



Say 'No' to Great Wolf Resorts in Chesterton, Oxon



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

We, the undersigned, strongly object to this ill-placed planning application, for which there is no 'need', on the grounds of its unsustainability, negative local traffic impact, negative landscape impact, inappropriate size and design in the wrong location, loss of sports facility, negative ecological impact and increased air + noise pollution.

Name	House Name/No.	Village/Town/City	Postcode	Signature
BEN WALBANK	5 AUGUSTIN ROAD	CHESTERTON	OX26 1RB	
VAL SULLIVAN	8 FORTESCUE DRIVE	CHESTERTON	OX26 1UT	
TRACY SULLIVAN	8 FORTESCUE DRIVE	CHESTERTON	OX26 1UT	
ROBERTA HARRIS	6 ORCHARD RISE	CHESTERTON	OX26 1US	
DANIEL HARRIS	6 ORCHARD RISE	CHESTERTON	OX26 1US	
ROSEMARY HENSON	HIMLEY FARM BUNGALOW	CHESTERTON	OX26 1RT	
TOM HEDGES	SUNNYSIDE	CHESTERTON	OX26 1UN	
S.P. MORRIS	6 FORTESCUE	CHESTERTON	OX26 1UT	
W. MCGARRY	18 ORCHARD	" "	OX26 1US	
K. MCGARRY	18 ORCHARD RISE	" "	" "	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



WOLF FREE ZONE

120
38 36 = 1



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Janice McBride	22	ORCHARD RISE	OX26 1US	
MARTYN HOWDEN	23	Orchard Rise	"	
C. MCDIMIAN	19	ORCHARD RISE	OX26 1US	
DOG PARROTT	28	DRYDEN AVE, SICESTER	OX26 2NW	
Jeanne Martin	7	Middleton Park	OX25 4AQ	
Pet Amos	16	Park Close	OX25 4AS	
JOHN WALBANK	7	ORCHARD RISE	OX26 1US	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.

PROJECT SPARK

Feb. 3rd 2020



From

Sally Trench
16 Hunt Close
OX26 6HX



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

Registered Address: 3rd Floor, 12 Gough Square, London, EC4A 3DW
Tel: 020 7936 1910 Fax: 020 7936 4161
Email: office@projectspark.org.uk Website: www.projectspark.org.uk

Director: Sally Trench Registered Charity No.261255
Trustees: Angus Boyd-Heron (Chairman), Susan Simmons, Eva Ramirez



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Name	House Name/No.	Village/Town/City	Postcode	Signature
P. SARKISON	30 CYNEMAR RD	Bicester	OX26 4FD	[Redacted]
Gina Stoffer	49 Hanover	Bicester	OX26 6DG	[Redacted]
M BOW	76 Fairclose	Bicester	OX26 4YR	[Redacted]
A Faulkner	4 Trumper Grove	Bicester	OX27 8FD	[Redacted]
H Cassidy	11 Cypress Croft	Bicester	OX26 2BX	[Redacted]
D Thomas	75 Villiers RD	Bicester	OX26 2BD	[Redacted]
Sally Trend	16 Hunt Close	Bicester	OX26 6MX	[Redacted]



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Name	House Name/No.	Village/Town/City	Postcode	Signature
S. Kerr	27 Sallow	Bicester	OX26 3YP	
R. Stojanov	8 Waverley Court	Bicester	OX26 6JF	
Andy Hodges	Oak Cottage	Middleton Stree	OX25 4AD	
Phil Green	20 Townmore	Bicester	OX26 4YZ	
G. KILL	4 ARCHIES TIER, CF	BICESTER	OX26 6JH	
Loretta Tinn	35 Hamilton Ct	r	OX26 2HX	
P. PAKIN	11, HALFAX RD	BICESTER	OX26 4TG	
C. Aberton	9, LYFEGHAN RD	BICESTER	OX26 4FN	
J. Reeve	19 Market Sq	Bicester	OX26 6AD	
J. Samms	30 Lyneham Rd	BICESTER	OX26 4FD	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
MARY	4	THE LINES	OX27 9DA	
Michello Nubs	50	Market Broadway	OX26 2EZ	
Kira Moss	19	Bicester	OX26 4UF	
MARGARET BLATTNER	45	HANOVER SANDS	OX26 6PG	
Tracey Honeyball	47	Wilow Drive	OX26 3XF	
Kelen Morgan	2	Old Place yard, Bic	OX26 6AU	
Lisa Green.	1	The Avenue Whitfield	NN13 5TE	
SUE STRAND	5	ST MARYS CLOSE	OX26 2BW.	
Jan Bruce	4	HANOVER HSE	OX26 6BF	
Doreen Britton	2	BICESTER	OX26 6DP.	

(10 signatures per page)



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

PASS ON TO NEIGHBOURS

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Name	House Name/No.	Village/Town/City	Postcode	Signature
JOHN LEVERTON	2 Hunt Club	BICESTER	OX26 6HX	[Redacted]
SUSAN LEVERTON	2 11	BICESTER	OX26 6HX	[Redacted]
R. LANGSTON	12 11	"	---	[Redacted]
M. OXLEY	10 11	BICESTER	OX26 6HX	[Redacted]
[Redacted]	10 11	"	"	[Redacted]
R. WEMEN	69, Fair Cross	BICESTER	OX26 4YN	[Redacted]
A. Weaver	69 Fair Cross	Bicest	OX26 4YN	[Redacted]
JOHN BELL	Fir Tree House	Praddington	OX25 1QD	[Redacted]
Meg Bell	Fir Tree House	Praddington	OX25 1QD	[Redacted]

(10 signatures per page)



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PLEASE PRINT WOLF FREE ZONE

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Name	House Name/No.	Village/Town/City	Postcode	Signature
JOHN J. BAILEY	22 HUNT CROSS	BICESTER, OXON	OX26 6HX	
MAUREEN ROBERTS	22 HUNT CROSS	BICESTER OXON	OX26 6HX	
Roseleen Bailey	7 Elm Close	Bicester Oxon	OX26 3XR	
SHEILA JACOBSON	7 TREY BRESTON	BICESTER OXON	OX26 2TB	
Chloe Jones	50 market endway	Bicester Oxon	OX26 2ER	
Soyce Hinks	6. Fallowfield Court	Bic.	OX26 6QJ.	
Y-COONEY	11 Rusky walk	Bic	OX26 4TE	
M. K. Jeyaram	41 Fair Close	Bic	OX26 4YN	
J. HAWES	33 BICESTER LAWS	HONG CRENON		
J ALLEN	FOXGLOVEJ UPPER HEYFORD	NR BICESTER OXON		

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



Say 'No' to Great Wolf Resorts in Chesterton, Oxon

Planning Application No: 19/02550/F

Great Wolf Resorts, an American water theme park company, are stopping at nothing to get their first park in the UK. Usually located on the edge of major American towns and cities, they are trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat. In its place they will be forced to endure:-

- 500,000 visitors a year to this vast private enterprise – an estimated 60% larger floorspace than Bicester Village.
- A 4 storey, 500 family room hotel = more than 2,000 visitors daily capacity.
- Minimum 1800+ additional car movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.
- An 84ft high water tower building (likely to be the tallest building in Cherwell) and 900 space car park.
- 2,000 construction workers and projected 31,000 deliveries over two-year construction period = 65 deliveries/day through local villages.
- A substantial increase in air and noise pollution.
- The proposed 600 job opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff.
- Disruption of village lifestyle for thousands of residents in Chesterton and neighbouring villages.
- A self-contained resort. 98% of guest in the USA remain on site. Therefore, it is of no real economic benefit to the local community.
- Day passes very expensive, dependent upon hotel occupancy and would need to be booked well in advance. This will **NOT** be a public amenity!
- It is unsustainable – our village infrastructures would not cope with the additional traffic through Chesterton, Weston on the Green & Middleton Stoney.
- The golf club will lose 9 holes of their much played 18 holes. (Will the remaining 9 holes survive? If not, what then?)
- Irreversible damage to our rural community, felt for generations to come.

This application is not in accordance with the Cherwell Local Development Plan. There is no 'need' for this development and there are no material considerations that should warrant planning permission being granted.

Please sign your objection to this ill-placed planning application overleaf. Thank You.
On behalf of Chesterton Parish Council, Community Centre, 2 Geminus Rd, Chesterton, Oxon OX26 1BJ.



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ZONE



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Jennifer Evans	2/ 115	Milton Keynes	MK13 8DY	
Robert Young	25	MILTON KEYNES	MK6 2QX	
Sophie Leahy	16	Milton Keynes	MK11 1PD	
Tina Cox	55	Bletchley	MK2 3ER	
PHILIP TILLEY	19	MILTON KEYNES	MK8 9AE	
HEATHER COLE	53.	MILTON KEYNES	MK2 3ER	
EZRA O'NEILL	35	AYLESBURY	HP22 8LX	
K Stone	71	Chesterton	OX26 1US	
D GEARING	51	STOKE MANDEVILLE	HP22 5UB	
K Durden	49	AYLESBURY	HP21 8EY	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
G. HOLLIDAY	17	Chesterton	OX18 3YE	[Redacted]
S. HOWELL	15	Buckingham	MK18 7SE	
Mark Llewellyn	8	Bicester	OX26 2FU	
Rui FERREIROS	6	BICESTER	OX26 3HE	
BARRY SMITH	21	AYLESBURY	HP21 9JL	
Alex Selby	2	Bicester	OX26 6AA	
PETER FREEMAN	88	Bicester	OX26 3EF	
Dylan Goodall	6	bicester	OX26 6YD	
Amanda Wise	48	Syresham	NN13 5HL	
Mark Laverack	15	Oakley	HP18 9RD	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
ROBERT CLEARING.	ORCHARD RISE 71	CHESTERTON	OX26 1US	
MICHAEL SNELL	8 CASTLESTRAYS	BAUCKLIFT	MK13 0IT	
Gillian Ferris	11 Rowton Heath	Oakhill	MK5 6NA	
Caroline Witkowski	53 CUMMOCK PL	BLETCHLEY	MK2 3GR	
HILARY COLETS	6 CARMEL DR	DUNSTABLE	LU6 3PT	
RICHARD SAUNDERS.	145 WATERSIDE.	MILTON KEYNES	MK6 3DT	
Hannah Ferris	11 Rowton Heath	Oakhill.	MK5 6NA.	
Richard BLACKWELL	3 Western Rd Wolverton	MILTON KEYNES	MK12 5AY	
PAND SOBBS	61 COMMO RD TATCHELVA	MILTON KEYNES	MK4 3AP	
JOY TILLEY	19 HOLYROOD	MILTON KEYNES	MK8 9AE	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
BRIND TAYLOR	39	HIGH WYCOMBE	HP13 7YE	
JUNE TAYLOR	39	HIGH WYCOMBE	HP13 7YE	
KIRSTEEN MCPHEE	17	HIGH WYCOMBE	HP11 1RF	
CHRIS JORDAN	5	HIGH WYCOMBE	HP13-7NN	
HUGH ELUS	6	---	HP13 6ST	
T SWANIN	SPAWING	11	HP11 1RD	
TM WILLIAMS	27	HIGH WYCOMBE	HP12 3NT	
CRAG LEONARD	17	HIGH WYCOMBE	HP11 1RF	
JOHN SHERLOCK	2	HIGH WYCOMBE	HP12 4AX	
MARIE HULL	8	HIGH WYCOMBE	HP13 7EM	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
BARRY HALL	8	HIGH WYCOMBE	HP13 7EH	
Josie Burrage	4	High Wycombe	HP12 5PE	
Jason Perry	80	High Wycombe	HP11 2SE	
Jenna Keen	36	High Wycombe	HP13 7EW	
Charlotte Hughes	80	High Wycombe	HP11 2SE	
Paul Turner	1	High Wycombe	HP13 5JY	
I GRETT W G	9	Thame	OX9 3UY	
Kathleen Gearing	9	Thame	OX9 3UY	
Dominic Stone	3	High Wycombe	HP13 5UB	
Cath M Perry	3	High Wycombe	HP13 5UB	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
EDEN SELBY	65 Partridge chase.	Bicester	OX26 6XF	
CHARLES COOPER	29 WHIMBEC	BICESTER	OX26 6XP	
MARCO BRIEN	20 MURCOT RD	Bicester	OX25 1QH	
D BIRD	4 CHURCH LANE	CASSINGTON	OX29 4DT	
M. Bates	42 Mill Lane	old marston	OX3 - 0QA	
D. Parker	49 Heron Drive	Bicester	OX26 6XJ	
T. STANSFIELD	124 HIGHFIELD ROAD.	L BUZZARD.	LU7 3LZ	
S. HAVAR	12 BATH CRESCENT	BICESTER	OX26 1QS	
L. Bircham	17 BIRK FURLONG	Ambrosden	OX25 2AD	
R. Vervan	18 Hart Work	Upper Heyford	OX25 5AF	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Kesley Hamy	4 Vespasian Way	chesterton	OX26 1BA	
Joy Hamy	4 Vespasian Way	Chesterton	OX26 1BA	
Flaine Adams	74 George Street	Bicester	OX26 2EH	
Lizzy Godwin	1 Summer Ley	Barford st Michael	OX15 0RG	
Claire Deakin	15 Ashby Rd	Bicester	OX26 2LD	
Ashleigh Anderson	74 George Street	Bicester	OX26 2EH	
Margaret BAXTER	2 FORTESQUE DR	Chesterton Bicester	OX26 1UT	
DENIS GAIGER	11, GEMINUS ROAD	CHESTERTON	OX26 1BJ	
PATRICIA SQUIRE	11 GEMINUS ROAD	CHESTERTON	OX26 1BJ	
HILARY WALBANK	7 ORCHARD RISE	"	OX26 1UB	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
A. MELMOTH	33	WANTAGE	OX12 7BB	
Tania Janusz	36	Coventry	CV2 3JB	
MARY OSBORNE	27	OAKLEY, BUCKS	HP18 9QL	
Paul Foran	Croft Lane	Mt Hawke	TR4 8EG	
LORNA JAMES Lorna James	BIGNELL LODGE	CHESTERTON	OX26 1UE	
Christine Prior	THE DOLLS HOUSE HEWARD RD	HEYFORD PARK	OX26 5BD	
JOANNA FORTUN	CROFT PRINCE	MOUNT HAWKES	TR4 8GF	
S. MATTHEWS	15 MARI PRICE CLX	OXFORD	OX3 0LN	
AITAYWARD	WINDWAYS	CHESTERTON	OX26 1UN	
Hutchins	24	Wantage	OX12 8EW	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
TRACE SCMIR	20 NEWLEAZE	STEEPLE ASHTON	BA14 6GF	
D. TRUEMAN	20 NEWLEAZE	STEEPLE ASHTON	BA14 6GF	
F Lawton	Plumtree College	Chesterton	OX26 1UQ	
E NIX	BIGNELL VIEW	CHESTERTON	OX26 1UJ	
L NIX	BIGNELL VIEW	CHESTERTON	OX26 1UJ	
R BEARD	7 BIGNELL VIEW	CHESTERTON	OX26 1UJ	
I Nix	7 Bignell View	chesterton	OX26 1UJ	
K NIX	7 BIGNELL VIEW	CHESTERTON	OX26 1UJ	
O NIX	7 BIGNELL VIEW	CHESTERTON	OX26 1UJ	
P.W PRITCHARD	THREEWAYS CHESTERTON	CHESTERTON	OX26 1UW	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Ian Shaw	Resthaven	Kirtlington	OX5 3HL	[Redacted Signatures]
Kate Prudden	Windymoor	Enslow	OX5 3AY	
Bue Tee	17 Hatel Way	KIRTLINGTON	OX5 3JS.	
Wendy Sutcliffe	6 Daskwood Mews	KIRTLINGTON	OX5 3JX	
John Moore	4 THE CHESTNUTS	"	OX5 3UB	
Jane Moore	" " "	"	"	
Olwyn Mason	21 Hatway	Kirtlington	OX5 3JS	
AZEL Jones	Gagle Brook House	Chesterton	OX26 1UF	
David A Jones	Gagle Brook House	Chesterton	OX26 1UF	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Don Tutthill-Jones	Flat 5, The Holme, 21 port street	Goodmanchester	PE29 2BA	
Hugh Jones	21 Davenport the Hessle	Hull	HU13 0RL	
Ed Tutthill-Jones	78 Avenue Road, Norwich	Norwich	NR2 3HN	
Victoria Tutthill	21 Davenport Ave Hessle	Hessle	HU13 0RL	
Wendy Thompson	79 Hydenwood Road	Halstead	CO9 4QX	
Ed Jones	29 Hydenwood Road	Halstead	CO9 4QX	
Heather Sidr.	4 South Close Wokingham	Wokingham	RG40 2DJ	
Erik Fudge	4 South Close Wokingham	Wokingham	RG40 2DJ	
David HAMS	Formosa Station Rd Lower Heyford	Lower Heyford	OX25 9PD	
Barbara Lewis	— " —	— " —	— " —	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
LAWSON	LONG WOOD HOUSE	LITTLE CHESTERTON	OX25 3PD	
BUNNETT	EDEN WAY	BICESTER	OX26 2AP	
J GILBERT	24	LAUNTON	OX26 5AE	
M. HERBERT	5 Buchan Rd	BICESTER	OX26 2YQ	
G. H. J. CLAPHAM	BRIDLEN RD.	BICESTER	OX26	
A. LEE	5 LARCH CLOSE	BICESTER	OX26 3XY	
B. ROWS	67 Barry AVE	BICESTER	OX26 2EA	
M. BAXTER	2. Forlessee Dr	BICESTER CHESTERTON	OX26	
F. MORGAN	MILL FARM.	GREAT HECK GOSLE	DN14 0BP	
C MORGAN	MILL FARM	GREAT HECK GOSLE	DN14 0BP	

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We, the undersigned, strongly object to this ill-placed planning application, for which there is no 'need', on the grounds of its unsustainability, negative local traffic impact, negative landscape impact, inappropriate size and design in the wrong location, loss of sports facility, negative ecological impact and increased air + noise pollution.

Name	House Name/No.	Village/Town/City	Postcode	Signature
NINDA PORTER	VICARAGE FARM	CHESTERTON BLUESTER	OX26 1TE	[Redacted]
Helen Randle	12, Barrowden Road	Ketton	PE9 3RJ	
Bill Barnes	60 Kneeton Rd	E. Bridgt Notts	NG13 8PJ	
David Lewis	12	Horton, Stamford.	PE9 3RJ.	
do Andrea Gill Jenny Pace Drake	23 Beech Grove	Stamford	PE9 2JH	
TERRY KELK.	5 CHURCH LANE	SENGBROOK	NG32 2EU	
MELBA BARNES	60 KNEETON RD	E. BRIDGFORD, NOTTS	NG13 8PJ	
TROY SPRIGGS	37 17th Street Rd	Arncott	OX25 1PL	
JAMES HARRIS	18, ANCIL AVE	LAUNTON	OX26 5DS	
Richard Pounce	Vicarage Farm	CHESTERTON	OX26 1TE	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



Say 'No' to Great Wolf Resorts in Chesterton, Oxon

Planning Application No: 19/02550/F

Great Wolf Resorts, an American water theme park company, are stopping at nothing to get their first park in the UK. Usually located on the edge of major American towns and cities, they are trying to force their way into the historic small village of Chesterton. The residents of Chesterton, the surrounding villages and the golf club are set to lose 9 holes of the beautiful 18-hole golf course and much of its rich wildlife habitat. In its place they will be forced to endure:-

- 500,000 visitors a year to this vast private enterprise – an estimated 60% larger floorspace than Bicester Village.
- A 4 storey, 500 family room hotel = more than 2,000 visitors daily capacity.
- Minimum 1800+ additional car movements daily on already congested roads including the A34, A41, A4095, and B430, affecting Bicester.
- An 84ft high water tower building (likely to be the tallest building in Cherwell) and 900 space car park.
- 2,000 construction workers and projected 31,000 deliveries over two-year construction period = 65 deliveries/day through local villages.
- A substantial increase in air and noise pollution.
- The proposed 600 job opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff.
- Disruption of village lifestyle for thousands of residents in Chesterton and neighbouring villages.
- A self-contained resort. 98% of guest in the USA remain on site. Therefore, it is of no real economic benefit to the local community.
- Day passes very expensive, dependent upon hotel occupancy and would need to be booked well in advance. This will **NOT** be a public amenity!
- It is unsustainable – our village infrastructures would not cope with the additional traffic through Chesterton, Weston on the Green & Middleton Stoney.
- The golf club will lose 9 holes of their much played 18 holes. (Will the remaining 9 holes survive? If not, what then?)
- Irreversible damage to our rural community, felt for generations to come.

This application is not in accordance with the Cherwell Local Development Plan. There is no 'need' for this development and there are no material considerations that should warrant planning permission being granted.

Please sign your objection to this ill-placed planning application overleaf. Thank You.
On behalf of Chesterton Parish Council, Community Centre, 2 Geminus Rd, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Natalia Feather	1 Fawcett Green	Fawcett	OX27 7PL	
Maxine Williams	26 Graham Rd	BLESTON	OX26 2TP	
Jo Hawes	5 Bignall View	Chesterton	OX26 1UJ	
HANLEY TAYLOR	24 SCAMPTON CL	BLESTON	OX26 4FF	
Clare Spencer	7 BLIND CRESCENT	Bicester	OX26 2XA	
Tracy Hoyle	22 Whimbel Close	Bicester	OX26 6AP	
EMMA COLES	5 COGHILL	BLETCHINGTON	OX5 3BY	
Abby Madis	21 WIMBEL CRESCENT	Bicester	OX26 4XR	
Gemma Harris	31 North Street	Bicester	OX26 6ND	
Trudy Such	21 St. John's St.	Bicester	OX26 6SL	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Rachel Pearce	79 155 Avenue	Bicester	OX26 30R	
Keri Richards	35 Elderfield Road	Bicester	OX27 8UE	
Teresa Littlewood	17 Hart Walk	Upper Heyford	OX25 5AF	
Helen Floyd	6 The Woodlands	Chesterton	OX26 1TN	
Annie Sparks	5 The Clades	Lorton	OX26 5ED	
Sarah Lydrat	11 Wetherby Road	Bicester	OX26 1RH	
Julie Osborne	9 Finellen Place	Bicester	OX26 3ZE	
Tim Osborne	9 Finellen Place	Bicester	OX26 3ZE	
Andrew Thomas	The Stone Barn	Chesterton	OX26 1TZ	
Philip Clarke	Swallow Barn Chesterton	Chesterton	OX26 1QA	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Anne Large	Crown Cottage	Boulton	OX27 7JU	
EMMA MORTIMORE	72A	LOWER HEYFORD	OX25 5NT	
VANESSA JOHNSON	5 Rose Close	Bucknell, Bicester	OX27 7NA	
MATHEW WARD	21	KIDLINGTON	OX5 1HD	
IAN MARLIS	SUVEREIGN WHARF	BANBURY	OX16 2PP	
KEVIN WILLIAMS	40 EVENLOPE CREENT KIDLINGTON	KIDLINGTON	OX5 1RF	
Julia Wood	20 Crown Road	Kidlington	OX5 1AG	
TREVA NEWTON	27 BARN CLOSE	KIDLINGTON	OX5 1SW	
MARK DOUGLAS	6 HOLLY ALLEN CREES	OXFORD	OX3 2HN	
DAVID EYLER	15 HOME CLOSE	KIDLINGTON	OX5 2EA	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
PAT LAWRENCE	2A GREEN LANE	CHESTERTON	OX26 1UR	
LEM LAWRENCE	2A GREEN LANE	CHESTERTON	OX26 1UR	
SUZANNE SIMMONDS	1 GREEN LANE	CHESTERTON	OX26 1UR	
Geoff Simmonds	1 Green Lane	Chesterton	OX26 1UR	
Sue Timms	2 Green Lane	Chesterton	OX26 1UR	
Gary Timms	2 Green Lane	Chesterton	OX26 1UR	
Paul Wood	3 Green Lane	" "	" "	
Katy Fairclough	5 GREEN LANE	" "	" "	
Darren Wilkes	5 GREEN LANE	" "	" "	
Sandy Fairclough	5 Green Lane	" "	" "	

(10 signatures per page)

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WOLF FREE
ZONE



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Scott Edwards	5 THE GREEN	CHESTERTON	OX26 1UU	
Charlotte Massey	5 THE GREEN	CHESTERTON	OX26 1UU	
Mark Watkins	8 THE GREEN	CHESTERTON	OX26 1UU	
Emma Pullen	10 THE GREEN	CHESTERTON	OX26 1UU	
Kim Royal	11 The Green	Chesterton	OX26 1UU	
Farm Robinson	12 The Green	Chesterton	OX26 1UU	
Brian Robinson	12 THE GREEN	CHESTERTON	OX26 1UU	
Mavis Cairns	13 THE GREEN	CHESTERTON	OX26 1UU	
Sylvia Andrews	16 THE GREEN	CHESTERTON	OX26 1UU	
MARGARET WOOD	19 THE GREEN	CHESTERTON	OX26 1UU	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Alison Elliott	24 The Green	Chesterton	OX26 1UU	
Roy Tingey	26 The Green	CHESTERTON	OX26 1UU	
Chris Poush	27 The Green	CHESTERTON	OX26 1UU	
Lynda Marriott	23 The Green	CHESTERTON	OX26 1UU	
Gemma Vinal	3, Green Lane	CHESTERTON	OX26 1UR	
Julia Bellamy	4 Sharpes Cottages	Lounston	OX26 5BU	
DAX BLACKBURN	4 COPTHORNERD	KIDLINGTON	OX5 1BJ	
JEN LAWRENCE	33 COOPERS GREEN	BUCESTER	OX26 4XJ	
ANDY LAWRENCE	122 LAUENCROFT	BUCESTER	OX26 6YA	
Sam Waldley	3 THE GREEN	BUCESTER	OX26 1UU	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
ANDREW ROGERS	10	PENROSE GARDENS CHESTERTON	OX26 1DG	
OLIVIA ROGERS	"	"	"	
CHARLEY CUNN	4	PENROSE GARDENS CHESTERTON	OX26 1DG	
JONATHAN CUNN	4	"	"	
Kate Jones	6	Penrose Gardens Chesterton	OX26 1DG	
Emilie Usual	8	Penrose Gardens CHESTERTON	OX26 1DG	
Robin Reeves	8	Penrose Gardens Chesterton	OX26 1DG	
GREG SUMNER	4	MAUNDE HOUSE, CHESTERTON	OX26 1DJ	
Sally Smith	6	MAUNDE CRESS, CHESTERTON	OX26 1DJ	
Dave Smith	6	" "	"	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
RICHARD PAYNE	6	BICESTER	OX26 2RP	
PAUL BAXTER	15	CHESTERTON	OX26 14J	
A. NETHERCOT	SOURZEN COTTAGE	CHESTERTON	OX26 1JQ	
W. Slade	10	Bicester	OX26 - 6PF	
S. Townsend	31	Bicester	OX26 2RW	
J. Hodges	1	CHESTERTON	OX26 1XB	
A. Hodges	1	CHESTERTON	OX26 1XB	
G. BOREHAM	2	CHESTERTON	OX26 1XB.	
J. BOREHAM	2	CHESTERTON	OX26 1XB	
Z. R. BOREHAM	2	CHESTERTON	OX26 1XB.	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
SAM EILERTSEN	22 WYE CLOSE	BICESTER	OX26 2NL	
CLARE KAVANAGH	3 ASH GROVE	CHESTERTON	OX26 1XB	
MARC KAVANAGH	3 ASH GROVE	CHESTERTON	OX26 1XB	
Charlotte Kavanagh	3 Ash Grove	CHESTERTON	OX26 1XB	
Thomas Kavanagh	3 Ash Grove	Chesterton	OX26 1XB	
GARY CLENCH	5 ASH GROVE	CHESTERTON	OX26 1XB	
DEBORAH CLENCH	5 ASH GROVE	CHESTERTON	OX26 1XB	
TINA CHERRY	4 FOREST CLOSE	LAUNTON	OX26 5DD	
NICK CHERRY	4 FOREST CLOSE	LAUNTON	OX26 5DD	
DARYL CLENCH	23 Beckdale Close	BICESTER	OX26 2GT	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
STAN SMITH	1 CHESTNUT CL.	CHESTERTON	OX26 1XD	[Redacted]
Sue Daje	8 Chestnut Close	Chesterton	OX26 1XD	
John Dife	2	~ ~ ~	OX26 1XD	
MARILYN SIMPSON	12 CHESTNUT CLOSE	CHESTERTON	OX26 1XD	
COLER HERBERT	7 FORTESCUE DRIVE	~ ~ ~	OX26 1UT	
I Birman	11 FORTESCUE DR	6 ~ ~ ~	~ ~ ~	
D Leadbetter	15 FORTESCUE DR	~ ~ ~	OX26 1UT	
H.C. King	90 Fortescue Drive	"	"	
Lilwell	16 FORTESCUE DRIVE	"	OX26 1UT	
Kinsky	12 ~ ~ ~	"	"	

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Name	House Name/No.	Village/Town/City	Postcode	Signature
H. THOMPSON	13	CHESTERTON	OX26 1UT	
M. White	32	Chesterton	OX26 1UT	
D WHITE	"	"	"	
G HARTLEY	30	"	OX26 1UT	
J. DAVIS	28	Chesterton	OX26 1UT	
T. Hayles	18	"	OX26 1UT	
ON FORD	17	"	"	
D WADSWORTH	26	"	OX26 1XD	
C Leadbeater	24	"	"	
R. [Signature]	12	"	"	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
TIM ROTHBRHAM	10 CHESTNUT CLOSE	CHESTERTON	OX26 1XD	[Redacted]
PAULA APPLETON	14 CHESTNUT CL	CHESTERTON	OX26 1XD	
MARK APPLETON	14 CHESTNUT CL	CHESTERTON	OX26 1XD	
Lisa Holseman	16 CHESTNUT CL	Chesterton	OX26 1XD	
Steve Huxman	16 CHESTNUT CL	Chesterton	OX26 1XD	
Micky Ward	18 Chestnut Close	Chesterton	OX26 1XD	
Tom Ward	18 CHESTNUT CL.	CHESTERTON	OX26 1XD	
CHRISTOPHER CHRISTIAN	20 CHESTNUT CLOSE	CHESTERTON	OX26 1XD	
Shirley Jones	22 Chestnut Cl.	'	'	
PIZZA VIKARI	3, Chestnut-close	Chesterton	OX26 1XD	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.

1/11/19



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Name	House Name/No.	Village/Town/City	Postcode	Signature
MATT WAITE	48 CRAWLEY RD	WITNEY	OX28 7HT	
Jack Burgess	3 pollard place	Bampton	OX18 2NU	
MK Edwards	86 Middle way	oxford	OX2 7LQ	
LSC Pillar	Orchard Lea, Baywood Lane	Oxford	OX1 5DF.	
C. LESLIE	DUNNIN, MARTIN BUCKEN, OXFORD	OXford	OX44 9LS	
M. SHAW	70 FRENCHAY ROAD	OXFORD	OX2 6TF	
M Tudor Jones	67 Plantation Road	OXford	OX2 6SE	
Z. LINDHAW.	55 BACLEY WOOD RD.	OXFORD	OX1 5L7	

Lucy Thomas	327 Woodstock Rd	Sumner	OX27 7X	
Angela Lynn	20 Northway	OX26 2	OX26 9J	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Cathrine Bight	67 Barchin Rd	Oxford	OX2 7AG	
STEPH PIRCHE	91 PLANTATION RD	OXFORD	OX2 6JE	
JAKE WINDSBURY	MANOR HSE, OX251QA	Bicester		
Mel Harding	Creystones	Great Harlow	OX4 7ZA	
Livy Kingsbury	Manor Hse Piddington	Piddington	OX25 1QA	
TIF LOETHUIS	Littlebrook Farm	Little Tew	OX7 4JJ	
G. MCLEISH	RTE DE LA RITE 23 VERBIEK	VERBIEK	CA	
A. WOODS	The willow Hse The Ridings	OXFORD	OX3 8TB	

H. GOWEN	EAST HANNEY	OXON	OX12 0HS	
M. ROSSER	NEEDS TOCK	66	OX25 1TE	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
DIANE MESSUM	STONEHAVEN	CHESTERTON	OX26 1WJ	
R Scoones	Oxford Rd	Kirtlington	OX5 3HD	
P Scoones	Oxford Rd	Kirtlington	OX5 3HD	
KATE BUCKINGHAM-FRY	STONEHAVEN	KIRTLINGTON	OX5 3HA	
STUART JENKINS	ACRE END	KIRTLINGTON	OX5 3HX	
D & E WILLIAMS	YEW TREE COTTAGE	KIRTLINGTON	OX5 3HJ	
C+D LITTLE	10 BLETCHINGDON STABLES	BLETCHINGDON	OX5 3DN	
Chris Mason	21 HATCH WAY	KIRTLINGTON	OX5 3JS	

Gemma Giddy	2 GOSWAY FLD	KIRTLEINGTON	OX5 3HQ
Pam Sijsem	5 GOSWAY FLD	KIRTLEINGTON	OX5 3HQ

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
C. Lawkeswath	Woodbine Cottage	Kirtlington	OX5 3HA	
Kathryn O'Carra		Bletchleydon		
^{TONY AND} Gill Sunnyside	GARDEN OFFICE.	KIRTLINGTON	OX5 3HA.	
Pat Powell	Crowcastle	KIRTLINGTON	OX5 3HP	
Mick Powell	CROWCASTLE	"	OX5 3HP	
Barbara Jukesley	2 Dark wood Mews	"	OX5 3IX	
Adrian Burton	19 Pauls Close	"	OX5 3HR	
Jane Island	Chapel Lane.	"	OX5 3HT	

CHRISTOPHER POWLES	WEST HOUSE	SOUTH GREEN, KIRTLINGTON	OX5 3HS
JEAN SAMWORTHY	Grossway fields	KIRTLINGTON	OX5 3HG



(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Deb. Simpson	12	Chesterton	OX26 1XD	
Louise Simpson	12	Chesterton	OX26 1XD	
RW Jeacock	7	Chesterton	OX26 1XD	
A. Dorey	26	Chesterton	- - -	
R. M. Dorey	9	Chesterton	OX26 1UT	
V. M. Webster	10	Chesterton	OX26 1UT	
P. Stanway	26	CHESTERTON	OX26 1UT	
E. Shaw	26	CHESTERTON	OX26 1UT	
Rebecca Shaw	26	Chesterton	OX26 1UT	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Doreen Kennerly	2 10	BARTON GROUNDS CRT. NEWTON PURCELL	MK18 40A	[Redacted]
JAN WOODHOUSE	10 LOWER END	PIDDINGTON	OX25 1PD	
JANET BROOM	49 MAPLE RD	BICESTER	OX26 6QY	
Elizabeth GREEN	31, Hamilton Close	Bicester	OX26 2HX	
E JACKMAN	FENNICOR	KIDLINGTON	OX5 2QG	
S STEVENSON	12 GREENCLOSE	BICESTER	OX26 6QY	
S PARNELL	48 Sandville Drive	Bicester	OX26 4TD	
C Hindlehurst	5 CAMPION PLACE BICESTER	BICESTER	OX26 3EH	
K. Hindlehurst	5 CAMPION PLACE BICESTER	BICESTER	OX26 3EH	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Nicholas Smith	6	Chesterton	OX26 1DH	
Leanne Smith	6	Chesterton	OX26 1DH	
Jo RILEY.	4	Bicester	OX26 3GA	
Jessica du Plessis	26	Fringford	OX27 8DF	
Kerry du Plessis	26	Fringford	OX27 8DF	
Anton du Plessis	26	Fringford	OX27 8DF	
GRANT DUPLESSIS	26	FRINGFORD	OX27 8DF	
JUDITH PHILLIPS	11	CHESTERTON	OX26 1DH	
Ram Phillips	11	CHESTERTON	OX26 1DH	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



Say 'No' to Great Wolf Resorts in Chesterton, Oxon

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

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Name	House Name/No.	Village/Town/City	Postcode	Signature
CARISTINE BOYER	CARLTON, ALCHESTER RD	CHESTERTON	OX26 1UW	[Redacted]
Shawn Britton	HALYCON	"	OX26 1TN	
JOHN FLOYD	6 THE WOODLANDS	"	"	
Rosemary Miles	11 THE WOODLANDS	"	OX26 1TN	
IAN MILES	11 THE WOODLANDS	"	OX26 1TN	
Mary Stephenson	12 The Woodlands	"	OX26 1TN	
Glynis Weston	Thatchover Alchester Road.	"	OX26 1UW	
STUART WESTON	THATCHOVER ALCHESTER ROAD	"	OX26 1UW	
JOHN LIVERSIDGE	8 The Woodlands	Chesterton	OX26 1TN	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
Tina Cherry	4	Forest close, haunton	OX26 5DD	
Sheila Doel	14	Fitzell	OX27 70B	
Jenny Fenton	Kindle Cottage	Marsh Gibbon	OX27 0HY	
Bonnie Cox	75 Cornwell Way	Kidlington	OX5 2LL	
Isabelle Harris	Bullvine	Hampton	OX15 60B	
Hazel Axford	Drovers Cottage 24 Lenborough Rd	Buckingham	MK18 1DJ	
ANDREW OLIVER	28 MOONEN COURT	AYLESBURY	HP19 0WL	
CIARE HEMMING	2 BIRD WALK	HARBURY	CV33 9PW	
JANE EKINS	6 MACKLET WAY	HARBURY	CV33 9NP	
STEVE EKINS	6 MACKLEY WAY	HARBURY	CV33 9NP	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
IAN HARRIS	BELLEVOUE	HORNTON	OX15 6DB	
JUDITH ALLEN	7 THE GLADES	LAUNTON	OX26 5ED	
PETER VANDE KERKHOFF	7 THE GLADES	LAUNTON	OX26 5ED	
GARY GIBBONS	OLD READING ROOM	MARSH GIBBON	OX6 0ET	
RICK PEARSON	3 MEADOWWAY	BUCKINGHAM	.	
JOHN IDALL	CHASE HOUSE	STRATTON ANDLEY	OX27 9BT	
LINDA BLAKE	BLACKTHORN RD	LAUNTON	OX26 5DA	
DAVE CLAYTON	MORTONS. BLACKTHORN RD	LAUNTON	OX26 5DA	
DONALD MANON	Walnut TOLL.	Quenda Underwood	HP18 0SL	
STEWART RUST	LAVENDER COTTAGE OTMOOR LANE	BECKLEY	OX3 9UX	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Helen Thompson	1	Hexham Gardens MILTON KEYNES.	MK3 5EY	
Michelle Townsend	11b	Farthing Grove, Netherfield.	MK6 4HW	
Jacqui Willis	137.	Hunter Drive Bletchley	MK2 3N9	
Clare Hedge	78	Stafford Grove Milton Keynes	MK5 6AZ	
Paula Smith.	52	Stafford Grove MK.	MK5 6AZ	
Sabrina Campbell	56	Hexham Gds. MILTON KEYNES.	MK3 5EX	
Vicky Essentuz	33	Bletchley	MK2 2VA	
Patrick O'Neill	10b	Tattenhoe MK	MK4 388.	
Lucy Madd-Domil	Woodcote	Moulsoe MK	MK14 0HD	
Maria Domil	Woodcote	Moulsoe MK	MK14 0HD	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Jake Leonard	23	Milton Keynes	MK10 9BW	
Lorraine Fagan	34	Milton Keynes	MK4 3FQ	
Sam Bradstock	5	Heath & Roach	LU7 0AS	
Kerry Jones	12	Milton Keynes	MK16 9DB	
Laura Bradstock	14	Milton Keynes	MK12 6JH	
Stephanie Hackett	40	MILTON KEYNES	MK4 2JF	
Amy Stanley	1	MK CARROTT	MK16 8QJ	
Nicola Barkham	26	Milton Keynes	MK6 4HH	
Donna Mathellach	10	Bletchley	MK2 3HF	
Jessie Wilson	137	Bletchley	MK2 3JG	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
A. JENSON	Half Mile Rise	Lt. Chesterton	OX25 3PD	[Redacted]
P. KIRGAN	Retreat	Lt. Chesterton	OX25 3PD	
S. Roberts	Grange Farm Cottage	Lt Chesterton	OX25 3PD	
J. Andrews	Saxons	Lt Chesterton	OX25 3PD	
S. Woodcock	Cozy Nest Cottage	Lt. Chesterton	OX25 3PD	
PIPPA HAWES	GRANGE FARM	LITTLE CHESTERTON	OX25 3PD	
A Woodcock	COZY NEST COTTAGE	LITTLE CHESTERTON	OX25 3PD	
I. Hiddington	Saxon Court	Bicester	OX26 6AT	
Richard	UPPER ARNCOTT		OX25 1QT	
G. Jones	Bamburgh Rd	Bicester	OX26 3NL	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
MARGARET HOLMES	6 THE LIMES	STRATTON AUDLEY	OX27 9DA	[Redacted]
E. Kightley	Inglensh	Bucknell	OX27 7NE	
Winnie Hall	7 THE LIMES	STRATTON AUDLEY	OX27 9DA	
MARGARET HALL	32 Banbury Rd	Bicester	OX26 2HS	
Cynthia Nelkin	16 Taylor Close	Bicester	OX26 3HS	
Mary Charlton	22 Fortescue Dr.	Chesterton	OX26 1GT	
Elaine Jones	57 Lucerne Ave	Bicester	OX26 3EG	
C. V. [unclear]	12 Mill Lane	Croughton	OX26 5LU	
Soyra [unclear]	22 The Green	Chesterton	OX26 1GU	
TONY DOUGLAS	90 BANBURY RD	BICESTER	OX26 3NL	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
R. O'DOODY	175 WHITELANDS WAY	BICESTER	OX26 1AF	
J HARVEY	14 ROBINS WAY	BICESTER	OX26 6XJ	
G HARVEY	" "	"	" "	
P. CHERRY	BARNABAS COTTAGE	STONE LYNE	OX27 8SE	
G. Steward	The Studio House Chesterton	Chesterton	OX26 1UE	
G. Biry	" "	"	"	
M. BIRY	the Studio House	Chesterton	OX26 1UE	
B. vickers	corner house	Middleton Stony	OX25 4AW	
G. Stratney	corner house	Middleton Stony	OX25 4AW	
H. STARKEN	Corner House	Middleton Stony	OX25 4AW	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Michelle Dawling	29 West Hawthorn	Bicester	OX25 2SA	
Stuart Lane	42 Timeway Wood	Bicester	OX26 4Y4	
Clare Biggin	104 Redcar Rd	Bicester	OX26 1BS	
Paul Biggin	"	"	"	
Kylee Parker	58 Ravencroft	Bicester	OX26 6YG	
Graham Berry	18 Thames Avenue	Bicester	OX26 2LX	
T. Keable	5 Porslane Dr	Bicester	OX26 3EE	
Andy Sharman	20 Dunlock Rd	Banbury	OX15 4FX	
Mark Lester	10 Foxtail Crescent	Banbury	OX15 4SP	
S Matthews	9 Cannock Close	✓	OX16 9LH	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Roland Turner	5	Bicester	OX26 3WG	[Redacted]
REBECCA TURNER	5	BICESTER	OX26 3WG	
LIZA DERWIN	50	BICESTER	OX26 2BR	
Helen McDonald	10	Dawentry	NN11 3PY	
Carole Fittgill	65	Bicester	OX26 3WN	
David Andersen	12	Bicester	OX26 2JP	
Lewis Cogg	40	Bicester	OX26 4AD	
RAHM POWELL	23	BICESTER	OX26 4AD	
JASMINE BROWN	8	BICESTER	OX26 4UL	
JAMES SEACOCK	34	BICESTER	OX26 2EJ	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



Dear Resident, Please read this.
It is vital to our community to stop this !!

Thank you.



PLEASE PRINT WOLF FREE ZONE

Say 'No' to Great Wolf Resorts in Chesterton, Oxon

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

PASS ON TO NEIGHBOURS

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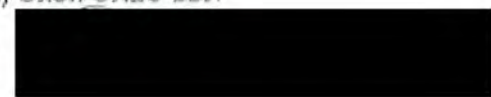
Name	House Name/No.	Village/Town/City	Postcode	Signature
PAULA CLARK-DUND	18 HUNT CLOSE BICESTER	OXON	OX26 6HX	
GRENDIA STROTH	19 HUNT CLOSE	BICESTER	OX26 6HX	
Reinhard Strohm	19 Hunt Close	Bicester	" "	
DAMIAN WILSON	21 HUNT CLOSE	"	" "	
E. NAKRADY-WILSON	21 Hunt Close	BICESTER	OX26 6HX	
C. Beaumont	23 Hunt Close	Bicester	OX26 6HX	
D JOHNSON	17 HUNT CLOSE	BICESTER	OX26 6HX	
G. DELAFELD	13 HUNT CLOSE	BICESTER	OX26 6HX	
C. TIDBALL	13 HUNT CLOSE	BICESTER	OX26 6HX	
TJ JOHNS	15 HUNT CLOSE	BICESTER	OX26 6HX	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.

11

C TURNER 4 LARCH CLOSE BICESTER OX26 3XW





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Name	House Name/No.	Village/Town/City	Postcode	Signature
L. VICKERS	CORNER HOUSE	MIDDLETON STONON	OX25 6AW	
J. Hawkins	12	Bicester	OX26 4YP	
James Wells	8	BICESTER	OX26 3WB	
V. Hankent	7. Hunt Close.	Bicester.	OX26 6HX.	
MR ^{HRWE}	3 Hunt Close	BICESTER	OX26 6HX	
K Rowe	21 Pioneer way	Bicester	OX26 1BF	
C. Rowe.	3 Hunt Close	Bicester	OX26 6HX	
JFAMOUR	21 PIONEER WAY	BICESTER	OX26 1BF	
A. Williams	26 Keaton Place	Caterham	CR3 6PU	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.



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Name	House Name/No.	Village/Town/City	Postcode	Signature
MRS ANNE HIBBERT	22 RECTORY CLOSE	WENDLEBURY	OX25 2PG	[Redacted]
VANESSA MAUNDRELL	HONEYSUCKLE COTT MAIN ST.	WENDLEBURY	OX25 2PR	
PAULINE GODDARD	ORCHARD COTTAGE WENDLEBURY OX25 2PR	N2 BICESTER	OX25 2PR	
JULIE CILES	67 RUSKIN WALK BICESTER	BICESTER	OX26 4TE	
CHRISTINE TULLOCH	36 CHURCH LANE, WENDLEBURY OX25 2PN	BICESTER	OX25 2PN	
JANET WITNEY	32 CHURCH LANE WENDLEBURY	BICESTER	OX25 2PN	
JANE PEARCE	THE BARN, OLD RECTORY CT WENDLEBURY	BICESTER	OX25 2PB	
MIKE PEARCE	"	"	"	
MRS PEARCE	KILCON COTTAGE	CHESTERTON	OX26 1UJ	
GEMMA PECK	8 AUGUSTAN RD	CHESTERTON	OX26 1BB	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Alex Brune	19	Amerslees	OX25 25F	[Redacted]
Lesley Jones	Orchard House	Needlebury	OX25 2AP	
Kindley Anderson-Great	5 Windmill Close	Bicester	OX26 3DY	
Sue Doherty	33 Turnberry Close	Bicester	OX26 4YQ	
SELINKASSE	1 Brook Farm Close	Bolkegham	MK15 4FE	
Margaret Charles	Orchard Cottage	Barton Harshorn	MK18 4JU	
T. DUBY	29 HANINGTON CL	BICESTER	OX26 2HX	
DIANA PETTIFER	29 ISLS AVENUE	BICESTER	OX26 2GR	
DORA POTTER	6 WOODSWORTH CLOSE	BICESTER	OX26 2YD	
PATRICIA SWELSON	5 MAPLE TREE CLOSE	BICESTER	OX26 6PA	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Nick Jones	LANESIDE	Bucknell	OX27 7JT	[Redacted]
Beryl Sweeting	Villa Vardon	Flew off	OX27 7NV	
LORNA GILES	SE HILDA'S CLOSE	BICESTER	OX26 4UE	
Gina Wright	Manor Bengalot	SOULDERN	OX27 7JT	
Kate Hedys	Manor Farm	Bucknell	OX27 7LT	
Angela Micaela	Blanchingdon Rd	Killington	OX5 3TG	
Cardyn White	Forge Mill Hse	Fringford	OX27 8DT	
Alec Jones	Laneside	Bucknell	OX27 7LT	
Gabi Johnson	1 School Road	U	OX27 7LR	
Cathy Cropper	BLANCIL AVE	LAUNTON	OX26 5DL	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
HUCY HAYE	QUEX LODGE	HAUNTON	OX26 5DG	
DAVID GEBBAS	164 BARRY AVENUE	BICESTER	OX26 2HB	
TRUDI COOPER	24 RESTORATION	BICESTER	OX26 3AF	
MARGARET BENNETT	1 MILL LANE	CROUCH FOM	NN13 5LU	
LADIAL STROUD	DRURY LANE	CHARLTON	OX17 3DS	
Jenny Thompson	Woodbine Cottage	Blackthorn	OX25 1TG	
Nicky Downes	Gardeners Cottage	Fritwell	OX27 7QR	
Donna Robinson	40 North Street	Fritwell.	OX27 7QR	
Relaine Bowles	28 Stoke Lyne Bices	Stoke Lyne Bicester	OX27 8SF	
Laura Hock	25 Laminon Road	Bicester	OX26 6PY	

(10 signatures per page)

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Ruth Williams	32 Mawsley Chase	Mawsley	NN14 1TQ	[Redacted Signatures]
LISA NORCROSS	13 Bankes Furlong	Chesterton	OX26 1UG	
Julian Williams	32 Mawsley Chase Mawsley	Kettering	NN14 1TQ	
Owen Williams	32 Mawsley Chase Mawsley	Kettering	NN14 1TQ	
Elliott Williams	32 Mawsley Chase	Mawsley	NN14 1TQ	
PAULINE PADLEY	47 PAULINE DRIVE	BICKSTER	OX26 3EF	
Andy CARTER	Lamer farm.	Bucknell	OX27 7LT	
Fredena Jones	Laneside House	Bucknell	OX27 7LT	
Sally Brown	7. Manor Rd.	Fringford	OX27 8DQ	
Janet Roberts	1 Postman's Mad	Bickster	OX26 3AF	

(10 signatures per page)

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WOLF FREE
ZONE



WOLF FREE
ZONE

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Lisa Kinslay	Bankhouse Farm	Lower Tadmarton Banbury	OX15 5SS	[Redacted Signatures]
Sue Gammond	Homelands Farm	Bucknell Bicester Oxon	OX27 7LY	
Leanne Watts	52 Orchardway	BICESTER	OX26 2EJ	
Lisa Coulling	4 Tinkers Ln	Bicester	OX26 6ES	
Aileen Morris	2 Rowland Close	Oxford	OX2 8PW	
Heather Lawson	'Turn the Page'	Bucknell, Bicester	OX27 7LT	
Jane Moller	27, Meadow Prospect	Oxford	OX2 8PP	
Rennie Buxton	88 Bucknell Road	Bicester	OX26 2DQ	
[Redacted]	[Redacted]	Bicester	OX26 6AR	
Denise Phinton	43	Bicester	OX26 6QT	

(10 signatures per page)

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WOLF FREE
ZONE

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Name	House Name/No.	Village/Town/City	Postcode	Signature
Leoni Leslie	126	Woodstock	OX20 1TZ	
Reema Jabari	9	Plumpton Road	OX26 1AQ	
Vivienne Dogbo	1	Tulchener Cross	OX26 2BZ	
RACHA WHITEHEAD		COMBE	OX29 8NA	
SUE WARD	38	UPPER HEYFORD	OX25 5LX	
DIANE PROCOPIUK	3	Bicester	OX27 8BG	
MICHAEL RICHARDS	LOVELY NEW HOUSE	MIDDLETON STONEY ROAD	OX26 1RT	
Jane Richards	a		"	
CAROLINE WILSON	28	BRILL	HP18 9RP	
KILGEM NASH	33	KINGS SUTTON	OX17 3PG	

(10 signatures per page)

Thank you on behalf of Chesterton Parish Council, Chesterton Community Centre, 2 Geminus Road, Chesterton, Oxon OX26 1BJ.

Date: 14th Dec 2019.

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

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

Address:

THE OCTAVE HOUSE
ALCHESTER ROAD
CHESTERTON
OX26 1UN

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 500,000 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. Its 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)

CHRISTINE WINTER
(print)

Please add any additional comments here:-

I was born in the village and lived here most of my life - I really don't think the water park brings anything to the village and it's not wanted here.

Date:

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

Address:

THE OCTAVE HOUSE
ALCHESTER ROAD
CHESTERTON
OX26 1UN

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 500,000 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)

R. WINTER

(print)

Please add any additional comments here:- NOT FORGETTING THE EVER EXPANDING CHESTERTON SPORTS ASSOCIATION LOCATED AT THE ADJACENT AKEMAN STREET. ON SUNDAY, 15TH DECEMBER OVER 200 VEHICLES IN ATTENDANCE FOR A MINIS RUGBY TOURNAMENT. THE VILLAGE ROADS WERE NEVER DESIGNED FOR THIS VOLUME OF TRAFFIC.

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	
Name	Diane Bohm
Address	Odd Tymes, Northampton Road, Weston On The Green, Bicester, OX25 3QX
Type of Comment	Objection
Type	neighbour
Comments	<p>Date: January 3rd 2020 Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F Dear Ms. Whitehead, I refer to the captioned application for the construction of a 500-room hotel and water-park resort in Chesterton under the management of Great Wolf Resorts Limited. I am a resident of Weston on the Green and will personally be impacted by the development of this resort. I strongly object to this application. The proposal is not in accordance with the Local Development Plan and there are no material considerations that would warrant planning permission being granted. There are several areas that concern me: Traffic The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Weston on the Green is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34. Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green + Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems. It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location. Construction traffic will be intolerable and significant in volume Goods and services deliveries will involve large vehicles and will probably travel during the night which will be unacceptable to our quiet villages 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'. Hotel rooms 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. No local businesses support the scheme to 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 retained by Great Wolf and not shared with local businesses in the local area. Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses thus having a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. Design The building is a 3 & 4 storey design, massive in size. It has been difficult to imagine the actual size of the building but it has been likened to an Ikea superstore. The buildings and car parking have spread across the site having significant urbanising impact on this rural location. Both the design and the size are inappropriate on a greenfield site, in the countryside where there is no local demand for such a facility. This scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in-keeping with the local area. Schemes in such a location 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. Air/Noise Pollution/Quality/Water table Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes)? Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles is of grave concern to me light pollution throughout the night will cast a glow on the sky, masking the night sky and having an negative effective on night insects and animals An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system (note: Thames Water consultation response). Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". Thames Water Report supports only 50 of the 500 rooms from the existing water</p>

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. Health Care Resources in the Bicester area are already stretched and planning for increased medical services is problematic given the shortage of Surgeries and GP Practitioners. I await a response from the Health Services on this topic. To my knowledge, Wolf Resorts has not planned a medical facility on site. Conclusion To be frank, I cannot see one good reason for this application to be approved. It fails on so many levels but fundamentally it is the wrong design in the wrong location. Yours truly, Diane C. Bohm

Received Date

03/01/2020 20:04:13

Attachments

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	
Name	Natalie Bohm
Address	Odd Tymes, Northampton Road, Weston On The Green, Bicester, OX25 3QX
Type of Comment	Objection
Type	neighbour
Comments	<p>Re: Great Lakes UK Ltd - Planning Application No: 19/02550/F. I am a resident of Weston-on-the-Green. I object to this application. The proposed development is not in accordance with the local development plan. It will cause significant detriment to surrounding areas with no clear benefit. The main causes of concern are: 1) Traffic and road safety: the application includes the need for a 900-space car park indicating that Great Lakes recognises that the majority of their customers will travel by car. Chesterton's road networks are insufficient for the proposed volume of traffic. Great Lakes stated in an open meeting that they will encourage customers and construction vehicles to travel from the M40 to the A34 and approach Chesterton through the surrounding villages, including the B430 in Weston-on-the-Green. The A34 already has significant traffic problems and cannot cope with increased traffic volume. Weston-on-the-Green is a small village with narrow roads, few sidewalks, no cycle lanes and young families. We already get run off from the A34; increasing this traffic is unacceptable. It puts our children at great risk of road traffic accidents as well as the many cyclists we have on our roads. The quality of our roads already suffers from the volume of traffic we have; increasing this, especially with added heavy goods vehicles, will worsen this and provide additional risk to local traffic and cyclists. I am not prepared to accept this risk to my child and family. I understand that the mitigation proposal involves two-hourly shuttle buses from the Bicester stations. These bear no relation to train times and clearly their customers are unlikely to wait this length of time for buses. The fact that they need such a large car park and so few buses indicates that they recognise that these are unlikely to be used. 2) Pollution: this application will result in air, water, noise and light pollution. Increased traffic will negatively impact on air quality; I can see no assessment of this impact for Weston-on-the-Green in the application despite the fact that Great Lakes has stated it will advise customers to use the village as one of the routes to the site. This is an unacceptable health risk in a village full of children and older people. The traffic, as well as the development itself, will also result in increased noise and light pollution which are of great concern to those of us living in a rural village due to its impact on our local wildlife. The potential for water pollution is not addressed despite the fact that this development will have water features. How is the water from these treated and what is the potential for chemical run off into the environment? How will the significant amount of effluent be treated and managed? None of this is given full consideration in this green land area. 3) Water usage: Cherwell is known to be an area of water stress (Cherwell Policy ESD 3). This development involves both a water park and a large residential building. In this application there has not been a full assessment of the impact of the water consumption for both a water park and a hotel on the water-stressed surrounding villages. The Thames Water Report supports only 50 of the 500 rooms from the existing water supply. The concerns around this appear to have been dismissed by Great Lakes who state that they feel that the increase in demand will be negligible on local supply despite not having completed a full study. This indicates their cavalier attitude to such a significant local and environmental concern. This is unsustainable and unacceptable. 4) Environmental impact and carbon footprint: the above points indicate the potential for significant environmental concern. Alongside these concerns I cannot see an impact assessment on local and surrounding area wildlife and biodiversity which is of key concern in this greenbelt. Neither is there an obvious comprehensive environmental policy statement or carbon offset plan. How is this acceptable given our current concerns? If they do have such plans, why are these not clearly highlighted throughout this application? I can only conclude that this is not of real importance to the plans of Great Lakes, and even should something be added in retrospect I would have serious doubts about their environmental commitment. The rationale that Great Lakes gives for this development is</p>

that it will increase local employment and provide local economic benefit. We currently have a number of hospitality businesses in the local area. These struggle to recruit local employees, therefore I can only conclude that Great Lakes plans to recruit out of the area. We already struggle with local affordable housing and GP services. If labour is brought in from other areas how will these be addressed? If this is meant to be transient labour then this provides no real local benefit and places greater burden on travel infrastructure. Great Lakes is a closed resort with resident facilities including restaurants and retail. How does this support local and surrounding small businesses? The only economic benefit that can be found is to Great Lakes itself. Based on the above and given the lack of consultation with Cherwell and the local development plan I object to and oppose this planning application.

Received Date

04/01/2020 11:40:29

Attachments

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	Richard Elvidge
Address	Odd Tymes, Northampton Road, Weston On The Green, Bicester, OX25 3QX
Type of Comment	Objection
Type	neighbour
Comments	<p>RE: Great Lakes UK Ltd., Planning Application No: 19/02550/F I am referring to the respective application for the construction of a 500 room hotel and water park in the neighbouring village of Chesterton. I am a resident of Weston on the Green. I object to this application, there is no commercial or sustainable argument for this development in this area. The main points are detailed as follows: 1. Traffic and Road infrastructure: The application stated the requirement for a 900 space car park, indicating that Great Lakes acknowledges that most of their business will travel from out of area via car or other road vehicle. Chesterton is a small village with no ability to deal with the volume of traffic. The application further states that customers will be encouraged to use access from the M40 and the A34. This seriously impacts on the safety of the local villages. They already deal with run off from the A34 and M40. There is insufficient pedestrian access and the roads are not able to tolerate the increase traffic as there is already a demonstrable issue with the overflow it currently holds. The danger to life is further exacerbated by the expectation that traffic will peak in the summer period when children and families are at home. 2. Water Sustainability: It is noted that the Cherwell area already an area of Water Stress (please refer to Cherwell Policy ESD3). The Hotel alone will dramatically increase the demand on this water. Now include a Water Park this is an intolerable demand to the local area for both residents and wildlife. I see no acknowledgement of this from the application, in fact there isn't an environmental policy. This suggests to me that this has not been considered by Great Lakes Ltd and shows negligence. 3. Environmental impact: Relating to the lack of a formal Environmental policy. Is it totally absurd to be considered a development of this nature in a green belt region with a significant wildlife population. If this was a concern for Great Lakes Ltd there would be evidence through clear assessment and policy. I am a local employer and know that Bicester has a very low unemployment rate due to the significant Bicester Village development and hospitality sites. Therefore employment will likely come from out of the area. This will not benefit the local area and will further place demand on the local road network and other local small businesses. I would at the least expect to see elements of training and support for retraining. This is another example of what is an arrogant, ill-conceived and dangerous development plan.</p>
Received Date	04/01/2020 16:47:39
Attachments	

[REDACTED]
Odd Tymes, Northampton Road
Weston on the Green, Oxon OX25 3QX

December 16th 2019

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



Dear Ms. Whitehead,

**RE: Great Lakes UK Ltd.,
Planning Application No. 19/02550/F**

I refer to the captioned application for the construction of a 500-room hotel and water-park resort in Chesterton under the management of Great Wolf Resorts Limited. I am a resident of Weston on the Green.

I strongly object to this application. There are three fundamental concerns about this project as it relates to Weston on the Green. They are:

- 1) Traffic and air quality;
- 2) Water quantity and quality;
- 3) Light pollution.

1) Traffic and Air Quality:

The applicant acknowledges the existing road network in Chesterton is inadequate to meet the potential demands for vehicular access to the site during both the construction and operational phases. The Chesterton road system is too narrow. The forecast volume of traffic using the existing road system will represent a danger to motorists, cyclists and pedestrians. This inadequacy is acknowledged by Great Lakes UK Ltd. in their application and in their public meetings.

The supposed mitigation measures contained in the document "Framework Travel Plan for Great Lakes UK Limited" are subject to certain caveats:

- "Following occupation of the development a baseline travel survey will be undertaken to establish, in particular, a baseline mode share for staff and guests.....". Surely this type of information was used in their original location assessment. How did they determine a need for a 900-space car park?

- The assumption is customers will abide by Great Lake UK Ltd's formal travel plan rather than automobiles. Modern travel patterns do not support this contention.
- They are ignoring how the GPS navigation system directs people to the location, which is through Chesterton.

The mitigation proposal involves using shuttle buses to meet staff and customers at either the Bicester North or Bicester Village rail stations. The supporting maps show the routing of the shuttle buses use the streets of Chesterton for access to the site. The applicant intends to use a two-hourly cycle for the shuttle buses, which bears little relation to train frequency. People will not be prepared to wait for extended periods of time for a shuttle bus.

A 900-space car park implies Great Lakes UK Ltd already know how the overwhelming majority of their customers will commute to the site.

These concerns about traffic through Chesterton were raised at public meetings. Great Lakes UK Ltd's response was they will encourage clients to exit the M40 at junction 9 to the A34 and then the B430 through Weston on the Green. This routing will also apply to HGV's during the construction phase. There are two fundamental problems with this proposal:

First, the A34 at Junction 9, in both directions is at full capacity most times of the day. This encouragement will only add to the burden on that artery. The extensive planned housing developments in Oxford, Bicester and elsewhere in the A34 corridor renders this proposal unsustainable. Simply put the infrastructure is lacking.

Second, Cherwell District Council is aware Weston on the Green is in the final phases for approving its Neighbourhood Plan. Part of the Plan responds to the villagers' concerns about vehicle volumes, noise, speed and air quality on traffic presently using the B430. The Parish Council has an active sub committee seeking to implement various measures to calm the traffic flowing through the village. This is a very serious and legitimate concern.

In their air quality report there is no assessment of the potential impact on the air quality in Weston on the Green. I find it disturbing that Cherwell District Council has not set up a baseline monitoring point at Weston on the Green in response to Great Lake UK Ltd's pre-application submissions. The current application implies the impact at Middleton Stoney monitoring point is negligible. This may be true because the applicant is recommending its customers and contractors should approach the site from Weston on the Green.

Weston on the Green is used as an escape route in the event of traffic congestion on both the A34 and the M40. The proposed routing will only add to the burden on the village road system and cause further deterioration of air quality.

In the application it is stated that the project proponent is awaiting a response from Cherwell on its energy strategy. Will this strategy address the issues of carbon footprint, climate change and air quality? This is a prerequisite before any decision can be rendered.

2) Water Quantity and Quality:

I note Cherwell District Council's water consultant, Tyrens, has stated there is a necessity "to reduce water demand in this highly water stressed area." Cherwell's Policy ESD 3 states "*Cherwell District is in an area of water stress.*" The proposal seeks to increase the "draw" on resources from 1,596,000 litres per annum to 192,600,000 litres per annum before any mitigation measures. This figure has now been reduced to 141,512,00 litres per annum. Even this lower figure is a huge increase in water demand. The measures cited by Great Lakes UK Ltd to reduce this consumption are deceptive because they are the industry norms, not unique. The 141,512,000 litres should be the baseline.

Thames Water indicated the present capacity is sufficient for 50 of the 500 rooms. What about Thames Water's ability to service the water park features of the project? I have to conclude their response relates solely to the hotel segment of the project. Thames Water has suggested they undertake a modeling study, which will take 18 months from the time of commissioning the study. Great Lakes UK Ltd's application document contains the following statement:

"Once the identified remedial works have been carried out, the sensitivity of the capacity of Thames Water's cold water infrastructure network can be considered low and the magnitude of change post mitigation is considered negligible. Therefore, there is likely to be a negligible residual effect on the Thames Water mains cold water infrastructure network (not significant) following the implementation of mitigation measures. The resource requirement will however remain significant (i.e. circa 141,512,000 litres per annum)."

In the Summary of Residual Effects the 88.7-fold increase in demand is deemed to be negligible before we have the results of the Thames Water study. On what basis has this conclusion been made? I am concerned about the impact of such water consumption and sourcing on the area surrounding Chesterton. Where will the water come from? The application deals with the consumption issue in isolation and does not take into account the extensive residential development in a "water stressed area". I contend the issue of water quantity makes this application unsustainable.

I am also concerned that the water table at the site is 250mm below the surface and it is not clear if any assessment has been made about the impact of a project of this magnitude will have on the immediate and surrounding water table in an area of water stress.

Referring to the issue of water quality I am amazed that the management company, Great Wolf Resorts Limited, does not have a comprehensive environmental policy statement. Surely a company reliant on clean fresh water must have an agreed policy applicable to its many corporate ventures. At the very least it could provide a

benchmark to assess the company's performance in other jurisdictions. It is not clear from the documents I have seen how the company recycles water, treats effluent and reduces its discharge of waste water, other than a passing reference to the use of grey water. How is the water in the water features treated and discharged? This is extremely important when the water table is so near the surface. An analysis of the extent of the water table beyond the immediate site should be made to determine the potential impact on adjacent communities.

I think one of the fundamental questions Cherwell District Council must ask is what is Great Wolf Resorts Limited's track record in its other resorts. The question needs to be asked to both the equivalent of district councils and local residents.

The absence of an environment policy statement should raise questions about the company's policies on plastic use, carbon footprint issues and carbon-offset policy. Where is the corporate commitment to the environment?

3) Light Pollution:


It is difficult to assess from the application what the impact of the lighting of the operational project will have on Weston on the Green. But I note that throughout the documentation there is a constant reference to a four-storey hotel on the site. Yet in the document entitled "Illumination Impact Profile, November 2019, the illustration only shows a two-story structure. Why?

Where is the assessment data for the tower housing the water features? This may well prove to be an eyesore not only for residents of Chesterton, but also surrounding communities. I am concerned about the reflection of the lighting on clouds in the sky and what the possible impact may be on residents living in dark villages such as Weston on the Green.

I am opposed to this application because it is basically an unsustainable proposal on the edge of a small community, which will have adverse effects on surrounding rural communities.

Yours very truly,



c.c The Clerk, Weston on the Green Parish Council 

Date: 9.12.19.

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

Address: OLD FARM COTTAGE
3 GREEN LANE
CHESTERTON
OX26 1UR.

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)

C. VINALL
(print)

Please add any additional comments here:-

29th February 2020

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



The Old Post Office
South Green
Kirtlington
Kidlington
Oxfordshire
OX5 3HJ



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 green-field 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 potentially adding to the associated health issues currently being identified nationally.

This will be a private resort attracting a proposed 500,000 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



Diana C Roberts



**OLD STABLES
ALCHESTER ROAD
CHESTERTON
OXON
OX26 1UN**

**Telephone
Mobile phone
E Mail**



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

24 December 2019

Dear Ms Whitehead

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

I am writing to oppose the abovementioned planned development in Chesterton. It would appear that the proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

I am currently a member of the golf club at the Bicester Hotel, but would have no desire to remain a member if the proposal goes ahead – undoubtedly the remaining 9 holes would be "overrun" with non-golfers staying at the hotel. I would have to play further afield, which would add to traffic congestion and pollution.

...and the current course is a very pleasant environment rich in flora and wildlife.

The local road infrastructure is already over-loaded – both from the enormous Kingsmere development and from people visiting Bicester Village.....which already leads to chronic traffic jams, especially at weekends and on Bank Holidays. If the proposed development went ahead the roads would become gridlocked on days where new visitors were arriving and existing visitors leaving.

We moved to Chesterton about 10 years ago – primarily because of its proximity to the golf course – and we do not intend to sit quietly to allow the main reason for living here be taken from us.

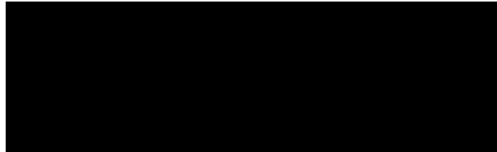
Yours Sincerely



S J Mayhew

**OLD STABLES
ALCHESTER ROAD
CHESTERTON
OXON
OX26 1UN**

**Telephone
Mobile phone
E Mail**



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

24 December 2019

Dear Ms Whitehead

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

I am writing to oppose the abovementioned planned development in Chesterton. It would appear that the proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted.

I am currently a member of the golf club at the Bicester Hotel, but would have no desire to remain a member if the proposal goes ahead – undoubtedly the remaining 9 holes would be “overrun” with non-golfers staying at the hotel. I would have to play further afield, which would add to traffic congestion and pollution.

....and the current course is a very pleasant environment rich in flora and wildlife.

The local road infrastructure is already over-loaded – both from the enormous Kingsmere development and from people visiting Bicester Village.....which already leads to chronic traffic jams, especially at weekends and on Bank Holidays. If the proposed development went ahead the roads would become gridlocked on days where new visitors were arriving and existing visitors leaving.

We moved to Chesterton about 10 years ago – primarily because of its proximity to the golf course – and we do not intend to sit quietly to allow the main reason for living here be taken from us.

Yours Sincerely



C Mayhew

The Thatched Cottage
Bignell View
Chesterton
Bicester
OX26 1UJ

15th December 2019


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

Dear Clare

REF: Great Lakes UK Ltd - planning Application No:
19/02550/F

I would like to strongly object to the proposal for a large waterpark in Chesterton for the following reasons:

1. Unsafe roads due to lots of cars/vehicles.
2. Less natural habitats for wildlife.
3. No benefit to villagers as this is a holiday resort.
4. No benefit to local businesses

Please urge Great Wolf to find another site
Yours sincerely, Anabelle Meek 

Alex Meek
The Thatched cottage, Bignell View, Chesterton
Oxon, OX26 1UJ

15-Dec-2019

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

Dear Ms Whitehead,

I am writing to formally lodge an objection to the Great Wolf Proposal for Chesterton, especially given that the proposal is not in accordance with local development plan.

My objection to the proposal is under-pinned by the following factors:-

1. **Traffic Impact:** The existing road infrastructure is not adequate to deal with the anticipated traffic volumes. Chesterton continues to be a favourite 'short-cut' especially when there are issues on the A34 or M40. Developments such as this proposal should be required to submit and finance infrastructure improvements such as access from major roads that does not result in driving through local villages.
2. **Sustainability:** The proposed location is inappropriate on the edge of a village. Large developments such as this that will attract a volume of traffic, and need to be placed where there is better infrastructure and less impact on existing inhabitants.
3. **Economic benefits:** Local businesses already find it difficult to find employees, should this proposal be approved, the additional demand for staff will drive up wages and/or result in an influx that further adds to the traffic issues.

In summary, I do not feel that this proposal is appropriate for this area and wish to lodge my objection.

Regards



Alex Meek

The Thatched Cottage
Bignell View
Chesterton
Bicester
OX26 1UJ

14th December 2019

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

Dear Clare

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

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

I would like to strongly object the proposal for a large water park on the edge of our gorgeous village. The building of this water park will increase the traffic in and around Chesterton. I've lived in Chesterton all my life and I've had to cross the road many times to and from school. I always have to cross the road with my mum because it was already busy with too much traffic. Now I am a secondary school I need to catch a bus to school which only comes once an hour we already have to leave 15 minutes earlier just to go to the Bicester park and ride because of heavy traffic. Getting out of our drive is already hard enough as there are usually parked cars on either side of it and we need to judge when to go out as we can barely see round the cars. Having additional traffic will make this more dangerous and take even longer to get out of the drive.

As an 11 year old, I love the idea of a water park, thinking we could go there every single day but I hear you can only buy expensive day passes which Chesterton people couldn't have any benefit of.

One of my friends loves playing golf and lives nearby here and goes regularly to our lovely Chesterton 18 hole golf course. He has heard about this and is really annoyed it's going to be wrecked. I don't think the remaining 9 holes will be profitable and would probably go quite soon. The remaining site may even be sold to Great Wolf for further expansion.

If someone says Chesterton they think of old houses in a lovely village and a charming golf course. If the water park is built then they will think of it as being a water park and won't remember any of the other bits.

I hope to inherit this house when my parents have passed away and having a huge water park next to it brings the value drastically down. Sometimes and only sometimes do I hear the M40 traffic noise but with 1000 plus more people coming in from places around Britain it will add to that noise and increase pollution.

My friends and I sometimes go cycling out around the village and having more cars and a huge lumpy building wrecking the view will not be as pleasant as before and will be more unsafe due to more cars and heavy lorries bringing supplies.

I am asking you please to refuse this proposal.

Yours sincerely



Chris Meek 

The Thatched Cottage
Bignell View
Chesterton
Bicester
OX26 1UJ

14th December 2019

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

Dear Clare

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

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

I hereby strongly object to the proposal to build a Hotel and Water Park on the edge of our village in Chesterton. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission to be granted.

Our 300 year old Thatched Cottage is located on the A4095. I am extremely concerned about the severe increase in traffic directly outside our house and throughout the country lanes to and from the village. During busiest times, I would envisage traffic queuing outside our house with car engines running continuously. As we live in a Thatched Cottage, we have no front garden and our period windows are single glazed. The additional traffic would increase noise pollution and reduce air quality.

The A4095 is already an extremely busy 'rat-run'. I can always tell if there are traffic problems on the M40 or A34 because it becomes difficult to pull out of our driveway as cars use the A4095 as an escape route. I cross the road at least four times per day, walking my children to and from Chesterton school, and it already remains difficult and dangerous to cross due to the high volume of cars.

The existing road infrastructure, and that of neighbouring villages, can't cope with the extra 1000+ daily increase in traffic volume. Roads in Chesterton are narrow and dangerous to walkers, joggers, cyclists and dog walkers already. Increased traffic would increase these dangers.

I remain concerned about the significant disruption and pollution from a 2 year build programme. The village has already undergone the building of two new housing estates with heavy construction vehicles and the road being dug up several times, needing temporary traffic lights to manage the traffic. This village has had enough disruption and building already.

This proposal is unsustainable due to its inappropriate location on the edge of our village. The Great Wolf development includes 900 car parking spaces with a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The scheme

comprises a total floor area of 500,000 sq.ft on this greenfield site which will have a damaging and irreversible impact on the landscape and views of the site. It has a negative ecological impact with loss of green field habitat for an abundance of wildlife.

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

Great Wolf will need to find 400+ employees. Businesses in Bicester already struggle to find the required workforce to meet their needs. I don't feel there is a need for more job availability in the locality, in fact, Great Wolf will either take away employees from local businesses or they will bring in employment from other areas, therefore increasing traffic volume. I refute Great Wolf's claims of benefitting the local economy. The proposal will not benefit the local economy in Chesterton – for example the Red Cow Pub and The Chesterton Hotel, as there will be accommodation and on-site / fast food available within the Great Wolf complex.

I urge Great Wolf to consider finding a new location for this proposal. In accordance with Government policies, such developments should be directed towards brownfield sites.

I strongly oppose this development and will be active in the campaign to stop this going ahead. Please reconsider.

Yours sincerely

A solid black rectangular box used to redact the signature of Jackie Meek.

Jackie Meek

The Old Vicarage
Alchester Road
Chesterton
Oxfordshire
OX26 1UW

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

21st December, 2019

Dear Ms Whitehead

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

I am writing to register a number of objections to the above planning application.

The application is not in accordance with the local development plan and there are no material considerations which would warrant planning permission being granted.

Traffic impact

This is probably the most damaging impact of the proposed development. It is also entirely at odds with Cherwell's own strategy of trying to reduce car usage in the area since it will have the opposite effect.

The development includes 900 parking spaces. Adding this number of car parking spaces will lead to a very significant increase in the traffic volume passing through Chesterton. The increase has been estimated at more than 1,000 car journeys per day, which is very significant for a small village like Chesterton with only minor roads to service it.

Chesterton already suffers from serious traffic congestion when there are traffic problems on the M40 or A34, which happens frequently. Its roads will not be able to cope with an increase in the traffic volume of this order.

I understand that Great Wolf Resorts are proposing to route visitor traffic via the surrounding villages of Middleton Stoney, Weston on the Green and Wendlebury. The experience of Soho Farmhouse and Sandford St Martin shows that this strategy will not succeed. Many visitors to Soho Farmhouse continue to rely on their cars' satnav systems, which take them through the village of Sandford St Martin, despite the signs placed on the B4030 which direct visitors to Soho Farmhouse to use the B4022. Chesterton will suffer the same fate as Sandford St Martin if the development is approved. Many visitors will continue to go through the village regardless of any road signs placed at exits 9 and 10 of the M40 because that is how their car satnavs will direct them.

The roads passing through Middleton Stoney, Weston on the Green and Wendlebury are already under significant strain due to existing traffic volumes. They would not be able to cope with the additional traffic volumes contemplated by the proposed development. In addition, this routing strategy would direct additional traffic onto the A34, a road which already suffers from very heavy traffic congestion.

Scale

The scale of the proposed development is totally out of keeping with a small Oxfordshire village like Chesterton. Great Wolf proposes to construct 500,000 sq. ft. of buildings. A development of this scale is massive in the context of what is a small village. The buildings will be totally out of proportion to anything else in the village.

Design

The applicant's plans show a development containing two or three very large blocks of low-rise buildings. Development on this scale will be totally out of keeping with the current buildings in the village, which are small detached houses. The low-rise design also means that the buildings would spread across much of the site, giving a much more urban feel to what is currently a rural area.

The development would not therefore enhance the character of the local area.

Ecological impact

The plans involve building on a golf course. This is effectively a greenfield site. By building on much of this site, the development will inevitably result in a loss of habitat for wildlife.

Lack of economic benefits for the local area

Most of the jobs created by the development will be low paid jobs in the leisure and retail industries. These are not the sort of jobs which this area needs. The area needs 'high tech' jobs in the knowledge-based economy of the future. These are the sorts of industries which the council should be concentrating on trying to encourage to the area.

Another relevant factor is that local businesses are unlikely to benefit from the Great Wolf development. The developer's intention is to keep its guests on site so that they stay in its hotel, using its restaurants, shops and leisure facilities. As a result, local shops and restaurants will not benefit from any additional customers.

The proposed development fails against many of the criteria against which Cherwell judges such applications. It brings few, if any, benefits to the area and will bring significant disadvantages, particularly in relation to traffic congestion. As a result, I would urge you to reject the application.



Aki Oliver

BICESTER GOLF CLUB

4.2.20



Dear Mr. Wood,

Bicester Golf Club / Great Wolf water park.

As you are aware there is a proposal to sell the back 9 holes of our Golf club to the Great Wolf Water park development at Chesterton.

This proposal is seeking Planning permission at the end of March 2020.

We are actively campaigning against this planning permission which will see our Golf club destroyed and the provision of Golf in Cherwell dramatically reduced.

We therefore propose that Cherwell District Council (through its leisure dept) purchase this golf club (from Bicester Hotel) and run it as a Municipal course for the benefit of all golfers in the district.

This would help you achieve your development plan objectives of increasing Golf provision in the area and give long term protection to our game.

The golf club is a viable commercial proposition. The added benefit of this proposal is that Gt Wolf Water Park would have to seek an alternative location.

Please pass this proposal on to the relevant people / dept at Cherwell DC for assessment.

Thank you

Yours Sincerely



Gary McCartan

For and behalf of Bicester Golf Club.

Bicester Golf Club Treasurer

19 Huntingdon Road,

Bicester OX261BD

Date: 21 Feb 2020

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

Address:

Orchard Cottage
South Green
Kirtlington
OXON
OX5 3HT

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.

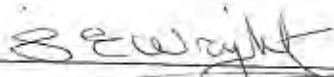
This will be a private resort attracting a proposed 500,000 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to 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) S.E. WRIGHT &
N.S.F. WRIGHT

Please add any additional comments here:-

I have already contacted our M.P regarding the highly inappropriate plans for this development, such is our horror.

Date: 22/1/2020

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

Jennifer Tomlins
Orchard House
Park Close
Kirtlington
OX5 3HR

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

Dear Sirs,

I wholeheartedly 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 500,000 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,

(s)  (print) JENNIFER
TOMLINS

1.
12th December 2019

Mr John Boyle
Oxford Computer Consultants
Oxford
Oxford OX1 2EP

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

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

Dear Ms Whitehead

I am writing to you to object to the planning application detailed above. In my view the proposal is not in accordance with the local development plan and I do not think that there are any material considerations at all that would warrant planning permission being granted.

I am not a local resident. However I regularly visit relatives and friends in both Chesterton and Little Chesterton, both of which are right next to the proposed development. I also play golf at Bicester Golf and Spa - a site that will be completely ruined by the proposed development. The proposed site (which is right next to two very small and rural villages) is far too large. It totals a massive 500,000 sq. ft of built form on what is currently an ecological green field site. Ecological habitats that we all value will be completely ruined and will vanish, never to return. The proposal will also lead to significant and irreversible impact on the landscape and views of the site. In short, this will cause irreversible damage to the ecosystem.

The impact on local traffic will be a catastrophe. Whenever I drive there it is obvious that the existing road infrastructure, and that of surrounding villages, is already totally overcrowded and not fit for purpose. The impact of an extra 1000+ daily increase in traffic volume, plus construction traffic, will be a calamity. A very large new car park is proposed. This would lead to far too much extra traffic - there seems to be no chance that the local roads would be able to cope. In my view the proposed development is simply in the wrong place altogether.

Overall, this is a terrible proposal that will do untold damage to the locality and wreck many people's lives. There are many reasons why this planning application is completely contrary to the local development plan. It absolutely should not be granted.

Yours sincerely

John Boyle

Mr John Boyle

Date: 16/2/2020

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

PADBURY HOUSE,
SOUTH GREEN,
KIRTLINGTON
OX5 3HJ

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)

OX5 3HJ

KARIN ANDRÉ
(print)

Painswood House
Chesterton
Bicester
Oxon
Ox26 1uf

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

Date 3rd January 2020

Dear Ms. Whitehead,

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

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

1. Unsustainable form of development

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

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

2. Landscape Impact and Design

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

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

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

3. Traffic

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

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

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

4. Loss of Golf Club

Cherwell is already losing a well-used golf club at North Oxford for housing and this proposal will result in the loss of another 18 hole course. We need these types of facilities in Cherwell and Bicester to support the new housing growth. If we lose this course, there will yet again be a reliance on car travel out of Bicester or Cherwell to find alternative courses further creating unnecessary and additional car travel. In addition, this positively contributes to the open space around Bicester and will be lost forever.

The Bicester Golf Club is well used and having reviewed Bicester Hotel and Spa's company accounts, that are publically available at Companies House, there are no signs of viability issues with the current 18 holes operation. In the published 2019 accounts it states:-

REVIEW OF BUSINESS

The company saw a slight reduction in turnover over the previous year yet increased profitability through greater efficiency. The local rooms market had levelled out during the year following the introduction of additional rooms to the area in the previous period and that allowed the company to re-establish itself as a leader in the local market. Occupancy levels have recovered, and with a growth too in average rate, RevPar has increased. Golf subscriptions have followed national trends, with a continued decrease in membership numbers, however additional income from other golf segments have partially compensated for this and the contribution from golf operations has increased tremendously. The Health Club performance was comparable with last year with both sales and contribution seeing little change. However there are significant development plans for the coming year in this area which will see the offering greatly improved with some very unique facilities.

An increase in the National Living Wage was absorbed within an overall reduced payroll spend, compared to the previous year. This saving, along with other operational cost reduction initiatives, resulted in a net profit for the year of £264,860, a significant increase over the year ended October 2017 despite the reduced turnover.

So in summary the Bicester Hotel and golf resort has publically stated that:-

'The company saw a slight reduction in turnover over the previous year yet increase profitability through greater efficiency' and 'Golf subscriptions have followed the national trends, with continued decrease in membership levels, however additional income from other golf segments has partially compensated for this and the contribution from golf operations has increased tremendously.'

The above suggests the current business is performing well and there are no viability issues to warrant the removal of 9 or the 18 holes and no justification has been provided for by the applicant to demonstrate viability issues.

5. Conclusion

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

Yours faithfully,


Tom Brewerton

Painswood House
Chesterton
Bicester
Oxon
Ox26 1uf

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

Date 3rd January 2020

Dear Ms. Whitehead,

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

I wish to object to the planning application as shown above as the proposal is not in accordance with the development plan and the small number of benefits of the scheme are not sufficient to outweigh the significant impacts the scheme will have on the local area.

As a resident of Chesterton living on the A4095, should the scheme go ahead I will be extremely concerned by the traffic passing by my family's house, particularly with two small children.

At present there is no crossing into the village from this side of the road or a footpath running into Bicester or in other locations such as along The Hale. The volume of traffic is continually increasing with the number of new houses being built on the Kingsmere and Elmsbrook estates, therefore further traffic created from the proposed hotel/waterpark is going to make this road very dangerous.

I also wish to object on the following planning grounds:-

1. 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 with low accessibility to public transport and the scheme provides for 900 car parking spaces (therefore promoting car usage) and is therefore contrary to Policy SLE3 and ESD1.

The site is currently greenfield, open space and policy BSC10 seeks to ensure there is sufficient quantity and quality of open space, sport and recreation provision by protecting and enhancing existing provision. The planning system should be supporting the redevelopment of previously developed, brownfield sites, or allocated sites in sustainable locations adjacent to public transport modes, not on a greenfield site that will irreversibly remove 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.

2. Landscape Impact and Design

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

Policy ESD13 states that successful design should contribute to an area's character representing the traditional form, scale and massing of buildings. Paragraph 170 of the NPPF states that planning decision 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 on a site of greater height than any other buildings in the vicinity of the site and this is all delivered on what is currently greenfield site. The proposal is therefore contrary to the Countryside Design Summary, saved Policy T5, ESD13 and paragraph 170 of the NPPF.

3. Traffic

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

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

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

In conclusion to the above comments, I strongly oppose the above scheme. The location is completely wrong and would have a very damaging effect on the village and nearby places.

Yours faithfully

A black rectangular box redacting the signature of Lisa Brewerton.

Lisa Brewerton

Date:

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

Address:

Park House
The Lane
Chesterton
OX261UX

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

To whom it may concern,

I whole-heartedly object to this application for a large-scale water theme park in the small village of Chesterton, numbering 750 residents. I have severe concerns about the large-scale construction of this development which I believe will irreversibly change our landscape forever and damage our environment.

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

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

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

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

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

Yours sincerely

Michelle Norman

Date:

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

Address:

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The Lane
Chesterton
OX261UX

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Yours sincerely

Owen Evans

Date: 1/2/2020

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

Mrs LARA HAWKINS
PARK view Cottage
Heyford Rd
Kirtlington
Kidlington
OX9 0WJ
OX5 3HS

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)

LARA HAWKINS

(print)

change.org

Recipient: Cherwell District Council

Letter: Greetings,

Say NO to Great Wolf Resort, Chesterton!

Comments

Name	Location	Date	Comment
Deborah Moggridge	Oxfordshire, England, UK	2020-02-18	"We don't want it on our doorstep thank you !"
Terri Reeve	Chesterton, England, UK	2020-02-18	"This does not belong outside a village."
Bernadette Evans	Witney, England, UK	2020-02-18	"Chesterton is a small, rural village. If this theme park gets permission it will entirely ruin the character of the village. There needs to be a 'perimeter' for all the development going on around Bicester and to not let it bleed out into rural communities. Slippery slope."
Lyndsay Gower	UK	2020-02-18	"I strongly object to further loss of our green spaces and wildlife. There is enough building works and crowded roads etc."
Katie Young	Chesterton, England, UK	2020-02-18	"We don't want or need this on our doorstep ! Let's keep the green land !"
Jessica Simpson	Weston-on-the-Green, England, UK	2020-02-18	"It is totally inappropriate to put a resort of this size in an Oxfordshire village. Chesterton and surrounding villages are already under extreme traffic pressure as drivers divert around M40 and A34 congestion"
Lynn Price	Redditch, England, UK	2020-02-18	"As a former local girl I feel this is at appropriate for Chesterton and the surrounding areas."
Lisa Brooks	Banbury, England, UK	2020-02-18	"I work in Bicester. The additional traffic this generates means my commute may just become too much. Additionally, I work for the ambulance service, we already struggle to recruit for our 999 and 111 call centres. We do not need even more competition! Bicester has incredibly low unemployment rates - half of my team commute in from elsewhere because it's so hard to recruit from Bicester. I can't see any benefit to local residents or those who travel to Bicester for work."
Roxanne Price	Upper Arncott, England, UK	2020-02-18	"X"
Diane Dowdy	Bicester, England, UK	2020-02-18	"Local roads are just not built for the amount of traffic this development will create 💎"
Judith Keeling	Oxford, UK	2020-02-18	"This is will be a disaster for a large swathe of Oxfordshire countryside. The sheer scale is utterly inappropriate and the traffic problems will be horrendous on already over-clogged roads and accident hot spots. It's a crude transplant of something that might work in the US, where land is more abundant, there's room on the freeways and the car is king, but NOT in our countryside. This plan would be wrong in any village, not just this one. It's definitely not a local amenity either - as you'll almost definitely have to spend the night

Name	Location	Date	Comment
			there to use the facilities. This makes me so angry on behalf of all local families and businesses who will bear the brunt of this huge private resort with little or no local benefit. Cherwell District Council and other bodies have rightly made it their objective to reduce the volume of traffic - and this scheme runs directly counter to all of that. It has no place here."
Diane Bohm	Oxford, England, UK	2020-02-18	"The size of this resort is out of keeping with rural life and well being in this part of Oxfordshire."
Melanie Webb	Bicester, England, UK	2020-02-18	"There is already too much traffic in Bicester and most of it is for Bicester Village, another contentious place that is not used by locals but visitors, just like this will be. Chesterton is too small to take a giant build like this and would ruin the countryside nearby"
Pamela Rimmer	Bicester, England, UK	2020-02-18	"We don't have the infrastructure round here to support this."
Michael Lamburn	Bicester, England, UK	2020-02-18	"Local roads and services are already at capacity. With current population that is still increasing. Wrong place wrong time"
donna hunter	bicester, England, UK	2020-02-18	"Because the people of bicester won't get to use the facilities."
Kim Fazackerley-Sale	Grantham, England, UK	2020-02-18	"The infustructure of the area is not set up for it. We have enough traffic and visitors in the area."
Julie King	Leafield, England, UK	2020-02-18	"Totally the wrong area for this development."
Harry Bowler	Oxford, England, UK	2020-02-18	"Not needed, not suitable other area and unsustainable"
Vicki Whadcoat	Bicester, England, UK	2020-02-19	"Road infrastructure isn't up to supporting this development. Water requirements are beyond acceptable. It's environmentally unsound."
Charlene White	Bicester, England, UK	2020-02-19	"Chesterton is a small village. The roads cannot cope, there is already enough congestion on the a41 thanks to be and it will have a huge impact on the residents"
Sarah Simmons	Bicester, England, UK	2020-02-19	"I'm signing because 1. Our infrastructure won't handle the extra people and traffic 2. No need to destroy more countryside and wildlife 3.dont want our history wiped out keep the village as it is."
Cathy Fleet	Steeple Aston, England, UK	2020-02-19	"The site is totally unsuitable. The local infrastructure will not cope with the volume of traffic and number of visitors and the size of the proposal will devastate our countryside"
Charlotte Greenwood	Turvey, England, UK	2020-02-19	"Completely unnecessary in a world where we are mean to reduce plastic use and our carbon footprint how does

Name	Location	Date	Comment
			building such a monstrosity using so much plastic for slides etc work into the councils carbon foot print reducing plan?"
Jo Walford	Chesterton, England, UK	2020-02-19	"this is simply impractical for a village of this size"
serinne curtis	bicester, England, UK	2020-02-19	"The infrastructure will not support something of this size, our roads are already clogged. The junction on the motorway at a standstill every day!"
Jennifer Henderson	Oxford, England, UK	2020-02-19	"It would be hugely detrimental to our environment, and our local communities."
Heather HINDMARSH	Bicester, England, UK	2020-02-19	"This is totally the wrong location for this venture. Very poor infrastructure. No thought. Only people who seem to want this are the hotel owners & the developers!!!Don't get me started on 'financial incentives' aka backhanders!!!!!"
J Hogan	Kirtlington, England, UK	2020-02-19	"This is will be a disaster for a large swathe of Oxfordshire countryside. The sheer scale is utterly inappropriate and the traffic problems will be horrendous on already over-clogged roads and accident hot spots. It's a crude transplant of something that might work in the US, where land is more abundant, there's room on the freeways and the car is king, but NOT in our countryside. This plan would be wrong in any village, not just this one. It's definitely not a local amenity either - as you'll almost definitely have to spend the night there to use the facilities. This makes me so angry on behalf of all local families and businesses who will bear the brunt of this huge private resort with little or no local benefit. Cherwell District Council and other bodies have rightly made it their objective to reduce the volume of traffic - and this scheme runs directly counter to all of that. It has no place here."
Mac McFadden	UK mainland, England, UK	2020-02-19	"I care v about our rapidly eroding local environment, which is being destroyed by needless age very often ugly industry."
Isabel Shenton	Mitcham, UK	2020-02-19	"It's immoral to create something so destructive and polluting in such a beautiful area to benefit a big company abroad."
Rebecca Jarvis	Banbury, England, UK	2020-02-19	"I don't want all the traffic speeding through our village putting vulnerable people at risk and increasing accidents on the M40 and this development destroying our wildlife"
Jane Scotchbrook	Lower Heyford, England, UK	2020-02-19	"As a resident living on the B4030 I have seen the volume of traffic increase dramatically over the last few years due to various developments. This is only likely to get worse as the Upper Heyford construction progresses together with the recently agreed Mullins Motor Museum. As a main thoroughfare the levels of traffic will undoubtedly increase if the water park is permitted, especially as many guests of Soho Farmhouse will no doubt decide pay it a visit and use the obvious route through the local villages to get there."

Name	Location	Date	Comment
Caroline Itoh	Oxford, England, UK	2020-02-19	"Great Wolf Lodge will change the character of the Oxfordshire countryside. Will destroy wildlife habitat, ruin a village, create traffic snarls for more villages and open the door to unfettered sprawl. "You don't know what you have til it's gone""
Lori Burns Beson	Colne, England, UK	2020-02-19	"Why disrupt local businesses and villages for this. It's unnecessary!! I'm American and think it's a terrible idea. Keep American sized water parks in America"
Lisa Horseman	Chesterton, England, UK	2020-02-19	"This development is not suitable for village location"
Nicholas Mentiply	Saffron Walden, England, UK	2020-02-19	"Terrible idea, complete waste of time! Owners will do anything for a quick £ by the looks of it."
Rachael Scott-Hunter	Chesterton Nr Bicester, England, UK	2020-02-19	"We are totally against anything which impacts so vastly on the environment, the road infrastructures, the wildlife and their natural habitats, noise levels, the quiet life of village communities and the inhabitants who have chosen to live here, and the impact this will have on the value of housing which will be in close proximity to this monstrosity. It goes against our human rights for peace and calm in the place we have chosen to live and has the potential to put our lives in danger due to the multitudal increase in heavy traffic both from fumes and sheer volume of delivery HGV's, coaches, minibuses and cars."
Shirley Brown	Oxfordshire, England, UK	2020-02-19	"I feel the additional traffic through Chesterton and Bicester would be a nightmare as well as dangerous."
Christine Boulter	Lutterworth, England, UK	2020-02-19	"Yet another development which will be built on precious GREEN land and will encourage massive car use with associated air and environmental POLLUTION! There is absolutely no justification for this when we are constantly being preached at about the, "climate emergency"! Where are extinction rebellion when they could actually do some good for a change?"
David Heron	Bicester, England, UK	2020-02-19	"It's a disgrace no thought about impact on local community"
Anita Joice	Raleigh, North Carolina, US	2020-02-19	"That is a totally irresponsible example of overtourism that will severely impact a small village and spoil the area. The level of development in this green belt area is already unprecedented."
Emma Hope	London, England, UK	2020-02-19	"Please don't destroy this beautiful village with a enormous resort which is completely out of character with the surrounding area"
Fiona Liddell	Oxford, England, UK	2020-02-19	"There is way too much traffic already on our crappy road system and it will have a serious impact on local residents"
Tania Tipping	Bicester, England, UK	2020-02-19	"Of the increase in traffic, and pollution. Not in the locals interest ."

Name	Location	Date	Comment
Judy Allen	Bicester, England, UK	2020-02-19	"This proposed monstrosity is totally inappropriate in scale and character for a small rural area like Chesterton. It will be of no benefit to the local residents and economy and will cause havoc in an area where the infrastructure and road systems are already struggling to cope. I cannot believe it is being given any consideration."
amanda winstone	Witney, England, UK	2020-02-19	"The impact this will have on the environment and local villages is unacceptable"
Ian Pearson	Athboy, Ireland	2020-02-19	"I lived and worked in Oxfordshire for 30 years and am familiar with Chesterton and surrounding area. Can't think of a worse addition to the area !"
Jenny trench	Endtone, England, UK	2020-02-19	"This is a ridiculous site for a development of this size and nature of business. It will offer no upsides and only considerable downsides to the local community."
Daniel Mearns	Bicester, England, UK	2020-02-19	"It will make a severe environmental impact."
Elaine Chamberlain	Banbury, England, UK	2020-02-20	"Our roads already struggle without any additional traffic"
Mark Chivers	Bicester, England, UK	2020-02-20	"A terrible idea to build at Chesterton, especially when there are alternatives within a few miles that would use brown field land."
Doug Stephens	Oxford, England, UK	2020-02-20	"It's in a green belt area and will drastically affect small local villages. This is completely the wrong location."
jacquie Batchelor	Shenley Church End, England, UK	2020-02-20	"This type of resort is not fitting for the UK. It wouldn't add to the local economy. But it would destroy local wild life and habitat. It's not a benefit"
Linda Pallett	Brackley, England, UK	2020-02-20	"We don't need this in the UK, or in Chesterton. Will cause too much traffic on our already congested roads"
Ursula Giles	UK	2020-02-20	"Think it wrong to ruin the love area"
Nigel Pearce	London, England, UK	2020-02-20	"This is a ludicrously damaging project, and one which runs counter to every aspect of climate change mitigation."
Paul Brunning	Chiang Mai, Thailand	2020-02-20	"I know people living in Chesterton, and they don't want it..!"
Lyle Mackie	Norwich, England, UK	2020-02-20	"Areas of land should only be developed on if they can preserve the natural beauty and biodiversity of the area!"
Pamela Roberts	Bicester, England, UK	2020-02-20	"Saving our rural countryside is so important for global warming, for our health, for our agriculture, for our wildlife."
candy daniels	Middleton stoney, England, UK	2020-02-20	"Candy Daniels"

Name	Location	Date	Comment
derek dudley	oxon, England, UK	2020-02-20	"Bicester cannot cope with the traffic as it is."
Rian John Wispy	Boreham, UK	2020-02-21	"Because it will destroy a community and will flop in 10 years time."
Emma Grenville-Wood	Oxford, England, UK	2020-02-21	"This will absolutely destroy Chesterton and the surrounding villages. It will bring loads and loads of traffic to roads that already cannot cope. Please build this somewhere on brown land nearer to Bicester, where the roads are bigger and equipped to deal with the traffic, not in the countryside on a tiny road, destroying half a golf course in the process."
gail prestwich	Ashton-under-Lyne, England, UK	2020-02-21	"too much for a small community"
Zoe Johnson	Oxford, UK	2020-02-21	"This project is entirely unsuited to a small Oxfordshire village. The infrastructure and local employment needs do not support such a venture. Environmental impact has been ignored which in this day and age is extraordinary."
Sophia Nichol	Oxford, UK	2020-02-21	"Pollution, flooding, wildlife, pot holes, traffic, crime.. the list is endless. NO WOLF RESORT! In a village.... absolutely ridiculous."
Lorraine Glaister	Oxon., England, UK	2020-02-21	"Crazy idea to put this in the countryside where infrastructure is not in place, it will ruin more rural areas and create more congestion/ and pollution and probably more flooding in the long term"
Edna Sparkes	Banbury, England, UK	2020-02-22	"O.C.C. & C.D.C. have a remarkable history of creating eyesores!"
Andy Ward	Wentworthville, Australia	2020-02-22	"A beautiful part of UK countryside, that I visit often that will be ruined by an inappropriate development."
Paul Beasley	Bicester, England, UK	2020-02-23	"We've got too much already here and coming as it is. Houses, houses, houses, warehouses, warehouses, etc. Please stop now and stop us being chocked."
Patricia Allen	Cinderford, England, UK	2020-02-23	"Not suitable for this location . Much too big"
Ann Watson	Chobham, England, UK	2020-02-23	"These villages will be destroyed by this monstrosity and the roads will simply not cope-not to mention the impact in wildlife"
Shirley McMeekan	Aylesbury, England, UK	2020-02-23	"We don't want to lose anymore of our beautiful countryside"
Maria Van Geel	Zdroisko, Poland	2020-02-24	"Getekend"
Jeremy Posnansky	Tackley, Oxfordshire, England, UK	2020-02-24	"I'm signing because the proposed developement would cause major, permanent damage to the local area. The damage would be multi-faceted, but the most obvious would be a huge increase in the volume of traffic, for

Name	Location	Date	Comment
			which the roads and area are totally unsuited. A huge development of this type and size is highly inappropriate for this rural location and its infrastructure, villages and communities."
Julia Posnansky	London, England, UK	2020-02-24	"This is an appalling proposal which is totally inconsistent with the local area and environment. It would cause huge traffic for which the local roads are unsuited and would damage the character of the area."
Andrew Thomas	Bicester, England, UK	2020-02-24	"I'm signing because the proposed development is totally inappropriate for the location and does not meet any District or National planning requirements."
Julie Collins	Upper Arncott, England, UK	2020-02-24	"The impact on the village of Chesterton and on the local roads will be dreadful. The infrastructure cannot cope as it is, the extra traffic will cause even more gridlock."
Sue Lygo	Tackley, Oxfordshire, England, UK	2020-02-24	"It's complete madness putting such a huge resort in a small village. The roads through this sleepy village already get people using rat-runs. They don't need even more traffic"
Marilyn Wilcox	Fencott, England, UK	2020-02-24	"It's bloody ridiculous none of the roads will cope"
Robin Gibbons	Tackley, England, UK	2020-02-24	"This area is already at capacity and adding this to an already ruined green belt creates more problems and more unwanted traffic pollution!"
Barbara Summers	Kidlington, England, UK	2020-02-24	"This area is totally inappropriate for this proposed type of leisure. The surrounding roads are inadequate and nearby facilities are not sufficient to cope."
Hilary Laughton	Oxfordshire, England, UK	2020-02-24	"I don't think this is a fit within rural Oxfordshire or the local plan."
Kate Kenner	Guilford, Vermont, US	2020-02-25	"I have never heard of this place in the US but the UK does not need one or any resort. It is invasive and harmful to wildlife whose homes will be destroyed for the entertainment of people."
Steve Henry	Bicester, England, UK	2020-02-25	"Will bring total chaos to an already compact traffic system in and surrounding Bicester. Building on green belt land will destroy the natural beauty of this part of Oxfordshire forever and this should not be allowed to happen..."
Emily Daly	, England, UK	2020-02-27	"So much about this development is wrong - beyond Bicester's green belt in open countryside. Design is truly awful and on huge scale, wholly insensitive to Oxfordshire countryside and village of Chesterton. Most important of all will encourage large volumes of cars on roads already under strain. The Middleton Stoney crossroads through which cars are routed is forecast to be over capacity by 2026 without the estimated 600 car trips per day from this. Serious questions over the Environmental Assessment - why has 'sustainability, energy and waste' been scoped out? Eleven

Name	Location	Date	Comment
			parish councils and the MCNP Forum have objected to this. Decision makers please listen."
Alan Hedges	Bicester, England, UK	2020-02-27	"A theme park would be incompatible with this rural area, and would greatly increase traffic on local roads which are already stressed."
Richard Bailey	Upper Heyford, England, UK	2020-02-27	"We don't want ugliness!"
Klara Walters-James	Lower Heyford, England, UK	2020-02-27	"In addition to all other issues, I'd be also concerned about the amount of single use plastic and other waste that this project would produce on a daily basis..."
Chris Stretch	Upper Heyford, England, UK	2020-02-27	"Huge blot on the landscape. NoSpace for highway improvement will destroy a beautiful village."
Giles Baxter	Clifton Hampden, England, UK	2020-02-27	"I object to this unwarranted development which is entirely out of place in the village of Chesterton."
Jan Sprake	Kirtlington, England, UK	2020-02-28	"The inevitable impact on a largely rural area of North Oxfordshire will be disastrous. The additional traffic generated, and impact on the environment, not only by the construction, but the users of such a development would be catastrophic to the surrounding roads and villages and to people's daily life."
Mary Chapman	Hayes, England, UK	2020-02-29	"I'm signing because we shouldn't lose more of our country side."
Beth Walton	Ealing, England, UK	2020-02-29	"It sounds absolutely horrific, there is so much traffic on the a34, Bicester and surrounding area due to the expansion of Bicester Village and all the new housing estates. It would be an eyesore on the beautiful Oxfordshire countryside and an expensive day out not affordable by most families."
Arabella Whelan	Waterstock, England, UK	2020-03-01	"We don't need it, we need to protect the environment"
Heather Griffiths	Upper Heyford, England, UK	2020-03-03	"This is about the countryside taking priority over more consumption and more pollution. On that basis I don't feel overly sorry for the golfers but wildlife matters. In the climate change era this is regression not progress."
Karen Hodgson	Oxfordshire, England, UK	2020-03-04	"Karen Hodgson"
Bev Burnham	Oxfordshire, England, UK	2020-03-04	"Bicester is growing at an unprecedented pace, destroying acres of natural habitat. This proposed development would have a significant negative impact on wildlife, quality of life for locals, air quality, skyline and road network. This is purely for profit. No local benefits, although many people living nearby are unaware of this. Please help to protect our countryside."

Name	Location	Date	Comment
Cheryla Murphy	UK	2020-03-04	"I believe this Resort would not be good for Chesterton and the surrounding area."
Ann-Marie Doherty	Australia	2020-03-05	"Stop ruining what is already scarce natural habitats for merely short term gain."
barbara jeffries	Kirtlington, England, UK	2020-03-05	"I agree whole heartedly with the comments below re the impact of the potentially vastly increased traffic to the area, to say nothing of how this impacts on the Government's commitment to the Paris Climate Agreement. If they can turn down a new runway at Heathrow to keep within the spirit of that then the Great Wolf application should be refused without hesitation. March 12th. is D Day for Cherwell's decision. do your bit."
Michelle Hardcastle	Oxford, England, UK	2020-03-05	"Chesterton is the wrong location for the proposed Great Wolf Resort, or any use of this size and nature."
Tony Davis	Bristol, UK	2020-03-05	"Having lived nearby in Kirtlington and having worked in Chesterton, it is clear that this is a monstrous follow, wholly inappropriate and a clear degradation - on an insanely huge scale - of local habits for flora humans and other fauna. Nothing this large could possible have been desirable from any point of view. Nor does it relate to any planning criteria for the locality. Big money is parachuting in a vainglorious monstrosity, cynically exploiting the presence of Bicester Village, which already massively congestd local roads at peak times. This development has nothing inherently or otherwise in its favour."
Kay Fairclough	Chesterton, England, UK	2020-03-05	"I live in Chesterton, this development is wholly unsuitable for this location"
Sandra Fairclough	Cape Town, South Africa	2020-03-05	"A totally inappropriate plan for the area, only benefitting the greedy company. Send them packing, back to where they came from."
Kathryn Leach	Bicester, England, UK	2020-03-05	"This would be a disaster for this small village. We need to look after our countryside and monstrosities like this just destroy it. The impact on the village will be devastating. It will not be able to cope with the amount of traffic this resort will bring."
Maz Heslop	Chesterton, England, UK	2020-03-05	"Because this is the wrong place for this type of resort"
Janice Adamson	Cardiff, Wales; Cymru, UK	2020-03-06	"This is an inappropriate development for this area."
Kate Parsons	Stoke lyne, England, UK	2020-03-06	"Chesterton is a small village. It does not need the traffic that will be generated by visitors to a Water Park. Besides which, good water parks are outdoors in sunny places. This is likely to be a fairly grotty attraction very quickly."
Hannah hatfield	Bicester, England, UK	2020-03-06	"We don't need a water park of this size in the village! It would be much better suited nearer to a town or city with

Name	Location	Date	Comment
			the infrastructure in place for the volume of traffic it will bring along. This will ruin village life, and having lived in Chesterton myself for almost 25 years I can't see any benefit to the locals at all."
Christopher Payne	Caversfield, England, UK	2020-03-08	"The wrong location for something like this"
Belinda Wyeth	Bicester, England, UK	2020-03-09	"It won't bring any opportunities for local people. It will use too much water (environmental effect) It will bring yet more traffic congestion that just isn't needed."
Anton Williams	Chesterton, England, UK	2020-03-10	"I live in chesterton and there is no possible way the area has the correct infrastructure to deal with the demands of the construction and operation of this resort."
Philippa D'Arcy	Wickham, England, UK	2020-03-10	"The A 34 is already beyond capacity and is frequently at a standstill. It cannot absorb this extra traffic."
S Sleat	UK	2020-03-10	"We are GB not USA"

change.org

Recipient: Cherwell District Council

Letter: Greetings,

Say NO to Great Wolf Resort, Chesterton!

Signatures

Name	Location	Date
Jo Martin	UK	2020-02-18
Sharon Caine	Bicester, England, UK	2020-02-18
Annie Dallas	Bicester, England, UK	2020-02-18
Deborah Moggridge	Oxfordshire, England, UK	2020-02-18
Louise Wyatt	Bicester, UK	2020-02-18
Natalie Chubb	Oxford, England, UK	2020-02-18
Rowena Moore	Thun, Switzerland	2020-02-18
Charlie Keaney	Bramhope, England, UK	2020-02-18
Terri Reeve	Chesterton, UK	2020-02-18
Bernadette Evans	Witney, England, UK	2020-02-18
John Plows	Chipping Norton, England, UK	2020-02-18
Charl Bowyer	Birmingham, UK	2020-02-18
Emma Dyer	East Claydon, England, UK	2020-02-18
Julie Adams	Stoke Lyne, England, UK	2020-02-18
Lyn Glossop	Bicester, England, UK	2020-02-18
Roberta Harris	Chesterton, England, UK	2020-02-18
Jenny Owens	Oxford, UK	2020-02-18
Tracey Dias-gunawardena	Banbury, UK	2020-02-18
David Caine	Bicester, England, UK	2020-02-18
Duncan Cooper	Oxford, UK	2020-02-18

Name	Location	Date
Ellie Henstridge	Fulham, UK	2020-02-18
Mallika S	Bicester, England, UK	2020-02-18
Jane Walker	Bicester, England, UK	2020-02-18
Stephen Hanna	Chesterton, England, UK	2020-02-18
Eric Ring	Bicester, England, UK	2020-02-18
John Lashbrook	Bicester, England, UK	2020-02-18
Lyndsay Gower	UK	2020-02-18
Sylvia Kelly	Greenwich, UK	2020-02-18
Clare Varney	Bicester, England, UK	2020-02-18
Jo Hales	Oxford, UK	2020-02-18
Lucy Rigby-Clarke	Bicester, England, UK	2020-02-18
Tom Brewerton	Oxford, England, UK	2020-02-18
Denise Moles	Bicester, England, UK	2020-02-18
Jane Hickling	Bicester, England, UK	2020-02-18
Katie Young	Chesterton, England, UK	2020-02-18
Jessica Simpson	Weston-on-the-Green, England, UK	2020-02-18
Tracey Walker	Chesterton, England, UK	2020-02-18
Kathleen Stonestreet	Hornsey, UK	2020-02-18
Caroline Hocking	Thame, UK	2020-02-18
Amanda Kelly	Kidlington, England, UK	2020-02-18
Alison Cornick	Marlow, UK	2020-02-18
Emily Lamburn-Atkins	Bicester, England, UK	2020-02-18

Name	Location	Date
Lynn Price	Redditch, England, UK	2020-02-18
Agata Bury	Abingdon, England, UK	2020-02-18
Lisa Brooks	Banbury, England, UK	2020-02-18
Alec Jones	Bucknell, England, UK	2020-02-18
Colin Walker	Chesterton, England, UK	2020-02-18
Charlotte White	Bicester, England, UK	2020-02-18
Jill Francome	Lambourn, England, UK	2020-02-18
Mark Abbott	Aylesbury, England, UK	2020-02-18
Janet Wardell	Bicester, England, UK	2020-02-18
Roxanne Price	Upper Arcott, England, UK	2020-02-18
Diane Dowdy	Bicester, England, UK	2020-02-18
Katie Prior	Bicester, England, UK	2020-02-18
Patricia Brayshaw	Bicester, England, UK	2020-02-18
Judith Keeling	Oxford, UK	2020-02-18
Richard Wicks	Bishop Auckland, England, UK	2020-02-18
Hayley Barlow	Kidlington, UK	2020-02-18
Diane Bohm	Oxford, UK	2020-02-18
Sharon Keen	Upper Heyford, UK	2020-02-18
Bernie Rowell	Bicester, England, UK	2020-02-18
Louise Kerswell-Jensen	Bicester, England, UK	2020-02-18
Dan Simpson	Bicester, England, UK	2020-02-18
Joanne Rogers	Bicester, England, UK	2020-02-18

Name	Location	Date
Natalie Knight	Norwich, UK	2020-02-18
Melanie Webb	Bicester, England, UK	2020-02-18
jacqueline Crumell	Kidlington, UK	2020-02-18
Stewart Shirvell	Bucknell, England, UK	2020-02-18
Jill Peck	Chesterton, England, UK	2020-02-18
Harriet Rudman-Hawkins	Bicester, England, UK	2020-02-18
Ian Parmee	Oxford, England, UK	2020-02-18
Gareth Hall	Bicester, England, UK	2020-02-18
Jill Phillips	Birmingham, England, UK	2020-02-18
Elena Devereaux	Cardiff, UK	2020-02-18
Charlotte Wright	Northampton, UK	2020-02-18
Aanei Mariana	Wembley, UK	2020-02-18
Pamela Rimmer	Bicester, UK	2020-02-18
Sue Lamburn	Bicester, England, UK	2020-02-18
Annabel Horseman	Bicester, England, UK	2020-02-18
Vineta Aunina	Hereford, UK	2020-02-18
Nicky Drumm	Wooler, UK	2020-02-18
Emily Towers	Clitheroe, UK	2020-02-18
Suzannah Trotter	Chesterton, England, UK	2020-02-18
Lisa Walton	Manchester, England, UK	2020-02-18
Melinda thurley	Hethe, UK	2020-02-18
Michael Lamburn	Bicester, UK	2020-02-18

Name	Location	Date
Ruth Whitfield	Bicester, England, UK	2020-02-18
Juliet Bostwick	Oddington, UK	2020-02-18
Camilla Soper	Chesterton, England, UK	2020-02-18
donna hunter	bicester, England, UK	2020-02-18
lisa Bunting	Bicester, England, UK	2020-02-18
Louise Talbot	Weston on the Green, England, UK	2020-02-18
Holly Franklin	Northampton, UK	2020-02-18
Charlene White	Ickenham, England, UK	2020-02-18
Suzanne Beadle	Bletchington, England, UK	2020-02-18
Gemma Cowburn	Bicester, England, UK	2020-02-18
Mark Longworth	Bicester, England, UK	2020-02-18
Sam Porteous	Bicester, England, UK	2020-02-18
Ingrid Allen	Aylesbury, England, UK	2020-02-18
Chris Swayze	Bicester, England, UK	2020-02-18
Sarah Muddiman	Oxford, UK	2020-02-18
Anne Blackwell	Kirtlington, England, UK	2020-02-18
Kim Fazackerley-Sale	Grantham, England, UK	2020-02-18
Julie King	Leafield, England, UK	2020-02-18
Lucy Leaning	KIDLINGTON, UK	2020-02-18
Pardeep Kaur	Wellingborough, UK	2020-02-18
ROSEMARY BOON	Kidlington, England, UK	2020-02-18
glenn wishart	Bicester, UK	2020-02-18

Name	Location	Date
Georgina Newell	Upper Arncott, England, UK	2020-02-18
Lucy Webb	High Wycombe, England, UK	2020-02-18
Sam Evans	Oxon, England, UK	2020-02-18
Jenna Phillips	Bodicote, England, UK	2020-02-18
Harry Bowler	Oxford, UK	2020-02-18
Rhonda Quinn	Bicester, England, UK	2020-02-18
Lucy Channer	Oman	2020-02-19
Lynda Bowers	Hayes, England, UK	2020-02-19
Vicki Whadcoat	Bicester, England, UK	2020-02-19
Penny Baker	Oxford, England, UK	2020-02-19
Sarah Chtioui	Marylebone, UK	2020-02-19
Beccy Grady	Manchester, UK	2020-02-19
Angel Regan	London, UK	2020-02-19
Leza Faulkner	Bicester, England, UK	2020-02-19
Julie Bishop	Bicester, England, UK	2020-02-19
Alex Chapman	Kirtlington, England, UK	2020-02-19
Lisa Rafferty	Ambrosden, England, UK	2020-02-19
Sarah Simmons	Bicester, England, UK	2020-02-19
Susan Daenke	Oxford, England, UK	2020-02-19
Joanne Natt	Ambrosden, England, UK	2020-02-19
Cathy Fleet	Steeple Aston, England, UK	2020-02-19
Michael Dunbar	Bicester, England, UK	2020-02-19

Name	Location	Date
Charlotte Greenwood	Turvey, UK	2020-02-19
Chris Liversedge	Woodstock, England, UK	2020-02-19
Hannah Banks	Bicester, England, UK	2020-02-19
Lucy Whales	Bicester, England, UK	2020-02-19
Anouska Ashmead-Bartlett	Oxford, England, UK	2020-02-19
Sarah Willacy	Bicester, England, UK	2020-02-19
Rosie Dains	Oxford, UK	2020-02-19
Jo Walford	Chesterton, England, UK	2020-02-19
Lisa Werren	Oxford, UK	2020-02-19
Emma Gale	Bicester, England, UK	2020-02-19
Ann Marie Keeling	Stratford-upon-avon, England, UK	2020-02-19
Rosemary Hobday	Birmingham, England, UK	2020-02-19
Beth Bowen	Bicester, England, UK	2020-02-19
nicholas walker	bicester, England, UK	2020-02-19
Susan Powell	Bicester, England, UK	2020-02-19
serinne curtis	bicester, England, UK	2020-02-19
Heather Hanna	Bicester, England, UK	2020-02-19
Claire Wilson	Bicester, England, UK	2020-02-19
sue Wicks	Freeland, England, UK	2020-02-19
Angus Bridges	Oxford, UK	2020-02-19
joanna hopkins	oxon, UK	2020-02-19
Jennifer Henderson	Oxford, England, UK	2020-02-19

Name	Location	Date
Heather HINDMARSH	Bicester, England, UK	2020-02-19
Susan Brown	Kirtlington, England, UK	2020-02-19
Theresa Chipman	Banbury, England, UK	2020-02-19
Simon Webb	Oxford, England, UK	2020-02-19
Emma Winter	Launton, England, UK	2020-02-19
Crispin Rodwell	Dublin, Ireland	2020-02-19
Mac McFadden	UK mainland, England, UK	2020-02-19
J Hogan	Kirtlington, UK	2020-02-19
Therese Crawley	Woodstock, England, UK	2020-02-19
Ian Hawtin	Kirtlington, England, UK	2020-02-19
charley cronin	London, England, UK	2020-02-19
Rachel Simpson	Oxford, UK	2020-02-19
Dave Dade	Cheltenham, England, UK	2020-02-19
Isabel Shenton	Mitcham, UK	2020-02-19
Rebecca Jarvis	Banbury, England, UK	2020-02-19
Peter Hayward	London, England, UK	2020-02-19
susanna Symonds	Bidester, England, UK	2020-02-19
Claire Hamilton	Edinburgh, UK	2020-02-19
Liz Barker	Bicester, England, UK	2020-02-19
Emma Fryer	Haslemere, UK	2020-02-19
Jane Scotchbrook	Lower Heyford, UK	2020-02-19
Mike Green	Bicester, England, UK	2020-02-19

Name	Location	Date
Nick Newton	Bicester, England, UK	2020-02-19
Lyndsey Baines	Liverpool, UK	2020-02-19
Michael Wicks	Bicester, England, UK	2020-02-19
Angela Flynn	Oxford, UK	2020-02-19
Clare Charlesworth	Kirtlington, England, UK	2020-02-19
Hossein Daneshmand	London, UK	2020-02-19
Alan Harbord	Tunbridge Wells, England, UK	2020-02-19
Natasha McDiarmid	Bicester, England, UK	2020-02-19
Andrew Banks	Bicester, England, UK	2020-02-19
Tanya Goodwin	Milton Keynes, UK	2020-02-19
Laura Booth	Beverley, England, UK	2020-02-19
Nancy Templeton	manchester, England, UK	2020-02-19
Lee Boxall	Princes Risborough, England, UK	2020-02-19
Maggie Goss	Ambrosden, England, UK	2020-02-19
barbara jeffries	Oxford, England, UK	2020-02-19
Adrienne Heasley	Bicester, England, UK	2020-02-19
barry milns	tonbridge, England, UK	2020-02-19
Sidney Smith	Stafford, England, UK	2020-02-19
Mikyla Butler	Banbury, England, UK	2020-02-19
Jacob Norrie	Bicester, England, UK	2020-02-19
Terri Lancashire	Bicester, England, UK	2020-02-19
Jane Hedges	Bicester, England, UK	2020-02-19

Name	Location	Date
Fleur Enser	Bicester, England, UK	2020-02-19
Rita Tipton	Slough, England, UK	2020-02-19
Val Day	Bicester, England, UK	2020-02-19
Cordy Maling	Chesterton, England, UK	2020-02-19
Harry Crawley	Gateshead, England, UK	2020-02-19
Luke Boxall	Buckinghamshire, England, UK	2020-02-19
Victoria Salter	Exeter, UK	2020-02-19
Jane Mullane	Oxford, England, UK	2020-02-19
Sharon Hulbert	Oxford, UK	2020-02-19
Laua Fontaine	Kidlington, England, UK	2020-02-19
Caroline Itoh	Oxford, England, UK	2020-02-19
David Crawley	Cowes, England, UK	2020-02-19
Nikki Abbott	Cramlington, England, UK	2020-02-19
Keryn Sallahu	Bicester, England, UK	2020-02-19
Lori Burns Beson	Colne, England, UK	2020-02-19
Anthony Hayward	Chesterton, England, UK	2020-02-19
Roberta Galluccio	London, England, UK	2020-02-19
Carol Nunn	Bicester, England, UK	2020-02-19
Katy Morris	Bicester, UK	2020-02-19
Malcolm Ryder	Begbroke, UK	2020-02-19
sally smith	Penkridge, UK	2020-02-19
Lisa Horseman	Chesterton, England, UK	2020-02-19

Name	Location	Date
Rhiannon Seaton	Exeter, UK	2020-02-19
Maria Schiller	Teddington, UK	2020-02-19
Sheena Thompson	Chesterton, England, UK	2020-02-19
Megan Lawler	Northampton, England, UK	2020-02-19
Bingchao Wang	Durham, UK	2020-02-19
Leonie Holroyd	Holywell Green, UK	2020-02-19
Gavin Walford	Bicester, UK	2020-02-19
Shaun Britton	Bicester, England, UK	2020-02-19
Nicholas Mentipty	Saffron Walden, England, UK	2020-02-19
Denise Roberts	Newburgh, Scotland, UK	2020-02-19
anne wilson	wallingford, England, UK	2020-02-19
Rebecca Fox	Kidderminster, England, UK	2020-02-19
Jonathan Larkin	Bicester, England, UK	2020-02-19
Amanda Harris	Chipping Norton, UK	2020-02-19
Rachael Scott-Hunter	Chesterton Nr Bicester, England, UK	2020-02-19
Shirley Brown	Oxfordshirre, England, UK	2020-02-19
Josephine Rose	Launton, England, UK	2020-02-19
John Pretorius	Oxford, England, UK	2020-02-19
Karen Andrews	Oxford, UK	2020-02-19
Helen Marshall	Thame, UK	2020-02-19
Tania Janusz	Coventry, UK	2020-02-19
Millie Neal	leicester, England, UK	2020-02-19

Name	Location	Date
Mark Oxley	Islington, UK	2020-02-19
Christine Boulter	Lutterworth, England, UK	2020-02-19
Jackie Williams	Oxford, England, UK	2020-02-19
Andy Levis	Chesterton, England, UK	2020-02-19
Darren Martin	Thun, Switzerland	2020-02-19
David Heron	Bicester, England, UK	2020-02-19
Sally Dowding	Bicester, England, UK	2020-02-19
Caryn Green	Gurnard, England, UK	2020-02-19
Eve Gabbott	Oxford, UK	2020-02-19
Danielle Haines	Oxford, England, UK	2020-02-19
bruce tremayne	Stanmore, UK	2020-02-19
Sally Cunningham	Oxford, England, UK	2020-02-19
Anita Joice	Raleigh, North Carolina, US	2020-02-19
Jenny Birch	Bicester, England, UK	2020-02-19
Holly Chesser	Oxford, England, UK	2020-02-19
Chloe De Grave	Oxford, England, UK	2020-02-19
Isabel Brinkworth	Northampton, UK	2020-02-19
Anne Nickels	Bicester, England, UK	2020-02-19
Jayne Nash	Bicester, England, UK	2020-02-19
Jamie Baker	Bicester, England, UK	2020-02-19
Andrew McCallum	Banbury, England, UK	2020-02-19
Emma Shields	Bicester, England, UK	2020-02-19

Name	Location	Date
BARRY Grinham	kirtlington, England, UK	2020-02-19
Your Name	UK	2020-02-19
Judy Barrows	Westcott Barton, UK	2020-02-19
David Billington	Chesterton, England, UK	2020-02-19
Michael Alcock	London, England, UK	2020-02-19
Cressida Young	Oxford, England, UK	2020-02-19
Adrianna Irvine	London, UK	2020-02-19
L Eilertsen	Buckingham, England, UK	2020-02-19
Catherine Purtell	Bicester, England, UK	2020-02-19
Bobbie Deeks	Saint Helier, Jersey	2020-02-19
Tracey Hollister	Plymouth, UK	2020-02-19
susan George	Oxford, UK	2020-02-19
Zoe Boreham	Bicester, England, UK	2020-02-19
Emma Hope	London, England, UK	2020-02-19
Hilary Godfrey	Witney, England, UK	2020-02-19
Fionnuala Maynard	Oxford, UK	2020-02-19
Can Emirsoy	Hayes, UK	2020-02-19
Sarah Chesser	Bicester, England, UK	2020-02-19
Simon Young	Kidlington, England, UK	2020-02-19
Vanessa Sadler	Oxfordshire, England, UK	2020-02-19
Paddy Maynard	Streatham, UK	2020-02-19
Elaine Vaughan	Midhurst, England, UK	2020-02-19

Name	Location	Date
Catherine Steiner	Oxford, England, UK	2020-02-19
J Budgett	Chadlington, UK	2020-02-19
Peter Kyte	Oxford, England, UK	2020-02-19
James Nasn	Oxfordshire, England, UK	2020-02-19
Lisa Honour	Wellingborough, UK	2020-02-19
Harriet Higgins	Bicester, England, UK	2020-02-19
Shelley Van Loen	Oxford, England, UK	2020-02-19
Sally Alden	Oxford, UK	2020-02-19
Fiona Liddell	Oxford, England, UK	2020-02-19
Areyoufucking Kiddingme	Bicester, England, UK	2020-02-19
Sarah Ramsden	Bicester, England, UK	2020-02-19
Diana Stent	Askerswell, England, UK	2020-02-19
Maddison Council	Shelf, UK	2020-02-19
Mel Sneddon	Newcastle Upon Tyne, UK	2020-02-19
wangping feng	Southampton, UK	2020-02-19
Caroline Meeks	Bicester, England, UK	2020-02-19
Tania Tipping	Bicester, England, UK	2020-02-19
Charlotte Cromer	Oxford, England, UK	2020-02-19
Frank Novak	Raleigh, North Carolina, US	2020-02-19
Rosemary Strawson	Oxford, UK	2020-02-19
Juliette Carter	Bicester, England, UK	2020-02-19
Camilla Barrows	London, England, UK	2020-02-19

Name	Location	Date
Barbara Jewell	Salisbury, UK	2020-02-19
Vanessa BenjaminSmith	Bicester, England, UK	2020-02-19
David Williams	Walsall, UK	2020-02-19
Judy Allen	Bicester, England, UK	2020-02-19
amanda winstone	Witney, UK	2020-02-19
Lorna Wiltshire	Oxford, England, UK	2020-02-19
Ryan Liptrot	Bicester, England, UK	2020-02-19
Ian Pearson	Athboy, Ireland	2020-02-19
Rosie Higgins	manchester, UK	2020-02-19
Debbie Stone	Didcot, UK	2020-02-19
Caroline Towler	Leek, UK	2020-02-19
Kathleen Morris	Harlow, England, UK	2020-02-19
Andrew Cook	Doncaster, UK	2020-02-19
Megan Gosling	Brackley, England, UK	2020-02-19
Kayley Mummery	Bicester, UK	2020-02-19
Christopher Messum	Bicester, England, UK	2020-02-19
Helen Cooper	Bicester, England, UK	2020-02-19
Yuko Oki	Henley-on-Thames, UK	2020-02-19
Sorcha Maynard	Oxford, England, UK	2020-02-19
Elaine Ferrett	Cape Town, South Africa	2020-02-19
Rebecca Stokoe	Bicester, England, UK	2020-02-19
Steve Honey	Oxford, England, UK	2020-02-19

Name	Location	Date
Alice Hopkins	Thame, UK	2020-02-19
Lola Blount	London, UK	2020-02-19
Bridget Saint	Bicester, England, UK	2020-02-19
Kay Chacksfield	Kirtlington, England, UK	2020-02-19
Jenny trench	Endtone, UK	2020-02-19
Tarquin Shaw	London, England, UK	2020-02-19
Tina Woodhatch	Alton, England, UK	2020-02-19
Jeanne Luste Manning	Oxford, UK	2020-02-19
Philip Johnson	Bristol, UK	2020-02-19
Elizabeth Pinker	Kirtlington, England, UK	2020-02-19
Debbie Price	Oxford, UK	2020-02-19
Frederick Wood	Hampstead, UK	2020-02-19
chris briggs	Tidmington, England, UK	2020-02-19
Yasmin Walsh	Stratton Audley, England, UK	2020-02-19
Dave Underwood	Bicester, England, UK	2020-02-19
Robin Reeves	Bicester, England, UK	2020-02-19
Mary Rogers	Bicester, England, UK	2020-02-19
Siobhan Paine	London, UK	2020-02-19
A De Jong	Whitchurch, England, UK	2020-02-19
Jacque Woodburn	Banbury, UK	2020-02-19
Heather Venis	Priest Weston, England, UK	2020-02-19
Michelle Campbell	Kirtlington, England, UK	2020-02-19

Name	Location	Date
Georgia Crouch	Oxford, UK	2020-02-19
Janet Davies	Chesterton, England, UK	2020-02-19
Daniel Mearns	Bicester, England, UK	2020-02-19
Tania Rotherwick	Oxford, Chile	2020-02-19
Jacky Orr	Bicester, England, UK	2020-02-19
Tracy Pittuck	Northampton, UK	2020-02-19
Amy Braham	Bicester, England, UK	2020-02-19
Sam Mundy	Bude, England, UK	2020-02-19
Erin Attwood	Longueville, Australia	2020-02-19
Cathy Harris	Oxford, UK	2020-02-19
Karen cromer	Wendlebury, UK	2020-02-19
Alan Godfrey	Witney, England, UK	2020-02-19
Johnny Forshall	Bamptonb, England, UK	2020-02-19
Sacha Dyer	Marsh Gibbon, England, UK	2020-02-19
Heidi Batram	Bicester, England, UK	2020-02-19
Bobbie Locker	Nuneaton, UK	2020-02-19
Hayley Calthorpe	Bicester, England, UK	2020-02-19
Teresa Riccardi	Nottingham, UK	2020-02-19
Lesley Porton	Bingley, UK	2020-02-19
Jessica Gledhill	Huddersfield, England, UK	2020-02-20
Elaine Chamberlain	Banbury, England, UK	2020-02-20
Chris Garthwaite	Washingborough, UK	2020-02-20

Name	Location	Date
Natalie Valentine	Ickford, England, UK	2020-02-20
Toni todd	Banbury, England, UK	2020-02-20
Edward Henry	london, UK	2020-02-20
Nicholas Janni	Tackley, England, UK	2020-02-20
Margaret Birch	Tackley, England, UK	2020-02-20
Isabella Newton	Oxfordshire, England, UK	2020-02-20
Susan Schutz	Hethe, England, UK	2020-02-20
Stuart Fleming	Athens, Greece	2020-02-20
Vikki Hartshorn	Oxford, England, UK	2020-02-20
Lindsay De'ath	Oxford, UK	2020-02-20
Mark Chivers	Bicester, England, UK	2020-02-20
Doug Stephens	Oxford, England, UK	2020-02-20
Mark Burton	Athens, Greece	2020-02-20
tanisha jasmine	oxford, England, UK	2020-02-20
Belinda Clark	Bicester, England, UK	2020-02-20
Ann Bowerman	Banbury, England, UK	2020-02-20
Richard Porter	Bicester, England, UK	2020-02-20
Ed Devine	Heyford Park, England, UK	2020-02-20
Dawn Seaward	Bicester, England, UK	2020-02-20
Charles Cottrell-Dormer	Bicester, England, UK	2020-02-20
Eve Smith-Taylor	Oxford, UK	2020-02-20
Leslie Astor	Chipping Norton, UK	2020-02-20

Name	Location	Date
Teresa Tallis-Calver	Bicester, England, UK	2020-02-20
Alison Howes	UK	2020-02-20
Sarah Gibbons	Oxford, UK	2020-02-20
Chantelle Deighton	Leeds, UK	2020-02-20
Tracey Blake	Princes Risborough, UK	2020-02-20
Ann Shaw	Oxfordshire, England, UK	2020-02-20
Grace Prewett	Coventry, UK	2020-02-20
Alexander Van Kuffeler	Newcastle Upon Tyne, UK	2020-02-20
Marykate Edwards	Oxford, UK	2020-02-20
Emma Keeble	Bicester, England, UK	2020-02-20
jacquie Batchelor	Shenley Church End, England, UK	2020-02-20
Barbara Allen	Oxford, England, UK	2020-02-20
Rachel Plumridge	Bicester, UK	2020-02-20
Peter Higgins	Steeple Aston, England, UK	2020-02-20
Nigel Doggett	Oxford, England, UK	2020-02-20
Greg Renk	Bicester, England, UK	2020-02-20
Paula McCarthy	Liverpool, UK	2020-02-20
Lesley Partridge	Birmingham, UK	2020-02-20
Jonty Renk	Bicester, England, UK	2020-02-20
Sally Finesilver	KIDLINGTON, UK	2020-02-20
Sophie Earl	Solihull, UK	2020-02-20
Sebastian McConnell	Bicester, England, UK	2020-02-20

Name	Location	Date
Mark Kasprowicz	Tackley, UK	2020-02-20
Penny Dunn	Oxford, England, UK	2020-02-20
Linda Pallett	Brackley, UK	2020-02-20
Chris Watson	Steeple Aston, England, UK	2020-02-20
Sue Ashton	Oxford, UK	2020-02-20
Charlotte Goode	Oxford, UK	2020-02-20
Jock Shepherd	Bicester, England, UK	2020-02-20
Laura Sucharyna Thomas	Oxford, England, UK	2020-02-20
Megan Valentine	Kidlington, UK	2020-02-20
Joan Palmer	Greater London, UK	2020-02-20
Neil Ward-Jackson	Fishermead, England, UK	2020-02-20
sharon long	Middle Barton, England, UK	2020-02-20
Lisa Skeen	Glossop, UK	2020-02-20
Robert Badcock	Plymouth, UK	2020-02-20
Barbara Owen	Killay, UK	2020-02-20
Nicole Mcfarlane	Helensburgh, Scotland, UK	2020-02-20
Ursula Giles	UK	2020-02-20
David Spens	Australia	2020-02-20
Sally Wilson	Bicester, England, UK	2020-02-20
Emma Johnson	Bicester, England, UK	2020-02-20
Jason Kempson	Carterton, England, UK	2020-02-20
Jodie Martin	Banbury, England, UK	2020-02-20

Name	Location	Date
Frances Blane	Hornsey, UK	2020-02-20
annie blocksage	HASTINGS, England, UK	2020-02-20
Simon Chapman	KIRTLINGTON, UK	2020-02-20
Phil Chesser	London, UK	2020-02-20
Anne Haymes	Bicester, England, UK	2020-02-20
Carla Mckay	Banbury, England, UK	2020-02-20
Gillian Bell	Oxon, UK	2020-02-20
MARIA CHAMBERS	Aylesbury, England, UK	2020-02-20
Quoc Huy Nguyen	Brighton, UK	2020-02-20
Sarah Lloyd	Shepherds Bush, England, UK	2020-02-20
Jon Webster	Ludlow, England, UK	2020-02-20
Nigel Pearce	London, UK	2020-02-20
Clare English	Lindfield, UK	2020-02-20
Jennifer Spencer	Wavendon, England, UK	2020-02-20
ian dearmer	Duns Tew, England, UK	2020-02-20
Nicola Hopkins	Medicine Hat, Canada	2020-02-20
Nadia Manuelli	Marylebone, UK	2020-02-20
Claire Jones	Siezenheim, Austria	2020-02-20
C Budgett	Kirtlington, UK	2020-02-20
Kathryn Churchill	Bicester, England, UK	2020-02-20
Elisabeth Price	Oxford, England, UK	2020-02-20
Anthony Hibbs	Falkirk, UK	2020-02-20

Name	Location	Date
Paul Brunning	Chiang Mai, Thailand	2020-02-20
Jaymie Ford	Salisbury, UK	2020-02-20
Gemma Roebuck	Sheffield, UK	2020-02-20
Ann& Alastair Mowat	Kirtlington, UK	2020-02-20
Lynda Sanders	Islington, UK	2020-02-20
Catherine Berry	Poole, UK	2020-02-20
Claire Cooper	Warwick, UK	2020-02-20
Chloe Mullan	Derry, UK	2020-02-20
Jessica Hutchinson	Middleton Cheney, England, UK	2020-02-20
Natalie Kanfer	London, UK	2020-02-20
Kim Trenholm	Newcastle upon Tyne, UK	2020-02-20
Steve Brown	Ashford, UK	2020-02-20
Michael Woodhouse	Aberlour, UK	2020-02-20
Jenni Blyton	london, UK	2020-02-20
Brian Carlick	Charlton-on-Otmoor, England, UK	2020-02-20
Emmerich von Maltzahn	Stewkley, UK	2020-02-20
BABS GRACE	Liverpool, UK	2020-02-20
Charlotte Stevenson	Winchester, England, UK	2020-02-20
luke arter	dunstable, England, UK	2020-02-20
Lauren Webb	Oxford, England, UK	2020-02-20
Amy McKenna	Brackley, England, UK	2020-02-20
Melissa Butcher	Woodley, UK	2020-02-20

Name	Location	Date
Barbara Weston	Bicester, England, UK	2020-02-20
Lyle Mackie	Norwich, England, UK	2020-02-20
Elaine Wilson	Durham, UK	2020-02-20
Charlotte Mizzi	Brighton, England, UK	2020-02-20
Elizabeth Clarke	Buckingham, UK	2020-02-20
Katie Townsend	Buckingham, England, UK	2020-02-20
Rebecca Appletree	Bicester, UK	2020-02-20
Christine Wright	Plymouth, England, UK	2020-02-20
Gary Ward	Carlisle, UK	2020-02-20
Elaine Cox	Lower Heyford, England, UK	2020-02-20
Ian Mcgrevey	Coventry, England, UK	2020-02-20
clare Creaser	Carterton, UK	2020-02-20
Noush Monroe	Dubai, UK	2020-02-20
Naomi Edmonds	Coalville, England, UK	2020-02-20
Chris Ball	Cardiff, UK	2020-02-20
Melody Houghton	Northampton, UK	2020-02-20
Pamela Roberts	Bicester, England, UK	2020-02-20
Amber Wieland	Calvert, England, UK	2020-02-20
Liam Knight	Buckingham, England, UK	2020-02-20
C Downs	Chesterton, England, UK	2020-02-20
Vicky Kinnaird	Northants, UK	2020-02-20
Pam Bass	Oxford, England, UK	2020-02-20

Name	Location	Date
Julie Derry	Bicester, UK	2020-02-20
A M	Bicester, England, UK	2020-02-20
candy daniels	Middleton stoney, England, UK	2020-02-20
laura Rushton	North Hykeham, England, UK	2020-02-20
Rosie Hubbad	manchester, UK	2020-02-20
Dianne Wolstenholme	Sheffield, UK	2020-02-20
Sarah Taylor	Steeple Claydon, England, UK	2020-02-20
Mollie Loveridge	Oxford, UK	2020-02-20
lyn james	Woodmancote, UK	2020-02-20
Meg McCrorie	Prestwick, UK	2020-02-20
aimee wharton richardson	Ipswich, UK	2020-02-20
Garry Woodroofe	Welwyn Garden City, UK	2020-02-20
rajmonda majko	london, UK	2020-02-20
April Jenner	Leeds, UK	2020-02-20
Hadi Shkr	Newcastle upon Tyne, UK	2020-02-20
Nikki Wood	London, UK	2020-02-20
Susan Hall	Bicester, England, UK	2020-02-20
Iryna Davis	Romford, UK	2020-02-20
sally Jenkins	Westbury, England, UK	2020-02-20
courtney brooks	Buckingham, England, UK	2020-02-20
Anne Marie Cromarty	Bicester, England, UK	2020-02-20
judy cleminson	Manchester, England, UK	2020-02-20

Name	Location	Date
derek dudley	oxon, England, UK	2020-02-20
Jade Dixon	London, England, UK	2020-02-20
Adam Brooks	Buckingham, England, UK	2020-02-20
Claire Millington	Banbury, England, UK	2020-02-20
Macillan Russell	Manchester, England, UK	2020-02-20
Derek Richards	Two Mile Ash, England, UK	2020-02-20
Janice Hellens	London, UK	2020-02-20
Chris Lynch	East Molesey, UK	2020-02-20
Silvia Soares	Saint Johns Wood, UK	2020-02-20
Jessica Lamburn	Oxford, England, UK	2020-02-20
Jonathon Beever	Bicester, England, UK	2020-02-20
Sarah Walker	Buckingham, England, UK	2020-02-20
Ginny Stay	North Aston, England, UK	2020-02-20
Janet Macey	Banbury, England, UK	2020-02-20
Joanne Offord	Birmingham, England, UK	2020-02-20
Wendy Garmston	Lichfield, UK	2020-02-20
Daniel Radbourne	Poplar, England, UK	2020-02-20
Jane Templeton	Stockport, England, UK	2020-02-20
Jemal Adem	Kemise, UK	2020-02-20
John London	Blackwater, UK	2020-02-20
Anne-Marie Oostveen	Chipping Norton, England, UK	2020-02-21
Harriet McLean	Godstone, UK	2020-02-21

Name	Location	Date
Freya Kalra	Bicester, England, UK	2020-02-21
mary bailey	London, UK	2020-02-21
Rian John Wispy	Boreham, UK	2020-02-21
Lewis Bradley	Chorley, UK	2020-02-21
gabriella putnam	Burcot, England, UK	2020-02-21
Becca Eggleton	Buckingham, England, UK	2020-02-21
Hannah Birtles	Aylesbury, England, UK	2020-02-21
Rachel Luciano	Bicester, England, UK	2020-02-21
Jodie Tyson	Halifax, England, UK	2020-02-21
Gemma Boxall	Bicester, England, UK	2020-02-21
Lucy Miles	Oxford, UK	2020-02-21
Sara Rodericks	Steeple Aston, England, UK	2020-02-21
Caroline Fox	Auckland, New Zealand	2020-02-21
Sally Brogden	Bicester, England, UK	2020-02-21
cathy Richards	Willingham, England, UK	2020-02-21
Judy Wolfram	London, UK	2020-02-21
Constantin Butu	UK	2020-02-21
Lauren Jones	Nottingham, UK	2020-02-21
Jeffrey Wrack	Scunthorpe, UK	2020-02-21
Emma Lambert	Kidlington, UK	2020-02-21
Sarah Nolan	Bicester, England, UK	2020-02-21
Emma Grenville-Wood	Oxford, England, UK	2020-02-21

Name	Location	Date
karen ladbrooke	Aylesbury, England, UK	2020-02-21
Alexander Teddy	Bletchington, England, UK	2020-02-21
Lindy Woodhead	Milton Keynes, England, UK	2020-02-21
Michael Baker	Ashburton, UK	2020-02-21
LOUISE Frohlich	Huntingdon, England, UK	2020-02-21
Edward Dowler	Bicester, England, UK	2020-02-21
Mark Collins	Oxford, UK	2020-02-21
Fiona Rowe	Luton, UK	2020-02-21
Sally Nicholson	Kidlington, UK	2020-02-21
NICK COLER	Crawley, England, UK	2020-02-21
Annachiara Spagna	Rome, Italy	2020-02-21
Rema Jabari	Bicester, England, UK	2020-02-21
Random Names	UK	2020-02-21
Jennifer Faria	Bicester, England, UK	2020-02-21
Matt Peploe	London, England, UK	2020-02-21
Elizabeth Machin	Oxford, UK	2020-02-21
Wiz Bunce	Bicester, UK	2020-02-21
James Henderson	Oxfordshire, UK	2020-02-21
Eris Nishku	London, UK	2020-02-21
Anthony Henman	Oxford, UK	2020-02-21
carol lendon	Upminster, UK	2020-02-21
liang bian	Edinburgh, UK	2020-02-21

Name	Location	Date
Sam Ainscow	Milton Keynes, England, UK	2020-02-21
Nigel Poole	Bicester, England, UK	2020-02-21
Diana Broun	Aylesbury, England, UK	2020-02-21
Ben Porter	Windsor, UK	2020-02-21
Graham Barnett	Oxford, UK	2020-02-21
Ashley Starrs	Montrose, Scotland, UK	2020-02-21
Rachel Wiggins	Bicester, England, UK	2020-02-21
Nikita Webb	UK	2020-02-21
mia potts	Hackney, UK	2020-02-21
Sheila Baby	UK	2020-02-21
Andrew Wilson	Weston on the Green, England, UK	2020-02-21
Pj Pars	Oxfordshire, UK	2020-02-21
Conor Devereux	Banbury, England, UK	2020-02-21
peter chapman	Colwyn Bay, Wales; Cymru, UK	2020-02-21
Emma O'Sullivan	Petaluma, California, US	2020-02-21
gail prestwich	Ashton-under-Lyne, England, UK	2020-02-21
Grady Cherry	Birmingham, England, UK	2020-02-21
Kaelan Shannon	Corona, UK	2020-02-21
Susan Doyle	Chesterton, England, UK	2020-02-21
Zoe Johnson	Oxford, UK	2020-02-21
Emma Ford	London, UK	2020-02-21
Steven Alexander	Bicester, England, UK	2020-02-21

Name	Location	Date
Paul Fennemore	Bicester, England, UK	2020-02-21
Sara Johnson-Perry	Northampton, UK	2020-02-21
Carol Conboy	Kensington, UK	2020-02-21
Sophia Nichol	Oxford, UK	2020-02-21
I Bernert	Dagenham, UK	2020-02-21
Sue Humphrey	Bicester, England, UK	2020-02-21
Alice Grant	Bicester, England, UK	2020-02-21
Amba Fowler	UK	2020-02-21
Stephanie Glass	Milton Keynes, UK	2020-02-21
Deborah Evans	London, UK	2020-02-21
Bill Fennell	Bicester, England, UK	2020-02-21
marian nicholson	London, England, UK	2020-02-21
laura brown	London, UK	2020-02-21
Brooke Coles	London, England, UK	2020-02-21
samantha heffer	Pulham Saint Mary, UK	2020-02-21
Kaushik Mewada	Northolt, UK	2020-02-21
Michelle Norman	Chesterton, England, UK	2020-02-21
Karen Jones	Swindon, UK	2020-02-21
nigel rosser	Oxford, UK	2020-02-21
Anita Delaney	Bicester, England, UK	2020-02-21
Simon Pettit	Bicester, England, UK	2020-02-21
Karen Bartlett	Oxford, UK	2020-02-21

Name	Location	Date
Leanne John	Banbury, England, UK	2020-02-21
Ian Nixon	Newcastle Upon Tyne, UK	2020-02-21
Lorraine Glaister	Oxon., England, UK	2020-02-21
anne doran	SKELMERSDALE, UK	2020-02-21
Georgia Phillips	Conwy, UK	2020-02-21
Charlotte Bridewell	Caversfield, England, UK	2020-02-21
Tanya Marshall	Upper Heyford, England, UK	2020-02-22
Edna Sparkes	Banbury, England, UK	2020-02-22
Skye Mcknight	Banbridge, UK	2020-02-22
Michael Marta Marta	London, UK	2020-02-22
James Venables	Stoke-on-trent, England, UK	2020-02-22
Christina Meiklejohn	Chiswick, UK	2020-02-22
Andrew Sibun	Bicester, England, UK	2020-02-22
Sam Brown	Oxford, UK	2020-02-22
robert evans	Oxford, England, UK	2020-02-22
Krista Mansfield	Oxfordshire, England, UK	2020-02-22
Rachael Hucker	Bicester, England, UK	2020-02-22
Swechcha Dhungel	London, UK	2020-02-22
Katie Lambert	Oxford, UK	2020-02-22
Alex Reid	Kidlington, England, UK	2020-02-22
emma Bernard	Kidlington, England, UK	2020-02-22
Fiona Steel	Oxford, England, UK	2020-02-22

Name	Location	Date
Melissa Clark	Oxford, UK	2020-02-22
Katrina Young	Norfolk, UK	2020-02-22
Eloise Hunt	Inchture, UK	2020-02-22
Francis Hamel-Cooke	Bicester, England, UK	2020-02-22
Joanna Dyson	Oxford, UK	2020-02-22
Frankie Turzynski	Buckingham, England, UK	2020-02-22
Siobhan Boyer	Lewes, UK	2020-02-22
Kerstin Stolte	Worsley, UK	2020-02-22
Anna Corrie	Bicester, England, UK	2020-02-22
Tom Corrie	Bicester, England, UK	2020-02-22
Alexander Day	Worcester, UK	2020-02-22
Denise Bunce	Weston-on-the-Green, UK	2020-02-22
Pamela Stephens	Eaton Bray, UK	2020-02-22
Janet Harvey	Bicester, UK	2020-02-22
Catherine Evans	Abingdon, England, UK	2020-02-22
Janet Shackleton	Kidlington, UK	2020-02-22
Daniel Gouldthorpe	Plymouth, UK	2020-02-22
JH Weaver	Bristol, UK	2020-02-22
Jasmine Odonoghue	Manchester, UK	2020-02-22
Cherrell Ollierou	Whitby, UK	2020-02-22
Carolyn Bushby	Weston on ytthe Green, England, UK	2020-02-22

Name	Location	Date
Hannah Wood	Aylesbury, England, UK	2020-02-22
Andy Ward	Wentworthville, Australia	2020-02-22
Carole Sweetnam	Weston on the Green, England, UK	2020-02-22
Zara Clifford	Bromley, UK	2020-02-22
Haajra Shahid	Aylesbury, UK	2020-02-22
Abigail Staley	Buckingham, England, UK	2020-02-22
Patricia Tonry	Birmingham, UK	2020-02-23
Kay Heckathorn	Siloam Springs, UK	2020-02-23
Mukesh Parmar	Bolton, UK	2020-02-23
Truley Hamill	Barnsley, UK	2020-02-23
Sophia Dyer	Abingdon, England, UK	2020-02-23
Penny Fleet	Odiham, England, UK	2020-02-23
Melissa Yardy	Bicester, England, UK	2020-02-23
Mark Eldridge	Cardiff, UK	2020-02-23
Paul Beasley	Bicester, England, UK	2020-02-23
Nigel Forrester	Banbury, England, UK	2020-02-23
Lynn Beasley	Oxford, UK	2020-02-23
Ann Holt	Weston on the green, England, UK	2020-02-23
Will O'Sullivan	Lincoln, UK	2020-02-23
Jenny Buckland	Mitcham, UK	2020-02-23
sonya gibson	Cambridge, UK	2020-02-23
Mark Sargeant	Yeovil, UK	2020-02-23

Name	Location	Date
Erin Barton	Ipswich, UK	2020-02-23
Atlanta Kyte	Bicester, England, UK	2020-02-23
Sallie Wright	Bicester, England, UK	2020-02-23
Amanda Evans	Marlow, UK	2020-02-23
Bridget Neale	Oxford, UK	2020-02-23
Gordon Scott	Rayleigh, UK	2020-02-23
Riashnee Pather	Johannesburg, South Africa	2020-02-23
Vivienne Jackson	Bicester, England, UK	2020-02-23
Steve Metcalf	Stourbridge, UK	2020-02-23
Stephen Muir	Reading, UK	2020-02-23
Georgina Wood	Oxford, UK	2020-02-23
David Jaques	Bicester, England, UK	2020-02-23
Eleanor Fry	Bicester, England, UK	2020-02-23
Sally Butts	Hollywood, Florida, US	2020-02-23
alana marshall	Torquay, England, UK	2020-02-23
Patricia Allen	Cinderford, England, UK	2020-02-23
Johannah Buchan	Manchester, England, UK	2020-02-23
Chris Bale	Newcastle upon Tyne, UK	2020-02-23
Denise Royston	Bellingham, Washington, US	2020-02-23
Ann Watson	Chobham, England, UK	2020-02-23
Stacey Patrickson	Hampshire, England, UK	2020-02-23
David Ford	Wendlebury, England, UK	2020-02-23

Name	Location	Date
Brendan McDonald	Paphos, Cyprus	2020-02-23
Shirley McMeekan	Aylesbury, England, UK	2020-02-23
Lucy Marke	London, UK	2020-02-23
Grace McAulay	Glasgow, UK	2020-02-23
Adeeba Jabeen	Portishead, UK	2020-02-23
Nina Allen	Newcastle Upon Tyne, UK	2020-02-23
Laurel Davis	Shaftsbury, Vermont, US	2020-02-23
Caroline Davies	Old Colwyn, UK	2020-02-24
Safia Denne	Rochester, UK	2020-02-24
caroline benedetti	Knoxville, UK	2020-02-24
Margaret O'Sheel	Twickenham, UK	2020-02-24
Antoinette Gonzales	UK	2020-02-24
sara Eaton	davie, Florida, US	2020-02-24
Amanda Magnay	Ramsgate, England, UK	2020-02-24
James Mitcham	Bicester, England, UK	2020-02-24
yolanda schultes	Wittenbach, Switzerland	2020-02-24
Irene Nawo-Eichner	Lensahn, Germany	2020-02-24
Hanneke Mol	Poortvliet, Nebraska, US	2020-02-24
Djamila grouci	Paris, France	2020-02-24
Hans de Vos	Schoondijke, Netherlands	2020-02-24
angelika+ thomas wegner	Germany	2020-02-24
Sabine Möhler	sabine.stiker@web.de, Germany	2020-02-24

Name	Location	Date
Andrew Vallender	Ventnor, England, UK	2020-02-24
jocelyne lapointe	Terrebonne, California, US	2020-02-24
Hagen Simon	Oberstaufen, Germany	2020-02-24
Christopher Evans	Shobdon, UK	2020-02-24
Katalin Kónya-Jakus	Szatymaz, Hungary	2020-02-24
Abbie Scully	Liverpool, UK	2020-02-24
Bruce Eggeling	Lower Heyford, England, UK	2020-02-24
Gonny Stevens	Lanaken, Belgium	2020-02-24
Olivia Bauer	Bristol, UK	2020-02-24
Margaret Price	Woodstock, England, UK	2020-02-24
Stephen Girdler	London, UK	2020-02-24
Mark Chacksfield	Much Hadham, England, UK	2020-02-24
Susana Muñoz	Madrid, Spain	2020-02-24
Anne Montarou	Plaisir, France	2020-02-24
Sue Cone	Hessle, , US	2020-02-24
Eva Maria Genovese	Muttenz, Switzerland	2020-02-24
Meike Schmedt	Germany	2020-02-24
S Bladen-Green	Bicester, England, UK	2020-02-24
Maria Van Geel	Zdroisko, Poland	2020-02-24
graham duncan	Limerick, Ireland	2020-02-24
Lucy Taylor	Oxon, England, UK	2020-02-24
Lyndsey Donaldson	Chesterton, England, UK	2020-02-24

Name	Location	Date
Katharine Moss	Bicester, England, UK	2020-02-24
catherine cheneval	LYON, US	2020-02-24
Adea Claude	Saint Quentin, France	2020-02-24
Nicolas Maniot	France	2020-02-24
Russell Allcock	Bicester, UK	2020-02-24
Val Stevens	Oxfordshire, England, UK	2020-02-24
Dempsey Ainsworth	Corby, UK	2020-02-24
Silvia Steinbrecher	Germany	2020-02-24
Phoebe Blackburn	Berlin, Germany	2020-02-24
Clare Anderson	Lower Heyford, England, UK	2020-02-24
Sinclair Petra	Erlensee, Germany	2020-02-24
Frutoso Christina	Esch, Luxembourg	2020-02-24
Torquil McLusky	Steeple Aston, England, UK	2020-02-24
Alison Le Cornu	Oxford, UK	2020-02-24
bree scally	Brill, UK	2020-02-24
Fernande Fournier	Luxemburg, Luxembourg	2020-02-24
Christeen Anderson	Crestview, Florida, US	2020-02-24
Eric Le Masson	Olne, Belgium	2020-02-24
Jeremy Posnansky	Tackley, Oxfordshire, England, UK	2020-02-24
simona nizza	Italy	2020-02-24
Julia Posnansky	London, England, UK	2020-02-24
Petra Hegenscheidt	Essen, Germany	2020-02-24

Name	Location	Date
R S	Koln, Germany	2020-02-24
Jasmin Porschen	München, Germany	2020-02-24
Renata Puppini	Italy	2020-02-24
Mags Roy Mein	Newcastle, England, UK	2020-02-24
Ronald Hill	Bletchington, UK	2020-02-24
sadie waite	hartlepool, England, UK	2020-02-24
Riaan Vermeulen	Bicester, England, UK	2020-02-24
Alexandra Juvancic	Kirchdorf an der Krems, Austria	2020-02-24
Tiziana Dordoni	via xx settembre 11 Corsico milano, Italy	2020-02-24
Kamran Khan	Finchley, UK	2020-02-24
LUIGI MARIA CASTELLAZZI	ilFattoQuotidiano.it, Italy	2020-02-24
sakaguchi akiko	Japan	2020-02-24
Nicolette Ludolphi	Bremen, Germany	2020-02-24
armer teufel reger	Nürnberg, Germany	2020-02-24
Hugh Williams	Chesterton, England, UK	2020-02-24
Catherine RUDOLF NNAJI	Geneva, Switzerland	2020-02-24
Andrew Thomas	Bicester, UK	2020-02-24
Anke Otto	DE, Germany	2020-02-24
Chardonnens Sonja	Mannens, Switzerland	2020-02-24
Hannah turner	Kidlington, UK	2020-02-24
Andrea Duncan-Anderson	Lower Heyford, England, UK	2020-02-24

Name	Location	Date
Bartha Sjoerdsma	Leeuwarden, Netherlands	2020-02-24
linda holmes	Matlock, England, UK	2020-02-24
Julie collins	Upper Arccott, England, UK	2020-02-24
Zhiying Li	Newcastle Upon Tyne, UK	2020-02-24
Anja Schmid	Ennetbaden, Switzerland	2020-02-24
Joyce Alexander	Edinburgh, Scotland, UK	2020-02-24
cindy mayer	grand blanc, Michigan, US	2020-02-24
Leo Sucharyna Thomas	Gourdon, Scotland, UK	2020-02-24
J McGuinrss	London, UK	2020-02-24
Stephane Garcia	Mende, France	2020-02-24
dominique benoit	Villiers-en-Désœuvre, France	2020-02-24
Sue Lygo	Tackley, Oxfordshire, UK	2020-02-24
Kay Fisher	Denver, Iowa, US	2020-02-24
Joselane Silveira	Curitiba, Brazil	2020-02-24
Margaret Weston	oxfordshire, England, UK	2020-02-24
Sue Whitaker	Kidlington, UK	2020-02-24
Maggie Dancer	Middleton Stoney, England, UK	2020-02-24
Megumi Matsuda	Tokyo, Japan	2020-02-24
DP Chambers	Oxford, UK	2020-02-24
Lynn West	Stotfold, England, UK	2020-02-24
Julie Tidball	Sittingbourne, UK	2020-02-24
Kayleigh Ockelton	Norwich, England, UK	2020-02-24

Name	Location	Date
Rachel Hamill	Belfast, UK	2020-02-24
Minggui Chen	Newcastle Upon Tyne, UK	2020-02-24
Shannon Russell	Croxdale, UK	2020-02-24
Jo-Leonard Leupold	Bexleyheath, UK	2020-02-24
julie belyeu	Wilmslow, UK	2020-02-24
Marilyn Wilcox	Fencott, England, UK	2020-02-24
Lindsey Ben Slimane	Hammamet, Tunisia	2020-02-24
Ana Gruber	Wolfratshausen, Germany	2020-02-24
An v. Brussel	R'veer, Netherlands	2020-02-24
L Nowak	London, England, UK	2020-02-24
Robin Gibbons	Tackley, England, UK	2020-02-24
Sandra Snelders	Lowell, Massachusetts, US	2020-02-24
Joe Mair	Oxford, England, UK	2020-02-24
Barbara Summers	Kidlington, England, UK	2020-02-24
Sabine Mayr	Innsbruck, Austria	2020-02-24
Nicole Roussou	Piraeus, Greece	2020-02-24
Gill Withers	Oxford, England, UK	2020-02-24
mesut subasi	istanbul, Turkey	2020-02-24
devaux suzy	Brussels, Belgium	2020-02-24
Christine McCormack	Angmering, England, UK	2020-02-24
N A	Balzan, UK	2020-02-24
Ben Holt	Bicester, England, UK	2020-02-24

Name	Location	Date
Jinny Andrews	Oxford, UK	2020-02-24
Astrid V.d. Geest	Stadskanaal, Netherlands	2020-02-24
matthew bridge	newton stewart, Scotland, UK	2020-02-24
Paul Withers	Tackley, England, UK	2020-02-24
Régine Braidot'	Toulon, France	2020-02-24
Greg Brockway	Los Lunas, New Mexico, US	2020-02-24
Hilary Laughton	Oxfordshire, UK	2020-02-24
Androniki Bigrave	Frimley, England, UK	2020-02-24
Rita Thomson	Bletchley, UK	2020-02-25
jade ALF	Blois, France	2020-02-25
Brigitte Donkers	Heerlen, Netherlands	2020-02-25
crisrina fernandez	Tandil, Argentina	2020-02-25
Dominique LANG	Vaison-la-Romaine, France	2020-02-25
Barbara Ito	Monterotondo, Italy	2020-02-25
MARGA GILI	Spain	2020-02-25
Alanna Bladen	york, England, UK	2020-02-25
Angélique Sebban	Saint-Maur, France	2020-02-25
Consuelo Serena Velasco	Strambino torino Italia, Philippines	2020-02-25
Евгения Блюденова	Tel Aviv, Israel	2020-02-25
Sheila Pulham	Islington, England, UK	2020-02-25
Hosein Ghafarian	UK	2020-02-25
stéphane iafrate	Cambo les bains, France	2020-02-25

Name	Location	Date
Tania Harrison	bridgetown , w.a, Australia	2020-02-25
Jenny Hodges	Bristol, UK	2020-02-25
cathala corine	Pierrelatte, France	2020-02-25
alain neven	seraing, Belgium	2020-02-25
Leila ben slimane	hammamet, Tunisia	2020-02-25
Jane Glaister	Wakefield, England, UK	2020-02-25
Mirjam Talma	Twijzelerheide, Netherlands	2020-02-25
Martina Behla	Berlin, Germany	2020-02-25
laetitia faivre-duboz	Saint-nicolas-de-port, France	2020-02-25
Katherine Sampson	South molton, UK	2020-02-25
Michael White	Chesterton, England, UK	2020-02-25
Judith Ann Fournel	Sutton Valence, England, UK	2020-02-25
Liliana Fiorini	Cordoba, Argentina	2020-02-25
Gillian Bryan	Milton Keynes, England, UK	2020-02-25
Carine Breton	Paris, France	2020-02-25
Sudeshna Ghosh	Calcutta, India	2020-02-25
bellinda rolf-jansen	Wijk Bij Duurstede, Netherlands	2020-02-25
Judy Robson	Oxford, UK	2020-02-25
Samantha Eilertsen	Bicester, England, UK	2020-02-25
Claudia Neuhalfen	Germany	2020-02-25
Wilma Van Brandwijk	Vlaardingen, Netherlands	2020-02-25
Kate Kenner	Guilford, Vermont, US	2020-02-25

Name	Location	Date
Andrea Maurice	Taylorsville, Utah, US	2020-02-25
Patricia Martin	Philadelphia, Pennsylvania, US	2020-02-25
Roberta Miles	Bicester, England, UK	2020-02-25
Lucy Baird	Bicester, England, UK	2020-02-25
Nelly PRESTAT	France	2020-02-25
Odaro Augustine-Ohwo	Newcastle, UK	2020-02-25
sara sang	los angeles, California, US	2020-02-25
Gerlinde Holzer	Hallstatt, Austria	2020-02-25
Georgia Salisbury	Dagenham, UK	2020-02-25
Frédéric Jaubert	Pont de Chéruy, France	2020-02-25
Elaine Anderson	Prudhoe, England, UK	2020-02-25
Joan Himpson	Caversfield, England, UK	2020-02-25
Caroline Sévilla	Paris, France	2020-02-25
sue sch.	Florida, Florida, US	2020-02-25
Lydia Clark	Banbury, England, UK	2020-02-25
Steven Clark	Kirtlington, UK	2020-02-25
Melissa Owens	London, UK	2020-02-25
Lynda Crisp	Whangarei, New Zealand	2020-02-25
Kristina Sedic	Zagreb, Croatia	2020-02-25
Steve henry	Bicester, England, UK	2020-02-25
arnaud Parent	France	2020-02-25
Oliver Newton	Bicester, England, UK	2020-02-25

Name	Location	Date
susan devereaux	new castle, Delaware, US	2020-02-25
Elisabeth Bechmann	Polten, Austria	2020-02-25
Avril Taylor	Albany, Oregon, US	2020-02-25
Gemma Allen	Bicester, England, UK	2020-02-25
Roxana Moya	Santiago, Chile	2020-02-25
Natasha Hope	Farnham, UK	2020-02-25
Birnage Jane	Brackley, UK	2020-02-25
Ruth Smithson	Clacton-on-Sea, England, UK	2020-02-25
Phoebe Geldart	Clevedon, UK	2020-02-25
Andrew Rutland	Bicester, England, UK	2020-02-26
Molly Lyons	Bicester, England, UK	2020-02-26
Manuela Schultz	Germany	2020-02-26
ROD JONES	London, UK	2020-02-26
Petra Lippmann	Germany	2020-02-26
Lesley Thornton	Reading, UK	2020-02-26
David Harding	Merton, UK	2020-02-26
Charlie Catling	Chesterton, Bicester, England, UK	2020-02-26
liz cook	Oxford, UK	2020-02-26
Farangis Yahyaei	Pasig City, UK	2020-02-26
Gabriella Graziano	Northampton, England, UK	2020-02-26
Julie Port	Slough, UK	2020-02-26
Cj Hamilton	Bicester, England, UK	2020-02-26

Name	Location	Date
Janice Herbert	Chesterton, England, UK	2020-02-26
Roberto Meritoni	Asso, Italy	2020-02-26
Antonia Howatson	Oxford, UK	2020-02-26
Katherine Sherbourne	Faringdon, UK	2020-02-26
Tina Richardson	North Wales, UK	2020-02-26
Maya Jackson	Kingston Upon Thames, UK	2020-02-26
Donna Jacklin	Hull, UK	2020-02-26
Val Kirk	Manchester, UK	2020-02-26
Shelley Foster	Wiltshire, UK	2020-02-26
Donna Hall	Peterborough, UK	2020-02-26
michelle Baldock	Luton, UK	2020-02-26
Richard Porter	Bicester, England, UK	2020-02-26
Joanne Babbage	Chelmsford, England, UK	2020-02-27
Rolf Mense	Puerto Lumbreras/murcia, Spain	2020-02-27
Inge Stadler	Hilpoltstein, Germany	2020-02-27
DAREN Carter	Bicester, England, UK	2020-02-27
Martin Lipson	Bicester, England, UK	2020-02-27
GARY COLLINS	Derby, England, UK	2020-02-27
Rudolf Muehl	mistadt, Germany	2020-02-27
Emily Daly	UK	2020-02-27
amy banks	oxford, England, UK	2020-02-27
jo Allen	Bicester, England, UK	2020-02-27

Name	Location	Date
Paul Weaver	Upper Heyford, England, UK	2020-02-27
Chris Pringle	Chesterton, England, UK	2020-02-27
Liz Phillipson	Bicester, England, UK	2020-02-27
Grant Lucas	Upper Heyford, UK	2020-02-27
David Jackson	Bicester, England, UK	2020-02-27
Liz Willmott	Middleton Stoney, England, UK	2020-02-27
Alan Hedges	Bicester, UK	2020-02-27
Anthony Scarrott	Bicester, England, UK	2020-02-27
Marcus Arthur	Oxfordshire, England, UK	2020-02-27
Lucy ibbotson	Bicester, England, UK	2020-02-27
bob mitchell	West cowick, UK	2020-02-27
Audrey Pugh	Wrexham, Wales; Cymru, UK	2020-02-27
George Henry	Cirencester, UK	2020-02-27
Lucinda Fuoco	Bicester, England, UK	2020-02-27
Zoe Gleave	Richmond, UK	2020-02-27
John Colliver	Milton Keynes, UK	2020-02-27
Sheila Ultsch	Luton, UK	2020-02-27
Carol black	Somerton, England, UK	2020-02-27
Polly Foster	Fritwell, UK	2020-02-27
Oliver Daly	Bicester, England, UK	2020-02-27
Iain Boyer	Cheshire, Connecticut, US	2020-02-27
Gillian Simmonds	Bicester, England, UK	2020-02-27

Name	Location	Date
Liz Goodwin	Bicester, England, UK	2020-02-27
Karl McNelly	Chester, UK	2020-02-27
Marie Thornton	Nottingham, UK	2020-02-27
Jacqueline Elliot	Bicester, England, UK	2020-02-27
Ginny Power	Kidlington, UK	2020-02-27
Richard Bailey	Upper Heyford, UK	2020-02-27
Robert Howatson	Solna, Sweden	2020-02-27
Kelan Brown	Bicester, England, UK	2020-02-27
Gilli Hanna	Lower Heyford, England, UK	2020-02-27
Philip Shaw	Enstone, England, UK	2020-02-27
George Moncrieff	London, England, UK	2020-02-27
Janina Grage	Germany	2020-02-27
Victoria Macnamara	Bicester, England, UK	2020-02-27
Klara Walters-James	Lower Heyford, England, UK	2020-02-27
Claire Baker	Oxfordshire, England, UK	2020-02-27
William Spray	London, England, UK	2020-02-27
Am Ar	UK	2020-02-27
Chris Stretch	Upper Heyford, England, UK	2020-02-27
Chris Nelson	Lower Heyford, UK	2020-02-27
Matan Golbert	Edinburgh, England, UK	2020-02-27
Kitty Cox	Oxford, England, UK	2020-02-27
Brigitte Hermanns	Düsseldorf, Germany	2020-02-27

Name	Location	Date
Caroline Schmitz	Bicester, England, UK	2020-02-27
Giles Baxter	Clifton Hampden, UK	2020-02-27
VIRGINIA A SPRAY	lower heyford, UK	2020-02-27
Christopher Spray	Lower Heyford, UK	2020-02-27
Tim Archard	Oxford, UK	2020-02-27
Ana-Marija Markovic	Edgware, UK	2020-02-27
Liv Green	Shaftesbury, UK	2020-02-27
Lei James	Liverpool, UK	2020-02-27
Arabella Woods	Casablanca, Morocco	2020-02-27
George Williams	Chamonix, France	2020-02-27
Chris Harwood	Bicester, England, UK	2020-02-27
Simon Benson	Horley, England, UK	2020-02-27
Jenny Tamblyn	Bicester, UK	2020-02-27
Marion Schiffers	Brussels, Belgium	2020-02-28
Christen Del Toro	London, UK	2020-02-28
Pouya Azizpour	Rasht, UK	2020-02-28
walter schultz	galesburg, Illinois, US	2020-02-28
Francine Sandras	Provin, France	2020-02-28
Canary Lord	Bicester, England, UK	2020-02-28
Paul wise	Peterborough, UK	2020-02-28
Chris Reed	Bicester, England, UK	2020-02-28
Angela Primarolo	Kidlington, UK	2020-02-28

Name	Location	Date
Rufus Cox	Oxford, England, UK	2020-02-28
Carol Harris	Oxford, England, UK	2020-02-28
Asuman Tolunay	İstanbul, Turkey	2020-02-28
Carly Thielke	Bicester, England, UK	2020-02-28
Hanna Pickard	Bicester, England, UK	2020-02-28
Abigail Boisot	Steeple Aston, UK	2020-02-28
Jan Sprake	Kirtlington, England, UK	2020-02-28
P. Orr	St. Albert, Canada	2020-02-28
Sarah Bryson	Kirtlington, England, UK	2020-02-28
Alison Smith	Somerton, England, UK	2020-02-28
Louise Kemp	Kent, UK	2020-02-28
Kabir Ali	Walsall, UK	2020-02-28
Nichola Jago	Saint Austell, UK	2020-02-28
sadie al	South Jakarta, Indonesia	2020-02-28
Laura Jackson	Shipston On Stour, England, UK	2020-02-28
Pete Seaward	Kidlington, England, UK	2020-02-28
Jessica Smith	Hereford, England, UK	2020-02-28
James Michael Parker	Runcorn, UK	2020-02-28
Curtis Reed	Bicester, England, UK	2020-02-28
Napa Gopikrishnan	Scarborough, UK	2020-02-28
Michelle Buckland	Kirtlington, England, UK	2020-02-28
Stuart Holton	Hamilton, UK	2020-02-28

Name	Location	Date
Ellie Simpson	Oxford, England, UK	2020-02-28
Sam Riley	London, UK	2020-02-28
Simon van Zwanenberg	Oxford, UK	2020-02-28
Georgina Rose	Swaffham, UK	2020-02-28
Pauline Collins	Derby, England, UK	2020-02-28
Malcolm Thompson	Chipping Norton, UK	2020-02-28
Alex Rivers	Banbury, England, UK	2020-02-28
Heide Wickes	Woodhall Spa, England, UK	2020-02-28
Annie Savage	Bicester, England, UK	2020-02-28
Vicki Owen	Steeple Aston, England, UK	2020-02-28
Jessica Smith	Crawley, England, UK	2020-02-28
Lesley Cannon	Saffron Walden, UK	2020-02-28
Laura George	Reading, England, UK	2020-02-28
Wendy Blythe	Blaenau-ffestiniog, Wales; Cymru, UK	2020-02-28
ursula schilg	Mayen, Germany	2020-02-28
Sahar Azimi	Piscataway, UK	2020-02-28
John Willson	Banbury, UK	2020-02-28
Marcus Greatbatch	Bicester, England, UK	2020-02-28
Christopher Daly	London, UK	2020-02-28
Russell Pugh	Madley, England, UK	2020-02-28
Robert English	Dudley, UK	2020-02-28

Name	Location	Date
jacquie whitley	oxfordshire, UK	2020-02-28
Sonia Spinks	Cambridge, UK	2020-02-28
Maria Arco sanchez	Peterborough, UK	2020-02-29
Paula Harvey	Oxford, UK	2020-02-29
Mary Chapman	Hayes, England, UK	2020-02-29
Paul Townsley	West Bridgford, England, UK	2020-02-29
karen cope	shortstown, bedford, UK	2020-02-29
Brent Pennell	Spruce Grove, Canada	2020-02-29
Fiona Mawson	Oxford, UK	2020-02-29
Maureen Oram	UK	2020-02-29
David Henner	Lancing, UK	2020-02-29
Faiza Asghar	Manchester, UK	2020-02-29
Tahmina Choudhury	Leyton, UK	2020-02-29
Aidan Mackey	Oxford, UK	2020-02-29
wendy clark	Harrogate, UK	2020-02-29
Trevor Lloyd	Bristol, UK	2020-02-29
Elizabeth Douglas	Middleton stoney, England, UK	2020-02-29
Beth Walton	Ealing, UK	2020-02-29
Jessica Tomblin	Kirtlington, England, UK	2020-02-29
Karen Hockenhull	Ross on wye, UK	2020-02-29
Paul Johnson	Enstone, England, UK	2020-02-29
Fynn Lawlor	Tonypandy, UK	2020-02-29

Name	Location	Date
Faith Barnes	Clitheroe, England, UK	2020-02-29
Deborah lee	Oxford, England, UK	2020-02-29
Michael Ward	Colwyn Bay, Wales; Cymru, UK	2020-02-29
Kate Oliver	Reading, England, UK	2020-02-29
Iain Asher	Pickup Bank, England, UK	2020-02-29
Suzanne Turley	Broadwell, England, UK	2020-02-29
Margaret Boyce	Bicester, England, UK	2020-02-29
sarah trotman	Carterton, England, UK	2020-02-29
Catherine barton	Buckingham, England, UK	2020-02-29
olwyn mason	Sidmouth, England, UK	2020-02-29
Bella Kools	Ridderkerk, Netherlands	2020-02-29
neil clare	Bicester, England, UK	2020-02-29
Kelly Marriott	Alfreton, England, UK	2020-02-29
Malcolm Frisby	Gillingham, UK	2020-02-29
Kathryn Haigh	Kirtlington, England, UK	2020-02-29
Arabella Whelan	Waterstock, England, UK	2020-03-01
Jackie Croker	Kirtlington, England, UK	2020-03-01
Andrea Hartley	Oxford, UK	2020-03-01
Alison Lawrence	Eynsham, England, UK	2020-03-01
Anne Barnes	Clitheroe, England, UK	2020-03-01
russell hartley	Oxford, UK	2020-03-01
Mary White	Bicester, England, UK	2020-03-01

Name	Location	Date
Magdalena H	UK	2020-03-01
James Shaw	Oxford, England, UK	2020-03-01
Georgia McIlwraith	Saint Helier, Jersey	2020-03-01
Naomi Bridge	London, England, UK	2020-03-01
Julie Luong	Poplar, England, UK	2020-03-01
Naomi Matanda	Buckingham, England, UK	2020-03-01
Pat Taylor	Roswell, Georgia, US	2020-03-02
Peter Shaw	Oxford, England, UK	2020-03-02
Alexander Berry	solihull, UK	2020-03-02
Jean Ralfe	Bicester, England, UK	2020-03-02
Karolina Rzechowska	Bicester, England, UK	2020-03-02
Caroline Rice	Oxford, UK	2020-03-02
Fiona Potter	Moreton in Marsh, UK	2020-03-02
Molly Oliver	Aylesbury, England, UK	2020-03-02
Mark Boodell	Kirtlington, England, UK	2020-03-02
Margie Charnock	Kidlington, UK	2020-03-02
Dayna Veerabadren	Stoke, UK	2020-03-02
Michael Dunseath	Oxford, UK	2020-03-02
Chris East	Kirtlington, UK	2020-03-02
donna smith	Hastings, UK	2020-03-02
Jane Deanwood	Dudley, UK	2020-03-02
Sylvia Oldcorn	Thame, England, UK	2020-03-02

Name	Location	Date
Gabi Dima	Barnsley, UK	2020-03-02
Trudy Brock	Kirtlington, UK	2020-03-02
Fraser McGee	Bicester, England, UK	2020-03-02
Maria Blazze	Essex, UK	2020-03-02
Nuala Francis	Lower Heyford, England, UK	2020-03-02
Al Stone	Ascot, UK	2020-03-02
Claire Davis	Reigatw, England, UK	2020-03-02
Janet Tyson	Upper Heyford, UK	2020-03-03
Richard Cooper	Bicester, England, UK	2020-03-03
Daniel Morris	Thame, UK	2020-03-03
janet lince	Australia	2020-03-03
Heather Griffiths	Upper Heyford, UK	2020-03-03
Mary Beton	Upper Heyford, England, UK	2020-03-03
Alison Beasley	Oxfordshire, UK	2020-03-03
A Ivory	Leeds, UK	2020-03-03
Stewart Prattley	Upper Heyford, UK	2020-03-03
Shannon O'connor	Buckingham, England, UK	2020-03-03
Trish Boyd	Bicester, England, UK	2020-03-03
Jake Jones	London, England, UK	2020-03-03
Emma Walton	Chipping Norton, UK	2020-03-03
Yasaman Aminian	London, UK	2020-03-03
Marilyn Brown	Upper Heyford, England, UK	2020-03-03

Name	Location	Date
Joyce Sutton	Corby, UK	2020-03-03
Barbara Chowler	Preston, UK	2020-03-03
Carole Chin	Aylesbury, England, UK	2020-03-03
Arif Mohammed	London, UK	2020-03-03
Jerry De Melo	London, UK	2020-03-03
Kim Marie Pena	Tamworth, UK	2020-03-03
George Bennetts	Southampton, England, UK	2020-03-03
Duncan Saunders	Oxon, UK	2020-03-03
Nick Meek	Christchurch, New Zealand	2020-03-04
Philippa Morrison	Bicester, England, UK	2020-03-04
Karen Hodgson	Oxfordshire, UK	2020-03-04
Judith Mcdonagh	Oxford, England, UK	2020-03-04
Carol Mullins	Bicester, England, UK	2020-03-04
Isabelle Hollis	Oxford, England, UK	2020-03-04
Bev Burnham	Oxfordshire, UK	2020-03-04
M Salih	London, UK	2020-03-04
Barbara Mosiężny	Liverpool, UK	2020-03-04
Maggi Harvey	Bicester, England, UK	2020-03-04
Danielle Mann	Clapham, UK	2020-03-04
Pauline Hutton	Chipping Norton, UK	2020-03-04
Lydia Strong	Oxford, UK	2020-03-04
June Parsons	Sutton, UK	2020-03-04

Name	Location	Date
Gail Clement	Edison, UK	2020-03-04
Cathy Gomm	Chipping Norton, UK	2020-03-04
Joanna Cadbury	Oxford, England, UK	2020-03-04
Beverley Clark	Witney, England, UK	2020-03-04
Naomi Hargreaves	Newbury, England, UK	2020-03-04
Pat Young	Peterborough, England, UK	2020-03-04
Claire Lammertsma	Oxford, UK	2020-03-04
Cheryla Murphy	UK	2020-03-04
celine duburg anchen	montevideo, Uruguay	2020-03-04
Neil Bryson	Oxford, England, UK	2020-03-04
Richard Hopton	Walnut Creek, California, US	2020-03-05
Ann-Marie Doherty	Australia	2020-03-05
Ian Hart	Bicester, England, UK	2020-03-05
Lisa McCutcheon	KIDLINGTON, UK	2020-03-05
Catherine Dalgliesh	Dunfermline, UK	2020-03-05
Matt Hart	Saint Albans, UK	2020-03-05
S KING	Wimbledon, UK	2020-03-05
Tatiana Parr	Swindon, UK	2020-03-05
Marie Belshaw	London, England, UK	2020-03-05
Colin Maw	Bicester, England, UK	2020-03-05
Louise Goodman	Kirtlington, UK	2020-03-05
Disgruntled Resident	Bicester, England, UK	2020-03-05

Name	Location	Date
orlando parr	Lewisham, England, UK	2020-03-05
Danielle Andrews	Oxfordshire, England, UK	2020-03-05
Michelle Hardcastle	Oxford, England, UK	2020-03-05
Scott Connelly	Bicester, England, UK	2020-03-05
E Wilson	Chelsea, England, UK	2020-03-05
Ian Ross	Oxford, UK	2020-03-05
Helen Vollmer	Abingdon, England, UK	2020-03-05
Gail Grant-Ross	Abingdon, England, UK	2020-03-05
Sara Mead	UK	2020-03-05
Sally Smith	Bicester, England, UK	2020-03-05
Suzanne Cooper	Northampton, UK	2020-03-05
Neill Brodey	Bicester, England, UK	2020-03-05
Karen McDonald	Bicester, England, UK	2020-03-05
Celia Lavington	Bicester, England, UK	2020-03-05
Jillian Walford	Bicester, England, UK	2020-03-05
Gary Warland	Bicester, England, UK	2020-03-05
Simon Goddard	Bicester, England, UK	2020-03-05
Christine Boyer	Bicester, England, UK	2020-03-05
Stacey Henderson	oxford, England, UK	2020-03-05
Rebecca Kelly	Bicester, England, UK	2020-03-05
Tony Davis	Bristol, UK	2020-03-05
Georgina Kelly	Upper Heyford, England, UK	2020-03-05

Name	Location	Date
Eira Norcross	Bicester, England, UK	2020-03-05
Bryan Taunton	Bicester, England, UK	2020-03-05
Lyndsey Golden	Bicester, UK	2020-03-05
Trina Henderson	Ashampstead, England, UK	2020-03-05
Kay Fairclough	Chesterton, England, UK	2020-03-05
Peter Stoddart	Bicester, England, UK	2020-03-05
Janet Newton	Bramhall, England, UK	2020-03-05
Iwan Bala	Cardiff, Wales; Cymru, UK	2020-03-05
Sian Chandler	Bicester, England, UK	2020-03-05
Sandra Fairclough	Cape Town, South Africa	2020-03-05
Mark Thorburn	St Neots, England, UK	2020-03-05
Zelda Lipman	Hermanus, South Africa	2020-03-05
Paul Wetton	Oxford, UK	2020-03-05
Tim Grady	Bristol, England, UK	2020-03-05
Michelle Blossom	Bicester, England, UK	2020-03-05
angie owen	oxfordshire, England, UK	2020-03-05
Sarah Stanway-Shaw	Bicester, England, UK	2020-03-05
Louise Donohoe	Milton Keynes, England, UK	2020-03-05
Dale Brelsford	Middleton Stoney, England, UK	2020-03-05
Jennifer Scott-Harris	Catford, UK	2020-03-05
Deborah Cottingham	Milton Keynes, England, UK	2020-03-05
Vanessa Johnson	Bicester, England, UK	2020-03-05

Name	Location	Date
Lynsey Wilson	Bicester, England, UK	2020-03-05
Nick Hardcastle	Chesterton, England, UK	2020-03-05
Kathryn Leach	Bicester, England, UK	2020-03-05
Cordy Maling	Bicester, England, UK	2020-03-05
Jenny Spilker	Daventry, England, UK	2020-03-05
Michael Lee	Bicester, England, UK	2020-03-05
Maz Heslop	Chesterton, England, UK	2020-03-05
Owen Sayer	Bicester, England, UK	2020-03-05
Nicky Ward	Bicester, UK	2020-03-06
Janice Adamson	Cardiff, UK	2020-03-06
Sue Wood	Trowbridge, England, UK	2020-03-06
Diane Finck	Buckingham, England, UK	2020-03-06
Rebecca Adamson	Bridgend, Wales; Cymru, UK	2020-03-06
Kate Parsons	Stoke lyne, UK	2020-03-06
Ross Adamson	Bridgend, Wales; Cymru, UK	2020-03-06
Andy Armstrong	Oxford, England, UK	2020-03-06
Clive Keech	Wolverton, England, UK	2020-03-06
Jason Carr	Bicester, England, UK	2020-03-06
Jenny Child	Bicester, England, UK	2020-03-06
David Attwood	London, UK	2020-03-06
Anthony Thomas	Bicester, England, UK	2020-03-06
Dawn Littlebury	Oxford, UK	2020-03-06

Name	Location	Date
Adam Child	Bicester, England, UK	2020-03-06
Esmi Khalili	London, UK	2020-03-06
Michael Baines	Abingdon, England, UK	2020-03-06
David Ginn	Witney, England, UK	2020-03-06
Ema gaul	Upper Heyford, England, UK	2020-03-06
Bibi Alli-Omadutt	Gillingham, UK	2020-03-06
Ter Chase	London, UK	2020-03-06
Dominique Pengelly	Winchester, UK	2020-03-06
Marion Spooner	Bicester, England, UK	2020-03-06
Lesley Robinson	Bicester, England, UK	2020-03-06
Clare Price	Bangor, Wales; Cymru, UK	2020-03-06
Claire Hutt	Chesterton, England, UK	2020-03-06
Claire Morgan	Thornborough, England, UK	2020-03-06
Alan Holland	London, England, UK	2020-03-06
Diana Sewell	Goadby Marwood, England, UK	2020-03-06
Suzanne Simmonds	Doha, Qatar	2020-03-06
Lorna James	Bicester, England, UK	2020-03-06
Geraldine Gaul	Oxford, England, UK	2020-03-06
Kirsty Rose	UK	2020-03-06
Michelle Christie	Grove, England, UK	2020-03-06
Anthony Whitaker	Thatcham, UK	2020-03-06
Christopher Harding	Bicester, England, UK	2020-03-06

Name	Location	Date
Hannah hatfield	Bicester, UK	2020-03-06
Hazel Somerville	Bicester, UK	2020-03-06
Angela Grashoff	London, England, UK	2020-03-06
Julia Hawkins	Oxford, UK	2020-03-07
Mark Weston	Oxford, England, UK	2020-03-07
Ian James	Bicester, England, UK	2020-03-07
Morena Damico	Banbury, England, UK	2020-03-07
Chris Summers	Yirk, England, UK	2020-03-07
Yue Ren	Belfast, UK	2020-03-07
Hannah Jayne Nash	Banbury, England, UK	2020-03-07
Ron Axon	Skipton, UK	2020-03-07
Neil Burton	Blackpool, UK	2020-03-07
Sheila Aitken	Oxford, England, UK	2020-03-07
Claire Batten	Uxbridge, UK	2020-03-07
Mark Robson	Barrow, UK	2020-03-07
ZILING PENG	Newcastle Upon Tyne, UK	2020-03-07
Diana Frandes	Dulwich, England, UK	2020-03-07
Alexandra Baldwin	Bicester, England, UK	2020-03-07
Ellie Williams	Bicester, England, UK	2020-03-07
Sarah Morgan-Harris	Oxford, UK	2020-03-07
Rosie Willcock	Oxford, UK	2020-03-08
David Leadbeater	Bicester, England, UK	2020-03-08

Name	Location	Date
Andrea Francis	Romford, UK	2020-03-08
Hazel Jones	Bicester, England, UK	2020-03-08
Catherine Sykes	Oxford, UK	2020-03-08
Edwin Morgan	Kellington, England, UK	2020-03-08
Emma Prince	Walton on thames, England, UK	2020-03-08
Nicola Donne	Oxford, England, UK	2020-03-08
Callum West	Oxford, England, UK	2020-03-08
Harry Wells	Hull, UK	2020-03-08
Ed Jones	Bishop's Stortford, UK	2020-03-08
Hugh Jones	Hull, UK	2020-03-08
Christopher Payne	Caversfield, England, UK	2020-03-08
Sophie Pryor	Stadhampton, England, UK	2020-03-08
Emily Hillier	Kidlington, UK	2020-03-08
Jayne Stabler	Hull, UK	2020-03-08
Amber Childs	London, UK	2020-03-09
Andrew Willcock	Oxford, UK	2020-03-09
Melanie Gotts	Hull, UK	2020-03-09
maton pauline	Bristol, UK	2020-03-09
Anastasija Jefimova	Bicester, England, UK	2020-03-09
Lorna Miles	Weston on the Green, England, UK	2020-03-09
Caroline Foster	Bicester, England, UK	2020-03-09
Belinda Wyeth	Bicester, England, UK	2020-03-09

Name	Location	Date
Hsin Yeh Huang	Taipei, Taiwan	2020-03-09
Karin Zimmermann	Germany	2020-03-09
tim engberts	Leusden, UK	2020-03-09
Colin McLeod	Leighton Buzzard, England, UK	2020-03-09
Beth Marlow	Brighton, UK	2020-03-09
Emma Clyde	Thame, UK	2020-03-09
Sarah McConnaughe	Glasgow, Scotland, UK	2020-03-09
Debra Wattam	Kingston-upon-Hull, England, UK	2020-03-09
Zoe Hudson	Bicester, England, UK	2020-03-09
steph reece	Banbury, England, UK	2020-03-09
Mosz Omar	London123, UK	2020-03-10
Ruth Collins	Oxford, UK	2020-03-10
Norman Smith	Lower Heyford, England, UK	2020-03-10
Paul Chandler	Cholsey, England, UK	2020-03-10
Rachel Clack	Oxford, England, UK	2020-03-10
Kirsty Light	Bristol, UK	2020-03-10
Gemma Dutton	Cheshire, UK	2020-03-10
Anton Williams	Chesterton, England, UK	2020-03-10
Richard Hargreaves	Newbury, England, UK	2020-03-10
Richard Wierszycki	Oxford, UK	2020-03-10
Marie-Helene Oliver	Great Missenden, England, UK	2020-03-10
Chris Rogers	Ravenstone, UK	2020-03-10

Name	Location	Date
Russell Croker	Ilford, UK	2020-03-10
sharon jennings	Tregaron, UK	2020-03-10
edwin dodd	crawley, UK	2020-03-10
Geraldine Eardley	Penarth, UK	2020-03-10
derek kerr	Lanarkshire, UK	2020-03-10
catherine paterson	Burnley, UK	2020-03-10
Eve Whitmore	UK	2020-03-10
Julie Thomson	Alford, UK	2020-03-10
Sara Gauld	Bicester, England, UK	2020-03-10
Robbie Charlton	Walton on the Naze, UK	2020-03-10
Lisa Watson	Ware, England, UK	2020-03-10
Ben Stalham	Orpington, UK	2020-03-10
J Walsh	London, UK	2020-03-10
Philippa D'Arcy	Wickham, UK	2020-03-10
Sam Walker	London, England, UK	2020-03-10
Diana Harris	Royal Leamington Spa, UK	2020-03-10
Hassine Bayrem	Newbury, England, UK	2020-03-10
Zoe Smith	Scholes, UK	2020-03-10
S Sleaf	UK	2020-03-10
Diane Offord	Reading, UK	2020-03-10
Hannah Newell	UK	2020-03-10
Linda Campbell-Lindsay	Eastbourne, UK	2020-03-10

Name	Location	Date
Lauren Dyer	Maidstone, UK	2020-03-10
Penny Mathias	Bicester, England, UK	2020-03-10
Eve Ward	Stockcross, UK	2020-03-10
Lydia Baxter	Dorchester, England, UK	2020-03-10
Cassandra Peter	Bicester, England, UK	2020-03-10
Kathy Keen	Horsham, UK	2020-03-10
Sophocles Petrides	Beckenham, UK	2020-03-10
Colin Edwards	Worthing, England, UK	2020-03-10
Shona Wooding	Bicester, England, UK	2020-03-10
Carl Petre	Harwich, UK	2020-03-10
Darren Cleave	Thame, UK	2020-03-11
Stephanie Wright	London, UK	2020-03-11
Alex Charlesworth	Kirtlington, England, UK	2020-03-11

From: Ev corkery

Sent: 08 January 2020 16:43

To: DC Support

Subject: Email of Complaint regarding Great Wolf Resorts Proposal

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

The proposed development is in Chesterton, not near Chesterton!

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

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

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

Chicane on A4095 by Chesterton Hotel, would severely damage and be dangerous.

Roads in Chesterton are narrow and dangerous to walkers/joggers/cyclists/dog walkers already. Increased traffic would increase these dangers.

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

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

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

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

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

A 4 storey hotel twice the height of the existing Bicester Golf Hotel with potentially

500 rooms x 4.5 people with an average occupation 2-3 nights = 1000+ car movements per week.

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

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

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

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

This will not benefit the local economy in Chesterton (Red Cow and Chesterton Hotel will not benefit due to on-site/fast food service (outweighing any positives)).

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

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

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

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

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

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

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

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

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

Please take note that I strongly OBJECT to this proposal.

Regards

YM Pickup

Pickery Cottage. Knowle Lane, Weston on the Green, OX25 3QJ

Pilgrims
3 Tubbs Yard
The Lane
Chesterton
OX26 1UX

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

14th December 2019

Dear Madam

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

As a resident of Chesterton, I am writing to you to express my deep concerns about the proposal to develop a resort and theme park in my village. The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. Further objections focus predominantly around the subject of its sustainability and suitability in a small Oxfordshire village.

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

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

Sadly, in Chesterton we already hear the constant noise from the M40 and A41. As a result of the Kingsmere development and Vendee Drive, the village now sits like an island, surrounded by noise from these busy roads. The resort would generate a substantial increase in vehicle movements through Chesterton, especially by those travelling to and from the M40 and Bicester Village, adding to the noise, disruption and driving hazards on our country lanes. There are other significant proposals that are either awaiting decision (expansion of Bicester Sports Association site in Chesterton) or have been approved (Kingsmere housing and retail park, Bicester Gateway and Bicester Heritage) and the Great Wolf proposal would simply swamp an area already struggling to cope with current accelerated development.

Approached by B-roads and pretty green lanes, Chesterton is a typical English village situated on a Roman road, with its own conservation area, two greens, ancient lanes and pathways, numerous historical and/or listed buildings of note and a 12th century parish church. Although subject in recent years to two new modern developments, there remains a feeling of neighbourly cohesion among its residents, who have chosen to live in a rural area rather than a town in order to enjoy the quiet and privacy this offers. We accept the trade-off of not having a bus service or local shop in return for a slower, more peaceful way of life. A large influx of holiday-makers, thrill-seekers or tourists in the area would completely destroy the very nature of the quiet lifestyle we seek. Furthermore, a four-

storey, 500 room hotel, in whatever style it is built, its accompanying 84 foot high waterpark hangar and huge carpark are all completely at odds with the local architectural style. Great Wolf Lodges all appear to be built in a very specific all-American style of architecture which would neither integrate nor blend in remotely with the existing Bicester Hotel & Spa and most importantly, Chesterton, other surrounding villages and the English countryside.

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

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

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

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

Yours faithfully



Date:

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

Address: Pilgrims
3 Tubbs Yard
The Lane
CHESTERTON
OX26 1UX

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) 

AL GOOKIN
(print)

Pease add any additional comments here:-

Date:

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

Address:

PIGGRIMS
3 TUBBS YARD
THE LANE
CHESTERTON
OX26 1UX

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

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

Yours faithfully,



(sign)

NILVARY RODWELL

(print)

Please add any additional comments here:-

ALTHOUGH NOT A PERMANENT RESIDENT OF CHESTERTON, I SPEND SEVERAL MONTHS OF THE YEAR STAYING WITH MY DAUGHTER AT THE ADDRESS ABOVE. THESE PROPOSALS FOR THE RESORT WOULD DAMAGE THE WAY OF LIFE IN CHESTERTON - IRREVOCABLY.

Plumtree Cottage,
Chesterton,
OXON,
OX26 1UQ

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

02 January 2020

For the attention of: Ms Clare Whitehead, Case Officer

Dear Clare,

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

I am writing to you in order to express my objection to the proposed planning application by Great Lakes UK in Chesterton, Oxfordshire, as referenced above.

The reasons for my objection are as follows:

A large proportion of Chesterton is located in a conservation area, surrounded by greenbelt, where there is protection of open spaces and views, a requirement for developments to preserve or enhance the area and restrictions that require many residents to request approval from Cherwell District Council to make minor changes to their homes such as replacement windows or erection of satellite dishes. With this in mind, I believe that the excessive size, scale and design of the proposed hotel and waterpark is completely inappropriate, it will have a significant and irreversible impact on a green field site and fail to meet requirements of the Cherwell District Council Countryside Design Scheme 2008 to enhance the character of the local area.

This proposed development would bring no economic benefit for the local area for the following reasons:

- Bicester has an impressively low level of unemployment (circa 80 people), it is my understanding that this development will require approx. 600 members of staff. Therefore it is likely to remove employees from existing local businesses many of whom are SMEs which contribute to the local economy, in comparison to Great Lakes UK which has been established by a large foreign corporation.
- The resort appears to be completely insular, all food and entertainment is provided on site, giving guests no reason at all to visit the local area. This will prevent opportunities for local businesses to benefit from the increase in tourism.
- The hotel is for waterpark guests only therefore it will not assist with providing additional accommodation for employees/guests of local businesses.

- The type of business development is not in keeping with Cherwell District Council's strategic aim of supporting the 'Knowledge Economy'.

The increased traffic associated with this development renders the application inappropriate for the following reasons:

- Chesterton is an escape route for many traffic issues that occur on the A34 and M40. During these times the village becomes completely paralysed and certainly could not cope with an additional 1,000 vehicles.
- The proposed routing plans utilise an already stressed road network, Chesterton, Middleton Stoney, Weston on the Green, the A34 and M40 all suffer severe traffic disruptions on a very regular basis. As improvements to the M40 and A34 have so far been unable to resolve the current traffic problems, an additional 1,000 vehicles per day would only compound the issue.
- As mentioned above, there are insufficient levels of unemployment in Bicester to provide the level of staff required for the resort. It is therefore highly probable that a large proportion of the employees will commute from all over the county adding even more vehicles to the over stressed road system.
- Current developments in the local area such as Bicester Gateway, Bicester Heritage, Kingsmere etc have already increased traffic both permanent and construction, the road networks have not been updated to cope with this let alone the huge number of construction, employee, visitor and delivery vehicles that the Great Lakes UK resort will attract.

As a resident of Chesterton I have serious concerns over the sustainability of the proposed development for the following reasons:

- The M40 already creates a high level of noise pollution, as do vehicles travelling on the A4095. The huge number of vehicles that would be visiting the proposed development everyday would be an unwelcome addition to this noise, severely impacting on the quality of life for residents.
- In addition to the noise pollution caused by the increased traffic, there would be an increase in air pollution. A study in 2019, widely documented by the press, found that air pollution in Europe causes more extra deaths per year than smoking. With this in mind we should be rejecting any developments that would cause such a significant increase in road use.
- The development makes no significant, groundbreaking or even ambitious proposals to be sustainable.
- There will be a loss of green field habitat for an abundance of wildlife, in a time when we are realizing the importance of a wide and diverse eco system that encourages biodiversity, we should reject any development proposals that will negatively impact on our countryside.
- Due to the sprawling design of the resort and the excessively large footprint of its buildings, a large amount of rainwater will be diverted from its natural course. Whilst some of this can be diverted via sustainable drainage strategies, a large proportion will be directed to the local drainage system

which is already over capacity and often requires remediation by Thames Water.

I do not understand why there has been a lack of consultation, Great Lakes UK should have worked with Cherwell District Council to find an appropriately allocated site through the local plan process. This is a speculative planning application in the wrong location and should be refused on that basis.

In light of the above, it is clear that the proposed development does not meet the requirements of the local development plan, there are no material considerations that would warrant planning permission to be granted and the resort would have an adverse effect on the local population.

Yours faithfully



Pemely Payne

Plumtree Cottage

Chesterton

OX26 1UQ

Ms Clare Whitehead, Case Officer

Development Management, Cherwell District Council

Bodicote House

Bodicote, Banbury, OX15 5AA

Dear Ms Whitehead

REF: Great Lakes UK Ltd. Planning Application 19/02550/F

Please take this letter as a very strong objection to the proposed planning application and I urge you to recommend to the council members to vote against this application.

Chesterton, is an unsustainable location with no public transport, footpath or cycle path and access for guests to this resort can only be by car, coach or taxi. In July 2019 Cherwell District Councillors unanimously declared a climate emergency. With a planned zero carbon emissions by 2030 how can they support this development which is solely dependent on car travel to and from the site?

The existing road infrastructure is struggling to cope with the increase of traffic due to the high development of the area. Junction 10 of the M40 is at capacity and Junction 9 of the M40 has been confirmed by the Highways Agency as worse since the last upgrade. The A4095 is the escape route for traffic incidents on A34, M40 and A41, this has not been included within the calculations of the traffic management for this application. The warehousing developments around the perimeter of Bicester are increasing the volume of traffic along the A4059, this has also not been taken into consideration in this application.

The proposed "Nature Trail" is misleading as it is actually the rerouting of an existing public footpath. There is also the presumption that this Public Footpath will be given permission to be moved.

Financial benefits to the area are questionable, unemployment in Cherwell is very low, how will staff travel to and from the site? With possibly 200 staff per shift that is a lot of mini busses if there is not staff parking provided, the logistics of this are questionable.

There is no real provision for surface water runoff, the buildings and carpark will create vast quantities of water where will this go without adding to the already flooding water courses?

The whole area is short of water, the swimming pools might recycle their water but 498 family bedrooms and public toilets and changing/washing facilities will all be requiring fresh water. These same facilities will create foul water and sewage, where in the local system is this to go? The foul drainage structure is at capacity with incidents of sewage from the Bicester Hotel pipework bursting and discharging into a village ditch in December 2019.

The building design is appalling, urbanising a vast area of what was 9 holes of a gold course.

Cherwell Local Plan Executive Summary, page 10 states;

“Limiting growth in our rural areas and directing it towards larger and more sustainable villages. Aiming to strictly control development in open countryside”

This application goes against the Cherwell Structure plan and the National Planning Framework, I would suggest this makes it a speculative plan with no chance of being passed?

Chesterton does not need this development and considering the points raised above planning permission should not be granted.

Yours

Fiona Rowe

Rachel Tibbetts

From: Planning
Sent: 05 March 2020 16:48
To: DC Support
Subject: FW: Water Park Planning Objection

From: miranda cooper [REDACTED]
Sent: Thursday, March 5, 2020 4:27 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Water Park Planning Objection

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Miranda Cooper

Primrose Cottage
Bicester Road
Middleton Stoney
OX25 4TD

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From: Matan
Sent: Monday, March 9, 2020 4:57 PM
To: Planning
Subject: Planning Objection

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

J.M.Golbert
Primrose Cottage
Bicester Road
Middleton Stoney
OX25 4TD

Matthew Swinford

From: Ruth Whitfield [REDACTED]
Sent: 04 January 2020 21:25
To: DC Support
Cc: Clerk WestonontheGreen
Subject: Letter of objection: Great Lakes UK Ltd. Planning Application No. 19/02550/F

Ruth Whitfield
Prospect House
North Lane
Weston on the Green
Oxon
OX25 3RG

4th January 2020

Dear Planning Department

I would like to register my objection to the following : Great Lakes UK Ltd. Planning Application No. 19/02550/F Please see below for my objections.

I would like to object to the proposed development for a water park resort at Chesterton. Myself and my young family moved into this area 5 years ago. Since we moved into our house on the b430 at Weston on the green traffic on this road has risen by 40%, according to parish council surveys of traffic on his road, This level of increase has created a huge pressure in local infrastructure, and have adversely impacted our quality of life and our ability to enjoy the light and views from our windows without being blighted by high speed HGVs and speeding commuters hurtling through the village to escape traffic building up at Junction 9 of the M40. In my view it is vital therefore that any future planning developments proposed in this area are sited in sustainable locations otherwise this pressure will increase without end.

The proposed development by Great Lakes is sited in an inappropriate location on the edge of a small village which has limited access via public transport or indeed any routes other than the b430. Approval to this development will result in huge increases in traffic for local residents, the developer had modelled the impact of some of their visitor arriving by car, but this is far from the full picture. Staff, deliveries, construction and visitor traffic will create a huge burden on already busy local roads. The developer's estimate of 1000 car journeys accessing the site is far from complete.

The development includes 900 car parking spaces. We all know that families struggle to travel light so visitors to the site will rely on car travel. Families will not use the train line into Bicester village (or Bicester North, or indeed Oxford Parkway), with already over packed commuter trains with no luggage compartments it just isn't practical for a family to travel via this route. Even if they do, they will then need to complete their journey by taxi. All of this will just result in more car users, this goes against the Cherwell Strategy of reducing car usage in the district. and points to an unsustainable location fit a family oriented resort.

The planning of other local developments at Kingsmere, Bicester heritage and Bicester gateway will all increase traffic in the area, all using the a34/a41 access roads that are already struggling at peak times. To load these roads yet further will create chaos in rush hour.

We moved to the area to be in the countryside, this development proposes 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats. This isn't what rural communities want to see done to their local environment. They want green fields, agricultural management and the fresh air that comes with open spaces on the outskirts of a village. We chose Weston on the Green as a home because of his historic routes, near a Roman Settlement with acres of open countryside committed to keeping the countryside green at the landscape clear of human impact at nighttime. Weston on the green is a dark village, it doesn't have street lighting, the glare from the lights of this development at night will adversely impact our night time views and prevent us from using our telescope to view the stars.

We also object to this development because it is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment in this area. Hotel rooms at this development will only be available to Great Wolf resort guests. This will not assist the growth of other businesses in the areas providing employees with a place to stay overnight. Indeed The Great Wolf business model aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so economic benefits will be retained by Great Wolf and not shared with local businesses in the local area. This means that there will be no shared economic benefit from this development.

Our local businesses, such as the two pubs in our village, are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employees from other areas therefore increasing traffic movements. Either way, this will not benefit local people or businesses and add no value to the local economy.

Weston on the Green is a historic village with cottages, pubs and a manor house that goes back to the Norman times. The buildings in this environment are striking and Historic. The proposed development's scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in-keeping with the local area at all. Schemes in such a location 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. The proposed design does not meet these guidelines.

By its very nature, as a water resort this development will use an enormous amount of water from Cherwell's already short supply. Indeed Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". The Thames Water Report supports only 50 of the 500 rooms can be supplied from the existing water supply. How will the huge use of water affect my family in Weston on the Green? We don't know because a study has not yet been done and there is no evidence to assure us that we will not be adversely impacted.

For all of these reasons i believe strongly that the Great Lakes development is a very poor design resulting in the wrong development, in an unsustainable location, with such limited benefits for the local economy and the risk of bringing a crippling impact to the local road network as to be unfeasible. I urge you to reject this application.

Yours sincerely

Ruth Whitfield

Matthew Swinford

From: Tim Whitfield [REDACTED]
Sent: 04 January 2020 22:09
To: DC Support
Cc: Clerk WestonontheGreen
Subject: Letter of objection: Great Lakes UK Ltd. Planning Application No. 19/02550/F

Tim Whitfield
Prospect House
North Lane
Weston on the Green
Oxon
OX25 3RG

4 January 2020

Dear Planning Department

I would like to register my objection to the following : Great Lakes UK Ltd. Planning Application No. 19/02550/F Please find below an explanation of my objections to this proposed water resort.

I would like to object to the proposed development for a water park resort at Chesterton. I moved to the area 5 years ago. Since we moved into our house on the B430 at Weston on the Green, traffic on this road has risen by 40% according to parish council surveys of traffic. This level of increase has created noise and air pollution, and it has become markedly more difficult to get out of our little country lane during my morning commute. I am concerned that this increase is changing our village from the rural idyll we chose to move to only 5 years ago, and that the high speed HGVs that rattle through our village at night, making the floorboards in my home shake, are causing damage above and beyond the readily apparent harm caused to the road surface. Rat running HGVs and northbound traffic from the A34 cutting the corner of junction 9 to join the m40 at junction 10 are clearly impacting our quality of life. I anticipate that such negative impact will worsen further, unless planning permissions for municipal facilities are only agreed for locations which are fully accessible by public transport. As i explain further below, I do not believe the proposed Great Lakes development is sited in such a sustainable location.

The proposed development by Great Lakes is sited in an inappropriate location on the edge of a small village which has limited access via public transport or indeed any routes other than the B430. Approval of this development will result in huge increases in local traffic, negatively affecting local residents. Whilst it appears that the developer had modelled the impact of some 20% of their visitors arriving by car, this is far from the full picture. Even if 80% of visitors reach Bicester or Oxford by train, they will inevitably need to travel by road to the resort. Staff, deliveries, construction and visitor traffic will create a huge burden on already busy local roads. The developer's estimate of 1000 car journeys accessing the site per week seems plainly incompatible with their proposed visitor numbers.

The development includes 900 car parking spaces. We all know that families struggle to travel light, so i believe that it is much more likely that visitors to the site will rely on car travel. Families will not choose to use the train line into Bicester village (or Bicester North, or indeed Oxford Parkway); already packed commuter trains with no luggage compartments do not offer a practical means for a family to travel. Even if they do, they will then need to complete their journey by taxi or some other road-borne form of

transport. All of this will just result in more car users, this goes against the Cherwell Strategy of reducing car usage in the district. and points to an unsustainable location fit a family oriented resort.

The planning of other local developments at Kingsmere, Bicester Heritage and Bicester Gateway will all already increase traffic in the area, all using the A34/A41 access roads that are already struggling at peak times. To load these roads yet further will create problems, particularly in rush hour.

We moved to this area to be in the countryside. This development proposes 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats. This isn't what rural communities want to see done to their local environment. They want green fields, agricultural management and the fresh air that comes with open spaces on the outskirts of a village. We chose Weston on the Green as a home because of its rural environment, near a historic Roman Settlement with acres of open countryside committed to keeping the countryside green, and the landscape clear of human impact at nighttime. Weston on the Green is a dark village, it doesn't have street lighting, the glare from the lights of this development at night will adversely impact our night time views and prevent us from using our telescope to view the stars.

We also object to this development because it is contrary to Cherwell's stated strategic aim of prioritising Knowledge Based business investment in this area. Hotel rooms at this development will only be available to Great Wolf resort guests. This will not assist the growth of other businesses in the areas providing employees with a place to stay overnight. Indeed The Great Wolf business model aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc, so economic benefits will be retained by Great Wolf and not shared with local businesses in the local area. This means that there will be no locally shared economic benefit from this development.

Our local businesses, such as the two pubs in our village, are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative impact on the economy and the community, or they will bring in employees from other areas therefore further increasing traffic movements. Either way, this will not benefit local people or businesses and add no value to the local economy.

Weston on the Green is an historic village with cottages, pubs and a manor house that goes back to the Norman times. The buildings in this environment are striking and Historic. The proposed development's scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in-keeping with the local area at all. Schemes in such a location 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. The proposed design does not meet these guidelines.

By its very nature, as a water resort this development will use an enormous amount of water from Cherwell's already short supply. Indeed Cherwell's own consultant (Tyrens) has referred to the need to "reduce water demand in this highly water stressed area". The Thames Water Report supports only 50 of the 500 rooms can be supplied from the existing water supply. How will the huge use of water affect my family in Weston on the Green? We don't know because no study has been done and there is no evidence to assure us that we will not be adversely impacted.

For all of these reasons I strongly believe that the Great Lakes development is a very poor design resulting in the wrong development, in an unsustainable location, with a likely negative impacts on the local economy and community, and the plain risk of a crippling impact upon the local road network. For these reasons I believe it to be unfeasible. I urge you to reject this application.

Yours sincerely

Rachel Tibbetts

From: Jeremy Charlett
Sent: 12 March 2020 09:37
To: DC Support
Subject: FW: Great Wolf Resorts in Chesterton: an objection

From: [REDACTED]
Sent: 10 March 2020 17:35
To: Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Councillor Andrew Beere <Andrew.Beere@cherwell-dc.gov.uk>; Councillor Phil Chapman <CouncillorPhil.Chapman@Cherwell-DC.gov.uk>; Councillor Conrad Copeland <Conrad.Copeland@Cherwell-DC.gov.uk>; Councillor Chris Heath <Chris.Heath@Cherwell-DC.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Cassi Perry <Cassi.Perry@Cherwell-DC.gov.uk>; Councillor George Reynolds <George.Reynolds@Cherwell-DC.gov.uk>; Councillor Leslie Sibley <Leslie.Sibley@Cherwell-DC.gov.uk>; Councillor Maurice Billington <Maurice.Billington@Cherwell-DC.gov.uk>; Councillor Hugo Brown <Hugo.Brown@Cherwell-DC.gov.uk>; Councillor Colin Clarke <Colin.Clarke@Cherwell-DC.gov.uk>; Councillor Ian Corkin <Ian.Corkin@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Mike Kerford Byrnes <CouncillorMike.KerfordByrnes@Cherwell-DC.gov.uk>; Councillor Lynn Pratt <Lynn.Pratt@cherwell-dc.gov.uk>; Councillor Barry Richards <Barry.Richards@Cherwell-DC.gov.uk>; Councillor Katherine Tyson <katherine.tyson@Cherwell-DC.gov.uk>; Councillor Barry Wood <Barry.Wood@Cherwell-DC.gov.uk>
Subject: Great Wolf Resorts in Chesterton: an objection

Dear Sir/Madam,

Please accept this email as a vigorous objection to Great Wolf Resorts' application to build a water park in Chesterton. The project would decimate human and animal life in what is, and has a right to remain, a peaceful rural area. As well as disfiguring the countryside and disrupting daily existence, the construction and running of a resort like this would funnel untold amounts of traffic into an area that is simply not equipped to handle it.

Coming on top of already dense development in the surrounding area (Kingsmere, Upper Heyford etc), the scheme will compound congestion and pollution while making a mockery of the Council's claim to care about climate change. With its vast carpark built on green land and an eyesore of a water tower, the park has nothing to offer locals residents (of surrounding villages as well as Chesterton itself) apart from ecological damage and a reduced quality of life. It seems to me that the impact of the initiative has not been thought through by Great Wolf. I hope, by contrast, that the Council does indeed understand the damage the park will inflict, with little in the way of compensating benefits, and respectfully request that members reject the application.

Yours faithfully,

James Cogan
Rectory Cottage
Bicester Road
Middleton Stoney
OX25 4TD



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From: Jo Cogan
Sent: 28 February 2020 19:24
To: Planning
Subject: Objection to Great Wolf Development

Dear Sir / Madam

I am writing to object very strongly to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (e.g. in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. It seems to me that the developers of the scheme have no real knowledge of local conditions nor any serious plans to deal with construction traffic (including both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would be of significant detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities, and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Jo Cogan
Rectory Cottage
Bicester Road
Middleton Stoney
OX25 4TD

1 Hillside Close
Upper Arnclott
Bicester
Oxon OX25 1PF
Telephone: [REDACTED]



10th December 2019

For the attention of Ms Clare Whitehead

RE: Great Lakes UK LTD Planning Application NO: 19/02250/F

It has been brought to my attention that Great Lakes UK Ltd have applied to create an extensive holiday complex on the edge of Chesterton. Whereas there are many reasons why the application should be denied, perhaps the most significant factor is the resultant increase in road traffic.

A hotel of 500 family rooms will undoubtedly create far more traffic on an already overcrowded infrastructure. There will not only be traffic created by guests but also there will be staff, delivery and service vehicles. The A34 is legendary for being unfit for purpose and the A41, A4095 and B430 will be placed under further strain. Bicester Village alone breeds more than enough traffic for the town. Tesco, Bicester Avenue and The Premier Inn, together with ongoing housing development, have aggravated that situation and the new shopping complex shortly to be opened on the edge of the Kingsmere estate can only make matters even worse, especially if the proposed building of another hotel next to Tesco goes ahead.

Alchester Medical Practice are to relocate to Graven Hill. Patients from the North and West of Bicester and outlying villages such as Upper Heyford will add to the traffic flow trying to by-pass the town centre via the junction of the Oxford Road and the A41.

It strikes me that any objective analysis of this application can only conclude that it would be a betrayal by the Cherwell District Council of its responsibilities to existing residents and that it should be declined.

Yours sincerely,

[REDACTED]

Rectory Farmhouse
Middleton Stoney
Bicester
Oxon
OX25 4TD

Tel: [REDACTED]

Monday, 09 December 2019



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

RE: Great Lakes UK Ltd-Application reference:19/02550/F

Dear Sirs,

I write to object to the abovementioned planning application. Every aspect of it would appear to be strongly detrimental to citizens living in the surrounding area. Its sheer scale will have a disproportionate, adverse impact on the surrounding villages. It encompasses 500,000 square feet, it projects an extra 1000 car movements per day and anticipates employing 600 lower skilled staff.

The road system is already under severe stress and existing approved developments are seriously exacerbating the problem. The Middleton Stoney and its crossroad are already feeling the strain. In fairly short order the area has seen the approval of a quarry, an incinerator, the development at Upper Heyford, Kingsmere and the Eco town, the first stage of which, a large warehouse, is under construction. All these projects generate, and will generate, substantial traffic through a notorious pinch point in the centre of a small village. The last thing we need is a significant proportion of a projected 1000 daily vehicle movements through our village.

The proposed resort does not appear to confer any economic benefit on the area which has already has a labour shortage problem. The 600 low skilled workers will have to travel into area daily, increasing the traffic flow or else they will exacerbate the housing shortage, assuming they can afford to buy. It seems that the resort's marketing strategy is to encourage people to remain on site which, given the nature of the resort, is likely to be the case anyway so there is no spin off to local shops and pubs etc. In fact because of the traffic the economic effect will be detrimental. The project appears to run counter to the aims professed by all political parties namely to address the housing shortage and improve the environment. This resort can hardly be more environmentally friendly than the existing golf course.

This project will significantly degrade the quality of life in the surrounding communities whilst conferring no benefits them. I ask that planning approval be denied for this application.

Yours faithfully, [REDACTED]

cc Councillor Ian Corkin

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	Tracey Walker
Address	Red Cow Cottage,Alchester Road,Chesterton,Bicester,OX26 1UW
Type of Comment	Objection
Type	neighbour
Comments	<p>Please record my strong objection to this scheme which is unsustainable and not in keeping with the local plan, my objections include but are not limited to the points below: 1. This is the wrong development in the wrong place, it would be better sited on brown field land with appropriate sustainable local resources, the planned site is green field on the edge of a village with already overloaded minor rat run roadways and continuous traffic issues even before the other planning activities such as BSA and the Gateway Warehouse on Howes Lane add further stress. Adding on the further traffic stresses of this developments scale as stated in their proposal is unacceptable. No one who has any knowledge of the reality of the local traffic issues already in place could claim this impact will be minimal. These traffic issues are subject to continuous attempts at revision to relieve the issues with little success seen so far in improving the traffic e.g. j9, j10, A41 into Bicester. Roads are already in poor state of repair due to excessive and heavy traffic movement. 2. You have a stated strategy of reducing car usage, this scheme will increase car movements as follows; current users of the 18 hole golf course travelling further distances to find a suitable alternative; 900 parking spaces on site - the identified need for provision of guests cars with short stays of just over 2 days meaning frequent turnover and the additional employee traffic having to travel in every day due to a lack local accommodation. 3. The site is greenfield with diverse wildlife on site proving a green area of relief from all the expansion seen already in the village and around Bicester, replacing this with 500k sq ft of tarmac and buildings is not a sustainable replacement. The proposal with take two years to develop how much wildlife will survive that length of disruption? 4. The area lacks sustainable local people resources with employers struggling to recruit retail and or leisure type roles, these jobs are generally lower paid and with no onsite accommodation the development will either increase current issues for employers in finding staff by cannibalising the existing employee pool and thus negatively impact the economy or attract staff from areas with lower houses costs which will increase driving distances from areas with more reasonable housing costs. 5. The Cherwell employment strategy is for knowledge jobs which as stated above this development will not provide in any significant proportion. 6. The ripple effect to the local economy is doubtful as the resort is set up as a one stop destination and the need for guests to leave site will be low. 7. In order to place the oversized development on the land available the developers have had to take an inefficient and less sustainable design approach. The design height has been set to try and minimise sight lines and thus sprawls over the site, urbanising most of the land envelope. 8. This development is in no way in keeping with the local area and does not meet the stated aims of enhancing the local character as outlined in cherwells 2008 design summary. 9. Better consultation with CDC could have resulted in locating a more suitable site for this development on brownfield land with better resources instead they have chosen to waste everyone's time with this ill thought through proposal. Given the reasons stated above plus others, I strongly request you refuse this application. Tracey Walker Red Cow Cottage OX26 1UW.</p>
Received Date	09/12/2019 18:55:08
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation	
Name	Colin Walker
Address	Red Cow Cottage,Alchester Road,Chesterton,Bicester,OX26 1UW
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this applicat5ion for large scale water park in the small village of Chesterton and can see no reason or argument as to why the developer would choose to build it in this vicinity. The proposal is not in accordance with the councils own local development plan and see no reason why planning permission should be agreed. Increase traffic is a main area of concern with the plan noting that 500,000 visitors per annum are expected with no specific 'change-over' day to limit vehicle movements. Personal transport traffic is apparently to be routed via specific routes but at the present time ALL routes in and around the proposed development are over crowded as it is - ie. A34 (regular RTIs and queuing traffic), M40 (regular tailbacks at both J9 and J10), A4095 (already large volume of traffic along this northern edge of Chesterton & B430 (already is a 'rat run' between the A34 and M40 J10). On top the of these obvious traffic issues it should also be noted that with the proposed development being built over the top of nine holes of the Chesterton Golf & Country Club traffic movements will also be increased as golfers take to other courses in order to play a full round. Already in and around Bicester and Chesterton due to large scale recent housing and retail developments traffic has increased significantly - this proposed water park will just increase pressure on an already overloaded roads infrastructure. The proposed site for the development is greenfield, a massive development of the nature proposed will adversely effect local wildlife habitat and ecosystem. In these days of increased environmental awareness surely we should not be allowing large scale destruction of nature in this way? It is difficult to imagine what economic benefit the proposed development would bring to the local area and goes against Cherwell DCs own prioritising of 'knowledge based' development. In and around Bicester businesses already find it difficult to recruit personnel, especially at the low income end of the jobs market which the proposed development may provide. This being the case the question remains of who exactly will work at the new development, where will employees come from and when sourced from outside the local community what is the benefit locally? Answer - very little benefit to the local community and town. With the huge potential visitor impact (possibly turning over 2000 visitors per day) a more suitable site should have been sourced in proper consultation with CDC. This proposed development just seems speculative and should be rejected on that basis. The developer has said that 'day passes' may be available to local residents to make use of the water park facilities, however, this is wholly dependent on poor hotel occupancy which obviously is not in the developers plans. With local residents pretty much barred from using the water park without booking a hotel room what is the benefit to having it? Once again, I strongly object to this out of scale, disruptive, destructive, unwanted and unneeded development and ask that it is refused. Yours faithfully, Colin Walker - Red Cow Cottage, Alchester Road, Chesterton. Bicester. OX26 1UW</p>
Received Date	09/12/2019 19:32:15
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation	
Name	Carolyn Bushby
Address	Reynards Lodge, North Lane, Weston On The Green, Bicester, OX25 3RG
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to application 19/02550/F by Great Wolf Resorts in Chesterton, on the following grounds: Siting such an enormous traffic generator in this rural village is totally inappropriate and unsustainable. The 500 room hotel will cause traffic mayhem on the already jammed, narrow, rural roads, not just by guests cars but also by lorries and buses delivering and collecting goods and staff. (The second largest tourist attraction in Britain, Bicester Village, has roughly twice the number of parking spaces that this application has and regularly causes traffic chaos on the surrounding roads, even though those are dual carriageway.) The 3 and 4 storey buildings are ugly, bland, dominant and totally out of character with the neighbouring 1 and 2 storey houses, and the existing hotel. The loss of existing trees and wildlife habitats. The vast increase in light pollution. Flooding is a problem in this area and such a huge amount of impermeable land coverage is bound to exacerbate the situation. The amount of water that such a large hotel and water park will require is unsustainable. The potential loss of yet another golf course, as short courses are not popular with golfers. I trust the Cherwell will reject this unsustainable application that is bound to do great harm to this area.</p>
Received Date	16/12/2019 11:32:26
Attachments	

RICKYARD HOUSE
KIRTLINGTON
OXFORD OX5 3HF



Dear Sirs,

GREAT WOLF RESORTS

I am very concerned about the impact that this proposed development would have on the surrounding area and the huge increase in traffic it would generate, both during construction and then once it is running.

I understand that a 500 room hotel is planned, with a 900 space car park. I am not sure if access to this planned development would be off Akeman Street or the A4095, but Akeman Street is a narrow country lane and the A4095 has a number of bends between the motorway bridge and Chesterton, so neither is at all suitable for entry to such a large complex.

North Oxfordshire has low unemployment, and I understand that there will be no provision for staff accommodation on site, so workers would have to travel in daily, and the construction lorries would add to the congestion in the surrounding villages.

Kirtlington already has many gravel and very large construction vehicles travelling through, presumably to Upper Heyford and to Bicester, where building seems neverending. We don't need any more lorries.

The A34/M40 access is very busy always and the queues build up back to the Islip turn. Cars then use a ratrun on the B4027 and the unclassified roads down to Weston on the Green, which need passing places for some of the way. Or they come up to Bletchington, down past my house in Kirtlington and then up through the village on the A4095. Some very large lorries do this, causing problems round the sharp bends and manoeuvring past the parked cars in Bletchington Road, Kirtlington.

I gather that this construction would occupy 9 holes of the existing 18 holes of the Chesterton Golf Club. Presumably this would mean the existing golfers would have to go elsewhere. Facilities such as this, once lost cannot be replaced.

I do feel that this is NOT a suitable site for such a development.

Yours faithfully,

[Redacted signature and name block]

19th December 2019

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

Robin and Janice Stafford Allen

Robin's Folly,

Mill Lane

Weston On The Green,

OX25 3QR

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

Dear Sir,

We wish to strongly object to this application for a large-scale water theme park in the small village of Chesterton adjacent to Weston On The Green. 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 valuable green-field 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 thereby 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, per year into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. Sat navs will bring all the traffic from the M40 through the horrendously overloaded Junction 9 and down the A34 and through Weston On The Green despite the persuasive suggestion of the developer to pretend to control the traffic routing.

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. Its 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 District Council'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, we strongly object to this unwanted and inappropriate proposal, completely out of keeping with its rural location, and ask that it be refused.

Yours faithfully,



Comment for planning application 19/02550/F

Application Number	<input type="text" value="19/02550/F"/>
Location	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Clare Whitehead"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Rebecca Watkinson"/>
Address	<input type="text" value="Rosebank Cottage,11 Islip Road,Bletchington,Kidlington,OX5 3DP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I write to strongly object to this application. The proposed development is not in keeping with the local development plan and is on a greenfield site. The existing road structure is not able to cope with the current levels of traffic and this development would add significant traffic volume to the area. The surrounding villages already suffer from traffic issues - speeding, high traffic volume and congestion creating dangerous village roads. Bringing even more traffic to the area would only exacerbate this issue."/>
Received Date	<input type="text" value="29/01/2020 13:48:49"/>
Attachments	

Rachel Tibbetts

From: Planning
Sent: 11 March 2020 17:02
To: DC Support
Subject: FW: Great Wolf at Chesterton

Carolyn Mangnall
Development Support Supervisor
Cherwell District Council
Direct Dial: 01295 221871
carolyn.mangnall@cherwell-dc.gov.uk
www.cherwell.gov.uk
Find us on Facebook www.facebook.com/cherwelldistrictcouncil
Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

From: Grace O'Dwyer [REDACTED]
Sent: 11 March 2020 16:44
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Great Wolf at Chesterton

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our

villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Grace O'Dwyer
Rufflands School Lane
Middleton Stoney
OX25 4AW

Middleton Stoney Resident

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Date: 15/12/19

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

Address:

MR P. HEALY &
A. EDWARDS
SADLERS COTTAGE,
ALCHESTER ROAD,
CHESTERTON
OX26 1UW

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)

P. HEALY
& A. EDWARDS
(print)

Please add any additional comments here:- There will be impact from the additional traffic as a result of the Theme Park. Chesterton already suffers from large volumes of traffic coming through the village, we have had a cat killed and our dog hit by car already and the idea of more vehicles would only add.

Date: 15/12/19

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

Address:

MR P. HEALY &
A. EDWARDS
SADLERS COTTAGE,
ALCHESTER ROAD,
CHESTERTON
OX26 1UW

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 500,000 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. Its 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)

P. HEALY
& A. EDWARDS
(print)

Please add any additional comments here:- There will be impact from the additional traffic as a result of the Theme Park. Chesterton already suffers from large volumes of traffic coming through the village, we have had a cat killed and our dog hit by car already and the idea of more vehicles would only add.

Rachel Tibbetts

From: Andrew Hickman [REDACTED]
Sent: 05 March 2020 18:29
To: Planning
Subject: Great Wolf Resort

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Andrew Hickman

Sainfoin House

Lower Heyford Road

Middleton Stoney

OX25 4AL

Middleton Stoney Resident

Rachel Tibbetts

From: Rona Hickman [REDACTED]
Sent: 05 March 2020 18:32
To: Planning
Subject: Great Wolf Resort

Dear Sir / Madam,

I am writing to strongly object to this application for a large-scale water theme park in the small village of Chesterton. It is totally out of keeping with the predominantly rural nature of this part of the District, would lead to significant transport issues in Chesterton and neighbouring villages, which are already past breaking point with excessive traffic and HGVs, and provide no benefit for the local communities. It is also not in keeping with the local development plan.

The site is currently a greenfield site and construction of this significant building would irreversibly remove important green space and disrupt ecological habitats for an abundance of wildlife. The proposed water tower would be the tallest building in Cherwell causing significant visual impairment while the proposed car park would rival the size of Bicester Village. The whole structure and design is totally out of keeping with the rural character of the local area, and with the Council's stated desire to tackle climate change.

As far as transport is concerned the existing road infrastructure cannot cope with the developments the Council has already approved (eg in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day and adding 1000+ daily car movements would just increase the air pollution and misery for local residents. I have spoken to the developers of the scheme and it is clear to me that they have no real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). I think it inconceivable any Council concerned with climate change could approve such a scheme .

Economically the development will provide very little, if any, added benefit to local residents since the resort will not in any meaningful sense be open to the public, there will be little to no interaction with local businesses and the 600 lower skilled jobs it claims to provide are either likely to disrupt existing businesses or add significantly to traffic movements as new employees travel some distance.

In summary this is an unwanted proposal which is not in line with the local development plan, would cause detriment to the environment, aggravate considerably the transport problems already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. I ask that the Planning Committee refuse the application in its entirety.

Rona Hickman

Sainfoin House

Lower Heyford Road

Middleton Stoney

OX25 4AL

Middleton Stoney Resident

Saxons
Little Chesterton
Bicester
Oxon OX25 3PD

Ms C. Whitehead
Case Officer, Development Management
Bodicote House
Bodicote
Banbury
Oxon OX15 4AA

16th December 2019

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

Dear Ms Whitehead,

Please consider this letter, in regards to the Great Wolf (Great Lakes UK) Family Water park in Chesterton, Oxfordshire. As a resident of Little Chesterton, and someone who has resided in and around Bicester for over fifty years, I am firmly opposed to such a large, unwarranted, and unnecessary development, in any form, being approved.

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

The existing road infrastructure around Chesterton, Bicester and the surrounding villages will be unable to cope with the extra daily thousand-plus increase to traffic volume. The extra vehicles do not even take into account the required construction traffic, which will also be larger and heavier. Chesterton, itself, is already a 'Rat-Run' and experiences significant traffic congestion on a regular basis when issues arise on the M40 or A34.

Little Chesterton, a hamlet just outside Chesterton on a single-track road, is highly likely to be used as the most direct path between Junction nine of the M40 and the Water Park facility. This road: already suffers from the wear and tear of increased traffic in the area; is awkward for bi-directional traffic; and will be very difficult to improve/upgrade. The proposal to provide road signs to direct traffic on selected, defined, routes will be impossible to guarantee that there will be no increased traffic through the hamlet. Satellite Navigation systems are almost certain to direct vehicles through Little Chesterton, as this route is almost certain to be deemed the shortest, quickest and cheapest.

The proposal to direct traffic on routes already stressed through villages such as Ardley, Middleton, Stoney and Weston-on-the-Green is unacceptable. This proposal is to return the old A34 (now B430) to the dark days of this route pre the opening of the M40. Many of the roads in this area, being 60 MPH zones, are not fit for increased traffic levels; they are narrow in places, with blind bends, hidden entrances and over-grown verges and hedgerows. It can be seen on a daily basis that people who live away from this area have no appreciation for the area that they drive through, and, hence, do not drive appropriately.

Increased traffic WILL bring with it a number of increases: pollution, both noise and vehicle emissions; road degradation, pot-holes & verge collapse; and litter on the side of the roads. The blatant disregarding of rubbish is already an issue on local roads, and one that will be sure to increase in line with increased traffic volumes. Litter is a blight to the eyesight and a danger to wildlife, livestock and pets.

In short, this area is not suitable for the proposed Great Wolf development.

Your Sincerely,



Paul Andrews

December 10, 2019

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

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

Dear Ms Whitehead,

Please consider this letter in regards to the Great Wolf Family Water Park proposal in Chesterton, Oxfordshire. As a resident of Little Chesterton, a hamlet on a single track road adjacent to Chesterton, I am firmly opposed to such a large, inappropriate, and unnecessary development in any form being granted.

At 500,000 sq. ft in scale, this development would be devastating to our area, effecting in the worst way the landscape, traffic, wildlife and overall pollution in this community. Chesterton and the surrounding areas are already struggling to cope with the results of recent housing developments, as well as the expansion of Bicester Village less than 2 miles away. And we haven't even started to absorb the added population in this area due to current and future builds on Graven Hill.


Our roadways are currently inadequate for the traffic we have now. This area is already considered a rat run, and we constantly live with the reality of the dangers of driving, or even just walking on the roads in our community as streams of traffic funnel through our narrow, potholed lanes.

It is inconceivable that such an overbearing, monster development, which would purposely try to keep visitors on site, would add any significant economic benefits to our area. More likely, it would destroy smaller tourist businesses as profits would concentrate instead into this international corporation. While the massive design and scale of this unnecessary water park would indeed spoil and destroy the character of this area.

Greatly increased pollution is also inevitable as we would have years of construction and then parades of service vehicles, as well as an estimated 2,000 visitors each day. And those visitor projections are for before they expand, which we all know they will if allowed to go forward with the development. Noise pollution, reduced air quality and increased litter on the sides of the road would threaten our wildlife and our way of life. The blight that this project would have on our community would be severe.

This proposed development is simply pointless as there is no demand in the local community for - of all things - a water park. Much less a water park that wouldn't benefit our area, but would instead destroy it. All benefits would clearly go Great Lakes UK Ltd and their parent company, Great Wolf Resorts. What we need moving forward is time to finish the building spree already started in this area, and to correct the problem infrastructure and basic services that we already lack. This area is completely unsuitable for the Great Wolf proposed development.

Sincerely,



Julie Andrews
Saxons
Little Chesterton, Oxon OX25 3PC

Date: 14/01/2020

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

'Sherborne House',
Foxtonns Green,
Kirtlington,
OX5 3JW

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,

(sign)



(print) SJ Bryson

Emma Altham

Simms Farm
Chesterton
Bicester
Oxfordshire
OX26 1TA

December 19, 2019

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

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

Dear Ms Whitehead,

I am writing to express my objection to the Great Lakes planning application referenced above.

Having spent a lot of time visiting the exhibitions put on by Great Wolf resort and reading their literature, I cannot see their proposal is in any way in accordance with the local development plan and cannot see any considerations that would warrant planning permission being granted.

Even now, every day I find myself caught up in traffic. The road from Weston-on-the-Green to Ardley is just awful and there is no escape from it as every minor road is used as a 'rat run' meaning they become just as bad and places such as Chesterton are just awash with cars. Avoiding that route completely and heading towards Bicester and the queues are just as long, if not longer. How can it possibly make any sense at all to add a further 1000 plus cars to the small localised area every day?

From my knowledge of talking to some local businesses, none of them are in favour of the scheme. Great Wolf resorts claim they will bring economic benefits to the area – how exactly? It is well known their business model is to keep as many people on site utilising their own shops, restaurants etc. In fact one of their representatives actually told me this when trying to convince me there would be no problem with people 'swamping' Chesterton and they were unlikely to leave the complex.

The sheer size and design of the proposed complex is not in-keeping with the local area and certainly does not do anything to enhance the character of the area. In fact it will be the opposite with an irreversible impact on the local environment.

I understand that Cherwell's strategic aim is to prioritise Knowledge based business investment, thereby offering employment supporting the 'Knowledge Economy' – from everything I have seen this proposal is contrary to that aim. Given the traffic situation highlighted above I would also say it is contrary to the Cherwell strategy of reducing car usage.

Yours sincerely



Emma Altham

Peter Cook

Simms Farm
Chesterton
Bicester
Oxfordshire
OX26 1TA

December 19, 2019

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

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

Dear Ms Whitehead,

To be totally frank I am absolutely staggered this proposal is even being considered, there are so many aspects to it that are totally inappropriate to the location of choice it is laughable. However, given the current circumstances that have moved me to write this letter, rather than laughable it is actually a very scary prospect.

Where to begin?!

Even now there are long tail backs every morning and evening all around Bicester, Chesterton, Weston-on-the-Green, Middleton Cheney all the way down to Ardley. It is impossible to get anywhere between certain hours as every road is already being used as a 'rat run'. Throughout the rest of the day, there is a steady flow of traffic, certainly from Weston-on-the-Green though to the Ardley Junction and all roads into and out of Bicester.

Adding another 1000+ journeys for visitors and staff is not sustainable, especially when you consider there is already a new very large housing estate being built close by, new shopping centre and further proposals, all of which will generate more daily traffic.

How does encouraging so many car journeys for what we were told was an average of a 1.5 day stay, fit in with the Cherwell Strategy of reducing car usage, let alone the pollution and fuel wastage of people being sat in traffic jams?

Despite reading all of the literature put out by Great Wolf Resort, I cannot see that the resort is going to provide an economic benefit to the local economy. They have openly stated they aim to keep guests on site and as such local businesses would not benefit, in fact given the daily traffic jams it may actually adversely affect them!

The environmental aspect of adding an area of 500,000 sq. ft. of buildings to a Greenfield site will be immense and irreversible. Surely there are areas of open land away from congested roads and small villages where suitable road infrastructure already exists or there is room to add dedicated routes for the resort.

It seems to me that thousands of people every day will have their daily lives affected in a negative way, in order that Great Wolf resorts can make a lot of money for themselves whilst trying to portray it will be good for the local businesses and economy. When I last checked the figures for the Bicester area it appeared the local economy is already doing well and actually struggles to fill the current vacancies available – so no doubt the staff required for the resort will be taken from the local businesses or be encouraged to come from further afield – even more car journeys.

I would encourage everyone involved in reviewing this application to drive around the areas concerned, especially mornings and late afternoons (even lunchtimes) and to fully consider just what this resort REALLY would bring to the local area. If they did that then like me I am positive they would feel this planning application should not be passed.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Peter Cook

Date:

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

ABABELLA ADAMS
SOUTHERN LN DE
MCTH WOOD
OX29 5SX

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)

ABABELLA ADAMS

(print)

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	Jacqueline Hogan
Address	Southgreen Cottage, South Green, Kirtlington, Kidlington, OX5 3HJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object strongly to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan, and there are no material considerations that would warrant planning permission being granted. I have outlined below the areas in which this development is unsuitable :</p> <ol style="list-style-type: none">1. Sustainability The development is totally unsustainable being located in an inappropriate situation at the edge of a village. The proposal includes 900 car parking spaces indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The 18-hole golf course users will have to drive to alternative 18 holes courses, contributing to increased car use. The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.2. Landscape Impact The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.3. Traffic Impact The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34. Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems. It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location.4. 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'. Hotel rooms 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. No local businesses support the scheme to 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 any economic benefits will be retained by Great Wolf and not shared with local businesses in the area. Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements.5. Design It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have 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 two/three overbearing large blocks, not in keeping with the local area. Schemes in such a location 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, 2008.6. Loss of Sports Facility Why close 9 of the 18 holes? The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems. How will they guarantee the continuance of the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable? With the loss of the North Oxford 9-hole golf course to housing, open space provision is rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in community well-being.7. 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 a speculative planning application in the wrong location and

should be refused on this basis. 8. Ecological Impact Ecology - Loss of green field habitat for abundance of wildlife. 9. Air/Noise Quality/Pollution Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes) Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. For the above reasons, I strongly request that planning permission NOT be granted for this application.

Received Date

03/01/2020 11:04:43

Attachments

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	Susan Robinson
Address	Spring Well Farm, Kirtlington Road, Chesterton, Bicester, OX26 1TW
Type of Comment	Objection
Type	neighbour
Comments	<p>I am objecting because I fear the consequences of what happens if this development goes ahead but in a short time is found to be not financially viable .Do we have another failed ' American Adventure ' ? The theme park in Ilkeston Derby named the American Adventure which failed in 2007 and 12 years later the 390 acre site is still derelict.. see pictures at the following link : This is what abandoned theme park The American Adventure looks like now - Leicestershire Live https://www.leicestermercury.co.uk/whats-on/whats-on-news/american-adventure-abandoned-theme-park-942671 It is not unusual for businesses which have been a success in the USA , have failed to take off in the UK and vice versa .I cannot see the average British Family wanting to spend two or three days at a water park on the outskirts of Bicester , they would rather save their money and go for a week or two to a resort in Spain Portugal or indeed Orlando where the weather is guaranteed to be better than it is here. Please consider this important question before you allow this unwanted development to take place, No one will want to convert it back to the green space and local amenity which it is now</p>
Received Date	14/12/2019 10:22:13
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation	
Name	Howard Robinson
Address	Spring Well Farm, Kirtlington Road, Chesterton, Bicester, OX26 1TW
Type of Comment	Comment
Type	neighbour
Comments	<p>I have three issues which I think will adversely affect the residents of Chesterton Bicester and surrounding villages IF this proposal is approved. a) Surface water drainage and increased risk of flooding b) Traffic c) Reduction of an environmentally friendly local amenity to be replaced by a less green facility not designed for local visitors (average stay 2.6 days) Surface Water I quote from the summary of the proposal dealing with this subject This will ensure that post development flows are no greater than the anticipated greenfield run-off rates. Easy to say but is it feasible, and is the existing run off rate , slow enough to prevent flooding in Wendlebury ? Traffic Again I quote from the summary of the proposal dealing with this subject A signage strategy has been developed which will direct drivers onto appropriate routes to access the Site and, in particular, direct drivers to avoid passing through Chesterton when approach and leaving the Site. The use of modern day Sat Nav will ignore signed routes and lead visitors to the quickest direct route avoiding traffic, this will lead to vehicles accessing the proposed site through Little Chesterton , the Hale , Green Lane, and the village of Chesterton, these roads are just not suitable for even small amounts of extra traffic. The B 430 has two of the most dangerous cross roads (Akeman street and the A4095) both within a mile or two of the proposed entrance to the site. The M40 Motorway junctions at 9 and 10 are simply not designed well enough to cope with the volume of traffic now using them (despite recent alterations) At junction 10 the north bound traffic has to cross traffic coming off the North bound carriageway to use the Service area, which is on one side of the Motorway only, there is only one exit lane on the Southbound carriageway and this has to cross Northbound A43 traffic and Southbound A43 traffic. The A43 being the main trunk route from the M1 and onward via the M40 to West London or to the A34 bound for the South Coast and the major Ports of Southampton and Portsmouth. Junction 9 is prone to Gridlock due to the short distance between the traffic lights and the volume of traffic trying to get up and down the A34 , when this happens more traffic finds its way onto the B430 taking a detour through Chesterton or continuing through Middleton Stoney. The A34 is already notorious for traffic jams accidents and delays. As well as being major trunk routes between the North and the South there are already major attractions using the exits at Junction 9 (Bicester Village, Blenheim Palace and Oxford) and Junction 10 (Silverstone, Stowe and the Service area). The proposal also envisages guests arriving by train, I think this unlikely as if travelling with children and luggage for two or three nights visitors are most likely to want the convenience of having their own transport. I think those responsible for approving this proposal need to have the traffic statistics independently verified because I fear that the assumptions that they have used to reach the conclusion that " With regard to the operation of the Proposed Development, it has been demonstrated that the Proposed Development is likely to result in a negligible (not significant) residual effect on the highway network local to the Site. " MAY NOT BE VALID.</p>
Received Date	03/12/2019 14:40:21
Attachments	

Date: 18 February 2020

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

ANGRA BYAU
SPRINGFIELD
AROLEY ROAD
FANCOTT
OX27-7PB

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 500,000 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)

ANGRA BYAU

Date: 18 February 2020

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

TRACY LA PORTE
SPRINGFIELDS
AROLEY ROAD
FENCOTT
OX27-7PB

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

Dear Sirs,

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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)

TRACY LA PORTE
(print)

*Squirrel Cottage,
Chesterton,
Nr Bicester
Oxfordshire. OX26 1UQ*

23rd December, 2019

Ms Clare Whitehead,
Case Officer,
Development Management,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury. O15 4AA

Dear Ms Whitehead,

Re : Great Lakes UK Limited
Planning Application – 19/02550/F

I am writing to you to raise objections to the above proposed development.

We bought our house in Chesterton in early 2008. We chose Chesterton as it was a small, quiet and peaceful village, at that time. Since then we have already seen two housing developments within the village itself and also the development of Kingsmere which is at the top of the village, though not directly in the village. There is also now another development which I believe is office accommodation, currently underway on the Middleton Stoney Road.

I was really concerned to learn of this proposed development, the 'Great Wolf Resort', which would ultimately have a direct impact on those living in the village. As mentioned above, following the two fairly recent housing developments, we have already seen the impact on our landscape by those former 'green' areas disappearing. You are probably not aware of the wildlife that we have/had in Chesterton which includes not only monk jacks but actual deer, not to mention the bio-diversity of our village.

Additionally, there will be a huge impact on traffic in our village. We already experience high volumes of traffic at peak times using the village as a cut through and also when traffic is diverted due to problems on the motorway network. We also have a number of vehicles driving through the village going to and from the Bicester Hotel as it is. I live quite near to the bend in the road and despite the speed limits the amount of vehicles that come flying around that bend, with this development that will increase. Additionally there would be the air pollution from vehicles passing through. There is also the potential that should the car park at the 'resort' be full that people would start to park in the village making it difficult for people passing through and adding chaos to those peak times I have already alluded to.

I have no doubt that this will make Chesterton as less desirable place to live and ultimately will force down the value of my property and others in the village and this is not acceptable.

I am sure that there would also be an increase in noise from the development as numbers of people would be attending. Again this would 'spoil' the village life which I have become accustomed to.

I strongly object to this proposal and in particular with regard to the impact it will have on my family and I personally, my fellow village residents and the local environment as mentioned above and would urge you to take this letter into account.

Yours sincerely,

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

Bernadette Green

*Squirrel Cottage,
Chesterton,
Nr Bicester
Oxfordshire. OX26 1UQ*

Ms Clare Whitehead,
Case Officer,
Development Management,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury. O15 4AA

23rd December, 2019

Dear Ms Whitehead,

Re : Great Lakes UK Limited
Planning Application – 19/02550/F

I am writing to you to raise objections to the above proposed development.

We bought our house in Chesterton in early 2008. I have lived in the Bicester area for over 40 years and was familiar with all of the local areas and villages. We chose Chesterton as it was a small, quiet and peaceful village. Since then we have already seen two housing developments within the village itself and also the development of Kingsmere which is at the top of the village, though not directly in the village. There is also now another development which I believe is office accommodation, currently underway on the Middleton Stoney Road.

I am concerned about this proposed development, the 'Great Wolf Resort', which would ultimately have a direct impact on those living in the village. As mentioned above, following the two fairly recent housing developments, we have already seen the impact on our landscape by those former 'green' areas disappearing. Chesterton was surrounded by lots of greenery which over the years has disappeared along with some of the bio-diversity.

A major concern for me is that there will be a huge impact on traffic in our village. We already experience high volumes of traffic at peak times as the village is used as a 'rat run'. In addition to this, we often see an increase in traffic when it is diverted due to problems on the motorway network. We also have a number of vehicles driving through the village going to and from the Bicester Hotel as it is. I live quite near to the bend in the road and despite the speed limits the amount of vehicles that come flying around that bend, with this development that will increase. Additionally there would be the air pollution from vehicles passing through. There is also the potential that should the car park at the 'resort' be full

that people would start to park in the village making it difficult for people passing through and adding chaos to those peak times I have already alluded to.

I have no doubt that this will make Chesterton as less desirable place to live and ultimately will force down the value of my property and others in the village and this is not acceptable.

I am sure that there would also be an increase in noise from the development as numbers of people would be attending. Again this would 'spoil' the village life which I have become accustomed to.

I strongly object to this proposal and in particular with regard to the impact it will have on my family and I personally, my fellow village residents and the local environment as mentioned above and would urge you to take this letter into account.

Yours sincerely,

A solid black rectangular box redacting the signature of Andrew Nethercot.

Andrew Nethercot

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation	
Name	maria newton
Address	Stableford House, Kirtlington Road, Chesterton, Bicester, OX26 1TE
Type of Comment	Objection
Type	neighbour
Comments	<p>I formally object to the proposed development at Bicester golf club by Great Wolf UK Ltd. This proposal is totally out of context for the area. The claim by Great Wolf of having excellent transport links is ridiculous and shows a complete lack of understanding of the impact that thousands of extra car movements per day will have on the small villages that are adjacent to the site. This will cause serious congestion especially at peak times, cause increased pollution and increase the risk of accidents, with the extra burden this would create on our already overstretched services. Moreover, to allow this inappropriate project would store up future problems for the council. The increase in traffic problems in an already overstretched area would create the need for costly traffic control and calming measures to be put in place. We are all mindful of the need to protect the environment and improve our levels of sustainability. A development such as this in an area of outstanding beauty flies in the face of this. To wantonly destroy wildlife habitats, in the pursuit of profit is not only irresponsible but demonstrates a complete lack of thought and awareness for the most important issues we currently face. The claim to bring employment to the area is a flawed argument. Bicester has one of the highest rates of employment in the UK. Indeed, the majority of workers in the service sector in Bicester come from outside the area and even the Country. This will put even more strain on the council to build more affordable homes and services for workers, that do not support the Knowledge economy. There will be zero benefit for local business as the guests are staying in an all-inclusive environment, with no need to venture out from the complex. Great Wolf will take employees from local business which will have a negative economic impact. To recruit, would mean bringing in workers again from outside the area increasing the traffic burden. The 4 storey 80 foot high design is wholly inappropriate for the area and despite their propaganda, WILL stand out, it will be a blot on the landscape. It is not in keeping with the Cherwell plan of enhancing the local area outlined in the countryside design summary of 2008. Furthermore, the lighting proposed will cause significant light pollution and cause misery to the two houses that lie adjacent to the proposed car park. Motorway noise from the M40 can be heard in Chesterton despite mounding that is already in place. To propose family walkways outside the water park that are metres from the motorway is ludicrous. The idea would not only be unpleasant but extremely unhealthy. There are no upsides for the community. There are only overwhelming downsides. This is all about profit for a company giving nothing back, with no regard for the lives it will adversely affect. It is funded by a billion dollar US company that are trying to force a US leisure model on a small rural community, poorly conceived and wholly inappropriate. This proposal has not been thought through. A development such as this WOULD be better served in an area in need of regeneration, rather than to destroy an area of natural beauty, an area with high employment rates and one suffering inadequate transport infrastructure. The use of brownfield land in deprived areas with high unemployment and better transport links is without doubt the solution. Great wolf have paid a lot of experts to try to convince, with flawed arguments and skewed statistics, that must be scrutinised for validity. In summary, there is no amount of reasoning that could possibly justify this plan. It will ruin our village and surrounds. Common sense, overwhelming opposition and the will of the community must be taken into account to stop this from becoming a social, economic and environmental disaster.</p>
Received Date	12/12/2019 15:06:28
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	Isabella Newton
Address	Stableford House, Kirtlington Road, Chesterton, Bicester, OX26 1TE
Type of Comment	Objection
Type	neighbour
Comments	<p>I reside in the property directly adjacent to this proposed development and I strongly oppose this application. This is an unsustainable development and one that has no material considerations that would warrant the granting of Planning consent. The proposal lacks any benefit for the community or the environment. It will bring misery to the residents and destroy a wildlife habitat for thousands of creatures. It is a development which will be of financial benefit only to the developers and owners. To build on a beautiful nature rich site and destroy wildlife habitats makes no sense. We need to protect our green spaces not destroy them. Replacing hundreds of trees and many ponds with concrete is irresponsible and morally indefensible. There are so many brown -field sites elsewhere that would gain a benefit, areas that are run down and in need of regeneration. It is incomprehensible that approval could be considered, to ruin an established golf course and wildlife haven much loved by the local residents, to appease the financial ambitions of a large US company. If granted, all of the small villages close by would feel the strain of massively increase traffic flows with increased pollution and the inevitable increase in accidents rates. Chesterton is already a rat run and experiences major traffic congestion as an escape route during the regular issues that affect the M40 and A34. The residents of the village will be subjected to intolerable disruption during the construction phase. This will produce unacceptable levels of noise and traffic disruption and the associated pollution that this will inevitably bring. The neighbours adjacent will feel this ten-fold, suffering with noise, light and air pollution for years. When it is complete, they will have to endure the view of a lit car park at night, car noise throughout and an erosion of privacy from a 4 storey building and 900 cars separated by a small Hawthorn hedge. This development lacks joined up thinking, it is the wrong development in the wrong place at the wrong time. in short, it would be an environment disaster without mitigation. It should not be allowed to proceed.</p>
Received Date	10/12/2019 16:12:43
Attachments	

Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	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
Case Officer	Clare Whitehead
Organisation Name	oliver newton
Address	Stableford House, Kirtlington Road, Chesterton, Bicester, OX26 1TE
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to express my strong objection to this proposed development. The proposal purports to provide economic benefits for the community. This is not the case. There are no local businesses that support this scheme or indeed will benefit. Resort consumables will not be sourced locally but nationally in bulk from large distribution centres. The resort is self-contained with restaurants, retail shops and other entertainment on site. A family staying two days has no need to venture out and spend money in the local community. Great wolf will be offering seasonal low paid work to fit their business model and this contravenes with Cherwell council's strategic aim supporting the 'Knowledge economy'. Bicester already has an incredibly low rate of unemployment, the adjacent Golf Club struggle to recruit and the majority of workers come from outside the area and indeed the country. If workers are recruited then local business would find it difficult to retain staff, producing a negative affect. With staff accommodation on site, again there are no other benefits for local businesses. The situation is not only of zero benefit but it can be seen as particularly detrimental. The golf club selling the land will suffer as a result. It already has lost countless golf members and with it the revenue that they additional bring in the bar restaurant and social events. Occupancy levels will fall due to the club being only able to offer 9 holes and revenue from society days will cease. Redundancies will be inevitable. The need for workers from outside the area further exacerbates the congestion, providing more issues for the council and more importantly the local residents. Infrastructure will be stretched, in years to come the council will need to re-evaluate road widening, traffic calming and traffic flow measures in the area. This will come at a cost to the taxpayers, not to Great wolf. Furthermore, the risk of RTAs due to having thousands of more cars driving through our country roads will be increased with the associated burden on our services. Traffic problems already exist on the M40 and A34 and this will only worsen, again contributing negatively to the economic region. There is absolutely no foundation to the only claimed benefit great wolf make, that the community would benefit economically. When put in context with all the other negatives effects that this proposal brings, it must not be allowed to succeed.</p>
Received Date	11/12/2019 10:34:10
Attachments	

Mr N Newton
Stableford House
Stableford Lane
Chesterton
Bicester
OX261TE
12 Dec 19

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

I reside in the property directly facing this proposed development and I strongly oppose this application. This is an unsustainable development and one that has no material considerations that would warrant the granting of Planning consent. The proposal lacks any benefit for the community or the environment. It will bring misery to the residents and destroy a wildlife habitat for thousands of creatures. It is a development which will be of financial benefit only to the developers and owners.

I am directly affected by this, proposal, my property will suffer from noise, light and air pollution for at least 3 years during the construction phase. I reside 12 metres from the edge of the proposed car park development and only have a low level hawthorn hedge for screening. I will be afforded no privacy and once complete have to endure a view of a lit car park with the associated noise and afford no privacy to my family whatsoever.

To build on a beautiful nature rich site and destroy wildlife habitats makes no sense. We need to protect our green spaces not destroy them. Replacing hundreds of trees and many ponds with concrete is irresponsible and morally indefensible. There are so many brown field sites elsewhere that would gain a benefit, areas that are run down and in need of regeneration. It is incomprehensible that approval could be considered, to ruin an established golf course and wildlife haven much loved by the local residents, to appease the financial ambitions of a large US company.

If Bicester Golf course reduces to 9 holes, this will only leave one 18-hole golf course in the Bicester area. With reference to the 2018 sports studies, Bicester currently has the lowest number of golf holes in the district per 1000 population. With the increase in population in the area through to 2031 and England Golfs aims to increase golf participation, increase number of members in clubs and the

strengthening of clubs, the future golf provision in Bicester is showing a shortfall. The recommendation is that existing golf sites should be protected and that positive planning policies are adopted to enable the development of new golf provision. It is recommended Bicester will require an additional 18 hole or 2 x 9 hole golf course. The clubs has already seen a huge drop in membership as a result of the proposal and should planning approval be granted the 9 hole course would be unsustainable. The fear would be that the front 9 holes would then be ripe for further development of great Wolf UK Ltd

It is a fact that this proposal would damage the surrounding small villages. These villages would feel the strain of massively increase traffic flows, with increased pollution and the inevitable increase in accidents rates. Chesterton is already busy at peak times and experiences major traffic congestion as an escape route during the regular issues that affect the M40 and A34. The residents of the village will be subjected to intolerable disruption during the construction phase a projected 31000 deliveries equal 65 daily deliveries plus 2000 construction workers commuting to site daily through Chesterton, Weston on the Green, Middleton Stoney and Kirtlington. This will produce unacceptable levels of noise and traffic disruption and the associated pollution that this will inevitably bring. Once completed there would be in excess of 1800 traffic movements a day. Great wolf purport to mitigate this traffic by signage, yet the only way in to the resort is through the above villages and a Sat Nav would take traffic through other small Hamlets including little Chesterton when traffic as it inevitably will be is bad.

The area suffers from poor infrastructure and cannot cope with the existing levels of traffic. Proposals are underway for a David Lloyd Health club, a large sporting complex adjacent to the Golf Club and potential expansion of the residential development at Penrose Gardens off green Lane. Already underway are the developments at Kingsmere, on both sides of the A430 including the axis 19 distribution units opposite, a Hoilday Inn on the a 430 and A41 roundabout, retail outlets on the A41, the Gravenhill development and other Residential developments scattered around the Bicester ring. All of this is already producing significant traffic issues, this is set to deteriorate further once construction is completed . With an anticipated 1800 great wolf movements a day following this proposal, it is clear that it would b unsustainable. The Council will be left with a legacy of issues including traffic control and calming measures being required all at taxpayers' expense. Chesterton is creaking at the seams and does not want or need this development.

Chesterton is an historic village and this development is not only out of character but in contravention of the Cherwell Local plan. Visually, it would be a monstrosity, looming over the surrounding countryside comprising; A 4 storey, 500 family rooms hotel with An 84 foot high water tower which is likely to be the tallest building in Cherwell. A 900 space floodlit car park. There are so many brown field sites more suited to this kind of development in parts of the country that need economic stimulus.

This ill-conceived proposal lacks justification on every level, it is the wrong development in the wrong place at the wrong time. in short, it would be an environmental catastrophe that that residents would have to endure for generations. There is no demand in the local area for a water park. Any benefit would clearly go to Great Lakes Uk and their US parent company Great Wolf Resorts. I urge the council to standby their strict guidelines and policies when considering this proposal and refuse planning.

Staddlestones, Stanville Road, Cumnor, Oxford OX2 9JF

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

21st December 2019

Dear Ms Whitehead

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

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

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

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

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

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

Yours sincerely

A solid black rectangular box used to redact the signature of Valerie Wales.

Valerie Wales (Mrs.)

Dear Sirs,

The government's recent decision to expand Heathrow Airport has been ruled 'unlawful' by the Court of Appeal because it falls foul of the Paris Accord on the agreement within the **United Nations Framework Convention on Climate Change** . I feel that this is worth mentioning to you because I believe it is another good reason to object to the Planning Application submitted by The Great Wolf Resorts for a hotel and Waterpark on part of the site on the Chesterton golf Course.

This application if successful could result in **an extra 1800 vehicles A DAY** clogging the already over-crowded A34, A41, M40, A40, A4095 and surrounding roads. Plans include car parking for 900 cars which is only marginally less vehicles than those accommodated in **the 1000 space Westgate Carpark**, resulting in a substantial increase in air and noise pollution – recent scientific research links traffic pollution in particular to a number of health conditions such as asthma. The traffic chaos will cause substantial pollution and damage to a large swathe of historic villages, green belt and natural habitat for wildlife, year-round. The footprint of the new complex will be **60 per cent larger than Bicester Village shopping centre**.

It is also worth pointing out that this isn't a local amenity, because to use the facilities, most guests would need to book an overnight room at the four-storey hotel complex, with its capacity for around **2000 guests a night**. The business model is based on near full-occupancy with guests intended to stay on site to use facilities. This means few day passes available for local families, particularly during popular school holidays as stated by GWR themselves on **EVERY site of EVERY Great Wolf Resort across the US**. Great Wolf Resorts have made little effort to spell this out to residents of the surrounding villages and the town of Bicester. It is also worth noting that nowhere on their site could I find a resort in an area comparable to Chesterton most of them being built adjacent to big freeways not small rural locations.

In addition there will be little or no 'trickle down' benefit to local businesses as customers will stay at the hotel and use bars, shops, restaurants on site before returning home. There are currently very low unemployment levels in the types of jobs to be offered by GW (bar staff, cleaners, waiters) Many restaurants and pubs already struggle to fill these vacancies so competition with the Great Wolf Lodge will make staffing issues even more problematic.

How can this development be part of a genuine '**need**' in the area? It surely doesn't come under the banner of '**need**', not being a hospital, Community Centre, library, Police Station or indeed anything that is required for the genuine **need** of the community. How can three Wolf Resorts prove '**need**'?

In closing I submit my complete and total opposition to this application.

Yours sincerely,

Barbara

Date: 17/02/2020

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

Stora House
South Green
Kirtlington
OX5 3HT

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,

BARBARA JEFFRIE

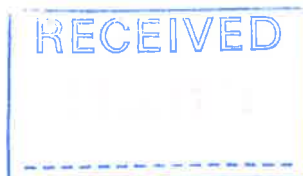
(sign)

(print)

Patricia Jenkins
Stone Cottage
Main Street
Chesterton
OX26 1UQ



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



5 January 2020

Dear Ms Whitehead

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

I am writing to register my **OBJECTION** to the above application.

The application represents unsustainable development in an inappropriate location which is neither in accordance with the Local Plan nor offers any material benefit so as to outweigh the substantial harm it would create.

I have lived locally for more than 40 years and my views are informed by that experience, by attending the applicant's pre-application consultation event, and by taking a detailed look at the application and supporting material.

There is no possible conclusion one can reach other than this being a highly speculative application for a site which is not suitable – its location being a critical factor.

I object to the development for the following reasons:

- 1. Unsuitability of the site and poor sustainability and access:** the site is distant from any urban centre, not served by transport links and fails on any objective or sequential assessment of sustainability. In fact it is a highly unsustainable location for the proposed use and represents significant intensification in a rural setting, not supported by any strategic planning policy. The amount of car parking proposed and the fact that the only realistic means of access to the site is via car is highly unsustainable. At a time of **climate emergency**, consenting a use and application which has such poor sustainability would be an appalling interpretation of planning policy and a gross insult to all efforts to address climate change.
- 2. Need:** this proposal is driven by speculative commercial opportunity not by any defined need. The location is not supported for such a substantial and significant use and departure from the current use. It is evident to anyone who knows the local area that the landowner is seeking to derive a windfall gain from this speculative development because of the failure to position and run the existing Bicester Hotel Golf & Spa as a successful business. It is not the job of the planning process to fund a poorly-performing business by consenting a speculative application which is neither supported by need nor policy.
- 3. Misrepresentative and misleading consultation:** the applicant's pre-application has been poor. The design of the consultation questionnaire provided was misleading and inadequate. It included leading questions and was clearly designed to enable 'analysis' to be carried out which

skewed the results and sought to imply a greater percentage of respondents may be supportive. Why, for example, were there two boxes to tick for 'support' as well as one for 'neutral' while only one for 'do not support' unless the intention was to group 'neutral', 'support' and 'strongly support' together in order to imply a greater proportion of respondents are somehow supportive or not opposed? I have worked in the market research industry for many years and found the structure of the feedback form deeply concerning. I do not believe the applicant was committed to carrying out any meaningful or genuine consultation which I find deeply troubling. The purpose of pre-application consultation is to enable the opportunity to shape and improve the scheme through feedback – the applicant has not demonstrated any meaningful adjustment to the proposals.

The fundamentals of this application (namely site, the policy position for the site, its poor connectivity and therefore lack of sustainability, and need) all mean that **this application is not sustainable development.**

The harm it would create substantially outweighs any claimed benefit nor can this harm be mitigated or off-set.

Like many I have spoken to, I would like to see Cherwell DC refuse the application and to see Great Wolf Resorts find an appropriate site which is actually suited to the purpose and on which it can bring forward its investment and a scheme which could meet a sustainability assessment.

This application for this site is highly unsustainable and harmful and one cannot get away from the fact that it is fundamentally the wrong site for this proposed use and development.

Yours faithfully


Patricia Jenkins 

Harry Jenkins
Stone Cottage
Main Street
Chesterton
OX26 1UQ



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



15 January 2020

Dear Ms Whitehead

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

I am writing to register my **OBJECTION** to the above application.

The application represents unsustainable development in an inappropriate location which is neither in accordance with the Local Plan nor offers any material benefit so as to outweigh the substantial harm it would create.

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- 3. Misrepresentative and misleading consultation:** the applicant's pre-application has been poor. The design of the consultation questionnaire provided was misleading and inadequate. It included leading questions and was clearly designed to enable 'analysis' to be carried out which