

19/02550/F Neighbour/contributor notification list  
123 Barry AvenueBicesterOX26 2HA  
31 Westlands AvenueWeston On The GreenBicesterOX25 3RE  
48 Somerville DriveBicesterOX26 4TU  
Huckleberry FarmHeathfieldKidlingtonOX5 3DU  
Huckleberry FarmHeathfieldKidlingtonOX5 3DU  
4 Park CloseKirtlingtonKidlingtonOX5 3HR  
4 Park CloseKirtlingtonKidlingtonOX5 3HR  
Winter Hill HouseArdley RoadMiddleton StoneyBicesterOX25 4AD  
Primrose CottageBicester RoadMiddleton StoneyBicesterOX25 4TD  
110 Arlington DriveOld MarstonOxfordOX3 0SL  
79 Delamere GardensFair OakEASTLEIGHSO50 7GD  
Acorn CottageAlderbrook RoadSmithwood CommonCRANLEIGHGU6 8QX  
Yr HafordAlchester RoadChestertonBicesterOX26 1UN  
Yr HafordAlchester RoadChestertonBicesterOX26 1UN  
Woodbine CottageTroy LaneKirtlingtonKidlingtonOX5 3HA  
Winterbrook HouseAlchester RoadChestertonBicesterOX26 1UN  
Winterbrook HouseAlchester RoadChestertonBicesterOX26 1UN  
Winterbrook HouseAlchester RoadChestertonBicesterOX26 1UN  
WindwaysAlchester RoadChestertonBicesterOX26 1UN  
Windmill CottageStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Windmill CottageStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Windmill CottageStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Windmill CottageStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Windle HeyAlchester RoadChestertonBicesterOX26 1UN  
Windle HeyAlchester RoadChestertonBicesterOX26 1UN  
Willow Tree BarnOxford RoadKirtlingtonKidlingtonOX5 3EZ  
Willow Pond HouseLower RoadBlackthornBicesterOX25 1TG  
White CottageSandy LanelkenSuffolkIP12 2HE  
Westfield Farm CottageNorth LaneWeston On The GreenBicesterOX25 3RG  
Westfield Farm CottageNorth LaneWeston On The GreenBicesterOX25 3RG  
Westfield Court HouseNorth LaneWeston On The GreenBicesterOX25 3RG  
Westfield Barn HouseNorth LaneWeston On The GreenBicesterOX25 3RG  
West ViewTroy LaneKirtlingtonKidlingtonOX5 3HA  
West HouseSouth GreenKirtlingtonKidlingtonOX5 3HJ  
West Green CottageBignell ViewChestertonBicesterOX26 1UQ  
West Green CottageBignell ViewChestertonBicesterOX26 1UQ  
West Green CottageBignell ViewChestertonBicesterOX26 1UQ  
Wensden Field HouseCharlton RoadAynhoOX17 3AL  
Wales BarnWalesQueen CamelYEOVILBA22 7PA  
Village House2 Pound CloseKirtlingtonKidlingtonOX5 3JR  
Vicarage FarmhouseAlchester RoadChestertonOX26 1UP  
Vicarage FarmKirtlington RoadChestertonOX26 1TE  
Vicarage FarmKirtlington RoadChestertonBicesterOX26 1TE  
Vicarage FarmKirtlington RoadChestertonBicesterOX26 1TE  
Vicarage Farm HouseAlchester RoadChestertonBicesterOX26 1UQ  
Vicarage Farm HouseAlchester RoadChestertonBicesterOX26 1UQ  
Vicarage Farm HouseAlchester RoadChestertonBicesterOX26 1UQ  
Vicarage Farm HouseAlchester RoadChestertonBicesterOX26 1UQ  
VallandrySouth GreenKirtlingtonKidlingtonOX5 3HJ  
Tree CottageBletchingdon RoadKirtlingtonKidlingtonOX5 3HF  
Top Green CottageAlchester RoadChestertonBicesterOX26 1UQ  
Top Green CottageAlchester RoadChestertonBicesterOX26 1UQ  
ThreewaysAlchester RoadChestertonBicesterOX26 1UW  
The WillowsMullberry CloseFritwellThefordIP26 4AZ  
The White Hart4 Sheep StreetBicesterOX26 6TB  
The WarrenNorthampton RoadWeston On The GreenBicesterOX25 3QX

The Tower House Street Through Little Chesterton Chesterton Bicester OX25 3PD  
The Tower House Street Through Little Chesterton Chesterton Bicester OX25 3PD  
The Tower House Street Through Little Chesterton Chesterton Bicester OX25 3PD  
The Tower House Street Through Little Chesterton Chesterton Bicester OX25 3PD  
The Tithe Barn Manor Farm Lane Chesterton Bicester OX26 1UD  
The Tithe Barn Manor Farm Lane Chesterton Bicester OX26 1UD  
The Thatched Cottage North Green Kirtlington Kidlington OX5 3JZ  
The Studio House Bicester Road Chesterton Bicester OX26 1UE  
The Studio House Bicester Road Chesterton Bicester OX26 1UE  
The Studio House Bicester Road Chesterton Bicester OX26 1UE  
The Stone Barn 1 Home Farm Close Chesterton Bicester OX26 1TZ  
The Stone Barn 1 Home Farm Close Chesterton Bicester OX26 1TZ  
The Stone Barn 1 Home Farm Close Chesterton Bicester OX26 1TZ  
The Stone Barn 1 Home Farm Close Chesterton Bicester OX26 1TZ  
The Stone Barn 1 Home Farm Close Chesterton Bicester OX26 1TZ  
The Stables Kirtlington Park Kirtlington  
The Old Vicarage Mill Lane Weston On The Green Bicester OX25 3QR  
The Old Vicarage Mill Lane Weston On The Green Bicester OX25 3QR  
The Old Rectory Woodeaton Oxford OX3 9TN  
The Old Post Office Weston Road Bletchingdon OX5 3DH  
The Old Post Office Bicester Road Middleton Stoney OX25 4TD  
The Old Granary Vicarage Farm Lince Lane Kirtlington Kidlington OX5 3JY  
The Old Granary 4 Willow Court Main Street Wendlebury Bicester OX25 2JY  
The Old Granary 4 Willow Court Main Street Wendlebury Bicester OX25 2JY  
The Old Forge Main Road Farthinghoe NN13 5PB  
The Old Coach House Church Lane Kirtlington Kidlington OX5 3HJ  
The Old Bakehouse South Green Kirtlington Kidlington OX5 3HJ  
The Old Bakehouse South Green Kirtlington Kidlington OX5 3HJ  
The Newbarn Bicester Road Middleton Stoney Bicester OX25 4TD  
The Malthouse Manor Farm Lane Chesterton Bicester OX26 1UD  
The Malthouse Manor Farm Lane Chesterton Bicester OX26 1UD  
The Laurels The Lane Chesterton Bicester OX26 1UX  
The Laurels Main Street Wendlebury Bicester OX25 2PJ  
The Hedges 3 Park Close Kirtlington Kidlington OX5 3HR  
The Hay Loft Islip Road Bletchingdon Kidlington OX5 3DP  
The Granary Heyford Road Kirtlington Kidlington OX5 3HS  
The Gatehouse Bignell Park Bicester Road Chesterton Bicester OX26 1UE  
The Elms Bletchingdon Road Kirtlington Kidlington OX5 3HF  
The Elms Bletchingdon Road Kirtlington Kidlington OX5 3HF  
The Elms Bletchingdon Road Kirtlington Kidlington OX5 3HF  
The Cottage North Lane Weston On The Green Bicester OX25 3RG  
The Coach House South Side Steeple Aston Bicester OX25 4RY  
The Bungalow Chapel Street Bicester OX26 6BD  
The Bramblings Heyford Road Kirtlington Kidlington OX5 3HS  
The Bell House Church Lane Kirtlington Kidlington OX5 3DJ  
The Bell House Church Lane Kirtlington Kidlington OX5 3DJ  
The Bell House Church Lane Kirtlington Kidlington OX5 3DJ  
The Bell House Church Lane Kirtlington Kidlington OX5 3DJ  
The Acorns Ash Grove Chesterton OX26 1XB  
Thatchover Alchester Road Chesterton Bicester OX26 1UW  
Thatchover Alchester Road Chesterton Bicester OX26 1UW  
Tanora Cottage Kirtlington Road Chesterton OX26 1TE  
Talbot Lodge Ardley Road Middleton Stoney Bicester OX25 4AD  
Swallow Barn Alchester Road Chesterton Bicester OX26 1UQ  
Swallow Barn Alchester Road Chesterton Bicester OX26 1UQ  
Sunnyside Alchester Road Chesterton Bicester OX26 1UN  
Sunnyside Alchester Road Chesterton Bicester OX26 1UN

SunnysideAlchester RoadChestertonBicesterOX26 1UN  
SunnysideAlchester RoadChestertonBicesterOX26 1UN  
Stream HouseThe MillhamWest HendredOX12 8RN  
StrathmoreAlchester RoadChestertonBicesterOX26 1UW  
StonehavenAlchester RoadChestertonBicesterOX26 1UN  
StonehavenAlchester RoadChestertonBicesterOX26 1UN  
Stone GablesManor Farm LaneChestertonBicesterOX26 1UD  
Stone GablesManor Farm LaneChestertonBicesterOX26 1UD  
Stone CottageBignell ViewChestertonBicesterOX26 1UQ  
Stone CottageBignell ViewChestertonBicesterOX26 1UQ  
Stoke HouseSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Stoke HouseSouth GreenKirtlingtonKidlingtonOX5 3HJ  
StaddlestonesStanville RoadCumnorOX2 9JF  
Stableford HouseKirtlington RoadChestertonBicesterOX26 1TE  
Stableford HouseKirtlington RoadChestertonBicesterOX26 1TE  
Stableford HouseKirtlington RoadChestertonBicesterOX26 1TE  
Stableford HouseKirtlington RoadChestertonBicesterOX26 1TE  
Squirrel CottageBignell ViewChestertonBicesterOX26 1UQ  
Squirrel CottageBignell ViewChestertonBicesterOX26 1UQ  
SpringfieldsArdley RoadFewcottBicesterOX27 7PB  
SpringfieldsArdley RoadFewcottBicesterOX27 7PB  
Spring Well FarmKirtlington RoadChestertonBicesterOX26 1TW  
Spring Well FarmKirtlington RoadChestertonBicesterOX26 1TW  
Southgreen CottageSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Southfield HouseNorthmoorWITNEYOX29 5SX  
Simms FarmKirtlington RoadChestertonBicesterOX26 1TA  
Simms FarmKirtlington RoadChestertonBicesterOX26 1TA  
Sherborne House3 Foxtowns GreenKirtlingtonKidlingtonOX5 3JW  
Shakils94 Sheep StreetBicesterOX26 6LP  
SaxonsStreet Through Little ChestertonChestertonBicesterOX25 3PD  
SaxonsStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Sainfoin HouseLower Heyford RoadMiddleton StoneyOX25 4AL  
Sainfoin HouseLower Heyford RoadMiddleton StoneyOX25 4AL  
Sadlers CottageAlchester RoadChestertonBicesterOX26 1UW  
Sadlers CottageAlchester RoadChestertonBicesterOX26 1UW  
RufflandsSchool LaneMiddleton StoneyBicesterOX25 4AW  
Rosebank Cottage11 Islip RoadBletchingdonKidlingtonOX5 3DP  
Robins FollyMill LaneWeston On The GreenBicesterOX25 3QR  
Rickyard HouseBletchingdon RoadKirtlingtonKidlingtonOX5 3HF  
Reynards LodgeNorth LaneWeston On The GreenBicesterOX25 3RG  
Red Cow CottageAlchester RoadChestertonBicesterOX26 1UW  
Red Cow CottageAlchester RoadChestertonBicesterOX26 1UW  
Rectory FarmhouseBicester RoadMiddleton StoneyBicesterOX25 4TD  
Rectory CottageBicester RoadMiddleton StoneyBicesterOX25 4TD  
Rectory CottageBicester RoadMiddleton StoneyBicesterOX25 4TD  
Prospect HouseNorth LaneWeston On The GreenBicesterOX25 3RG  
Prospect HouseNorth LaneWeston On The GreenBicesterOX25 3RG  
Primrose CottageBicester RoadMiddleton StoneyOX25 4TD  
Plum Tree CottageBignell ViewChestertonBicesterOX26 1UQ  
Plum Tree CottageBignell ViewChestertonBicesterOX26 1UQ  
Pilgrims3 Tubbs YardThe LaneChestertonBicesterOX26 1UX  
Pilgrims3 Tubbs YardThe LaneChestertonBicesterOX26 1UX  
Pilgrims3 Tubbs YardThe LaneChestertonBicesterOX26 1UX  
Pickery CottageKnowle LaneWeston On The GreenBicesterOX25 3QJ  
Park View CottageHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Park HouseThe LaneChestertonBicesterOX26 1UX  
Park HouseThe LaneChestertonBicesterOX26 1UX

PainswoodBignell ParkBicester RoadChestertonBicesterOX26 1UF  
PainswoodBignell ParkBicester RoadChestertonBicesterOX26 1UF  
Padbury HouseSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Oxford Computer ConsultantsOxfordOX1 2EP  
Orchard HousePark LaneNorth NewingtonBanburyOX15 6AD  
Orchard CottageSouth GreenKirtlingtonKidlingtonOX5 3HJ  
On Behalf of Bicester Golf Club19 Huntingdon RoadBicesterOX26 1BD  
Old VicarageAlchester RoadChestertonBicesterOX26 1UW  
Old Vicarage CottageAlchester RoadChestertonBicesterOX26 1UW  
Old Thatched CottageBignell ViewChestertonBicesterOX26 1UJ  
Old Thatched CottageBignell ViewChestertonBicesterOX26 1UJ  
Old Thatched CottageBignell ViewChestertonBicesterOX26 1UJ  
Old Thatched CottageBignell ViewChestertonBicesterOX26 1UJ  
Old StablesAlchester RoadChestertonBicesterOX26 1UN  
Old StablesAlchester RoadChestertonBicesterOX26 1UN  
Old Post OfficeSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Old Farm Cottage3 Green LaneChestertonBicesterOX26 1UR  
Odd TymesNorthampton RoadWeston On The GreenBicesterOX25 3QX  
Odd TymesNorthampton RoadWeston On The GreenBicesterOX25 3QX  
Odd TymesNorthampton RoadWeston On The GreenBicesterOX25 3QX  
Odd TymesNorthampton RoadWeston On The GreenBicesterOX25 3QX  
Octave HouseAlchester RoadChestertonBicesterOX26 1UN  
Octave HouseAlchester RoadChestertonBicesterOX26 1UN  
Oak ViewNorth LaneWeston On The GreenBicesterOX25 3RG  
Oak ViewNorth LaneWeston On The GreenBicesterOX25 3RG  
Oak CottageHeyford RoadKirtlingtonKidlingtonOX5 3HS  
North ViewNorth LaneWeston On The GreenBicesterOX25 3RG  
Newby CottageNorthampton RoadWeston On The GreenBicesterOX25 3QL  
New Cottage5 Green LaneChestertonBicesterOX26 1UR  
New Cottage5 Green LaneChestertonBicesterOX26 1UR  
NettlesStreet Through NokeNokeOxfordOX3 9TT  
MulsanneAlchester RoadChestertonBicesterOX26 1UN  
MulsanneAlchester RoadChestertonBicesterOX26 1UN  
MoonrakerNorth LaneWeston On The GreenBicesterOX25 3RG  
Monks WalkWeston on the Green,Oxon OX25 3QS  
Mithian CottageNorthampton RoadWeston On The GreenBicesterOX25 3QH  
Mithian CottageNorthampton RoadWeston On The GreenBicesterOX25 3QH  
Milverton42 Bucknell RoadBicesterOX26 2DG  
Milverton42 Bucknell RoadBicesterOX26 2DG  
Mill CottageThe LaneChestertonBicesterOX26 1UX  
Mill CottageThe LaneChestertonBicesterOX26 1UX  
Middleton Stoney HouseOxford RoadMiddleton StoneyBicesterOX25 4TE  
Mid Cherwell Neighbourhood Plan Forum52 Camp RoadUpper HeyfordOX25 5HD  
Merton Grounds FarmLangford LaneMertonBicesterOX25 2NS  
Mellow StonesAlchester RoadChestertonBicesterOX26 1UW  
March HaresAlchester RoadChestertonBicesterOX26 1UW  
Manor HouseSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Manor HouseSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Manor Farmhouse26 Godstow RoadOxford OX2 8AJ  
Manor Farm StablesNorth GreenKirtlingtonKidlingtonOX5 3JZ  
Manor Farm StablesNorth GreenKirtlingtonKidlingtonOX5 3JZ  
Manor Farm HouseNorthampton RoadWeston On The GreenBicesterOX25 3QL  
Manor Farm HouseMain StreetWendleburyBicesterOX25 2PW  
Long Beech HouseStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Long AcreStreet Through MertonMertonBicesterOX25 2NH  
Long AcreStreet Through MertonMertonBicesterOX25 2NH  
Lone PineStreet Through GodingtonGodingtonBicesterOX27 9AF

Lodge5 The LaneChestertonBicesterOX26 1UX  
Little FoxtownHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Lime Hollow Middleton Stoney OX25 4AP  
Leon HouseRocky LaneHaywards HeathWest SussexRH16 4RN  
Leon HouseRocky LaneHaywards HeathWest SussexRH16 4RN  
Lavender CottageDortonHP18 9NH  
Laurel Farmhouseslip RoadBletchingdonKidlingtonOX5 3DP  
Laurel Farmhouseslip RoadBletchingdonKidlingtonOX5 3DP  
Knotty Ash14 Park CloseKirtlingtonKidlingtonOX5 3HR  
Kirtlington HouseCrowcastle LaneKirtlingtonKidlingtonOX5 3HP  
Kilcon Cottage9 Bignell ViewChestertonBicesterOX26 1UJ  
Kilcon Cottage9 Bignell ViewChestertonBicesterOX26 1UJ  
Jubilee CottageChurch LaneWeston On The GreenBicesterOX25 3QS  
Jubilee CottageChurch LaneWeston On The GreenBicesterOX25 3QS  
Jonquil CottageHeyford RoadKirtlingtonKidlingtonOX5 3HL  
Jericho CottageMain StreetHetheBicesterOX27 8ES  
Jericho CottageMain StreetHetheBicesterOX27 8ES  
Jericho CottageMain StreetHetheBicesterOX27 8ES  
Ivy CottageAlchester RoadChestertonBicesterOX26 1UW  
Instinctif PartnersThe Calf HouseBignell Park BarnsKirtlington RoadChestertonBicesterOX26 1TD  
Hunters MoonAlchester RoadChestertonBicesterOX26 1UN  
Hunters MoonAlchester RoadChestertonBicesterOX26 1UN  
Hunters MoonAlchester RoadChestertonBicesterOX26 1UN  
Hunters Moon9 Knowle LaneWeston On The GreenBicesterOX25 3QJ  
Huish HouseHome Farm CloseChestertonBicesterOX26 1TZ  
Huish HouseHome Farm CloseChestertonBicesterOX26 1TZ  
HoneyeSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Home Farm Houseslip RoadBletchingdonKidlingtonOX5 3DP  
Home Farm Houseslip RoadBletchingdonKidlingtonOX5 3DP  
Holly HouseChurch LaneWeston On The GreenBicesterOX25 3QS  
Holly HouseChurch LaneWeston On The GreenBicesterOX25 3QS  
Holly CottageWeston RoadBletchingdonKidlingtonOX5 3DH  
Himley Farm BungalowMiddleton Stoney RoadBicesterOX26 1RT  
HillsideMiddleton StoneyOxonOX25 4AD  
Hillside House33 Mill LaneUpper ArncottBicesterOX25 1PB  
Hill Barn FarmNr StonesfieldWitneyOxon, OX29 8DU  
HighwallHeadingtonOX3 0BX  
High SettAlchester RoadChestertonBicesterOX26 1UN  
High SettAlchester RoadChestertonBicesterOX26 1UN  
Heyford EndChurch LaneLower HeyfordBicesterOX25 5NZ  
Heronsgate1 Hillside CloseUpper ArncottBicesterOX25 1PF  
Heronsgate1 Hillside CloseUpper ArncottBicesterOX25 1PF  
Hernes House5 Henley CourtOxfordOX2 7PS  
Hebe CottageNorth LaneWeston On The GreenBicesterOX25 3RG  
Hawthorn House3 The WoodlandsChestertonBicesterOX26 1TN  
Hawkins CottageAlchester RoadChestertonBicesterOX26 1UW  
Hawkins CottageAlchester RoadChestertonBicesterOX26 1UW  
Guernsey CottageMill LaneWeston On The GreenBicesterOX25 3QR  
Greves HouseManor Farm LaneChestertonBicesterOX26 1UD  
Grange Farm HouseStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Glyde BarnDovecote LaneSomertonBicesterOX25 6NA  
Glyde BarnDovecote LaneSomertonBicesterOX25 6NA  
Gagle Brook HouseBignell ViewChestertonBicesterOX26 1UF  
Gagle Brook HouseBignell ViewChestertonBicesterOX26 1UF  
GablesAlchester RoadChestertonBicesterOX26 1UN  
GablesAlchester RoadChestertonBicesterOX26 1UN  
Foxtownsend Lodge NorthHeyford RoadKirtlingtonKidlingtonOX5 3HS

Foxtownsend FarmhouseHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Foxtownsend FarmhouseHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Foxtownsend FarmhouseHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Foxtownsend FarmhouseHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Foxtowns BarnHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Foxtowns BarnHeyford RoadKirtlingtonKidlingtonOX5 3HS  
FoxglovesSomerton RoadUpper HeyfordBicesterOX25 5LB  
Fox LodgeThe LaneChestertonBicesterOX26 1UX  
Fox LodgeThe LaneChestertonBicesterOX26 1UX  
Fox LodgeThe LaneChestertonBicesterOX26 1UX  
FormosaStation RoadLower HeyfordBicesterOX25 5PD  
FormosaStation RoadLower HeyfordBicesterOX25 5PD  
Flights MillMill LaneKirtlingtonKidlingtonOX5 3HW  
Flights MillMill LaneKirtlingtonKidlingtonOX5 3HW  
Flat 4Victoria Gate1A Victoria Gate RoadOxford OX2 7LS  
Flat 11Rachel House2 Dashwood RoadBanburyOX16 5HA  
Fir TreeYew Tree FarmThe RidgewayBloxxhamBanburyOX15 4EL  
End CottageSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Edgehill FarmEdgehillBanburyOX15 6HS  
Eastleigh HouseHeyford RoadKirtlingtonKidlingtonOX5 3HL  
Driftway BarnCombrookWarwickshireCV35 9HP  
Dormer HouseBicester RoadMiddleton StoneyBicesterOX25 4TD  
Dolphin House4 Westlands AvenueWeston On The GreenBicesterOX25 3RD  
Darville HouseStation RoadLower HeyfordBicesterOX25 5PD  
Darville HouseStation RoadLower HeyfordBicesterOX25 5PD  
Darville HouseStation RoadLower HeyfordBicester OX25 5PD  
Dairy CottageSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Dairy CottageNorth LaneWeston On The GreenBicesterOX25 3RG  
Dairy CottageNorth LaneWeston On The GreenBicesterOX25 3RG  
CulverhayAlchester RoadChestertonBicesterOX26 1UN  
CulverhayAlchester RoadChestertonBicesterOX26 1UN  
Crown Farm13 The GreenChestertonBicesterOX26 1UU  
CrendonAlchester RoadChestertonBicesterOX26 1UN  
CrendonAlchester RoadChestertonBicesterOX26 1UN  
CrendonAlchester RoadChestertonBicesterOX26 1UN  
CrendonAlchester RoadChestertonBicesterOX26 1UN  
Cozynest CottageStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Cozynest CottageStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Cover PointStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Cover PointStreet Through Little ChestertonChestertonBicesterOX25 3PD  
Corner HouseDuns Tew RoadHemptonBanburyOX15 0RA  
Corner CottageBignell ViewChestertonBicesterOX26 1UQ  
Copper MillChurch LaneWeston On The GreenBicesterOX25 3QS  
Copper MillChurch LaneWeston On The GreenBicesterOX25 3QS  
Copper MillChurch LaneWeston On The GreenBicesterOX25 3QS  
Copper Beech CottageSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Church CornerSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Church CornerSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Church CornerSouth GreenKirtlingtonKidlingtonOX5 3HJ  
Chestnut Croft7 Grange ParkSteeple AstonBicesterOX25 4SR  
ChesterwoodAlchester RoadChestertonBicesterOX26 1UN  
ChesterwoodAlchester RoadChestertonBicesterOX26 1UN  
ChesterwoodAlchester RoadChestertonBicesterOX26 1UN  
Chesterton Fields FarmKirtlington RoadChestertonBicesterOX26 1TB  
Chesterton Fields FarmKirtlington RoadChestertonBicesterOX26 1TB  
Chesterton Fields FarmKirtlington RoadChestertonBicesterOX26 1TB  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ

Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Chesterton Community Centre2 Geminus RoadChestertonBicesterOX26 1BJ  
Cherwell District CouncilBodicote HouseWhite Post RoadBodicoteBanburyOX15 4AA  
CherrycroftMill LaneWeston On The GreenBicesterOX25 3QR  
CherrycroftMill LaneWeston On The GreenBicesterOX25 3QR  
Chapel HouseBletchingdon RoadKirtlingtonKidlingtonOX5 3HF  
CarltonAlchester RoadChestertonBicesterOX26 1UW  
Candida CottageHeyford RoadKirtlingtonKidlingtonOX5 3HL  
Cae-GlasBicester RoadMiddleton StoneyOX25 4TD  
C/O Newby CottageNorthampton RoadWeston On The GreenBicesterOX25 3QL  
BurlandSouth SideSteeple AstonBicesterOX25 4RY  
Brook BarnHigh StreetAscott under WychwoodOX7 6AW  
BrethertonsGround And First Floor OfficesFranklins HouseManorsfield RoadBicesterOX26 6EX  
Bramley CottageHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Bodicote HouseBodicoteOX15 4AA  
Bletchingdon Village HallWhitemarsh WayBletchingdonKidlingtonOX5 3FD  
BirchwoodGrange FarmStation RoadLauntonOX26 5EG  
Bignell Park FarmKirtlington RoadChestertonBicesterOX26 1UH  
Bignell LodgeBignell ParkBicester RoadChestertonBicesterOX26 1UE  
Bignell LodgeBignell ParkBicester RoadChestertonBicesterOX26 1UE  
Bignell Garden HouseChestertonOX26 1UF  
Bignell Garden HouseChestertonOX26 1UF  
Bignell CottageBicester RoadChestertonBicesterOX26 1UE  
Bignell CottageBicester RoadChestertonBicesterOX26 1UE  
Bignell CottageBicester RoadChestertonBicesterOX26 1UE  
Bicester Hotel LtdBicester Hotel Golf And Country ClubAkeman StreetChestertonOX26 1TE  
Begbroke Water ParkBegbrokeOX5 1PF  
Beechbrook12 Farriers MeadWendleburyBicesterOX25 2QB  
Beechbrook12 Farriers MeadWendleburyBicesterOX25 2QB  
Beck CottageBeck HouseMenethorpe LaneMenethorpeMALTONYO17 9QX  
Bay Tree Cottage1 Kytes PlaceKirtlingtonKidlingtonOX5 3HN  
BarnsideAlchester RoadChestertonBicesterOX26 1UN  
BarnsideAlchester RoadChestertonBicesterOX26 1UN  
BarnsideAlchester RoadChestertonBicesterOX26 1UN  
Badgers DriftChurch RoadWeston On The GreenBicesterOX25 3QP  
Badgers DriftChurch RoadWeston On The GreenBicesterOX25 3QP  
ArchaeologyCounty HallNew RoadOxfordOX1 1ND  
AppleyardAlchester RoadChestertonBicesterOX26 1UW  
AppleyardAlchester RoadChestertonBicesterOX26 1UW  
AppleyardAlchester RoadChestertonBicesterOX26 1UW  
AppletreewickHeyford RoadKirtlingtonKidlingtonOX5 3HS  
AppletreewickHeyford RoadKirtlingtonKidlingtonOX5 3HS  
Apartment 47Trinity Court Oxford4 Between Towns RoadCowleyOXFORDOX4 3PP  
AmelieAlchester RoadChestertonBicesterOX26 1UN  
AmelieAlchester RoadChestertonBicesterOX26 1UN  
AmelieAlchester RoadChestertonBicesterOX26 1UN  
AmelieAlchester RoadChestertonBicesterOX26 1UN  
Akeman WayAlchester RoadChestertonBicesterOX26 1UW

Akeman WayAlchester RoadChestertonBicesterOX26 1UW  
Acre End2 Akeman CloseKirtlingtonKidlingtonOX5 3HX  
Acorn CottageSouth GreenKirtlingtonKidlingtonOX5 3HJ  
99 Mold CrescentBanburyOX16 0ES  
99 Mold CrescentBanburyOX16 0ES  
97 Avocet WayBicesterOX26 6YN  
96 Buckingham RoadBicesterOX26 4EQ  
94A Banbury RoadBicesterOX26 3NL  
90 Hill Farm RoadMarlowBucksSL7 3LU  
9 The GreenChestertonBicesterOX26 1UU  
9 Roman CloseKirtlingtonKidlingtonOX5 3EX  
9 Orchard RiseChestertonBicesterOX26 1US  
9 Orchard RiseChestertonBicesterOX26 1US  
9 Orchard RiseChestertonBicesterOX26 1US  
9 Norreys DriveChestertonBicesterOX26 1DL  
9 Lander CloseChestertonBicesterOX26 1DH  
9 Lander CloseChestertonBicesterOX26 1DH  
9 Lander CloseChestertonBicesterOX26 1DH  
9 Lander CloseChestertonBicesterOX26 1DH  
9 Hatch WayKirtlingtonKidlingtonOX5 3JS  
9 Hatch WayKirtlingtonKidlingtonOX5 3JS  
9 Geminus RoadChestertonBicesterOX26 1BJ  
9 Fortescue DriveChestertonBicesterOX26 1UT  
9 Augustan RoadChestertonBicesterOX26 1BB  
81 Warwick RoadBanburyOX16 2AL  
80 Orchard WayBicesterOX26 2EJ  
8 Vespasian WayChestertonBicesterOX26 1BA  
8 Vespasian WayChestertonBicesterOX26 1BA  
8 Slade HillMixburyBrackleyNN13 5RT  
8 Penrose GardensChestertonBicesterOX26 1DG  
8 Park CloseKirtlingtonKidlingtonOX5 3HR  
8 Orchard RiseChestertonBicesterOX26 1US  
8 Kennedy RoadBicesterOX26 2BG  
8 Kennedy RoadBicesterOX26 2BG  
8 Jaspers RowAmbrosdenBicesterOX25 2AT  
8 Jaspers RowAmbrosdenBicesterOX25 2AT  
8 Harborne RoadTackley  
8 Fortescue DriveChestertonBicesterOX26 1UT  
8 Fortescue DriveChestertonBicesterOX26 1UT  
8 Chestnut CloseChestertonBicesterOX26 1XD  
8 Chestnut CloseChestertonBicesterOX26 1XD  
79 Orchard RiseChestertonBicesterOX26 1US  
79 East StreetFritwellBicesterOX27 7QF  
78 Sinclair AvenueBanburyOX16 1DW  
75 Orchard RiseChestertonBicesterOX26 1US  
75 Orchard RiseChestertonBicesterOX26 1US  
75 Grange RoadBanburyOX16 9AT  
74 Willow DriveBicesterOX26 3XA  
73 Orchard RiseChestertonBicesterOX26 1US  
73 Orchard RiseChestertonBicesterOX26 1US  
71 Orchard RiseChestertonBicesterOX26 1US  
71 Orchard RiseChestertonBicesterOX26 1US  
70 Herschel CrescentOxfordOX4 3TU  
7 Talisman RoadBicesterOX26 6HR  
7 Park CloseKirtlingtonKidlingtonOX5 3HR  
7 Park CloseKirtlingtonKidlingtonOX5 3HR  
7 Orchard RiseChestertonBicesterOX26 1US



7 Orchard RiseChestertonBicesterOX26 1US  
7 Maunde CloseChestertonBicesterOX26 1DJ  
7 Maunde CloseChestertonBicesterOX26 1DJ  
7 Mansfield RoadRavensheadNottinghamNG15 9HA  
7 Fortescue DriveChestertonBicesterOX26 1UT  
7 Fortescue DriveChestertonBicesterOX26 1UT  
7 Fleetwood DriveNewton-Le-WillowsWA12 9WP  
7 Chestnut CloseChestertonBicesterOX26 1XD  
7 Chesterton CourtStreet Heading From Green Lane To A41ChestertonBicesterOX26 1UP  
7 Champion PlaceBicesterOX26 3EH  
7 Augustan RoadChestertonBicesterOX26 1BB  
7 Augustan RoadChestertonBicesterOX26 1BB  
69 The LeysChipping NortonOX7 5HJ  
69 Orchard RiseChestertonBicesterOX26 1US  
69 Orchard RiseChestertonBicesterOX26 1US  
65 Hatch WayKirtlingtonKidlingtonOX5 3JS  
62 Parsons StreetBanburyOX16 5NB  
61 Jackson RoadOxfordOX2 7JS  
60 Lyneham RoadBicesterOX26 4FD  
6 Vespasian WayChestertonBicesterOX26 1BA  
6 Vespasian WayChestertonBicesterOX26 1BA  
6 Tubbs YardThe LaneChestertonBicesterOX26 1UX  
6 Price CloseBicesterOX26 4JH  
6 Price CloseBicesterOX26 4JH  
6 Park CloseKirtlingtonKidlingtonOX5 3HR  
6 Orchard RiseChestertonBicesterOX26 1US  
6 Orchard RiseChestertonBicesterOX26 1US  
6 Maunde CloseChestertonBicesterOX26 1DJ  
6 Little Owl DriveBanburyOX15 4GW  
6 Lander CloseChestertonBicesterOX26 1DH  
6 Lander CloseChestertonBicesterOX26 1DH  
6 HillsideDitton PriorsBridgnorthWV16 6SZ  
6 Green LaneChestertonBicesterOX26 1UR  
6 Green LaneChestertonBicesterOX26 1UR  
6 Fortescue DriveChestertonBicesterOX26 1UT  
6 Fortescue DriveChestertonBicesterOX26 1UT  
6 Banks FurlongChestertonBicesterOX26 1UG  
6 Banks FurlongChestertonBicesterOX26 1UG  
6 Augustan RoadChestertonBicesterOX26 1BB  
59 Merlin WayBicesterOX26 6YG  
58 RavencroftBicesterOX26 6YQ  
58 Lancaster CloseBicesterOX26 4TT  
552 Banbury RoadOxfordOX2 8EQ  
54 Seaward TowerTrinity GreenGosport PO12 1HG  
52 Ellesmere CrescentBrackleyNorthamptonshireNN13 6BS  
51 Charlbury RoadOxfordOX2 6UX  
5 The Sergeants MessThe ParadeCaversfieldBicesterOX27 8AD  
5 The GreenChestertonBicesterOX26 1UU  
5 The GreenChestertonBicesterOX26 1UU  
5 The GladesLauntonBicesterOX26 5ED  
5 Roman CloseKirtlingtonKidlingtonOX5 3EX  
5 Purslane DriveBicesterOX26 3EE  
5 Pound CloseKirtlingtonKidlingtonOX5 3JR  
5 Orchard RiseChestertonBicesterOX26 1US  
5 NETHERCOTE ROAD, TACKLEY  
5 Maunde CloseChestertonBicesterOX26 1DJ  
5 Larch CloseBicesterOX26 3XW

5 Lander CloseChestertonBicesterOX26 1DH  
5 Knowle LaneWeston On The GreenBicesterOX25 3QJ  
5 Knowle LaneWeston On The GreenBicesterOX25 3QJ  
5 Foundry HouseWalton Well Road Oxford  
5 Flavian CloseChestertonBicesterOX26 1DF  
5 Flavian CloseChestertonBicesterOX26 1DF  
5 Chestnut CloseChestertonBicesterOX26 1XD  
5 Caverton MainsKelsoTD5 8EJ  
5 Champion PlaceBicesterOX26 3EH  
5 Champion PlaceBicesterOX26 3EH  
5 Buchan RoadBicesterOX26 2YQ  
5 Blacksmiths CloseWeston On The GreenBicesterOX25 3FL  
5 Augustan RoadChestertonBicesterOX26 1BB  
5 Ash GroveChestertonBicesterOX26 1XB  
5 Ash GroveChestertonBicesterOX26 1XB  
5 Ash GroveChestertonBicesterOX26 1XB  
5 Adams CloseBanburyOX16 9WW  
5 Adams CloseBanburyOX16 9WW  
4A Hardwick RoadHetheBicesterOX27 8EY  
49 Needlepin WayWindsor ParkBuckinghamMK18 7RA  
49 Needlepin WayWindsor ParkBuckinghamMK18 7RA  
49 Bramhall Lane SouthBramhall CheshireSK7 2DU  
49 Bownham MeadRodborough CommonSTROUDGL5 5DZ  
49 Alchester RoadChestertonBicesterOX26 1UN  
49 Alchester RoadChestertonBicesterOX26 1UN  
48 Hanover GardensBicesterOX26 6DG  
47 Withycombe DriveBanburyOX16 0SP  
47 Laburnham RoadMaidenheadBerksSL64DE  
47 Heather RoadBicesterOX26 3YU  
47 Alchester RoadChestertonBicesterOX26 1UN  
46 Manor CourtWeybridgeSurreyKT13 8RG  
46 Heron DriveBicesterOX26 6YJ  
46 Heron DriveBicesterOX26 6YJ  
45 Fair CloseBicesterOX26 4YN  
45 Beversbrook RoadLondonN19 4QQ  
45 Alchester RoadChestertonBicesterOX26 1UN  
45 Alchester RoadChestertonBicesterOX26 1UN  
44 Sycamore RoadLauntonBicesterOX26 5DY  
44 Shearwater DriveBicesterOX26 6YS  
44 HamfieldWantageOxon OX12 9EQ  
44 FallowfieldsBicesterOX26 6QS  
44 East StreetBanburyOX16 3LJ  
43 Hatch WayKirtlingtonKidlingtonOX5 3JS  
43 Alchester RoadChestertonBicesterOX26 1UW  
43 Alchester RoadChestertonBicesterOX26 1UW  
42 Turnberry CloseBicesterOX26 4YQ  
42 Orchard RiseChestertonBicesterOX26 1US  
42 Orchard RiseChestertonBicesterOX26 1US  
42 Orchard RiseChestertonBicesterOX26 1US  
42 Buckingham GateEaglestoneMilton KeynesMK6 5AA  
41 High StreetWarwickCV34 4AX  
41 High Street Warwick CV34 4AX  
40 Windmill AvenueBicesterOX26 3DY  
4 Vespasian WayChestertonBicesterOX26 1BA  
4 Vespasian WayChestertonBicesterOX26 1BA  
4 The GreenChestertonBicesterOX26 1UU  
4 The GreenChestertonBicesterOX26 1UU

4 The GreenChestertonBicesterOX26 1UU  
4 South End CottagesBletchington RoadKirtlingtonKidlingtonOX5 3HF  
4 Shepherds CloseWeston On The GreenBicesterOX25 3RF  
4 Penrose GardensChestertonBicesterOX26 1DG  
4 Penrose GardensChestertonBicesterOX26 1DG  
4 Park CloseMiddleton StoneyBicesterOX25 4AS  
4 Park CloseKirtlingtonKidlingtonOX5 3HR  
4 Orchard RiseChestertonBicesterOX26 1US  
4 Maunde CloseChestertonBicesterOX26 1DJ  
4 Maunde CloseChestertonBicesterOX26 1DJ  
4 Martin's CroftColerneChippenhamSN14 8DS  
4 Lander CloseChestertonBicesterOX26 1DH  
4 Kings LodgeBanbury RoadFinmereBuckinghamMK18 4BE  
4 Foxtowns GreenKirtlingtonOxfordshireOX5 3JW  
4 Foxtowns GreenKirtlingtonOxfordshireOX5 3JW  
4 Flavian Close, Chesterton, Bicester, OX26 1DF  
4 Flavian CloseChestertonBicesterOX26 1DF  
4 FircroftBicesterOX26 3XX  
4 FircroftBicesterOX26 3XX  
4 Fewcott ViewFritwellBicesterOX27 7QP  
4 Dashwood MewsKirtlingtonKidlingtonOX5 3JX  
4 Dashwood MewsKirtlingtonKidlingtonOX5 3JX  
4 Copthorne RoadKidlingtonOX5 1BY  
4 Chipperfield Park RoadBloxhamBanburyOX15 4NX  
4 Banks FurlongChestertonBicesterOX26 1UG  
4 Banks FurlongChestertonBicesterOX26 1UG  
4 Avon CrescentBicesterOX26 2LZ  
4 Ash GroveChestertonBicesterOX26 1XB  
39 Alchester RoadChestertonBicesterOX26 1UW  
38 Shearwater DriveBicesterOX26 6YS  
38 Shearwater DriveBicesterOX26 6YS  
38 Kennedy RoadBicesterOX26 2BQ  
38 Abbey RoadBanburyOX16 0HQ  
37 Southmoor RoadOxfordOX2 6RF  
37 Hatch WayKirtlingtonKidlingtonOX5 3JS  
36 Maple RoadBicesterOX26 6QY  
35 Elderfield RoadCaversfieldBicesterOX27 8UD  
35 Elderfield RoadCaversfieldBicesterOX27 8UD  
35 Elderfield RoadCaversfieldBicesterOX27 8UD  
35 Daisy BankAbingdonOX14 3TW  
35 Buckingham RoadBicesterOX26 2NU  
35 Browning DriveBicesterOX26 2XN  
34, Stockleys Lane, Tingewick, Bucks  
34, Stockleys Lane, Tingewick, Bucks  
34 College HouseHigh StreetBrackleyNN13 7NR  
33 Shannon RoadBicesterOX26 2RW  
33 Shannon RoadBicesterOX26 2RW  
33 Mill LaneWestburyBuckinghamshireNN13 5BF  
33 Grebe RoadBicesterOX26 6EL  
33 Balliol RoadBicesterOX26 4HP  
32 Orchard RiseChestertonBicesterOX26 1US  
32 Marshall RoadBanburyOX16 4QR  
32 Hinton RoadWoodford HalseNN11 3TR  
32 Fortescue DriveChestertonBicesterOX26 1UT  
32 Fortescue DriveChestertonBicesterOX26 1UT  
313 Woodstock RoadOxfordOX2 7NY  
31 West StreetBanburyOX16 3HA

31 The Village Close Upper Arncott Bicester OX25 1QU  
31 Hopton Road Thame Oxon OX9 3TS  
31 Artillery House Clany Quay Dublin DO8 VW58  
30 Orchard Rise Chesterton Bicester OX26 1US  
30 Orchard Rise Chesterton Bicester OX26 1US  
30 Fortescue Drive Chesterton Bicester OX26 1UT  
30 Fortescue Drive Chesterton Bicester OX26 1UT  
3 Waverley Avenue Kidlington OX5 2NA  
3 Vermont Drive, Woodstock, Oxon, OX20 1YA  
3 Vermont Drive Woodstock Oxon OX20 1YA  
3 The Stables Kirtlington Park Kirtlington Kidlington OX5 3JN  
3 The Quadrangle Kings End Bicester OX26 6HZ  
3 School Lane Middleton Stoney Bicester OX25 4AW  
3 School Lane Middleton Stoney Bicester OX25 4AW  
3 Queens Court Bicester OX26 6JX  
3 Ploughley Close Kidlington OX5 1BG  
3 Lennox Gardens Banbury OX16 0LQ  
3 Kytes Place Kirtlington Kidlington OX5 3HN  
3 Jersey Cottage Heyford Road Kirtlington Kidlington OX5 3HU  
3 Green Close Bicester OX26 6QU  
3 Flavian Close Chesterton Bicester OX26 1DF  
3 Flavian Close Chesterton Bicester OX26 1DF  
3 Chesterton Court Street Heading From Green Lane To A41 Chesterton Bicester OX26 1UP  
3 Charlbury Place Oxford OX2 7TY  
3 Ash Grove Chesterton Bicester OX26 1XB  
3 Ash Grove Chesterton Bicester OX26 1XB  
3 Ash Grove Chesterton Bicester OX26 1XB  
3 Ash Grove Chesterton Bicester OX26 1XB  
2A Merlin Way Bicester OX26 6SS  
2A Green Lane Chesterton Bicester OX26 1UR  
2A Green Lane Chesterton Bicester OX26 1UR  
29 West Hawthorn Road Ambrosden Bicester OX25 2SA  
29 St Peters Crescent Bicester OX26 4XA  
29 Heron Drive Bicester OX26 6YJ  
29 Hatch Way Kirtlington Kidlington OX5 3JS  
28 Willow Drive, Buckingham, MK18 7JH  
28 Willow Drive, Buckingham, MK18 7JH  
28 The Green Chesterton Bicester OX26 1UU  
28 The Green Chesterton Bicester OX26 1UU  
28 The Green Chesterton Bicester OX26 1UU  
28 Rudloe Road Clapham London SW12 0DS  
28 Rudloe Road Clapham London SW12 0DS  
28 Hometree House London Road Bicester OX26 6BP  
28 Fortescue Drive Chesterton Bicester OX26 1UT  
28 Fortescue Drive Chesterton Bicester OX26 1UT  
28 Fortescue Drive Chesterton Bicester OX26 1UT  
28 Fortescue Drive Chesterton Bicester OX26 1UT  
27 White Way Kidlington OX5 2XA  
27 The Green Chesterton Bicester OX26 1UU  
27 The Green Chesterton Bicester OX26 1UU  
27 Sheep Street Bicester OX26 6JF  
27 Pitmaston Close Banbury OX16 1AH  
27 Lea Road Northampton NN1 4PE  
27 Lea Road Abington Northampton NN1 4PE  
27 Germander Way Bicester OX26 3WB  
26 Osprey Close Bicester OX26 6YH  
26 Mauergate Road Kingston KT2 7AL

26 Fortescue DriveChestertonBicesterOX26 1UT  
26 Fortescue DriveChestertonBicesterOX26 1UT  
26 Fortescue DriveChestertonBicesterOX26 1UT  
26 Fortescue DriveChestertonBicesterOX26 1UT  
26 Chestnut CloseChestertonBicesterOX26 1XD  
26 Banks FurlongChestertonBicesterOX26 1UG  
26 Banks FurlongChestertonBicesterOX26 1UG  
26 Banks FurlongChestertonBicesterOX26 1UG  
250 Oxford RoadKidlingtonOX5 1ED  
250 Oxford RoadKidlingtonOX5 1ED  
25 Lingfield RoadBicesterOX26 1DP  
25 Banks FurlongChestertonBicesterOX26 1UG  
24 The GreenChestertonBicesterOX26 1UU  
24 Penrose GardensChestertonBicesterOX26 1DG  
24 Chestnut CloseChestertonBicesterOX26 1XD  
24 Chestnut CloseChestertonBicesterOX26 1XD  
24 Blenheim RiseKings SuttonOX17 3QX  
24 Banks FurlongChestertonBicesterOX26 1UG  
23 Pool StreetWoodford HalseNN11 3TS  
23 Orchard RiseChestertonBicesterOX26 1US  
23 Orchard RiseChestertonBicesterOX26 1US  
23 Fortescue DriveChestertonBicesterOX26 1UT  
23 Fortescue DriveChestertonBicesterOX26 1UT  
23 Brashfield RoadBicesterOX26 3HF  
23 Brashfield RoadBicesterOX26 3HF  
23 Beckdale CloseBicesterOX26 2GT  
22 WestthorpGreatworthBanburyOX17 2ED  
22 West EndLauntonBicesterOX26 5DF  
22 The GreenChestertonBicesterOX26 1UU  
22 the GreenChestertonBicesterOX26 1UU  
22 The GreenChestertonBicesterOX26 1UU  
22 The GreenChestertonBicesterOX26 1UU  
22 St Peters CrescentBicesterOX26 4XA  
22 St Peters CrescentBicesterOX26 4XA  
22 Robinson Road, Wootton, Boars Hill, Oxford OX1 5LE  
22 Plumpton RoadBicesterOX26 1AQ  
22 Fortescue DriveChestertonBicesterOX26 1UT  
22 Chestnut CloseChestertonBicesterOX26 1XD  
22 Banks FurlongChestertonBicesterOX26 1UG  
21 Hatch WayKirtlingtonKidlingtonOX5 3JS  
21 Banks FurlongChestertonBicesterOX26 1UG  
21 Banks FurlongChestertonBicesterOX26 1UG  
20 Station RoadHORSHAMRH13 5EY  
20 Station RoadHORSHAMRH13 5EY  
20 Stanbridge CloseBanburyOX16 0NR  
20 Park CloseKirtlingtonKidlingtonOX5 3HR  
20 Hobby RoadBanburyOX15 4GJ  
20 Fortescue DriveChestertonBicesterOX26 1UT  
20 College HouseHigh StreetBrackleyNN13 7NR  
20 Chestnut CloseChestertonBicesterOX26 1XD  
2 Woodstock Road EastBegbrokeKidlingtonOX5 1RQ  
2 Woodstock Road EastBegbrokeKidlingtonOX5 1RQ  
2 Vespasian WayChestertonBicesterOX26 1BA  
2 Vespasian WayChestertonBicesterOX26 1BA  
2 Vespasian WayChestertonBicesterOX26 1BA  
2 Vespasian WayChestertonBicesterOX26 1BA  
2 Tubb CloseBicesterOX26 2BN

2 Trent CrescentBicesterOX26 2JB  
2 Trent CrescentBicesterOX26 2JB  
2 The WoodlandsChestertonBicesterOX26 1TN  
2 The DairygroundShutfordBanburyOX15 6PN  
2 St Peters CrescentBicesterOX26 4XA  
2 Restharrow MeadBicesterOX26 3AF  
2 Parkside CottagesBignell ViewChestertonBicesterOX26 1UF  
2 Parkside CottagesBignell ViewChestertonBicesterOX26 1UF  
2 Melrose CourtBanburyOX16 1AE  
2 Maunde CloseChestertonBicesterOX26 1DJ  
2 Maunde CloseChestertonBicesterOX26 1DJ  
2 Lucerne AvenueBicesterOX26 3EW  
2 Leather LaneMiddleton CheneyOX17 2GE  
2 Leather LaneMiddleton CheneyOX17 2GE  
2 Lander CloseChestertonBicesterOX26 1DH  
2 HamblesideBicesterOX26 2GA  
2 Green LaneChestertonBicesterOX26 1UR  
2 Green LaneChestertonBicesterOX26 1UR  
2 Foxtownsend CottagesHeyford RoadKirtlingtonKidlingtonOX5 3HT  
2 Fortescue DriveChestertonBicesterOX26 1UT  
2 Derwent RoadBicesterOX26 2JA  
2 Derwent RoadBicesterOX26 2JA  
2 Dashwood MewsKirtlingtonKidlingtonOX5 3JX  
2 Chestnut CloseChestertonBicesterOX26 1XD  
2 Chesterton Fields Farm CottagesKirtlington RoadChestertonBicesterOX26 1TB  
2 Chesterton Fields Farm CottagesKirtlington RoadChestertonBicesterOX26 1TB  
2 Banks CottagesAlchester RoadChestertonBicesterOX26 1UL  
2 Banks CottagesAlchester RoadChestertonBicesterOX26 1UL  
2 Bakers CloseHeadingtonOxfordOX3 8ET  
2 Ash GroveChestertonBicesterOX26 1XB  
2 Ash GroveChestertonBicesterOX26 1XB  
2 Ash GroveChestertonBicesterOX26 1XB  
2 Ash GroveChestertonBicesterOX26 1XB  
2 Ash GroveChestertonBicesterOX26 1XB  
2 Amesbury RoadPenylanCardiffCF24 5DW  
2 Amesbury RoadPenylanCardiffCF23 5DW  
19 Vespasian WayChestertonBicesterOX26 1BA  
19 Vespasian WayChestertonBicesterOX26 1BA  
19 The GreenChestertonBicesterOX26 1UU  
19 Peterborough AvenueHigh WycombeHP13 6DX  
19 Orchard RiseChestertonBicesterOX26 1US  
19 Huntingdon RoadBicesterOX26 1BD  
19 Huntingdon RoadBicesterOX26 1BD  
19 Fortescue DriveChestertonBicesterOX26 1UT  
19 Deanfield RoadBotleyOxfordOX2 9DW  
188 Whitelands WayBicesterOX26 1AJ  
182 Buckingham CrescentBicesterOX26 4HB  
18 Thames AvenueBicesterOX26 2LX  
18 Penrose GardensChestertonBicesterOX26 1DG  
18 Orchard RiseChestertonBicesterOX26 1US  
18 Orchard RiseChestertonBicesterOX26 1US  
18 Nicholas MeadGreat LinfordMilton KeynesMK14 5EN  
18 Murcott RoadUpper ArncottBicesterOX25 1QH  
18 Chestnut CloseChestertonBicesterOX26 1XD  
18 Chestnut CloseChestertonBicesterOX26 1XD  
18 Bayard BrowBrackleyNN13 6LQ  
18 Augustan RoadChestertonBicesterOX26 1BB

18 Augustan RoadChestertonBicesterOX26 1BB  
17 Vespasian WayChestertonBicesterOX26 1BA  
17 ThornhillChacombeOX17 2JG  
17 The PoplarsLauntonBicesterOX26 5DW  
17 The PoplarsLauntonBicesterOX26 5DW  
17 Lyneham RoadBicesterOX26 4FN  
17 Fortescue DriveChestertonBicesterOX26 1UT  
17 Fortescue DriveChestertonBicesterOX26 1UT  
17 CrosspathRadlettWD7 8HR  
17 Badger WayBanburyOX16 9UD  
16 The GreenChestertonBicesterOX26 1UU  
16 Salspring DriveSwindonWiltsSN4 7SD  
16 Penrose GardensChestertonBicesterOX26 1DG  
16 Hunt CloseBicesterOX26 6HX  
16 Chestnut CloseBrize NortonCartertonOX18 3YN  
16 Boraimhe AshSwordsDublin  
16 Allen RowEady RoadUpper HeyfordBicesterOX25 5BH  
158 Bathurst GardensLondonNW10 5HX  
150 Rutten LaneYarntonKidlingtonOX5 1LS  
150 Rutten LaneYarntonKidlingtonOX5 1LS  
15 Vespasian WayChestertonBicesterOX26 1BA  
15 Vespasian WayChestertonBicesterOX26 1BA  
15 Vespasian WayChestertonBicesterOX26 1BA  
15 Vespasian WayChestertonBicesterOX26 1BA  
15 Swan CloseBadgers WayBuckinghamMK18 7EP  
15 Park CloseKirtlingtonKidlingtonOX5 3HR  
15 Park CloseKirtlingtonKidlingtonOX5 3HR  
15 Park CloseKirtlingtonKidlingtonOX5 3HR  
15 Park CloseKirtlingtonKidlingtonOX5 3HR  
15 Ipsden CourtCholseyOX10 9GD  
15 Ipsden CourtCholseyOX10 9GD  
15 Hunt CloseBicesterOX26 6HX  
15 Fortescue DriveChestertonBicesterOX26 1UT  
15 Fortescue DriveChestertonBicesterOX26 1UT  
15 Bourne CloseBicesterOX26 2AJ  
15 Bignell ViewChestertonBicesterOX26 1UJ  
15 Bignell ViewChestertonBicesterOX26 1UJ  
15 Bignell ViewChestertonBicesterOX26 1UJ  
14 Robins WayBicesterOX26 6XJ  
14 Penrose GardensChestertonBicesterOX26 1DG  
14 Penrose GardensChestertonBicesterOX26 1DG  
14 George StreetBicesterOX26 2EG  
14 George StreetBicesterOX26 2EG  
14 Fessey RoadByfieldNorthantsNN11 6XG  
14 College HouseHigh StreetBrackleyNN13 7NR  
14 CoghillBletchingdonKidlingtonOX5 3BY  
14 Chestnut CloseChestertonBicesterOX26 1XD  
14 Chestnut CloseChestertonBicesterOX26 1XD  
14 Augustan RoadChestertonBicesterOX26 1BB  
130 Springfield AvenueBanburyOX16 9JD  
13 Vespasian WayChestertonBicesterOX26 1BA  
13 St Margaret's RoadOxfordOX2 6RU  
13 Park CloseMiddleton StoneyOxfordshireOX25 4AS  
13 Park CloseKirtlingtonKidlingtonOX5 3HR  
13 Oak CloseBicesterOX26 3XD  
13 Oak CloseBicesterOX26 3XD  
13 Maunde CloseChestertonBicesterOX26 1DJ

13 Geminus RoadChestertonBicesterOX26 1BJ  
13 Geminus RoadChestertonBicesterOX26 1BJ  
13 Fortescue DriveChestertonBicesterOX26 1UT  
13 Church CloseWeston On The GreenBicesterOX25 3QT  
13 Bignell ViewChestertonBicesterOX26 1UJ  
13 Bignell ViewChestertonBicesterOX26 1UJ  
13 Bignell ViewChestertonBicesterOX26 1UJ  
13 Banks FurlongChestertonBicesterOX26 1UG  
125 Eskdale AvenueCheshamBucksHP5 3BE  
122 RavencroftBicesterOX26 6YQ  
122 Abingdon RoadDraytonAbingdonOX14 4HT  
12 Vespasian WayChestertonBicesterOX26 1BA  
12 Vespasian WayChestertonBicesterOX26 1BA  
12 The WoodlandsChestertonBicesterOX26 1TN  
12 The WoodlandsChestertonBicesterOX26 1TN  
12 The WoodlandsChestertonBicesterOX26 1TN  
12 The WoodlandsChestertonBicesterOX26 1TN  
12 The GreenChestertonBicesterOX26 1UU  
12 Park CloseKirtlingtonKidlingtonOX5 3HR  
12 Haydock RoadBicesterOX26 1BG  
12 Haydock RoadBicesterOX26 1BG  
12 Chestnut CloseChestertonBicesterOX26 1XD  
12 Chestnut CloseChestertonBicesterOX26 1XD  
12 Chestnut CloseChestertonBicesterOX26 1XD  
12 Bunyan RoadBicesterOX26 2YB  
11 Vespasian WayChestertonBicesterOX26 1BA  
11 Usher DriveBanburyOX16 1AG  
11 The WoodlandsChestertonBicesterOX26 1TN  
11 The WoodlandsChestertonBicesterOX26 1TN  
11 The GreenswardWardingtonBanburyOX17 1RT  
11 The GreenChestertonBicesterOX26 1UU  
11 Norreys DriveChestertonBicesterOX26 1DL  
11 Norreys DriveChestertonBicesterOX26 1DL  
11 Mays CloseFritwellBicesterOX27 7QN  
11 Lander CloseChestertonBicesterOX26 1DH  
11 Lander CloseChestertonBicesterOX26 1DH  
11 Heath CloseMilcombeBanburyOX15 4RZ  
11 Geminus RoadChestertonBicesterOX26 1BJ  
11 Fortescue DriveChestertonBicesterOX26 1UT  
11 Flux DriveDeddingtonBanburyOX15 0AF  
11 Flux DriveDeddingtonBanburyOX15 0AF  
11 Bignell ViewChestertonBicesterOX26 1UJ  
11 Bignell ViewChestertonBicesterOX26 1UJ  
11 Beech DriveBrackleyNN13 6JG  
104 Redcar RoadBicesterOX26 1BS  
104 Redcar RoadBicesterOX26 1BS  
103 Leach RoadBicesterOX26 2JT  
102 Hampden DriveKidlingtonOX5 2LS  
10 Woodpecker CloseBicesterOX26 6WY  
10 Wellington CloseBicesterOX26 4TQ  
10 Vespasian WayChestertonBicesterOX26 1BA  
10 The GreenChestertonBicesterOX26 1UU  
10 Shearwater DriveBicesterOX26 6YS  
10 Shearwater DriveBicesterOX26 6YS  
10 Orchard WayBicesterOX26 2EJ  
10 Orchard WayBicesterOX26 2EJ  
10 Orchard RiseChestertonBicesterOX26 1US



10 Orchard RiseChestertonBicesterOX26 1US  
10 Larkspur SquareBicesterOX26 3WL  
10 Hodgson CloseFritwellBicesterOX27 7QB  
10 Fortescue DriveChestertonBicesterOX26 1UT  
10 Fortescue DriveChestertonBicesterOX26 1UT  
10 Falcon MeadBicesterOX26 6YU  
10 Eden WayBicesterOX26 2RP  
10 Eden WayBicesterOX26 2RP  
10 Chestnut CloseChestertonBicesterOX26 1XD  
10 Chestnut CloseChestertonBicesterOX26 1XD  
10 Chestnut CloseChestertonBicesterOX26 1XD  
10 Chestnut CloseChestertonBicesterOX26 1XD  
10 Chestnut CloseChestertonBicesterOX26 1XD  
10 Bletchingdon Park StablesChurch EndBletchingdonKidlingtonOX5 3DN  
10 Banks FurlongChestertonBicesterOX26 1UG  
1, Rean Drive, #905Toronto, OntarioM2K 3C1 Canada  
1 Village Farm CourtWeston On The GreenBicesterOX25 3FH  
1 The LaneChestertonBicesterOX26 1UX  
1 The LaneChestertonBicesterOX26 1UX  
1 Shepherds CloseWeston On The GreenBicesterOX25 3RF  
1 Shepherds CloseWeston On The GreenBicesterOX25 3RF  
1 Shannon RoadBicesterOX26 2RH  
1 Red RoofsLower StreetBarford St MichaelBanburyOX15 0RH  
1 Parkside CottagesBignell ViewChestertonBicesterOX26 1UF  
1 Parkside CottagesBignell ViewChestertonBicesterOX26 1UF  
1 Park CloseKirtlingtonKidlingtonOX5 3HR  
1 Orchard RiseChestertonBicesterOX26 1US  
1 Norreys DriveChestertonBicesterOX26 1DL  
1 New Manor HouseSouth SideSteeple AstonBicesterOX25 4RR  
1 Manchester TerraceBicesterOX26 6PT  
1 Lawrence FieldsSteeple AstonBicesterOX25 4SX  
1 Grindlewood WalkChorlton-cum-HardyManchesterM217NG  
1 Gallosbrook WayWeston On The GreenBicesterOX25 3GW  
1 Fortescue DriveChestertonBicesterOX26 1UT  
1 Ewart CloseBicesterOX26 2HE  
1 Chestnut CloseChestertonBicesterOX26 1XD  
1 Chestnut CloseChestertonBicesterOX26 1XD  
1 Chesterton CourtStreet Heading From Green Lane To A41ChestertonBicesterOX26 1UP  
1 Chesterton CourtStreet Heading From Green Lane To A41ChestertonBicesterOX26 1UP  
1 Banks CottagesAlchester RoadChestertonBicesterOX26 1UL  
1 Banks CottagesAlchester RoadChestertonBicesterOX26 1UL  
1 Banks CottagesAlchester RoadChestertonBicesterOX26 1UL  
1 Ash GroveChestertonBicesterOX26 1XB

The Beech HouseStation RoadLower HeyfordBicesterOX25 5PD

1 Ash Grove  
Chesterton  
Bicester  
Oxon  
OX26 1XS

17.12.19

Dear Sir / Madam,

I am appalled that planning permission is being sought in our small rural village and vehemently object for the following reasons:-

1. Our small village roads can in no way cope with the extra traffic volume this will create. Our roads are already struggling with existing traffic winding its way through at all times of day, trying to avoid congestion + blockage on the M40 + J43, avoiding Bicester + rat-running to Witney.

The extra traffic caused by this ill conceived water park would cause havoc on neighbouring village roads as well, as all local roads were designed as small rural roads. The huge volume of residential and commercial building in Bicester that has taken place over the last 5 years frequently causes traffic issues in the village already so an added estimated 1000 vehicles would totally grid-lock the area.

2. The scale of the proposed park is totally incongruous to the area and the proposal is clearly not in accordance with the local development plan.
3. The sheer size of this scheme (plus the height + area it covers) is totally out of context with the local landscape.

4. We would be losing a hole of an established popular sports facility in favour of an establishment for young children only. It certainly doesn't promote health and wellbeing.
5. Reports from other Great Wolf sites claim noise disturbance which will affect the noise level and quality of village life as well as it is right next to the motorway with car + lorry fumes + loud noise.
6. What was a tranquil quintessential English green golfing area will be transformed into an ugly overbearing pile of brick + concrete.
7. England let alone Oxfordshire will not benefit in the slightest from this development as it is self contained so of no use to local businesses or the local economy.
8. There is next to no unemployment in our locality so employees would need to drive to the site causing more havoc on the small roads.
9. No benefit at all to locals as expensive are only available if the resort is not fully booked.

I can think of no positive reason for this project to be of any benefit to villagers, or Brester people and am sure that Chesterton is clearly 100% the wrong location for the above reasons.

Yours Sincerely





1 Banks Cottages  
Chesterton  
OX26 1UL  
19th Dec 2019

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

Reference Planning Application No 19/02550F  
Great Lakes UK Ltd

I am writing in today as I am extremely concerned with the inappropriate application of the Great Wolf Lodge Water Theme Park and hotel Resat.

The plan contravenes National and Cherwell planning policies on greenspace and transport and therefore should be rejected.

I am writing in objection to these plans. The site is in a rural location, just outside a small historic village. These plans are completely inappropriate for this location. The sheer scale of the application would decimate this beautiful rural village, be overbearing and not in keeping with the surroundings.

The transport links to the site make the application not sustainable. Visitors would all have to travel by road, via small country lanes and through little rural villages.

The road network is already at capacity and with an estimated 500,000 visitors the additional traffic will be significant. Increasing traffic, pollution (air and noise) and wear and tear to small village roads.

This proposal adds additional stress to the road network on top of numerous other significant developments already in progress (Kingsmere, various new warehouses, retail park, other new hotels etc).

The 18 hole beautifully landscaped Golf Course would be reduced to 9, forcing golfers to travel further to play, thereby increasing traffic.

This plan would irreversibly remove important green infrastructure and disrupt ecological habitats.

Unemployment is particularly low in this area so employees would also need to travel (by road) to work here, again adding to traffic and congestion/pollution.

This application must be rejected. We must stop the overdevelopment of our countryside before it is too late.

Kind Regards

  
Lisa Steptoe



Date: 31/12/2019

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

Address:

11 Banks Cottages  
Chesterton  
OXON  
OX26 1UL

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

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

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

Yours faithfully,



(sign)

D. SEPTOE

(print)

Please add any additional comments here:-



Date: 4/1/19

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

Address:  
1 Banks Cottages  
Chesterton

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

1 Banks Cottages  
Chesterton  
OX26 1UL

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

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

Yours faithfully,

(sign)

Luca Stepien

(print)

Luca Stepien

Please add any additional comments here:-

Go on the

Go on the

green space.

green space.



Dr A-M. IZAC

The Garden House, 1 Chesterton Court

Chesterton OX26 1UP

Ms. Clare Whitehead

Case Officer

Development Management

Cherwell District Council

Bodicote House

Bodicote

Banbury OX15 4AA

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

Chesterton, 16 December 2019

Dear Ms. Whitehead,

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

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

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

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



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

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

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

With best regards,



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

*E M Smith*

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

19th December 2019

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

Dear Ms Whitehead,

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

I am at a loss to understand why the Cherwell District Council are even allowing this application at all.

Perhaps the Committee would like to live in Chesterton or any of the adjoining villages so that they can encounter all the problems we have with traffic. Chesterton and others are used as a rat run constantly because of problems on the M40 and the A34 which you should all be aware of, but seem to be turning your backs on the problem.

If planning permission is given this will entail further problems, and no matter what is stated about signs being erected for motorists to use certain roads only, this will be ignored. I presume the committee are all drivers, but I expect most of you are. Drivers will be entering the village from all over the country and will want to find the quickest way into the village ignoring any signs.

We have a village school and a playgroup who are encountering problems with the volume of traffic coming through our village at all times. Safety is a priority, plus fumes which will eventually damage our health.

Are you forgetting about our children of the future who will never see a green field or experience seeing the wildlife. No consideration has been expressed regarding this.

Yours sincerely,

A solid black rectangular box redacting the signature of the sender.

*S C Smith*

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

18 December 2019

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

Dear Ms Whitehead,

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

This is yet another application which will result in the permanent loss of our precious green countryside in and around Bicester and the surrounding villages.

The building of a 500 room hotel and car park capable of accommodating 900 vehicles indicates an expectation, on behalf of the developer, of several 1000 visitors at any given time.

The number of vehicle movements, including day visitors, hotel residents, suppliers, employees, waste disposal contractors, maintenance staff and others in addition to the predicted vehicle movements through the village will result in unmanageable degradation of the road network. This problem will also be experienced by neighbouring villages.

The increase in vehicle movements constitutes direct opposition to the object and spirit of the Cherwell District Council's discussion on the Climate emergency.

The location of the site, next to a motorway and with added vehicle movements through the village, will add to the deterioration of air quality and an increase in noise pollution.

This is simply not a suitable enterprise for a village location.

Yours sincerely,





Date: 15th December 2019.

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Address:

1 Fontescue Drive  
Chesterton  
Beeston  
OXON  
OX26 1UT

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

Dear Sirs,

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

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

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

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

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

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

Yours faithfully,

(sign)



(print)

P. ARIS

Please add any additional comments here:-

Our lovely village doesn't need this  
monstrosity

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	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
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	
<b>Name</b>	Abbi Hannah Stewart-Smith
<b>Address</b>	1 Gallosbrook Way, Weston On The Green, Bicester, OX25 3GW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I object to the proposed development based on the following main areas of concern. These concerns are ones that directly impact myself, my family and neighbourhood and I cannot see any benefits the proposed plans would bring to local residents in this and surrounding areas. - Traffic My main concern is the impact on traffic in the local and surrounding areas. The existing roads (and that of surrounding villages) won't cope with the potential 1500 visitors (or more) on a weekly basis. Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during peak times and when there are any traffic issues on M40 or A34. It is also worth noting that even Google Maps with redirect traffic during peak times through the almost single track (in places) road through Weston on the Green, down towards Bletchingdon and the Islip junction of the A34. As a young Mum, in a village where many children play near this route it is also a safety concern as well as a traffic issue. The planned access routes to the proposed site is via the B430 - which already suffers from daily rush hour and weekend "day tripper" traffic to huge tourist destinations such as Oxford and Bicester village. This was suggested to avoid visitors using Bicester and the A41, but if these could not cope with the traffic how could small rural roads be a viable alternative? The answer is there is no viable route to cope with such volumes of traffic. When the M40 is congested traffic comes down from the Cherwell Valley junction to join the A34. Unfortunately this often results in traffic coming through our village as an escape route which is frequently congested at peak times. The B430 is a B road for a reason - it was not built to cope with the current levels of traffic and to add to this all the service traffic and visitors from the proposed development would be unmanageable. - Environmental Impact The correct studies and proper due diligence has not been carried out on the impact the proposed development would have on the Environment. The effect of all the additional traffic, building on large green areas and the consumption of water by the development are all factors that have not been correctly considered. Cherwells own consultation by Tyrens on water usage states that there is a need to "reduce water demand in this highly stressed area". According to the Thames water report, only 50 out of the 500 rooms would be supported by the current supply and there has been no study on how this would be efficiently carried out with this new development. The environmental factors of the traffic created by such a development could be hugely significant. The hotel is being created as a destination holiday park and has not considered use of public transport as necessary. As a more "high end" place where customers would drive to themselves, they have not put plans in place for reducing car use and this goes against many green carbon reducing efforts that are essential for the future of our country and indeed our planet. This contravenes Cherwells own policies to reduce carbon emissions for the future. - No Local Benefits The hotel is built as a self sufficient resort and therefore the benefit to local businesses will be very small. The resort will not cater for or offer services or facilities for day visitors, and although they do offer day passes at off-peak times the pricing structure for these are much greater than would benefit local people. The cost to locals for having a huge facility on their doorstep is entirely negative - not being an affordable place for day visits means there is no benefit at all to those living in the surrounding areas. In conclusion I strongly object to the plans and ask that the planning permission is not granted for this application. Kindest regards Abbi Stewart-Smith</p>
<b>Received Date</b>	13/12/2019 23:48:19
<b>Attachments</b>	

David Templeton  
1 Grindlewood Walk  
Chorlton-cum-Hardy  
Manchester  
M217NG

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

**Date 20<sup>th</sup> January 2020**

**Planning Application Ref: 19/02550/F – Objection to Proposed Water Park by Great Wolf**

Dear Ms. Whitehead,

Although I do not live in Chesterton I regularly visit my son whom lives adjacent to the proposed development. I wish to object on the following planning grounds:-

**Ecological Impact**

The planning proposal is for a built-over area of 500,000 ft<sup>2</sup> including a 4-storey residential block and large areas of ground covered in hard surfaces for parking and pedestrian/service access. Remaining green areas will be intensively managed using herbicide weed control, lifted tree canopies, removal of ivy from trees. The impact of this in the existing rural environment will be to break existing links with natural habitats e.g. animal trackways; deter wildlife due to increased human activity and noise, light and air pollution; destroy microhabitats for native plants (including wildflowers) and insects (including pollinators). Extreme revision and management of the rural landscape is contrary to Cherwell Local Plan policies EN27, EN30, EN31, EN34 and EN35. The proposed, re-modelled landscape projects a sanitized pastiche of an English countryside and will do nothing to preserve natural species.

**Unsustainable Development**

This is a significant development that will attract high levels of visitors every day and Cherwell District Council's (CDC) Policy SLE3 states that such developments should be located highly sustainable locations adjacent a multitude of transport modes to reduce the reliance on car usage. Policy ESD1 also seeks to distribute new developments to sustainable locations to tackle Cherwell's commitment to climate change. The site is on the edge of Chesterton village in an inherently unsustainable location will low accessibility to public transport and the scheme provides for 900 car parking spaces (therefore promoting car usage) and is therefore contrary to Policy SLE3 and ESD1. The site is currently greenfield, open space and policy BSC10 seeks to ensure there is sufficient quantity and quality of open space, sport and recreation provision by

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

### **Landscape Impact and Design**

The proposed scheme is not in-keeping with the local area which is characterised by 2/3 storey buildings which are detached and in clusters. The Countryside Design Summary (2008) published by CDC provides guidance for developments in locations such as this and supports developments of small scale, low height and detached. Also saved Policy T5 of the Cherwell Local Plan 1996 states that new hotels in rural locations will only be approved where they would largely be accommodated in existing buildings or totally replace an existing commercial operation. Policy ESD13 states that successful design should contribute to an area's character representing the traditional form, scale and massing of buildings. Paragraph 170 of the NPPF states that planning decisions should recognise the intrinsic character and beauty of the countryside. The development consists of a large bulk of 500,000 sq.ft of built form and mass and at a significantly greater height than any of the other buildings in the vicinity of the site and this is all to be delivered on what is currently greenfield site with no buildings on it. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

### **Traffic Impact**

The Transport Assessment submitted to support the application uses data and assumptions that we state have significant flaws:

- Great Wolf has advised that the average stay is currently 1.6 days and this leads them to assume that they will see relatively even turnover levels through the week.
- It confirms that the proposed site will act as a family resort and the majority of guests will be families with children.
- Signage from the site will direct visitors to J9, A34 and the B430 but then suggests only 50% of car visitors will use this route.
- The traffic data only includes 5 planned development schemes and fails to take into account other significant developments with planning permission.
- The comparisons are made to Center Parcs who operate a significantly different model with fixed changeover dates and longer stays of 3-7 nights.
- Construction traffic will not be directed through Chesterton leaving the only option as the B430.

As Great Wolf have confirmed that the average stay is likely to be 1.6 days and that the site will act as a family resort it is unlikely that changeovers will be spread evenly through the week. Most visitors will be coming for the weekends with arrivals focused on Friday and departures on Sunday/Monday. Families with children are unable to take their children out of school and so will have to travel on a Friday afternoon arriving in the middle of peak rush hour. This will significantly impact peak travel traffic, which is already notoriously bad on this part of the road network. The proposal suggests that signage will be advertised solely for access using the A34 from J9 and along the B430 to junction with B4095. Despite this, the traffic data within the proposal only assumes that 50% of journeys will flow down the B430 to the A34 when in fact this proportion will be significantly higher. The majority of visitors will follow the signage and it will be much higher than 50%. The traffic charts within the Traffic Assessment assume that virtually no one will use Church Lane/Road in Weston on the Green as a route to access the site. On the numerous occasions that there is an issue at the A34 / M40 J9 junction we see volumes of traffic utilising this small village road as a cut through to avoid A34 gridlock. This will increase danger to residents in the village with it being the main road through the centre of the village. The traffic data in the proposal fails to recognize this and the impact that this proposal will have on a small village and rural roads. The assessment uses comparisons to Center Parcs to justify its traffic assessments. At the same time it confirms that the model is very different and so should not be used to justify likely arrival/departure times for the proposal. Within the current proposal OCC had only identified 5 planned development schemes which should be included in the analysis. It fails to include the 700 homes being added at Kingsmere Phase 2. Vehicles from this site will utilise Chesterton and the B430 as a cut through to the A34 and increase traffic through the villages. It also fails to include the distribution centre / business park, Axis J9, which may also utilise Chesterton, Middleton Stoney and the B430 to access the A34 / A40 / A44 and areas West. In the application absolutely no traffic is projected to cross the B430 at the A4095 junction and continue further west on the A4095 towards Witney / Blenheim Palace / Cotswolds or to cut up other west leading roads at Weston on the Green, Akeman Street, Bletchington (via A34 and Islip Road) or Middleton Stoney trying to tourist areas via A40, A44 and the Cotswolds, which is clearly wrong and misleading with modern satnavs.

## **50F**

Construction traffic will be directed to use the B430 and not the Chesterton route. There is a weight limit on the bridge crossing the A34 from the B430 to head South, which means that lorries exiting the site will need to travel back up to the J9 M40 roundabout to go South on the A34. This will put further pressure on a junction that Highways England, in its latest report have admitted is failing. The Transport assessment suggests that this junction will still be within its theoretical limits, however traffic on this junction already exceeds the capacity for this junction. Alternatively HGV's will try to use Church Lane/Road, a tiny village road, as an exit point to join the A34 further south towards Islip.

### **Lack of Economic Benefits for Cherwell and Local Area**

This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'.



The proposed hotel rooms are only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight and therefore does not add to 'rooms' in the area. There is no local businesses support in Weston on the Green to the scheme that would reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc. so economic benefits would be retained by Great Wolf and not shared with local businesses in the local area. Local businesses are already finding it hard to recruit Hospitality industry employees that Great Wolf will be targeting. As such, Great Wolf will either take scarce employees away from local businesses, which will have a negative economic impact, or they will have to bring in employment from other areas therefore increasing traffic movements.

### **Design**

It is an inefficient and therefore bad design. The building is a 3 and 4 storey design but considered to be relatively not visible. The buildings and car parking are spread across the site having significant urbanising impact on this rural location. This scheme comprises of a total floor area of 500,000 sq. ft. in overbearing large blocks, not in-keeping with the local area. If CDC were to allow schemes in such a location they should be of small scale, detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. (This square footage is twice the size of Bicester Village) and similar to the proposed Jct 9 development. The proposed public outdoor space on site will be right next to a major motorway (unhealthy due to noise and fumes).

### **Lack of Consultation**

With potentially over 2,000 visitors each day, this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis.

### **Air/Noise Pollution/Quality/Water table**

There will be a resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. An enormous amount of water will be used from Cherwell's already short supply, whilst drainage of water treated with chemicals could pollute our already overwhelmed waste system. Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". We see that the Thames Water Report supports only 50 of the 500 rooms from the existing water supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done. This is not something that can be sorted after outline permission is granted but we believe instead must make up part of any initial

### **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;
- 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. We note that the proposed site is not located within any defined settlement boundary, and thus is within the open countryside. The site is not 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 preamble to this policy also highlights Bignell Park and the Roman roads around Bicester as features of value; the proposals would affect the setting of the park and these roads.

On so many levels this proposal fails to meet the planning requirements. The developers have produced flawed and inaccurate data to bolster their weak arguments. The council should see through this as merely smoke and mirror tactics to achieve an audacious punt at building the wrong development in the wrong location. I also note that there is a campaign of obtaining signatures to a single, standard and generic letter of support for the proposals, many from outside the area. I would hope that you view these accordingly and note the lack of credibility that they convey. In summary, I urge the planning committee to stick to their principles and heed the groundswell of objections and robustly dismiss this application. We need to save what little there is of the countryside and character surrounding this charming historical village and protect the environment from this monstrosity.

## **D Templeton**

-----Original Message-----

From:

Sent: Tuesday, December 17, 2019 7:25 PM

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Chesterton Parish Council Clerk <clerk@chestertonparishcouncil.org.uk>

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

Dear Planning,

I wish to object to the above planning application.

I live at 1 Hillside Close, Upper Arncott, Bicester OX25 1PF so am not a resident of the area affected by this application.

My objections are on the following:

1. Socio-economics
2. Transport and access
3. Archaeology/cultural heritage
4. Environmental impact

1. Socio-economics

There is low unemployment in the Cherwell area. Reading the supporting document (Chapter 5), it is obvious that the majority of the jobs will be unskilled. There are 2 issues here:

- a) the site will not be easily accessible by regular public transport, particularly during the unsocial hours that resort staff will be expected to work, so buses will be required to get them there or Great Lakes will find it very difficult to find staff. If the employment contracts are zero hours, this is of no benefit to workers. Additionally, due to the low unemployment, staff may need to be 'poached' from other catering/cleaning companies in the area, leading to skill shortages which will be a problem for Cherwell District council due to:
- b) housing in the Cherwell area is expensive so attracting staff from outside the area will be difficult.
- c) the low impact assessment on the 3 GP practices in Bicester through the usage by guests is understated. A water park and the other amenities are bound to engender minor or more serious injuries, which will need treatment at a GP surgery. All surgeries in the area are under stress and understaffed and adding even a small percentage of appointments will already critically stretched GP resources at breaking point.

2. Transport and access

Since the relief road was built off the A41 to move traffic around Kingsmere and to north Bicester, it has been discovered as a route to get to the A4095 and thus through Chesterton and onwards to Kirtlington, the A44 and Witney. The volume of lorries in particular has grown a great deal, thus causing traffic fumes, extensive damage to roads, old housing and the potential for accidents. The impact of opening the Great Wolf Resorts (Great Lakes) village will dramatically increase these issues, even after any construction work has been completed and irrespective of a direct link to Great Lakes from the Bicester side of the A4095. This does not take into account any traffic coming in the opposite direction, which has to come through Kirtlington, Chesterton etc from the A44.

Also, the traffic congestion at present on the A41 from the M40 to the Kingsmere relief road is heavy due to Bicester Village and this will be compounded by the opening of the new shopping centre in March 2020. Adding traffic to the proposed Great Lakes site will compound this. At weekends, Bank

Holidays, school holidays, Christmas and discount days the A41, M40 and A34 have tailbacks. This will only get worse and cause chaos for Bicester residents.

### 3. Archaeology/cultural heritage

The proposed site is not far from Akeman Street. In 2011 a paper was published in *Oxoniensia* (journal of Oxfordshire Architectural and Historical Society) on excavations in the area around and including Whitelands Farm, Bicester. These were small scale but found late Iron Age burials, pottery, pits and some evidence of buildings. Anglo Saxon finds were also discovered in the area. The area is of course well known for the Alchester roman camp, whose associated buildings are spread over a large area fanning out from Akeman Street. An extensive archaeological survey needs to be undertaken; scant notice was taken when the A41 dual carriage way was built over large portions of the Alchester site so the proposed Great Lakes site should not be allowed to obliterate our Roman and later heritage.

### 4. Environmental impact

The pollution short term from the construction traffic and long term from the volume of cars, delivery lorries and any coaches to the Great Lakes site will be large and predominantly diesel, as electric transport growth projections bear out.

Water consumption (through guests' use and the various water features) on the Great Lakes site will be high and together with the extensive home building that has and will take place in the Cherwell area, pressure on water supplies will inevitably increase. Thames Water's pipes and sewers are old with frequent water loss so building in the Cherwell area is fraught with potential issues.

Great Crested Newts are resident on the site and are a protected species. They cannot be moved or the places they live damaged in any way under the terms of their protection. This is another reason why the site is unsuitable. Additionally current wildlife will inevitably be lost due to the construction work and the impact of guests and noise.

In conclusion, I can see no reason for planning permission to be given for the Great Lakes project. It will have a detrimental impact on life for anyone trying to navigate the Bicester area, bring traffic congestion and air pollution and encourage cars and lorries onto our roads. Given the thrust of planning being towards public transport there is no reason to go against this by giving permission.

Yours faithfully,

Date: 11<sup>th</sup> January 2020

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Leo Sucharyna Thomas  
1 Home Farm Close  
Chesterton  
Oxfordshire  
OX26 1TZ

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

To whom it may concern,

I wish to strongly object to the above-mentioned application on grounds outlined below. In the first instance, this proposal is not in accordance with the local development plan. The negatives resulting from permitting development are clear. The proposed material considerations and speculative nature of the application should not warrant planning permission being granted.

The proposed development is unsustainable. Primarily, the inappropriate location (periphery of a small historic village). Developing the land in line with the above stated application, is in direct contrast to the *Cherwell Low Carbon Environmental Strategy* as part of the areas *Economic Development Strategy*. This application sees the District Council endorsing unsustainable car-commuting travel (900-space car park) and wilfully reducing a greenfield resource, in a sensitive area.

Given the nature of the development, the placement of outdoor public space adjacent to a busy motorway alongside deteriorations from increased traffic on sub-standard supporting infrastructure (below), the application should be rejected on health grounds.

The impacts on setting and quality of life resulting for further straining existing road infrastructure, which cannot cope; with a 1000+ extra projected daily car movements, cannot be permitted. Chesterton is already a well-travelled diversion route, experiencing major congestion during escape routing from the many traffic issues on the M40 and A34.

In addition, there are several other significant proposals already approved in Bicester, the routing plans via Middleton Stoney, Weston on the Green and Wendlebury are unacceptable, and will seriously affect the already stressed A34, A41, A4095 and B430.

The result is a significant deterioration in setting, air quality and noise pollution for local residents, in addition to the baseline visual disturbance of the site itself and associated infrastructure issues.

The project design is not small-scale or detached, therefore must not be considered 'in keeping' with the character of the local area.

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

Yours faithfully,

---


(sign)

---

(print)

Date: 12<sup>th</sup> December 2019

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

  
1, Lawrence Fields  
Steeple Aston  
Oxfordshire  
OX25 4SX

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

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

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

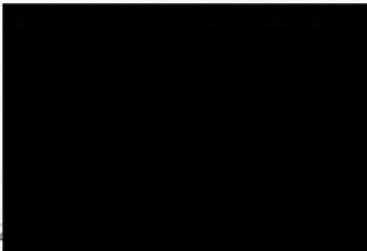
This will be a private resort attracting a proposed 500,00 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to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

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

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

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

Yours faithfully,





# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	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
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Tim Field
<b>Address</b>	1 Manchester Terrace, Bicester, OX26 6PT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am writing to object to above application on the grounds of its impact on the local area, local businesses and its ecological and environmental damage. Also, the proposal does not align with the local development plan and is wholly out of keeping with the area. Firstly, I work at Bignell Park Barns which is directly opposite the proposed development site - its construction and eventual use would lead to an unsustainable level of traffic and impact on the local community and the country roads. This would directly, negatively affect my colleagues and I who travel from the surrounding villages/towns daily for work. The area has limited service by public transport and the recent growth in development in the surrounding area and the outskirts of Bicester have put significant strain on infrastructure. This has become evident in the congestion at key junctures with Bicester, along the B430 and routes to the area from the A34, and the repeated degradation of road surface quality in the village. This influx of traffic during construction and ongoing use of the site would also significantly impact air quality and pollution - this is especially concerning in a village attracting more young families to live here. Secondly, this enormous development is totally out of keeping with existing, non-residential land use in the area. Its design and vast footprint would significantly transform what is a rural, green and countryside setting in an irreversible and irresponsible way. Local planning guidance, design requirements and economic benefit priorities do not support the use of land in this location for this purpose. Bicester already has a significant retail offering as well as numerous distribution and logistics sites to its north and east all of which bring their own challenges for local roads that would be further escalated by the creation of this poorly located development. Finally, the environmental and ecological damage caused by a development of this type, on a green field site, is contrary to collective efforts to protect green spaces, wildlife and natural habitats. Both directly through the loss of the green space itself, and indirectly from the disruption and enabling work of the construction - wildlife, trees, hedgerows and water will be permanently lost as part of the development. In summary, the proposed development, land use and construction would be detrimental to local residents, businesses and infrastructure, is contrary to planning policy, and would significantly damage the environment and ecology of the area. It is therefore inappropriately designed and located, appears to have no local support given its poor siting, and therefore should be rejected.</p>
<b>Received Date</b>	17/12/2019 13:45:08
<b>Attachments</b>	



Date: 20<sup>th</sup> December 2019

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Jane Fitzalan  
1 New Manor House  
South Side  
Sheeple Aston.  
Bicester.  
OX25 4RR

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

Dear Sirs,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton. There is absolutely no need for such a development in this location, nor is it in line with the local development plan.

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

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

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

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

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

Yours faithfully,



(sign)

J.A. FITZALAN

(print)



Date: 22/12/19

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

Address:

1 NORREYS DRIVE  
CHESTERTON

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

Dear Sirs,

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

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

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

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

This resort will not be open to the public. The possibility of being offered expensive day passes will be solely dependent upon poor hotel occupancy, which is obviously not in the developers' plans! As the majority of guests are encouraged to stay and spend their money on site, there will be negligible economic benefit to the local hospitality industry.

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

Yours faithfully,



(sign)

Dorwan Wilson

(print)

Please add any additional comments here:-

Date: 15th December 2019

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

Address:

1 Orchard Road  
Chesterton  
Bicester  
OX26 1UG

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

Dear Sirs,

I wish to strongly object to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan.

It is unsustainable, in an inappropriate location on the edge of a small historic village. The development includes a 900-space car park, indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. It will comprise 500,000 square feet of building on a greenfield site, irreversibly removing important green space and disrupting ecological habitats for an abundance of wildlife. The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.


Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

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

Yours faithfully,

  
(sign)

  
(print)

Please add any additional comments here:-

Too many cars



Date: 1.2.20

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

1 PARK CLOSE  
ICLINGTONTON  
OX53HR.

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

Dear Sirs,

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

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

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

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

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

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

Yours faithfully,

(sign)



(print)

JOLET REYES.

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

27<sup>th</sup> December 2019

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

**Application ref: 19/02550/F**

Dear Sir,

I write with firm objections to the planning application detailed above which has been submitted by Great Lakes Ltd.

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

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

Finally there is no safe crossing point across the A4095 if you live on the motorway side of the village along the A4095 in Chesteron and likewise if you live on the canal side of Kirtlington. With the additional volume of traffic do all these houses now become isolated from the

villages which they're a key and vital part of and many of which have history dating back to the 19<sup>th</sup> Century. Access to the two primary schools will become nearly impossible for walking distances not more than 200m.

I therefore trust Cherwell District Council will ensure that permission is NOT granted for application 19/02550/F.

Yours faithfully

A black rectangular redaction box covering the signature of Fiona Warland.

Fiona Warland

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

27<sup>th</sup> December 2019

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

**Application ref: 19/02550/F**

Dear Sir,

I write with firm objections to the planning application detailed above which has been submitted by Great Lakes Ltd.

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

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

Finally there is no safe crossing point across the A4095 if you live on the motorway side of the village along the A4095 in Chesteron and likewise if you live on the canal side of Kirtlington. With the additional volume of traffic do all these houses now become isolated from the

villages which they're a key and vital part of and many of which have history dating back to the 19<sup>th</sup> Century. Access to the two primary schools will become nearly impossible for walking distances not more than 200m.

I therefore trust Cherwell District Council will ensure that permission is NOT granted for application 19/02550/F.


Yours faithfully

A solid black rectangular box used to redact the signature of Gary Warland.

Gary Warland

Date: 14<sup>th</sup> December 2019

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

  
1, Rean Drive, #905  
Toronto, Ontario  
M2K 3C1 Canada

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

I am writing my objection from Toronto, Ontario, Canada.

Although this may seem strange as to why I have an interest 5000 miles away, I will explain my connection and reasoning as to why I am objecting to this proposal. I have family who live near the small town of Bicester and whilst living in England myself from 2005-09, and making numerous visits back since 2009, I am very familiar with this area. I was shocked to hear from my family members that there is a proposal to build a Great Wolf Lodge Resort in this small village. It seems inconceivable.

My most recent trip to this part of England was in August 2017. At that time, I noticed a significant increase in traffic in the area as well as how busy it was in terms of an increased number of people in general. I am quite astounded that this proposal has been allowed to get as far as it has considering the area in question.

I live an hour away from the Great Wolf Lodge Resort here in Ontario (it is located just outside of Niagara Falls, Ontario) and it is a very busy place and quite popular with young families looking for somewhere to take their children for a fun few days. In saying that, I went to the area in September this year to speak to some of the locals and find out more information about their thoughts on it and I did not hear a single piece of positive feedback. The main responses were "way too much noise" and "way too much garbage" and a lack of respect to the locals from the owners.

Your roads in this area are already country roads which are quite narrow and with our current major environmental issues we are facing worldwide it is shocking to think that you are even considering, from the planning perspective, this application.

As such, I strongly stand in solidarity with those who are opposing this application.

Thank you.

  
\_\_\_\_\_  
(signature)

  
\_\_\_\_\_  
(print)



Date: 4/3/20

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15 4AA

1 REDROOFS .  
LOWER STREET  
BARFORD ST MICHAEL  
BANBURY OX15 0RH

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

Dear Sirs,

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

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

The existing road infrastructure cannot cope with the projected extra 1000+ daily car movements. Chesterton is already a 'rat-run' and experiences major congestion as an escape route during the many traffic issues on the M40 and A34. In addition to several other significant proposals approved in Bicester, its unacceptable routing plans via Middleton Stoney, Weston on the Green and Wendlebury, will seriously affect the already stressed A34, A41, A4095 and B430. This will also result in a significant deterioration in air quality and a substantial increase in noise pollution for local residents.

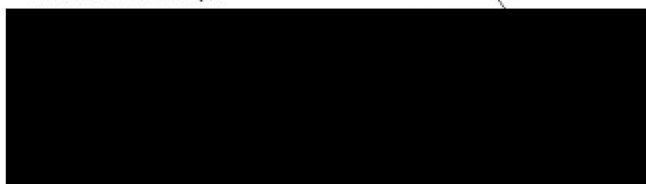
The design of the buildings is neither small scale nor detached and therefore not in keeping with the character of the local area.

Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses.

With the loss of 9 holes of a beautifully landscaped golf course, how will they safeguard the remaining 9 holes? Open space provision appears to be rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in communities and for well-being. Once again, existing golf users will have to drive further afield to access alternative 18-hole courses, thereby increasing car usage.

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

Yours faithfully,



(sign) |

SOPHIE GOODCHILD .

(print)