'* - preferably outdoors. When taking holidays self-contained standalone accommodation in chalets and lodges have become more popular than ever as people have wanted to avoid being infected in hotel accommodation.

The change in people's preferences and behaviour means that it is even harder to see how Great Wolf's 498 room hotel could possibly compete with the likes of *'Center Parcs'* or achieve the levels of room occupancy it would need to be viable. Even the offer of indoor recreational facilities are likely to be shunned in favour of resorts and facilities that offer access to wide open spaces such as those on the coast or in forested areas or in the highlands as they now perceive them as being safer.

Economic Benefits. No doubt with rising levels of unemployment and a *'flattened'* tourist sector in the UK, Great Plains will try to *'play to one of its core strengths'* – namely, the track record North American Great Wolf Resorts have in creating jobs and boosting the economies of the areas in which they are located.

However, even before the pandemic, there was significant scepticism as to whether the same level of benefits would materialise in this locality particularly as it enjoys full employment. With the huge shadow that the pandemic is casting over finances, it is even more doubtful that the economic benefits outlined in promotional material would be delivered here. The new business area is still on course to be completed and this will provide new opportunities for generations to come.

In addition, any projections about economic impacts now need to be viewed with a *'huge pinch of salt'* as they have been based on levels of business and benchmarks from pre-Covid times. They are not necessarily going to hold *'true'* in the *'new'* normal. And, no one knows precisely what *'new normal'* is going to be like. The longer the pandemic goes on, the greater the devastation and uncertainty; and the less likely things are ever going to go *'back to the future'*.

Furthermore, jobs in construction would only materialise if Great Lakes manages to acquire the necessary finance to build the Resort. It is envisaged that the fall-out from the pandemic will make it much harder and more expensive for this Resort to be financed. As previously mentioned, the original investment analysis will need amending in view of the more challenging circumstances.

Jobs inside the hotel and in its external supply chain will only be supported if the Resort is profitable. Clearly, due to the pandemic, the viability will be less assured than what was envisaged when the planning application was originally submitted. Occupancy rates and revenues per room are likely to be lower as are levels of spending in the local area. The competition from pre-existing providers is likely to be much stronger as businesses strive to entice customers back through their doors.

Loss of Sport and Recreational Facilities. Access to green spaces and outdoor facilities for sport and recreation has been vital for people's physical and mental well-being throughout the pandemic. This strengthens the case against losing half of the Bicester Golf Course. During the lockdown people have experienced the devastating effects of not being able to play golf and engage in other recreational activities. It is now *inconceivable* that building this Great Wolf Resort would result in the permanent loss of a much treasured local facility and a valuable area of green space.

Closing Remarks. In my last letter I pointed out the very real danger of the Great Wolf Resort ending up as a huge '*white elephant*'. It is hard to believe that the economic conditions have deteriorated as much as they have since then due to a pandemic, but they have and the outlook is very bleak.

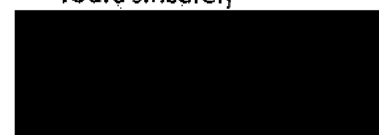
If planning permission were to be granted as a result of this Appeal, it is my strong belief that the Great Wolf Resort would be *doomed* to fail because it would not stand a chance in the 'icy' economic environment it would encounter.

At the moment much of the socio-economic damage from the pandemic lies below the surface masked by government bail-out. This brings to mind an image of ice bergs that are so deadly because what you see above sea level is nothing compared to what lies below the waterline. And, we all know what happened to the mighty Titanic when it encountered one of these!

If the Great Wolf Resort were to be built under the economic conditions we are now in and, then, subsequently went bust, unlike the Titanic it would not disappear without a trace. Instead, it would leave an almighty '*blot on the landscape*' – a monument to *commercial greed* and the failure to undertake due diligence and a thorough assessment of the risks. This would be the worst of all possible outcomes given the nightmare that it would have created for local people during its construction and operation.

Having written this letter, villagers like me can now only place our trust in those empowered to prevent the unthinkable from happening.

Yours sincerely

A solid black rectangular box redacting the signature of Dianne Winfield.

Dianne Winfield B.Sc.

39 Alchester Road
Chesterton
OX26 1UW

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicoat
Banbury
OX15 4AA

7th January 2020

Dear Ms Whitehead

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

I am writing to register an objection to the above planning application because:

1. It is purely speculative and does not comply with Cherwell's Local Development Plan and there are no material considerations that would warrant planning permission being granted.
2. There is no reason whatsoever for the first Great Wolf Lodge in the UK to be located on the site in question as it would not meet an economic need and would not provide facilities for local people, but would be geared to attracting visitors from further afield.
3. It would replace 46 acres of a mature green habitat on the edge of Chesterton where locals have enjoyed a quiet round of golf for years with a Great Wolf Lodge like those in states of America the size of California, Arizona and Colorado so that its American owners can expand 'overseas'.
4. The massive scale and function of the proposed facilities, geared to attracting 500,000 visitors a year, is totally inappropriate for the edge of a village like Chesterton (population c 1,000).
5. Having a footprint of 1.5 times the size of Bicester Village, it would have an unacceptable urbanising effect on Chesterton and the surrounding rural area.
6. There are a host of serious concerns and factors which all confirm its unsuitability, not just for Chesterton, but for the locality as well as for the District of Cherwell, the City of Oxford and for Oxfordshire as a whole. Those obvious to me are outlined below and overleaf.

Impacts on Traffic. The application would result in significantly greater numbers of vehicles on local roads, but would not meet a local economic need or provide needed facilities for local people. Therefore, it 'flies in the face' of crucial local initiatives¹ to reduce car use and would create a significant increase in carbon emissions. The 'worked example' overleaf based on the projected annual number of visitors alone travelling on single carriageways gives an indication of just how large the increase would be as well as the potential costs of off-setting. The actual costs would be much higher because a high proportion of families would travel at higher speeds on motorways.

¹ For example: Cherwell's and Oxfordshire's strategy for reducing car use; and Oxford City's £19 million investment to achieving net carbon zero sooner than 2050.

Estimated Potential Carbon Emissions from Visitors

Assuming there would be 500,000 visitors a year made up of families that travel 4 people per car, there would be 125,000 cars which would amount to 250,000 car journeys (including their return journeys).

If the cars were to travel an average of 3 hours each journey, at an average speed of 50 m.p.h. on national speed limit single carriageways (RAC figures), the 125,000 cars would emit 15,000 metric tons of carbon per year (based on esp.gov average carbon emissions for passenger cars).

Offsetting this by for example, planting trees in the UK would cost in the region of £193,000 per year (figures from carbon footprint.com). Presumably this cost would fall upon the Local Authority, specifically Council Tax payers.

Note: Some families may not travel by car, but the extra journeys families with cars make during their stay plus journeys made by conference attendees, staff, suppliers and contractors would more than make up the numbers. A high percentage would also travel at higher speeds on motorways.

Even before the Kingsmere Retail Park and Bicester Business Parks open, local roads cannot cope with traffic generated by Bicester Village so the last thing this area needs is another sizeable visitor attraction that aims for 500,000 visitors a year from outside the local area. The increased volume and weight of vehicles on narrow 'ancient' village roads would cause them to deteriorate even further making them more hazardous to drive along thereby increasing the risk of accidents and the cost to local residents of repairing and maintaining them.

There have been occasions when Little Chesterton and Chesterton have felt 'under siege' by Bicester Village traffic using village roads to escape hold-ups on the A41. The Great Wolf Lodge would make such events more of a regular occurrence particularly as by the time it opens, there would be even more traffic due to the completion of developments at Kingsmere and Bicester Office Park.

No one yet knows quite how much all these developments will impact on traffic flows around Bicester. However, this facility would undoubtedly exacerbate the situation. The proposed solution to instruct visitors and contractors to use the A34 and B430 instead of the A41 and A4095 would be ineffective because of Satnav and would only shift the problem elsewhere. Providing shuttle buses to and from local stations would not prevent visitors from using their cars.

Because of the difficulty of parents taking their children out of school during term times, the flow of traffic to and from the proposed Great Wolf Lodge would be more concentrated at weekends and during school holidays thus coinciding with peaks in Bicester Village traffic.

Sustainability Issues. There is no guarantee that the proposed Great Wolf Lodge would be viable particularly as it would be a new entrant to the UK market. Neither is there any guarantee that it would generate enough return on investment for its private equity fund parent organisation. Even the most successful company's ventures 'overseas' can fail - often because of unforeseen changes in 'local' circumstances and differences in consumer preferences.

The Great Lodge Hotel would be *larger* than many of its counterparts in America yet it is untested here and its popularity would not be as assured. It would not be a 'one-of-a-kind family resort' in this country. It would face robust competition from other well-established and very popular family

friendly resorts (for example, Center Parks, Gulliver's and Butlin's) as well as others due to open in the near future. And, none of these have accommodation within earshot of a major motorway.

The Great Wolf Lodge would, no doubt, make a great deal of being the first one in the UK. However, the novelty would soon wear off and, in 2024 it would be totally eclipsed by the London Resort located in Dartford, Kent. This £3.2 billion Disneyland theme park with 3,500 hotel rooms will quickly bring about a 'seismic' change in the geography of visitor attractions in the UK. It will have the magnetic pull of a 'supernova' drawing in families with children towards the south east of the country i.e. in a completely opposite direction from London to here.

The Great Wolf Lodge would fall back on Bicester Village visitors to boost its occupancy rates. This would change the proposition completely: instead of being primarily a family friendly resort, it would be more of a hotel with over-spill parking for Bicester Village. As such, it would duplicate facilities at Bicester's Park and Ride and undermine the viability of other local hotels.

Impact on the Landscape. The Great Lodge would dominate the surrounding rural landscape due to the 'industrial' scale of the proposed buildings, the climbing wall and the 84ft high tower. There would be limited scope on the site for enough landscaping to 'soften' the perspective and there are no contours to 'offset' the height of its buildings and other facilities. Note: there are only 5 common trees in the UK that can grow under ideal conditions to 84ft in maturity and they include Ash, which is under threat from disease and Elm, which is virtually extinct (tvc.org.uk refers).

Design. The proposed design is totally incompatible in form and function with its rural setting and does not enhance the character of the local area. It has the outdated appearance of a barracks or an eastern bloc institution of some kind. In view of the number of people to be accommodated, there are concerns about whether there would be sufficient capacity in the local infrastructure. For example, it would put considerable strain on local water resources², the sewage³ system.

There is also a question of where the 498 families would spend their time. Given that this site is small in comparison with other UK resorts, there must be an assumption that families would spend time off-site. This would lead to even more cars on local roads and an increase in carbon emissions.

Lack of Economic Benefits. The proposal would not fill an economic need as the local economy is thriving and is set to continue doing so for the foreseeable future. The proposed annual £2.4 million contribution to business rates is less of a deciding factor here than it might be in other areas such as those suffering from the decline of traditional industries. By locating here, the Great Wolf Lodge would actually find it difficult to recruit staff locally and would need to bring people in from further afield, thus, adding to the number of cars on local roads.

There is no guarantee that the notional economic benefits arising from its workforce or guests spending in the local area would materialise. There would also be little prospect of businesses in the surrounding areas benefiting because the Great Wolf Lodge would provide all-inclusive facilities for its guests. The proposed development would also give rise to significant 'dis-benefits' such as the extra cost of repairing and maintaining roads and carbon off-setting (see text box on Page 2).

² Enough water for an Olympic sized swimming pool would be needed for the indoor water park.

³ If all 498 rooms were occupied by families of 4, there would be an extra 1,992 staying overnight i.e. almost double the population of Chesterton.

Loss of Sports and Recreational Facilities. The Great Wolf Lodge would result in the loss of one of the very few places left in this locality where local people can undertake health and fitness activities in peaceful and relaxing surroundings. Not only would the golf course be halved, the whole ambience and immaculate setting of the Bicester Hotel, Golf and Spa could not help but be spoiled by having the Great Wolf Lodge as its neighbour. This would be a travesty as one of its key benefits for locals is that they can go there without having had to encounter Bicester Village traffic.

The promise of discounted day passes, which would probably only be available when there is spare capacity, would potentially only benefit those with small children rather than the whole community.

Ecological Impact. The proposal would have a devastating impact on a well-established green habitat at a time when vast swathes of green spaces in the locality are being lost to development. However, the difference in this case, is that there is no justification for replacing such a large area of greenery, shrubs and trees with 500,000 sq. ft. of buildings and a 900 space car park. It would inevitably affect a whole range of species some of which are being endangered.

The proposed landscaping and even the 5.75 hectare nature trail (on less than 1/3 of the 18.6 hectare site) would be mere *'tokenism'* and, it would hardly be *'natural'* because of high levels of disturbance and trampling. In addition, the whole development would negate the efforts made by Cherwell and local people to create Burnehyll Woodland as a buffer from urbanisation emanating from Bicester.

Concluding Remarks. It makes no sense at all for the first Great Wolf Lodge in the UK to be located here particularly as it would not meet any significant local needs. It would *'clog up'* local roads, impinge on the lives of local people, create a *'blot on the rural landscape'* and destroy habitats for wildlife. All of this would be to fulfil the ambitions of its American owners to expand *'overseas'* and meet the needs of people from outside this area rather than those who live here.

There is also a very *real* danger of it ending up as a huge *'white elephant'* because of the robustness of competition from other family friendly resorts. The London Resort (Disneyland UK) due to launch in 2024, would literally *'pull the rug from under its feet'* before it has even had time to carve out a secure niche in the UK market. This location would lose its allure and even advantages such as proximity to Bicester Village would pale into insignificance compared with the advantage of proximity to the London Resort. Clearly, common sense needs to prevail to avoid such an unfortunate eventuality for the sake of all stakeholders.

Yours sincerely



D. WINFIELD B.Sc.

↑
DIANNE

AD

RECEIVED
27 NOV 2020
MAJOR CASEWORK

**Heyford Manor
Church Lane
Lower Heyford
Oxon OX25 5NZ**

Friday 20th November

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

APP/C3105/W/20/3259189

Dear Ms Dyson,

Land to the East of M40 and South of A4095, Chesterton, Bicester, Oxon

I am writing as one of the three District Councillors for the Fringford & Heyfords Ward of Cherwell District, in which Chesterton lies, to ask you to **refuse** this appeal.

I have not previously written on the subject as I sit on and chair Cherwell's Planning Committee and was therefore able to put my points in person, having read the Officer's report and listened to the debate. I felt that it would have been quite improper for me to have been anything other than completely impartial until it was time for the committee to make its decision. However, now it has been unanimously refused, I would be grateful if you could take my views into account and, if appropriate, let me help represent the views of my ward at the appeal.

Policy: this application constitutes speculative development in open countryside on a site which is not allocated in the Local Plan. As an unsustainable site away from existing settlements, it is also contrary to the NPPF and contrary to the Mid Cherwell Neighbourhood Plan. The applicants have produced no adequate reasons for deviating from established plans and policies.

Impact: the proposal for such a massive development – approximately double the floor space of Bicester Village: please drop by in passing to gain a true picture of the impact – and its proposed featureless and prison-like design is completely out of scale and character (I believe it would be the tallest, as well as the largest building in the entire District), and will do immense harm to the rural character of the area and the nearby settlements of Chesterton and Little Chesterton.

Traffic - customers: the proposed business depends on bringing large numbers of customers from a wide area, most of whom (as evidenced by the 898 car park spaces proposed and in the absence of public transport) will arrive by car. The impact will be felt on an already sensitive local road network – especially the A4095

and B4030. In addition to considering the impact of local rat run routes through the Chestertons and Wendlebury, please also assess the impact on neighbouring settlements such as Kirtlington, Bletchington, Weston on the Green, Middleton Stoney, Ardley and Lower Heyford, and take into account not just current traffic but that from approved developments in Bicester and Upper Heyford to assess the cumulative extent of the harm, as the applicants do not seem to have properly considered this.

Traffic - staff: the applicants have not produced adequate sustainable travel plans for staff on routes from Bicester which are too small to cope with frequent shuttle buses and too far for routine cycling/walking in all weathers. Their proposals do not justify contravening the NPPF and Local Plan policies which rightly seek to locate such developments in urban areas.

Traffic – construction: such a large site will clearly involve a vast number of HGV movements over at least the planned two year period. Please also factor the impact of these, including the inevitable deviations from routing agreements, on local settlements.

Amenity: it is proposed to build this development on an existing golf course. Please take into account the assessed local need for more such courses and the recent decision that Oxford's unmet housing need can only be met by building over the North Oxford course. Since the proposed facility is designed around overnight stays to meet only travelling tourist need (before a last minute concession to assuage local opposition of a limited number of local day tickets, unlikely to be available when demand is high), this will be a significant reduction in outdoor recreation in the District.

Economic benefit has been mooted as a justification for this development. However, since the customers will be insulated from the local economy inside the facility and since Bicester has almost no measurable unemployment, with much more employment square footage coming on stream, please disregard this argument as spurious.

Environmental harms which I hope you will take into account include the loss of open countryside habitat, the removal of 2m of earth over 25,000 sq m, consumption of 400,000l of water per day, the energy input required for a 500 bed hotel together with the resultant air, noise and light pollution.

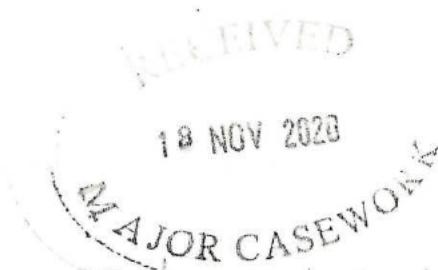
I would be grateful if you could take these points into account in deciding this appeal and hope that you will conclude, as I did after the planning committee debate, that it should be refused. If I can help your inquiries in any way, please let me know.

Yours faithfully,



James Macnamara
District Councillor
Fringford & Heyfords Ward

To Alison Ayson,
The Planning Inspectorate,
Bristol



re Appeal references: APP/C3105/W/20/3259189

Dear Madam,

I have already written in the past objecting to the original application, which was thoroughly rejected & which does not meet the local Cherwell plan or policy SLE3 of the CLPP1, which requires new tourism to be located in sustainable locations.

This huge private enclosed development will not sustain the local area at all but only the pockets of a foreign firm.

Road access

The local people of the surrounding area know better than most that our roads and lanes cannot sustain any more pressure and space still has to be kept for the increased traffic from the housing at Upper Heyford and the new warehousing at Bricester. The fact that the projected 500,000 visitors per year yielding 1,800 additional cartrips/day to the 900 place car park would be a disaster.

The crossroads at Middleton Stoney cannot be altered further and already cause jams at peak periods and are worse when the regular jams between the jct. 9 and 10 on the M40 occur, when more traffic has to use the B430. Traffic from the Great Wolf project would regularly be accessing it on the B430 and it is unrealistic to have it clogging up an already saturated road

System, especially the A34/M40/B430 triangle.

There is of course also the effect on the through traffic on villages like Chesterton, Arley, Middleton Stoney & Weston on the Green.

Need for a tourist attraction. We already have a new expanded tourist attraction of Bicester Village, with 3 new large chain hotels built close to it recently and which supports existing smaller hotels in Bicester (2), Chesterton (2) (one is already on the Wolf site) Weston on the Green (1) and local B & Bs.

This complex would be entirely inward looking & has said it would have to look as far afield as Birmingham to bus in staff as employment in Bicester is high and its facilities would be for guests only and not help the area.

Pollution/Ecology 1) More traffic fumes and noise

2) Light pollution. The 900 space carpark to be permanently lit, even with down-lights, would affect an area that used to be dark sky. Upper Heyford has reduced this already to the north.

3) Water Supply. A 500-bed hotel would need a vast amount of water excluding that of the waterpark itself that would be recycled (hopefully with its chemicals). I believe the water supply of this area is not abundant.

4) Drainage.

p. 2.

The surface drainage especially from the large carpark and landscaped areas would be towards a very small stream between the A34 and the rear of Weston airfield. It is already boggy and prone to flooding. The stream drains to the River Ray, which always needs to be pumped. With climate change the flooding could worsen.

5) Sewage.

The needs of the new housing at Upper Heyford have already put ~~p~~ pressure on the system so that the village of Caulcott has to have a sewage drainage tanker daily. Many hundreds of houses are yet to be finished and a 500 bed hotel is yet another strain.

6) Wildlife

There are ~~otters~~ in the aforementioned stream, wild deer, badgers, foxes, rabbits, ~~Weasels~~, swans and geese on the ponds, nesting red kites, overwintering fieldfares and redwings, and murmurations of starlings. In short there is a thriving habitat that will be compromised and lost.

7) Appearance

A massive hotel with a huge water tower

p To

would not only be unsightly but would fill a site
more suitable for a few more village houses only,
that would not affect the preceding points I have made.

I would be most grateful if you would kindly
consider these points from a local resident of 39
years when you are debating the Wolf project's
appeal.

Yours faithfully,

Nidreneve Evans M.B.A.B.

The Stone Barn
1 Home Farm Close
Chesterton
Oxfordshire
OX26 1TZ

16th November 2020

To Alison Dyson, Planning Inspectorate

Re: APP/C3105/W/20/3259189

I object strongly to the proposed development of the hotel and water park (Great Wolf) to be built on the outskirts of the rural village of Chesterton.

This is an outlandish development on the outskirts of a rural Oxford village. It will not be a public amenity as it is designed for people who book an overnight stay. As all the facilities will be on-site it will not benefit the local community or businesses.

The development will attract 500,000 visitors a year, resulting in 1800 additional car trips a day on local roads that are already stretched to capacity.

This will be a hugely unsightly development, four stories high, that will dominate the local landscape – the 84 foot water tower would be the tallest building in Cherwell. The complex will be equivalent to two Tesco Extra superstores, built in a totally unsustainable locality. The carpark will be floodlit and look like an airport long-stay car park.

Apart from the unsustainable nature of the development being completely at odds with the Cherwell Local Development Plan it does not meet any national policies regarding sustainable development.

I strongly oppose this development.

Yours sincerely

Dr Andrew Thomas

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: Great Wolf development in Chesterton Ref. APP/C3105/W/20/3259189
Date: 26 November 2020 21:14:25

Dear Ms. Dyson.

I write in support of colleagues and friends, residents of Chesterton, who are fighting to preserve their parish and village in the face of the proposals by Great Wolf for a major and totally inappropriate development on their very doorstep.

As a private amenity the proposal offers local people nothing but huge amounts of traffic, noise, destruction of habitat and pollution. Their homes and way of life are seriously threatened and, as Chair of Oddington Parish Meeting, I write on behalf of my parishioners to ask for your support too in opposing the appeal lodged by Great Wolf.

The prospect of this huge development, the enormous building, large floodlit car park, associated traffic, noise and nuisance is appalling, completely inappropriate to a small rural community, and surely should be refused. Additionally I understand that it is not in accordance with the Cherwell Local Plan.


I hope and ask that you please give the strongly held views of the residents of Chesterton, and other nearby residents who would also be affected, your fullest consideration when the decision on the appeal is made.

Thank you,

Dr. Adrian Young
Chair
Oddington Parish Meeting

Wirepool Cottage
Oddington
Kidlington
Oxfordshire OX5 2RA

[REDACTED]

From: 
To: [Dyson, Alison](#)
Subject: ref: APP/c3105/w/20/3259189 wolf resort
Date: 21 November 2020 07:18:14

Dear Alison

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

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

Yours sincerely
Dr Amisha I Patel

Sent from my Galaxy

Mayfield
Northampton Road
Weston on the Green
Oxfordshire
OX25 3RQ

November 25th 2020

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

Dear Ms Dyson,

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

My husband and I write to object most strongly to the appeal launched by Great Lakes Resorts Ltd. seeking to overturn the unanimous decision by the Cherwell District Council against the building of a water theme resort in the historic Oxfordshire village of Chesterton.

Our objection to the appeal has considered the points identified below.

Refusal of the Original Application

The original application was declined because the proposal was contrary to Cherwell District Council's objectives in its local plan.

To overturn that judgement will make the whole plan obsolete in the eyes of the development community. Cherwell takes a wholistic view of the district and its priorities must be paramount, not the business objectives of the appellant.

Environmental Impact

The environmental impact of this project will be immense. The appellant in its original application acknowledged the Chesterton location is in a "water distressed area" and the water drawdown from the available resource will cause considerable water table draw down to Chesterton and surrounding communities. There continues to be the lack of a convincing argument about how this water shortage would be addressed.

It is still not clear how wastewater will be treated and discharged from the site. This is a water park using enormous quantities of water which must be treated prior to use and then after use. The original application implied that wastewater will be discharged into the existing sewer system, which is notorious for its inadequacy under present usage. Thames Water is continually fined by governmental authorities for improper discharge into the river system and this proposal will only add to this problem.

During the construction phase the increased diesel-powered lorry traffic will not only have an immediate and adverse impact on air quality but also on local communities with the increase of heavy goods vehicles on roads that are unsuitable for this increase in heavy traffic.

The increased traffic volumes resulting from the transportation requirements of 2,000 guests will measurably increase the carbon footprint and adversely affect air quality in Chesterton and its environs. The design of the resort is principally to cater for the use of

cars. This proposal goes contrary to the central government's stated objectives of reducing both air pollution and carbon emissions.

The rural villages in this area are dark zones, that is without street lighting. The Great Wolf Resorts proposal envisages a four-story hotel structure, with a lit 900-car park. We consider that this contravenes light pollution policies and will have an adverse affect on Chesterton and our rural village.

The development will destroy a vibrant golf club that is available to all to use. The proposed resort will essentially only be available to the guests. The golf club is designated as a key sporting facility under Cherwell District Councils local development plan and thus the loss of this will again be against their plan.

The loss of the golf course will also destroy the habitats of a wide variety of wildlife and the increase in traffic, light pollution and reduction in air quality will also greatly impact on wildlife not just in Chesterton but also in the local area.

The size and appearance of the project is deemed to be unsuitable for the location and will have an adverse affect on the appearance of not just Chesterton but the whole rural area of Cherwell.

Inadequate Infrastructure

The proposal will have an adverse effect on the local infrastructure in particular the streets of Chesterton itself and surrounding villages. The proposal to route traffic from the M40 to use the A34 and the B430 will overload already stressed roads.

It should be noted that the B430, and other minor roads leading to Chesterton, is not just used by vehicles but also by pedestrians and cyclists, either singly as a group or in family groups. With no footpaths or cycle tracks it is already quite dangerous, but with the added volume of traffic (during construction as well as operation) the danger to all road users will increase.

There will be a requirement, by our Government, to enlarge roads to handle the additional traffic and these costs will be offset by the suggested increase in tax revenues from the resort. However as this will be a foreign-owned resort they will seek to minimize its UK tax obligations.

There will be a requirement to increase the water supply to serve this proposed resort but nowhere in the original application was this mentioned. Instead it was recognized as a potential problem, with the assumption that it will somehow be solved, presumably by others.

I have seen one of these Great Wolf Resorts, near Dallas Fort Worth in Texas. I consider that it looked completely incongruous in an American landscape so I cannot think how anyone could imagine that one of these monstrosities could fit into a rural Oxfordshire village. There must be many sites that would be far more suitable for such a development.

For all of the above we object to this development and request that their appeal is denied.

Yours sincerely,

Dr Barbara Chisholm

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From: [REDACTED]
To: [Dyson, Alison](mailto:Alison.Dyson@planninginspectorate.gov.uk)
Subject: FW: APP/C3105/W/20/3259189 GREAT WOLF CHESTERTON
Date: 27 November 2020 22:40:05

From: Briony Enser
Sent: 27 November 2020 18:29
To: alyson.dyson@planninginspectorate.gov.uk
Subject: APP/C3105/W/20/3259189 GREAT WOLF CHESTERTON

APP/C3105/W/20/3259189 GREAT WOLF CHESTERTON

OBJECTION TO PLANNING APPEAL

Dear Alyson Dyson

I am writing to object to this planned development by Great Wolf Resorts. It does not accord with the Cherwell Development Plan, such a huge resort would be totally inappropriate in this location and it offers nothing whatsoever to the local community.

In addition, many small local roads in the area already suffer because our main roads are at and/or beyond capacity. Villages are often already overrun by overspill from the A34, for example, and this effect would be greatly exacerbated by all the greatly increased traffic that such a vast development would cause.

Please reject the appeal.

Kind regards
Dr Briony Enser
Kirtlington
OX5 3HR

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105/W/20/3259189, Appeal against the super sized american water park and resort
Date: 24 November 2020 18:22:16

Dear Sirs,

I am disappointed to learn that the Great Wolf resort has appealed against the unanimous decision by the planners to stop them building the above monster in Chesterton, closer to Wendlebury village.

I live in 5, Farriers Mead, Wendlebury, Bicester OX25 2QB with my young family.

I strongly object to the "very large water park complex" being built in Chesterton for many reasons. I have mentioned a few below.

- 1) It is an unsightly awful building which destroys the local landscape.
- 2) There is no way the current roads can accommodate 1000s and 1000s of more cars
- 3) Air and noise pollution will be disastrous for the local wildlife.
- 4) These will force many village residents to move out as it will ruin the countryside.
- 5) The water park does NOT add any betterment to local community kids
- 6) It does NOT add any benefit to the local community as most of the jobs on offer are very low paid and the profit will be shifted out of the UK.

Hence I oppose the construction of the Great wolf water park very strongly.

Yours sincerely
Dr Ben Vincent

From: [REDACTED]
To: [Dyson, Alison](#)
Subject: APP/C3105W/203259189
Date: 13 November 2020 12:58:45

Dear Ms Dyson

I write in relation to the planning application appeal APP/C3105/W/20/3259189. In my opinion, this project is completely inappropriate for the proposed site. The local infrastructure is already fully stretched, particularly in relation to the extensive house building already going on in nearby Bicester. The combination of Bicester Village and many new houses in Bicester have had a considerable impact on the local services, and the already inadequate road system. The addition of a huge complex, including a large hotel, on the edge of Bicester would simply overwhelm the area, and bring no obvious benefit to the vast majority of local inhabitants.

It is my fervent hope that you will reject this appeal.

Your sincerely

(Dr) Duncan Thomas