

Date:

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

Address:

41 BOWNHAM MEAD  
RODBOROUGH COMMON  
STRAW  
GL55DZ

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.

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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)

M. South

(print)

Please add any additional comments here:-

Mrs j Newton

49 Bramhall Lane South

Bramhall

Cheshire

SK72DU

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

**Dear Ms Whitehead,**

**I visit my son regular basis. He lives directly adjacent to the development in Chesterton. I have been dismayed by the great Wolf proposal to build a waterpark on the existing back 9 holes of Bicester Golf Club in this delightful historic village of Chesterton.**

**I have taken the time to fully explore these proposals and can see clearly that it represents a departure from planning policy. The proposals contain numerous reports littered with flawed and skewed statistics. "Lies, damned lies, and statistics" is a well known phrase describing the persuasive power of numbers, particularly the use of statistics to bolster weak arguments. This is a case in point. A huge amount of money has been spent on these meaningless reports and they should be scrutinized to the finest degree to highlight their inaccuracies.**

**As the council have stated in their site notice dated 9/12/19 the proposal constitutes:**

**"major" development and the proposed development would, in the opinion of the Council, affect;**

- The setting of a Listed Building
- The character and appearance of a Listed Building
- The setting of a Conservation Area
- The character and appearance of a Conservation Area
- Departure from plan

**I fully concur with this statement. It is the departure from plan that I see as the key to refusing this application. The plan contravenes the following::**

Relevant National and Local Policy and Guidance are found in:

Development Plan Policy

Cherwell Local Plan (2011-2031) Part 1

PSD1: Presumption in Favour of Sustainable Development

ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

ESD13: Local Landscape Protection and Enhancement

ESD15: The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (saved policies)

Sporadic development in the open countryside

Countryside management projects

Layout, design and external appearance of new development

National Planning Policy Framework (2012)

Planning Practice Guidance (2014)

The Principle of the Development

Paragraph 14 of the National Planning Policy Framework (NPPF) states that a presumption of sustainable development should be seen as a golden thread running through decision taking. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system.

Paragraph 12 of the NPPF notes that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Cherwell District Council has an up-to-date Local Plan which was adopted on 20th July 2015.

## Visual Amenities

Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take the opportunities for improving

Policy ESD13 of the Cherwell Local Plan Part 1 notes that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to the local landscape character cannot be avoided. Policy ESD13 also states that: "Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside; **It will look out of character and be very obtrusive**
- Cause undue harm to important natural landscape features and topography; **It will**
- Be inconsistent with local character; **It is inconsistent**
- Impact on areas judged to have a high level of tranquility; **It will affect tranquility of this quiet village in terms of light pollution air pollution noise and excessive traffic flow**
- Harm the setting of settlements, buildings, structures or other landmark features: or **The proposal is totally out of keeping with the environment**
- Harm the historic value of the landscape." **It harms the historical value of this ancient village**

Policy ESD15 of the Cherwell Local Plan Part 1 states that: "New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards." **This design is not in keeping being 4 storeys tall and having an 85 ft water slide painted in vivid colours. It will be the tallest structure in Cherwell adjacent to an historic village**

Saved Policy C28 of the Cherwell Local Plan 1996 reflects Government guidance in relation to the design of new development by seeking to ensure that such development is in harmony with the general character of its surroundings and is sympathetic to the



environmental context of the site and its surroundings, and the nature, size and prominence of the development proposed. Saved Policy C8 seeks to protect the character of the open countryside. **The proposed development would not be within the curtilage of the village. This development detracts from the appearance of the area due to its size and nature. It is not concealed from view from the public domain.**

**The development would result in significant harm to the visual amenities of the locality. Furthermore, it would represent harmful or sporadic development within the open countryside. The proposal therefore does not accord with Policies ESD13 and ESD15 of the Cherwell Local Plan Part 1, saved Policies C8, 28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.**

#### Residential Amenities

**The proposed Water park presents adverse harm to Stableford House and Vicarage Farm in terms of loss of privacy or overlooking and light air and noise pollution. The proposal does not accord with Government guidance contained with the NPPF, Policy ESD15 of the Cherwell Local Plan Part 1 and saved Policy C30 of the Cherwell Local Plan 1996.**

#### Ecological Impact

Paragraph 118 of the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principle: "If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." Policy ESD10 of the Cherwell Local Plan Part 1 echoes this. **Significant harm to the ecology of the existing golf course is obvious it will be immediate and far ranging with no sensible and sustainable mitigation.**

I strongly encourage the council to refuse this proposal on the grounds that it contravenes planning policy. It is a departure from National and local plan on every level.

Faithfully

J Newton



Date:

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

Address:

49 Needlepoin way,  
Windsor park,  
Buckingham, MK18 7RA

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.

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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.

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

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

Yours faithfully,

(sign) 

(print) Cula Bacon

Pease add any additional comments here:-

**Date:**

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

**Address:**

49 needlepin way,  
Windsor Park,  
Buckingham,  
MK18 7RA

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.

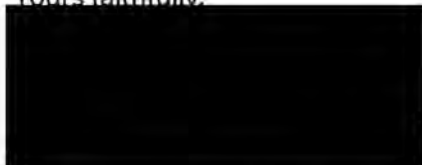
This will be a private resort attracting a proposed 500,000 visitors, and their vehicles, annually into an area already suffering from severe traffic congestion issues on the M40, A34, A41, A4095 and B430. The infrastructure of the area will simply not be able to sustain this proposed development, to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



Elie Bacon.

15/01/2020

(print)

Please add any additional comments here:-

Date: 20.1.20

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

Lucy Morgan  
51 Charlbury Rd  
OX26 4UX

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

Dear Sirs,

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Yours faithfully,



(sign)

Lucy Morgan  
Edwards

(print)

LUCY MORGAN  
EDWARDS

**From:** John Skermer

**Sent:** 27 January 2020 21:26

**To:** DC Support <DC.Support@cherwell-dc.gov.uk>; Chesterton Parish Council Clerk <clerk@chestertonparishcouncil.org.uk>

**Subject:** Great Wolf Resort

Good morning.

I am **against** any 'Great Wolf Resort'/'Water Park' being given the go-ahead near Bicester; it's silly, unnecessary and will cause far more problems that it's supposed to solve. I hope your district council votes **against** the proposal.

Although I live in Brackley, I usually shop in Bicester (town, not village) at least once a week.

Yours sincerely,

John Skermer

52 Ellesmere Crescent,

Brackley,

Northamptonshire

NN13 6BS

## Rachel Tibbetts

---

**From:** Yvonne Swaffar [REDACTED]  
**Sent:** 10 December 2019 08:35  
**To:** DC Support  
**Subject:** Great Lakes (UK) Ltd – Planning reference Application No.: 19/02550/F

I was shocked to read about the planned American Theme Park to be placed in Chesterton. I no longer live in the area but use the road systems all of the time and can't imagine what this will do to the, already overcrowded, M40/A34 junction. I regularly have to queue for at least a mile to reach the turnoff – so can't imagine how long that queue will be after the opening. Our road systems are already creaking at the seams and yet you seem to want to make them worse. I left the Bicester area because I didn't want to live in an ever-growing town – I used to enjoy the peace & quiet of Ambrosden but that started to grow and will inevitably become part of Bicester. Christmas is always a nightmare because of Bicester Village and you now want to grow the 'market town' even bigger ..... I am so glad I got out when I did. I just feel so very sorry for my friends who are still there.

Yvonne Swaffar  
54 Seaward Tower  
Trinity Green  
Gosport PO12 1HG

Sent from [Mail](#) for Windows 10



Date: 15/12/19

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

Address:

58 Lancaster Close  
Bicester  
OX26 4TT

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.

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

Yours faithfully,

(sign)



MARY L O'LEARY.

(print)

Please add any additional comments here:-



Date: 4/1/20

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

Address:  
MRS K PARKER  
58 RAVENCROFT  
BICESTOR  
OX26 6YQ

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

Dear Sirs,

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

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

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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) 

KYLEE PARKER  
(print)

Please add any additional comments here:-

## **Rachel Tibbetts**

---

**From:** charlotte sweeney [REDACTED]  
**Sent:** 25 January 2020 10:18  
**To:** DC Support  
**Subject:** Objection to planning application 19/02550/F

I strongly object to this application.

This planning application is is totally unsuitable for this rural location it goes against NPPF and CDC local plan.

It would be completely out of keeping with the area

Kind regards,

Charlotte Sweeney  
59 Merlin way  
Bicester

Date: 11/12/2019

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

Address:

60 LYNEHAM ROAD  
BICESTER  
OXON  
OX26 4FD

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.

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(sign)

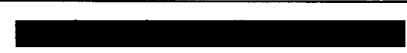
CLARE BUCKLEY

(print)

Please add any additional comments here:-

Date: 17 December 2019

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

  
23 Meadow Gardens  
61 Jackson Road  
Oxford  
Oxfordshire  
OX2 7TS

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.

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(sign)



(print)



Date:

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

Insert sender's address:

62 Parsons Street  
OX16 5NR

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

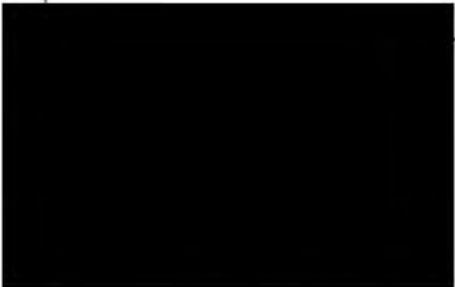
Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local **resident** / **business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- The scheme will bring a variety of new jobs to the area with opportunities for young people to train in and foster careers in hospitality management, engineering and aquatics management. Local construction professionals will also benefit from the large number of jobs created through construction of the scheme.
- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:



*Lois Klis Spalden*

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

Date: 18/12/2019

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

Address:

64 Laurel Drive,  
Southmoor,  
Abingdon.  
OX13 5DJ.

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

Dear Sirs,

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Yours faithfully,

(sign



(print)

Pankaj Chawla

Please add any additional comments here:-

Date: 3.3.20

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

65, Hatch Way,  
Kittlington,  
OX5 3JQ

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(sign)

22-2-2020

Rosemary Lewis  
(print)



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

69 Orchard Rise  
Chesterton  
Bicester *MJW*  
OXON, OX26 1UFS

16<sup>th</sup> December 2019

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

Dear Sir/Madam


Please accept this letter as my extreme objection to the Great Wolf proposal and planning application to build in our village, Chesterton.

I am nearly 14 years old and love this village having been born here. The thought that Chesterton will be decimated by the Great Wolf plans (should it be passed by yourselves!) is absolutely preposterous. One of my objections is that the village is simply NOT suitable for a development of this size as we are already used as a rat run/short cut from the A34 and M40. Not only is the village not suitable for this development but neither are the surrounding infrastructures - not even with the proposals to better them.

This is a very typical English and beautiful village and I am also very concerned about the amazing habitat and wildlife that we currently have.....and the work that has been put into preserving it. Why should we lose all this for a development that will in NO WAY benefit the residents and will actively destroy the village as we know it.

I beg of you to PLEASE DO NOT allow this to not make it through planning.

Yours faithfully

  
Matt Walford



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

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

Address:

1 Orchard Rise  
Chesterton  
Bicester  
OX26 1UG

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

(sign)

(print)

Please add any additional comments here:-

Sewage?

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	
<b>Name</b>	Deb Webb
<b>Address</b>	69 The Leys, Chipping Norton, OX7 5HJ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to 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 nuisance 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 urge that planning permission for this application be refused.</p>
<b>Received Date</b>	02/01/2020 15:46:33
<b>Attachments</b>	

Date: 17.12.19

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

Address: 70  
Herschel Crescent  
OX4 3TU  
Oxford

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.

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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)

Ikunoy Akinwalere  
(print)

Please add any additional comments here:-



12 December 2019

Robert Gearing  
71 Orchard Rise  
Bicester  
Oxfordshire  
OX26 1US

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

**Ref: GREAT LAKES UK Ltd – PLANNING APPLICATION No: 19/025550/F**

Having attended two of Great Wolf Resorts presentations on their proposed holiday complex it is obvious the development they propose is not within the Cherwell Local Plan. There are no material considerations that would warrant planning permission being granted.

**Loss of Sport/Recreational Facility.** The Cherwell Local Plan includes 'Meeting the Need for Open Space, Sport & Recreation' The location of the proposed development will take away an existing open-air recreational amenity, an 18-hole golf course. It is widely acknowledged that an 18-hole golf course is excellent for 'outdoor exercise'. It will mean the existing 18-hole golf course users would now have to drive to alternative 18-hole courses. Therefore, unsustainable and increasing car usage.

**Traffic Impact.** It is obvious the existing road infrastructure in Chesterton and that of the surrounding villages will not be able to cope with the extra 1000 + daily increase in traffic volume, plus construction traffic. It is well known that when there are traffic issues on the A34 and M40 the roads in and around Chesterton are used as an escape route and becomes heavily congested and has in the past the roads in the village have been grid locked, causing difficulty for the emergency services. The routing plans are unacceptable via already stressed routes ie. Middleton Stoney, Weston on The Green and Wendlebury.

**Lack of Economic Benefits for Cherwell and Local Area.** This proposal is contrary to Cherwell's strategic aim of prioritising , 'Knowledge Based', business investment as a priority, thereby offering employment Supporting the 'Knowledge Economy'. The hotel rooms available will only be for Great Wolf Resort guests. This will not be of benefit to other businesses in the area requiring overnight accommodation for their employees. It was evident in the Great Wolf presentations that their aims are to keep all guests on site to use their restaurants, retail shops etc. so retaining all economic benefits, with none being shared with local business's.





Kathleen J Stone  
71 Orchard Rise  
Chesterton  
Bicester  
Oxon. OX26 1US

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

12<sup>th</sup> December, 2019

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

Dear Ms Clare Whitehead,

I find the Great Wolf Resorts planning proposal does not meet the local development plan, there are no material considerations that warrant planning permission being granted.

The proposed location, on the edge of Chesterton village, which requires 900 car parking spaces, 500 square foot of building, on what is already a greenfield site, not only takes away 9 of the 18 holes of Bicester golf course putting golfers in the position of having to travel further afield to play 18 holes, it disrupts the ecological habitats of the wild life living on the greenfield site.

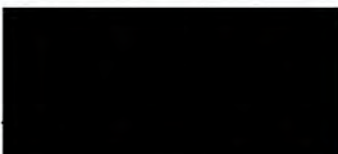
Also, there would be an increase in vehicles using the local roads, the existing infrastructure both through Chesterton and surrounding villages, cannot cope with the extra 1,000+ vehicles daily that would come into the area. Chesterton already suffers from congestion as an escape route when there are problems on the M40 and A34. This goes against Cherwell Strategy of reducing car usage. The plan to direct traffic through Western on the Green and Wendlebury is not acceptable, like Chesterton it suffers enough as a 'rat run' or alternative route when M40 is at a standstill. The extra traffic on the motorway and A34 will result in more accidents and therefore more congestion on local roads.

There are no benefits for local business as the Hotel is only interested in its own holiday guests and not overnight business guests staying in the area for work purpose. Any benefits would be in their own interest as their guests will have all their needs met at Great Wolf Resort. This is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment.

The design of building low-rise, to be less visible, has resulted in a bad design, spreading buildings and car park over a large area, not as outlined in Cherwell's Countryside Design Summary 2008.

Great Wolf should have worked with Cherwell, being allocated a site via the correct local plan process. This is a speculative planning application in the wrong location and should be refused.

Yours sincerely



Kathleen J Stone.

73 Orchard Rise  
Chesterton  
Bicester  
OX26 1US

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

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

Dear Madam

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


The existing road infrastructure can't cope with the excessive increase in traffic volume and the heavy lorries during construction will have a major impact on our Village roads which are congested enough now and not in a good condition. Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles will be extremely detrimental to the health of all of Chesterton inhabitants.

The proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge based business investment as a priority.

Great Wolf's suggestion of economic benefits to the area are a fallacy as their aim is to keep their guests on site by providing shops, restaurants, entertainment etc. Their employees will have to drive to the site as there is no public transport in the Village so how is it going to help the community that is threatened by their



proposal? Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in completely the wrong location and should be refused on this basis.

Yours faithfully 



P. D BOSTER (MR)

73 Orchard Rise  
Chesterton  
Bicester  
OX26 1US

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

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

Dear Madam

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

The existing road infrastructure can't cope with the excessive increase in traffic volume and the heavy lorries during construction will have a major impact on our Village roads which are congested enough now and not in a good condition. Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles will be extremely detrimental to the health of all of Chesterton inhabitants.

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proposal? Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in completely the wrong location and should be refused on this basis.

Yours faithfully



V. BOSHER (MRS)

Date:

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

Address:

76 WILLOW DRIVE  
BICESTER  
OX6N  
OX263XA

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)

Nicola Martelli  
(print)

Pease add any additional comments here:-

**Date:**

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

**Insert sender's address:**

75 Grange Rd  
Banbury  
OX16 9AT

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

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

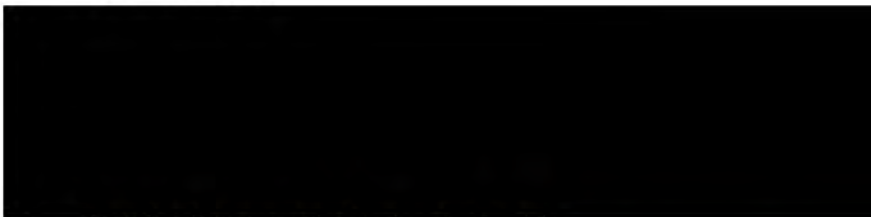
As a local resident / **business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- The scheme will bring a variety of new jobs to the area with opportunities for young people to train in and foster careers in hospitality management, engineering and aquatics management. Local construction professionals will also benefit from the large number of jobs created through construction of the scheme.
- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

[Empty rectangular box for additional comments]

Yours faithfully,



PRINT NAME

To submit comments electronically visit:  
<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>



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

75 Orchard Rise  
Chesterton  
Bicester  
OXON, OX26 1US

19<sup>th</sup> December 2019

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

Dear Sir/Madam


The main reason I object to the Great Wolf resort being built so close to Chesterton is the increased traffic being forced through our small village. The A4095 is busy enough at the moment just with general traffic so more on this road will cause more congestion and accidents. As I'm disabled and there's no bus service, using a car is the only transport we use to get in and out the village and often we have to queue while traffic forces its way through the chicane. Most of these do not do the 30mph speed limit. I use a wheelchair to get around the village and the amount of cars that come speeding down Green lane doing alot more than 30mph making it very difficult to cross the road. Adding this resort to the outside of our villiage will increase the number of cars using these two busy roads in and out of Chesterton.

The extra 1000 plus car movements a day will also mean more traffic through Chesterton and the surrounding villages including Middleton Stoney, Wendlebury and Weston on the Green. If an accident on the M40, A34 or A41 occurs this forces more traffic through all of these villages causing gridlock. The roads and infrastructure currently in place will not be able to handle this extra traffic.

My other concern is the damage this will do to our wildlife and their habitats. The planning department needs to consider how it will safe guard our wildlife. Noise and pollution from the site also needs to be considered as this will have major affects on these villages and the environment surrounding them.

I hereby object to the construction of the Great Wolf Resort.

Yours Faithfully

  
Rebecca Jarvis

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

75 Orchard Rise  
Chesterton  
Bicester  
OXON, OX26 1US

19<sup>th</sup> December 2019

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

Dear Sir/Madam

Please accept this letter as me objecting to the most ridiculous proposal in Oxfordshire!

The main reason I object to the Great Wolf resort being built so close to Chesterton is the increased traffic being forced through our small village

The extra 1000 plus car movements a day will also mean more traffic through Chesterton and the surrounding villages including Middleton Stoney, Wendlebury and Weston on the Green. If an accident on the M40, A34 or A41 occurs this forces more traffic through all of these villages causing gridlock. The roads and infrastructure currently in place will not be able to handle this extra traffic.

My other concern is the damage this will do to our wildlife and their habitats. The planning department needs to consider how it will safe guard our wildlife. Noise and pollution from the site also needs to be considered as this will have major affects on these villages and the environment surrounding them.

I hereby object to the construction of the Great Wolf Resort.

Yours Faithfully

  
Paul Jarvis

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Stefan McNally"/>
<b>Address</b>	<input type="text" value="78 Sinclair Avenue, Banbury, OX16 1DW"/>
<b>Type of Comment</b>	<input type="text" value="Support"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Dear sir/ madam I am writing to give my support to Great Lakes UK Ltd planning application for Great Wolf Resorts. I support the application because of the jobs it will create, and because of the investment it will attract to the area."/>
<b>Received Date</b>	<input type="text" value="20/01/2020 14:00:58"/>
<b>Attachments</b>	



**Date:**

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

**Address:**

Richard Skene  
79 Debamere Gardens  
Fair Oak  
Hampshire  
SO50 7GD

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)

RICHARD SKENE  
(print)

Please add any additional comments here:-

*This proposal represents a wanton disregard of sustainable practice despite Great Wolf's ridiculous claims. It is an audacious push in the*

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Charlotte Woodford"/>
<b>Address</b>	<input type="text" value="79 East Street, Fritwell, Bicester, OX27 7QF"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="There is already too much traffic going through the local villages for tourists heading to Bicester village."/>
<b>Received Date</b>	<input type="text" value="28/02/2020 14:45:02"/>
<b>Attachments</b>	



79 Orchard Rise  
Chesterton  
Bicester  
OX26 1US

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

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

Dear Madam

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

The existing road infrastructure can't cope with the excessive increase in traffic volume and the heavy lorries during construction will have a major impact on our Village roads which are congested enough now and not in a good condition. Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles will be extremely detrimental to the health of all of Chesterton inhabitants.

The proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge based business investment as a priority.

Great Wolf's suggestion of economic benefits to the area are a fallacy as their aim is to keep their guests on site by providing shops, restaurants, entertainment etc. Their employees will have to drive to the site as there is no public transport in the Village so how is it going to help the community that is threatened by their

proposal? Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in completely the wrong location and should be refused on this basis.

Yours faithfully



# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Joan Nelson"/>
<b>Address</b>	<input type="text" value="80 Orchard Way,Bicester,OX26 2EJ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="This development is too large for this area. We already have congested roads with Bicester Village and the ongoing building going on. It will decimate this area. the roads around the proposed development are small country roads and will not be able to cope with the traffic. This development is clearly tapping in to the BV customers where they can stay, bring their families etc. It is not for us mere moertals of Bicester. They may let us have passes if they have any room left but they are very expensive. Please dismiss this planning for the sake of local residents. There must be more viable areas around away from villages. I am not a NIMBY but this totally wrong"/>
<b>Received Date</b>	<input type="text" value="12/01/2020 17:52:18"/>
<b>Attachments</b>	



Date:

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

Insert sender's address:

87 WARWICK RD  
BANBURY  
OXON  
OX15 2AL

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

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local **resident / business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- The scheme will bring a variety of new jobs to the area with opportunities for young people to train in and foster careers in hospitality management, engineering and aquatics management. Local construction professionals will also benefit from the large number of jobs created through construction of the scheme.
- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

Good to have something new coming into the area

Yours faithfully,



MARK ALITI

SIGNATURE

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

Date: 20/1/2020

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

Address:

90 HILL FARM ROAD  
MARLOW  
BUCKS. SL7 3LU

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)

MARK BISHOP

(print)

Please add any additional comments here:-





Date:

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



Insert sender's address:

94, Sheep St.  
Banbury  
Sharncliffe

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

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local resident / business owner (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

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- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

We would like to be involve with the business operation as a sponsored restaurant, or have a table in junction with the lodge. Call [REDACTED]

Yours faithfully,

[REDACTED SIGNATURE]

SIGNATURE

Harriet Chappell

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Sally Owen
<b>Address</b>	94a Banbury road ,Bicester
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The infrastructure on these roads are too poor for another development. We have bicester village and all the associated traffic that comes with this. We have new industries estates been built and being built. We have more housing being built, so don't even have the amount of traffic at the moment that even comes with this. The planned route in will cause traffic disruption and if we have even 1 road closure at the moment bicester comes to a standstill. Yes we are next to a motorway and a34 but most locals avoid this at rush hours. Maybe if its that important to them they would pay for their own entrance from the motorway. Who will have any advantage for this development? Locals to use probably not as I've looked at their present places in the USA. Jobs maybe but this also means more traffic. Bicester village maybe but more traffic and parking, roads chaos. Then local people are also losing half of that golf course and open space. That does benefit us. Also all this extra pollution does not benefit us. So please think of our children, our communities, our quality of life.</p>
<b>Received Date</b>	21/12/2019 10:38:01
<b>Attachments</b>	

Date: 9.12.2019

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

Address:

96 Buckingham Rd  
Bicester.  
Oxon  
OX26 4EQ

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)

KATE CARTER

(print)

Please add any additional comments here:-



Date: 15/12/19

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

Address:

97 Avocet Way  
Bicester  
OX26 64W

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.

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

Yours faithfully,

  
(sign)

Rebecca Carter  
(print)

Please add any additional comments here:-



**Date:**

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

**Insert sender's address:**

MRS A-M TRAVERS.  
99 MOLD CRESCENT  
BANBURY  
OXON  
OX16 0ES

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

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local **resident / business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

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- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

[Empty rectangular box for additional comments]

Yours faithfully,

[Redacted signature area]

SIGNATURE

A-M TRAVERS.

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

**Date:**

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

**Insert sender's address:**

99 MOULD CRESCENT  
BANBURY  
OXON  
OX16 0ES

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

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Additional comments:

Yours faithfully,



D TRAVELS

SIGNATURE

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Peter Talboys"/>
<b>Address</b>	<input type="text" value="102 Hampden Drive, Kidlington, OX5 2LS"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I think the application would be detrimental to the environment by allowing many thousand of vehicles into the area annually . I also doubt that the existing road network would be capable of handling such traffic . The loss of golfing would remove leisure facilities for many and particularly the older generation . I cannot see a case for building a vast theme/water park in this location and voice my objection ."/>
<b>Received Date</b>	<input type="text" value="01/01/2020 11:44:32"/>
<b>Attachments</b>	



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	T A Milns
<b>Address</b>	103 Leach Road, Bicester, OX26 2JT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>This proposal is ludicrous. The council no longer have local residents interests at heart and Bicester is fast becoming a metropolis for tourists only. We do not have, nor do we want the road infrastructure to cope with this development. New roads around Bicester and its new developments are dangerous, with regular DEATHS and accidents reported at the poorly planned Graven Hill and Park and Ride roundabouts. We do not have the resources to fulfill the 600 proposed vacancies or the affordable housing to accommodate potential out of area employees. Bringing in employees will help to increase house rental prices, which are already unaffordable. Bicester residents have endured unaffordable shops in Bicester Village, new shopping complexes, ugly hotel buildings, rapid housing expansions, traffic jams and we simply do not want any more. It is NOT a leisure facility for use by locals. It is not something that most people would be able to afford to use on a regular basis, judging by the costs of a pass in the Californian lodge This is a monster of epic proportions. 1 and a half times larger than Bicester Village in a quiet, charming Oxfordshire village which will be absolutely decimated. Do you care? Do you, Councillor, want this development on your doorstep? Do you, Councillor, want to see this from your bedroom window? Do you, Councillor, want more traffic passing by your front door every day? Do you, Councillor, want to have another road death on YOUR head because we just cannot cope with the extra traffic anymore? Promises of a free shuttle bus will not alleviate traffic problems, especially when Lone Wolf are providing 900 parking spaces at the complex. You denied us the right to have a Centre of excellence for Sport in Heyford as the roads couldn't cope with the traffic, and yet gave permission for housing? These developments benefit councils financially but do not consider those who work hard to pay to live in such a beautiful area. There has not been a lot of publicity regarding this development which is very underhand. Yes, the usual documents are available within Planning but unless you live in Chesterton you probably won't have thought to look to see if an intrusive development is being built locally. We know that if your residents truly understood the monstrosity of the proposal then there would be overwhelming objection</p>
<b>Received Date</b>	28/01/2020 22:11:50
<b>Attachments</b>	

Date: 4/1/20

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

Address:  
104 Redcar Rd  
Bicote  
Oxon  
OX26 1BS

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

Dear Sirs,

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

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

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

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

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

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

Yours faithfully,

  
\_\_\_\_\_  
(sign)

C. BIGGIN  
\_\_\_\_\_  
(print)

Please add any additional comments here:-

Date: 4/1/20

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

Address:  
104 Redcar Rd  
Bicester  
OXON  
OX26 1BS

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

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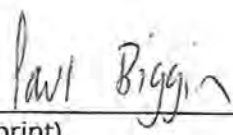
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\_\_\_\_\_  
(sign)

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

Please add any additional comments here:-



**From:** David Morris  
**Sent:** 09 March 2020 13:28  
**To:** DC Support <DC.Support@cherwell-dc.gov.uk>  
**Subject:** PLANNING APPLICATION: 19/2250/F

Good afternoon,

I omitted to add my full name & address to my email yesterday as follows:

I would like to strongly object to planning permission being granted to this development on environmental issues.

Great Wolf are stating that the benefits are that employment would be guaranteed for hundreds of workers.-how would they get there? by car?.It appears that even the world renown Bicester Village have great difficulty in filling vacancies due to very few people claiming unemployment benefit locally.

The likely scenario if both these companies could recruit staff yet more traffic problems would manifest themselves at the Wendlebury and Bicester roundabouts and local roads.

This development has not been thought through at all on environmental levels.

Regards,

**Mr David Morris     (Senior Golfer @ Bicester Golf Club)**

**110 Arlington Drive**

**Old Marston**

**Oxford**

**OX3 0SL**

From: Pause Forthought  
Sent: 25 February 2020 13:35  
To: DC Support  
Cc: Abingdon Carbon Cutters  
Subject: Great Lakes UK Ltd. Planning application 19/02550/F

Dear Sir or Madam

Great Lakes UK Ltd. Planning application 19/02550/F

In the determination of the above application I assume that the Council has received and properly scrutinised relevant expert evidence and is satisfied that the development will be net zero carbon in construction and subsequent use, so as not to add to the problem of meeting carbon reduction budgets and targets consistent with the latest science and advice (ie IPCC 1.5 degree Reoprt Oct 2018 and Committee on Climate Change Progress Report 2019).

In the absence of such evidence the application must be refused by the Council to avoid being complicit in overshooting national and international carbon reduction targets.

Yours sincerely

Daniel Scharf MRTPI  
122 Abingdon Road Drayton Abingdon Oxon OX14 4HT

Date: 13/12/19

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

Address: 122 Ravenscote  
Bicester  
Oxon  
OX26 6YQ

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.

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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)

ANDY LAWRENCE

(print)

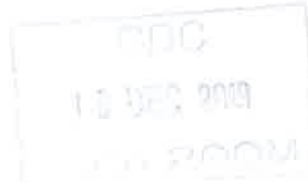
Please add any additional comments here:-



# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Adrian Barnes"/>
<b>Address</b>	<input type="text" value="123 Barry Avenue, Bicester, OX26 2HA"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Taking away an amenity for local people. The infrastructure cannot support the amount of people using the water park"/>
<b>Received Date</b>	<input type="text" value="28/11/2019 18:48:41"/>
<b>Attachments</b>	

125, Eskdale Avenue  
Chesham  
Bucks  
HP5 3BE



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



Dear Ms Whitehead,

I hear with great sadness that there are plans afoot to turn part of the golf course at Chesterton into an indoor theme park or copy of Centre Parcs.

Chesterton is a small, compact village community assaulted on two sides already by the major expansion of Bicester

and bordered on the other side by the M40.

Between all this is a small stretch of country much loved by many local people, I visit my friends in Chesterton and much enjoy their small wild life reserve which is very close to the sports centre and golf course. They have encouraged a great deal of wild life - badgers, foxes, rabbits, deer waterbirds, fish and amphibians. They have planted many trees as we are encouraged to do. All this will suffer if there is noise, disturbance and traffic.



I should therefore like to lodge  
my objection to the plans put  
forward by Wolf Lodge.

Yours faithfully



(Mrs)

**Date:**

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

**Insert sender's address:**

130 Springfield Ave  
Banbury  
OX16 9SD

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

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local **resident / business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- The scheme will bring a variety of new jobs to the area with opportunities for young people to train in and foster careers in hospitality management, engineering and aquatics management. Local construction professionals will also benefit from the large number of jobs created through construction of the scheme.
- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

[Empty box for additional comments]

Yours faithfully,

[Redacted signature]

SIGNATURE

Abbie Litchorish

PRINT NAME

To submit comments electronically visit:  
<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

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

Date 5th 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 planning application. I have been a resident in Cherwell District for over 40 years and seen the significant changes that the area has encountered over this time. I work in Bicester and have seen the significant changes in the area due to the additional housing and associated facilities. Whilst it has been significant, it has been plan-led with the right sites being allocated so the associated infrastructure can be planned by Cherwell.

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

My objection is on the following grounds:-

**1. Unsustainable form of development**

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

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

**2. Landscape Impact and Design**

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

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



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

### 3. Traffic

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

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

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

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

Yours sincerely,

A solid black rectangular box used to redact the signature of Mrs Susan M Brewerton.

Mrs Susan M Brewerton

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

5 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 planning application.

I have worked in Bicester for the past 36 years and have seen the effects of the significant changes in the area and the pressure the various new developments have placed on the local infrastructure. I was therefore very surprised when 'Great Wolf' proposed a Water Park in Chesterton which would impact massively on that village and Bicester too.

I am a keen golfer and play regularly at Bicester Golf Course and it is disappointing to see that the plan by 'Great Wolf' would reduce the course from 18 to 9 holes. Cherwell is already losing 18 holes at North Oxford so combined with this, it limits the local courses available and puts pressure on those remaining too. In addition, to use other courses would generally mean travelling outside of Cherwell, something I certainly would wish to avoid if possible.

It appears to me that there are many negatives relating to this proposal, including the impact on the highways, the loss of open space, the impact on the landscape and the loss of a good golf course! There are some negligible positives, perceived as 'economic benefit', but most of the rewards would flow to 'Great Wolf'. On this basis, I believe that the application should be refused and 'Great Wolf' should seek an alternative and more sustainable and appropriate site for this development.

Below I have detailed my objections further:-

**Unsustainable form of development**

This is a significant development that will attract high levels of visitors every day. 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. This 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 in these circumstances is contrary to Policy SLE3 and ESD1.

The site is currently Greenfield open space and policy BSC10 seeks to ensure that 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.

## 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 Policy T5 of the Cherwell Local Plan 1996 states that new hotels in rural locations will only be approved where they would largely be accommodated in existing buildings or totally replace an existing commercial operation.

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

This 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, Policy T5, ESD13 and paragraph 170 of the NPPF.

## 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 Policy TR7 states that developments that will attract a large number of vehicles on to minor roads will not normally be permitted.

The existing road infrastructure cannot cope with the projected extra 1,000 – 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 does not appear to appreciate the issues that we already encounter from 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 and this 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 Policy TR7.

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

Yours sincerely



Gary Brewerton



Huse Monfaradi  
158 Bathurst Gardens  
London  
NW10 5HX

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

11th 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 above planning application.

This application is completely inappropriate and does not meet the requirements of the local and national planning policy.

There has clearly 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.

The reasons for my objection are as follows:

**Design** - The size, scale and aesthetic of the development do not enhance the character of the local area nor does it meet the requirements of Cherwell's Countryside Design Summary 2008. The 500,000sqm floor area represents significant urbanization of a green field site and not appropriate for a countryside location, which is next to a conservation area. The proposed nature trail is just a relocation of a public footpath, which at some locations will be diverted from open green space to instead pass through a mass of buildings. Furthermore there is no parking allocated for visitors of the nature trail so it is unclear how this will be accessible for people as there are no safe footpaths or cycle routes to Chesterton.

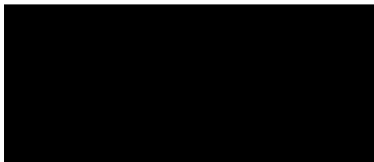
**Traffic** - The increased traffic, circa 1000 additional vehicles per day, cannot be accommodated by the local highways infrastructure which is already over stressed. It is inappropriate to route traffic through local villages that already suffer the major disruption as a result of congestion on the M40, A34 and A4095. Restructuring of the M40 and A34 junctions has, to date, been unable to accommodate the volume of local traffic, this development will therefore cause further disruption to local road users.

**Lack of Economic Benefit** - As the application states the resort will be a closed site with visitors encouraged not to leave but instead utilise the entertainment, restaurants and retail units on site, there will be no benefit for local businesses from the increased tourism. Bicester has impressively low levels of unemployment and local businesses struggle to recruit the type of employees that this resort will be targeting, therefore the development will have a negative impact on local business. The type of business being proposed does not meet Cherwell Districts Councils strategic aim of prioritizing 'Knowledge Based' business.

Sustainability - The additional traffic created by the development will increase the noise and air pollution levels. The M40 already creates significant noise pollution for the residents of Chesterton and it is unacceptable to approve a development that will negatively impact the quality of life and potentially the health of the existing population. There will be a significant loss of green space for local wildlife. There are no safe and sustainable methods of travel to and from Chesterton that do not require the use of vehicles. The large footprint of the proposed structures will re-direct rain water from its natural course which can be detrimental to the landscape and local watercourses. Furthermore the current water and drainage infrastructure in Chesterton is at capacity and cannot cope with a development of this size.

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. I therefore request that you do NOT grant permission for this application.

Yours faithfully

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

Huse Monfaradi

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Mr young"/>
<b>Address</b>	<input type="text" value="182 Buckingham Crescent,Bicester,OX26 4HB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I feel this development is far to big for all the extra traffic this will generate and all the green fields that will be consumed the local roads are not going to cope with the extra traffic and we don't need the hundreds of jobs it will create or the destruction of the wildlife"/>
<b>Received Date</b>	<input type="text" value="03/12/2019 23:13:38"/>
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Samantha Decombel
<b>Address</b>	188 Whitelands Way, Bicester, OX26 1AJ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I believe this is an inappropriate location for this resort, being as it is on the edge of a small village, with none of the infrastructure required to support such a vast increase in traffic and visitors. The damage to the local community and wildlife - including the pressure on water supply to service the facility - will be irreversible, and the costs vastly outweigh the benefits of a few hundred extra jobs, mostly in the service industry, which Bicester already has in excess with Bicester Village. It is unlikely local residents will be able to benefit from the facilities due to the high cost of proposed day passes (several hundred pounds for a family), which appears to be the biggest reason you find those in favour. I presume they do not understand the costs (or if so are much better off than my family!). The traffic impact (as there is no local train station, almost all visitors would be expected to drive) would be horrendous, and add to the problems already experienced in Bicester, with the recent new developments, overstraining the road network. All in all, I believe this is the wrong site for such a facility, and a better site in a more appropriate location could be sought working with the Cherwell planning application team.</p>
<b>Received Date</b>	26/02/2020 11:23:55
<b>Attachments</b>	



Date: 20.1.20

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

FELICITY MCCALLUM  
313 WOODSTOCK ROAD  
OXFORD OX2 7NY

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,



(print) FELICITY MCCALLUM

Date: 20.1.20

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

DIVIYA MADHVANI  
552 Banbury Road  
Oxford  
OX2 8EQ

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.

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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,



(print) DIVIYA MADHVANI



Date: 10.12.2019

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

Address:

Acacia Lodge  
Banbury Road  
Bicester  
OX26 2HL

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,

  
\_\_\_\_\_  
JAMIE THORNTON  
(print)

Please add any additional comments here:-

Date:

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

ACORN COTTAGE  
SOUTH GREEN  
KIRTLINGTON  
OXON  
OX5 3HJ

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

RECEIVED

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.

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

Yours faithfully,

[Redacted signature]

(sign)

[Redacted name]

(print)



**Date:**

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

**Address:**

ALDEN COTTAGE  
ALDENBROOK ROAD  
SMITHWOOD COMMON  
CRAWLEY  
SUMNER  
BU6 8PX

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)

Paul Munn  
(print)

Please add any additional comments here:-  
In such an historic and picturesque area, what an inappropriate project to undertake. Myself, being in an AONB, surely, this development has to be rejected by the local council at the earliest opportunity.

Date: 22/1/20

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

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

ACRE GND  
AKEMAN CLOSE  
KIRTINGTON,  
OXFORDSHIRE  
OX5 3HX.

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,

JESSICA JENKINS

(sign)



(print)



Date: 11th December, 2019

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

Address:

"Akeron Way,"  
Alchester Road,  
Chesterton,  
NR. Bicester,  
OXON, OX26 1UW

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,

(s)

J E STEAD  
(print)

Please add any additional comments here:-



Date: 11<sup>TH</sup> DECEMBER 2019

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

Address:

"AKEMAN WAY"  
ALCHESTER ROAD  
CHESTERTON  
BICESTER  
OX26 1UW

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.

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

Yours faithfully,

  
\_\_\_\_\_  
(sign)

J. M. STEAD  
\_\_\_\_\_  
(print)

Pease add any additional comments here:-



Date: 14<sup>th</sup> Dec

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

Address:

Amelia, Alchester  
Road, Chesterton  
OX26 1UN

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.

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

Yours faithfully,



AMELIA GORNE

(print)

Please add any additional comments here:-

Loss of sports facilities.

Travel time increasing (its long enough already)

Date: 15/12/19

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

Address:

AMELIE -  
ALCHESTER ROAD  
CHESTERTON -  
BICESTER  
OXFORDSHIRE  
OX26 1UN -

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.

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

Yours faithfully,

(sign)

DAVID JONES

(print)

Pease add any additional comments here:-

AS stated above, Chesterton is used as a rat run even when traffic is a.k on A34/M40. When there has been an accident or heavy traffic, Chesterton becomes gridlocked.



Date: 14/12/19

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

Address:  
Amelie  
Alchester Road  
Cherwell  
OX25 1UN

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.

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

Yours faithfully,



Sam Jones

(sign)

(print)

Please add any additional comments here:-

let us continue to enjoy our lovely quiet village and the rural landscaped around it, Our roads just can't cope with an extra 1000 cars / more if the roads are congested and have to deal with a road accident keep Great Wolf (out).



Date: 14/Dec 2019-

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

Address:

Amelle  
Alchester Road  
Cherwell  
Oxon  
OX26 1UN

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.

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

Yours faithfully,

  
(sign)

  
(print)

Please add any additional comments here:-

rural After buying our dream house at a high price in a lovely quiet and quiet village, why on earth would this application be even considered. most residence, im sure like myself would like the village to stay small traffic to a minimum and not have construction vehicles raung through the village when on having problems with major roads would this also wouldnt help with noise air quality e pollution. No Great Wolf resort!!



Date: 14<sup>th</sup> Dec

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

Address:

Ameha,  
Bicester Road  
CHESTERTON  
OX26 1UN

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.

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

Yours faithfully,

(sign)

(p)

Please add any additional comments here:-

As residents at the Bicester Golf Club & Spa  
this is a great facility for the village.  
NOT WOLF RESORTS

Date: 13/05/2020

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

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,

*Roberta Galli Albino*

(sign)

(print)

ROBERTA GALLI ALBINO  
4 BETWEEN TOWNS ROAD  
FLAT 47 TRINITY COURT  
OX4 3PP



## Matthew Swinford

---

**From:** Matt Goode [REDACTED]  
**Sent:** 30 December 2019 22:17  
**To:** DC Support  
**Cc:** Chesterton Parish Council Clerk  
**Subject:** Great Lakes Planning Proposal

Appletreewick  
Heyford Road  
Kirtlington  
OX5 3HS

12/12/2019  
Ms Clare Whitehead  
Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Dear Ms Whitehead,

I would like to object to the planning application made by Great Lakes UK Ltd ([19/02550/F](#)).

As a resident of Kirtlington I feel that the A4095 is already a very busy road which needs traffic calming measures, particularly given that the school is on the road through the village. We are already subjected to the dangers of speeding cars and construction lorries through the village. The additional traffic that will pass through the village during the construction period and after will only worsen the situation.

There will be increased air and noise pollution.

I cannot see any benefit to the local community.

I cannot see how the local infrastructure within any of the adjacent villages will cope with any additional traffic.

Kind regards

Matt Goode

--  
[REDACTED]



**From:** C Goode  
**Sent:** 12 December 2019 00:19  
**To:** DC Support  
**Cc:** Chesterton Parish Council Clerk  
**Subject:** Great Lakes UK Ltd – Planning Application No: 19/02550/F

Appletreewick  
Heyford Road  
Kirtlington  
OX5 3HS

12/12/2019

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

Dear Ms Whitehead,

I would like to object to the planning application made by Great Lakes UK Ltd (19/02550/F).

As a resident of Kirtlington I feel that the A4095 is already a very busy road and an accident waiting to happen. We are already subjected to the dangers of speeding cars and construction lorries through the village. The additional traffic that will pass through the village during the construction period and after will only worsen the situation.

There will be increased air and noise pollution.

I cannot see any benefit to the local community.

I cannot see how the local infrastructure within any of the adjacent villages will cope with any additional traffic.

Kind regards

Charlotte Goode

Date: 10/12/19

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

Address:

Appleyard  
Alchester Rd  
Chesterton  
Oxon  
OX26 1UW

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.

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

Yours faithfully

(sign)

(print)

G. Askdown

Please add any additional comments here:-

Date: 10/12/19

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

Address:

Appleyard  
Alchester Rd  
Chesterton  
OXON  
OX26 1UW

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)

DEASHDOWN  
(print)

Please add any additional comments here:-



Date: 10/12/19

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

Address:

Appleyard  
Alchester road  
Chesterton  
Bicester  
OXON  
OX26 1W

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.

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

Yours faithfully,

  
(sign)

ANNA ASHDOWN  
(print)

Pease add any additional comments here:-

Date: 10/12/19

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

Address:

Appleyard  
Aichester Road  
Chesterton  
OXON  
OX26 1UW

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

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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)

S. E. ASHDOWN  
(print)

Please add any additional comments here:-

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation</b>	
<b>Name</b>	Andrew wilkinson
<b>Address</b>	Badgers Drift, Church Road, Weston On The Green, Bicester, OX25 3QP
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to log my objection to the development. There are some key issues that will affect the locality. It seems the proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. In terms of the environment it seems that there are no benefits, it will result in loss of green space that it being used for leisure activities. The impact on traffic will be large, the number of cars along the local roads is dangerous as it stands, particularly on peak times like Friday evenings when traffic is built up on the A34, it makes it dangerous to enter from side roads and impacts on how usable roads are to cyclists. This development would further increase the pinch points with customers likely to arrive on Friday evenings for a weekend break. We struggle to recruit cleaners and kitchen staff in the local area, particularly for local schools and this development will impact on the local workforce, but not in a positive way. We don't have the staff currently and it will mean local business will struggle to recruit even more. The environmental impact will be great in terms of refuse and electrical demands, not sure how a swimming complex as large as this can be carbon offsetting its heating demands?</p> <p>Yours with concern</p>
<b>Received Date</b>	04/01/2020 10:24:37
<b>Attachments</b>	



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Nerys wilkinson
<b>Address</b>	Badgers Drift, Church Road, Weston On The Green, Bicester, OX25 3QP
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Dear planning committee I wish to add my concern and object to the development, the proposal is not in accordance with the local development plan. Until recently I was a member at the leisure club but couldn't support the redevelopment proposals. The main concerns in increase in traffic, and all proposals to remedy this have not alleviated the concerns. The road from Weston to Middleton stoney is used as a cut through at peak times when the build up on the A34 is large, as is the smaller B road down Church road to Islip and Oxford. We need to find ways of reducing the vehicles, but this development will only add to them, particularly at the peak Friday night nightmare. The roads are desirable for cyclists to use, but this is unlikely to be safe with an increase in traffic. The development is unsightly and takes away from the green field golf course that is currently on site, and the development is large which makes it difficult to heat, another environmental concern. It also will impact on the water demands in the area which are already under strain. The recent reports suggest that 16-18 yr old are not working on weekends due to pressure of study and therefore there is going to be a struggle to recruit staff, particularly when Bicester village recruits many young staff. Local businesses struggle to recruit currently and with limited accommodation for staff in the development it seems this will place a further burden on recruitment. New developments of accommodation in the area to service Bicester village are opening imminently so we are yet to see if there is a large demand. With concern Nerys Wilkinson</p>
<b>Received Date</b>	04/01/2020 10:42:17
<b>Attachments</b>	

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

Mrs L Honey  
Barnside Alchester Road  
Chesterton  
Bicester  
Oxon  
OX26 1UN

17 December 2019

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

I write to object in the strongest possible terms to the above-mentioned planning 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.

Despite Great Lakes assurances that it will only cause a negligible increase in traffic, a 900-space carpark would suggest that it is expecting the vast majority of its guests to arrive by car. In addition, 600 staff, deliveries, and servicing of the site would add to the burden being placed on the rural road network. There will be no other means of accessing the site other than local roads, through small villages, which are regularly used by traffic trying to avoid the usual delays and holdups on the A34 and M40. It is unsustainable and in an unsuitable location on the edge of the village of Chesterton


Construction of this project will result in the loss of a greenfield site and will have a significant and irreversible impact upon the landscape. There will be a loss of habitat for the abundant wildlife that presently lives there, as a great proportion of the site will be under concrete. The wildlife area that is planned will be adjacent to the motorway and unpleasant noise and air pollution will greet the guests. The present 18-hole Golf Club serves the people of Bicester and many of the local villages. To access other courses players will have to travel by car adding to the road congestion. The loss of this sporting facility at a time when we are being encouraged to be more active will be detrimental to the health of the area's residents. Access to the Water Park will not be available for local residents unless there is underoccupancy in the hotel, and then only by purchasing an expensive day ticket well in advance.

There will be no economic benefit to the area from this proposal. Prospective staff will be difficult to source locally as there is minimal unemployment, and local businesses struggle to find employees. Guests will not be encouraged to use local businesses but to stay on site and use the restaurants, shops, and other attractions that will be provided. The hotel rooms will only be available for resort guests and not for other visitors to the area.

The proposed design will have a total floor area of 500,000sq. ft, the hotel buildings will be four storeys tall and an 80ft water slide will tower over the site. This creeping urbanisation has no place in a rural location such as Chesterton, a large part of which has been designated as a conservation area by Cherwell District Council. The intrusion of noise and light, and air pollution from the increased traffic, will have an adverse effect on the quality of life for all of the villagers in the locality. Bicester's "Green" credentials will be seriously jeopardised if this proposal goes ahead on its doorstep.

Please consider these points when deciding upon this proposal. This is a Private International Company who have no interest in the wellbeing of local residents. They will be the only beneficiaries from this project.

Yours sincerely



Linda Honey

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

Mr A Honey  
Barnside Alchester Road  
Chesterton  
Bicester  
Oxon  
OX26 1UN

17 December 2019

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

I write to object in the strongest possible terms to the above-mentioned planning 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.

This sprawling badly designed resort with a total floor area of 500,000sq. ft and lit carparking for 900 vehicles will totally overshadow the village of Chesterton, and pollute the rural location.

It is unsustainable, in an inappropriate location on the edge of the village. Despite the assurances from Great Wolf that the increase in traffic on village roads will be negligible, an extra 1000+ vehicle movements in addition to deliveries, staff journeys, and servicing will impact hugely on all of the villages that traffic will be directed through. These roads already suffer from major congestion as escape routes from the many issues occurring regularly on the M40 and A34.

The loss of this greenfield site will have significant and irreversible impacts upon the landscape and views of the site, together with a loss of habitat for the abundant wildlife that presently lives there. There will also be a huge loss of sporting provision for the local community when the golf course disappears under concrete.

There will be no economic benefit to the area from this proposal. Its target staff are already difficult to recruit by local business. Its guests will be encouraged to stay on site to use the restaurants, shops, and other attractions that will be provided, local businesses will not be used by the resort's customers. The hotel rooms will only be available for resort guests and not for other visitors to the area.

The village and surrounding area will all suffer from noise and light pollution, and a reduction in air quality. A two-year construction period with countless deliveries of heavy plant and materials will then be followed by the guests, staff, deliveries and servicing all of which will have to arrive by road. A carbon neutral resort will not be possible.

Please consider these points when deciding upon this proposal. This is an International Private Company looking to increase its profits at the expense of the villagers in this area. They will be the only beneficiaries from this project.

Yours sincerely



Adam Honey



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

Stephen M Honey  
Barnside  
Alchester Road  
Chesterton  
Bicester  
Oxon  
OX26 1UN

Dear Ms Whitehead

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

I write to object in the strongest terms to the proposed planning application by Great Lakes UK Limited for a Water Park at Chesterton. This application is ill conceived, and no business case has been made to warrant planning permission being granted.

My objection to this proposal is based on several issues.

Firstly, the area of the proposed development is completely unsuitable for such a huge modern facility. It is a dominant construction overshadowing everything for miles around. Located between two small villages, that of Chesterton and Weston on the Green, the development will have far ranging detrimental effects on other surrounding villages. The proposed buildings alone covering 500,000 square foot, 500 rooms and up to 2000 visitors a day dictates that this construction is totally out of place for a rural area.

My next objection is the road network. This construction is located along the busy A4095. Access to the site is only achieved by using the local roads around Bicester and the surrounding villages which will be adversely affected. The roads are hugely congested at present, the A34 and M40 often are severely delayed by huge amounts of traffic and aggravated by regular road traffic accidents and long delays. Congestion builds up at Junctions 9 and 10 of the M40 at least twice every day, often more frequent. Traffic uses the B430 to avoid junction 9 when travelling North from the A34 and South from Junction 10 when joining the A34. The projected 2000 extra visitors a day will cause unlimited congestion. Surrounding villages will be strangled by traffic all seeking alternative routes. In summary the road infrastructure cannot cope with the added traffic this construction will bring.

This proposal offers no economic benefits whatsoever to the area. The Water Park is not designed for the people of Bicester and is targeted at visitors staying at the hotel to use the on-site facilities. The argument that it will bring employment to the area is a ridiculous one. Oxfordshire has one of the lowest unemployment rates in the country and local businesses already find it difficult to employ the staff that the park will be targeting. With the proposed site catering for all the needs of their guests there is no argument that this development will support local businesses.

The loss of green field habitat for wildlife will be damaged forever by this proposal.

The development on outdoor space adjacent to the motorway is totally unhealthy due to carbon omissions and noise. There will be a deterioration in air quality from construction traffic whilst building work takes place and will continue further from traffic using the site when open.

I therefore register my firm objections to this proposal.

Yours faithfully

A solid black rectangular box used to redact the signature of Stephen M Honey.

Stephen M Honey

Date: 3.3.20

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

Bay Tree Cottage  
1 Kyles Place  
North Green  
Kirtlington  
Oxon OX5 3HN

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,



STEPHANE JAMES

(sign)

(print)



Date: 21/11/20

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

Address:  
BELL COTTAGE  
HENNETHORPE  
MILTON  
YO17 9AX

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)

ESTOURG  
(print)

Please add any additional comments here:-  
It is incredible that the proposal has got this far. It is just not the right place and would cause huge problems for Chesterton

Beech House  
6 Green Lane  
Chesterton  
Bicester, Oxon  
OX26 1UR

14<sup>th</sup> December 2019

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

Dear Ms Whitehead

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

The above proposal is at variance with the Local Development Plan and I can see no material considerations that would warrant the granting of planning permission. I wish to register my strong objection to the above Planning Application on the following grounds:

- The development is unsustainable on many levels:
  - It would have a seriously damaging and irreversible effect on ecological habitats due to the loss of 500,000 sq ft of greenfield site that would disappear forever under concrete. The lakes on the part of the golf course earmarked for this development provide a vital habitat for wildlife.
  - In its inappropriate location on the edge of a village that is not served by public transport, the development would be totally reliant on car travel – evidenced by the proposed 900 car parking spaces, not to mention the number of journeys that would be made every day by supply/service vehicles. This reliance on cars flies in the face of the Cherwell strategy of reducing car usage and would result in poor air quality and noise pollution, not only once the site was open to the public but also during the construction period.
  - Related to this point is the fact that the existing road network cannot withstand the increase in traffic volume that this development would create. The roads in and around Chesterton are already in an extremely poor condition due to lack of ongoing maintenance, and any increased usage would lead to unacceptable further deterioration.
  - There is very little unemployment in the Bicester area, therefore Great Wolf would find it extremely difficult to recruit enough staff locally, resulting in even more car journeys to bring in staff from further afield.



- The recent loss of the North Oxford 9-hole golf course for housing has made it even more vital to keep our local golf course in its entirety, as part of the sports provision for the well-being of the local community.

I respectfully request that you take these comments into consideration.

Yours sincerely

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

Jill M Peck



Beech House  
6 Green Lane  
Chesterton  
Bicester, Oxon  
OX26 1UR

14<sup>th</sup> December 2019

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

Dear Ms Whitehead

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

I wish to object to this scheme. It is not in accordance with the Local Development Plan and there is no realistic demonstration that this area needs this type of facility.

The proposal is unsustainable and it is in the wrong place in the countryside.

The proposed development is on a site of some considerable ecological importance. The “Back 9” holes of the existing golf course incorporate a number of large lakes with surrounding vegetation etc. This area is an important wildlife area. The Bicester Wetlands Centre is not much more than a mile away as the 'crow' flies. The Wetlands Centre is the most important location in the region for green sandpipers. Undoubtedly these birds will stop off en route to and from the wetlands centre.

Otters have been observed along the length of Gaggle Brook, which, in a straight line, is only a matter of a few hundred metres from the lakes on the golf course. It is only a matter of time before otters will visit these lakes, if they have not already done so.

For the sake of wildlife, the existing site should be preserved.

This development, on a greenfield site, would have an irreversible impact on the countryside, and no amount of soft landscaping will hide the buildings and infrastructure.

The proposed development would cause a major growth in traffic. The site is adjacent to the M40 motorway. There is some logic in being close to a motorway. However, it is quite bizarre that the site is several miles away from the nearest junctions (9 and 10). This means that the large volume of traffic will have to traverse the surrounding narrow country lanes as well as pass through the small villages in the area. There is no way round this.

The proposed large car park (900 spaces) would soon get filled, as everyone attending (guests or staff) would want to drive in their own car. This is a thing of the past and totally against the Cherwell strategy of reducing car usage.

The major roads in the area, ie. The M40 and A34, already suffer significant tailbacks and delays. The vast number of vehicle movements that this scheme would generate would make congestion much worse. Traffic delays raise the level of pollution and have a measurable negative financial impact on the local economy.

Apart from guests and staff vehicles, the construction traffic will have a massive impact on Chesterton and the surrounding villages. I have personal experience of the heavy vehicles generated by the two new housing developments in Chesterton (Alchester Park and Audley Gardens). On many occasions I have had to direct lorries to one or other of the two sites. Drivers blindly follow satnavs or their noses. Many times I have stopped lorries from entering Fortescue Drive when the drivers thought they were accessing the housing developments.

The proposed development will generate many more lorry movements than the housing projects. This is likely to go on for two or three years and will result in noise, pollution, congestion and damage to the roads and pavements. There is also a safety issue, particularly with respect to children and parents who walk to Chesterton primary school.

I cannot see any measurable economic benefits to Cherwell or the local area from the way the planned development operates. That is, get the guests to drive to the site, house them there, and get them to spend their money at the on-site facilities.

I cannot see any local suppliers benefiting from the scheme. In fact, they may experience staff problems as Great Wolf attracts employees away from them.

Unemployment in the area is low. In order to meet demand, Great Wolf would have to recruit from a wide area. This will significantly increase the car journeys for miles around.

It is understood that the development has to be of sufficient size to warrant Great Wolf's investment. The magnitude of the scheme, however, is totally inappropriate for the Oxfordshire countryside. It flies completely in the face of Cherwell's Countryside Design Summary (2008).

It is difficult to comprehend why Great Wolf's consultants should consider that a site right on top of a busy motorway provides a suitable venue for its guests, with the noise and pollution they would have to endure.

In summary, the proposed location of this development is a bad choice. It is clearly unsustainable, it will have a marked ecological impact, cause permanent traffic problems, and not benefit the local economy in any way.

Yours sincerely

Alan Peck

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="John Donnie Wilkinson"/>
<b>Address</b>	<input type="text" value="Begbroke Water Park, Begbroke, OX5 1PF"/>
<b>Type of Comment</b>	<input type="text" value="Support"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input donnie"="" type="text" value="I offer my support for the Great Wolf Resorts water park proposal. Not because I believe it to be a good proposal. It isn't. It's an awful proposal. I support the proposal because the residents of Bicester and Chesterton deserve the water park. They, and especially their councillors, did not register, en masse, objections to the even more ridiculous proposal by Cherwell District Council to build 4,400 houses across the green belt enveloping Kidlington, Yarnton and Begbroke; and yet here they are making the same arguments in opposition to the water park (destruction of green fields and ecology; increased traffic and pollution; contrary to local planning strategy) that were fruitlessly made by the brave Begbroke residents in opposition to the 4,400 houses. Well, silent people of Bicester and Chesterton, you deserve your water park. May it sit there, in your midst, as a monument to the flooding, pollution and habitat destruction that will follow Cherwell District Council's plans for housing in all the wrong places, and on which you said nothing. Next time, act in solidarity with your fellow Cherwell residents, because you never know when Cherwell's council may come for your green and pleasant land. Yours sincerely, John " wilkinson"=""/>
<b>Received Date</b>	<input type="text" value="26/02/2020 08:26:47"/>
<b>Attachments</b>	





BICESTER HOTEL  
golf and spa  
★★★★



Ms Whitehead  
Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
OX15 4AA

21 February 2020



Dear Ms Whitehead,

I am writing to you as the owner of Bicester Hotel Golf and Spa with particular reference to Mr Gary McCartan's letter dated 4 February, purportedly for and behalf of Bicester Golf Club.

Mr McCartan does not have the authority to write on behalf of the Committee for the Golf Club and nor was he authorised by the Executive Committee. It is true that Mr McCartan was the Treasurer at the time of writing the letter, but was not in fact a member of the Golf Club as he had resigned some time before.

To note also, Mr McCartan has subsequently resigned from his position as Treasurer. I can confirm that Mr McCartan is a member of the Health Club, but I would like to emphasise to you, and for you to note for your records, that he wrote to you solely as a private individual.

I hope that this gives you some clarification.



Graham Payne  
On behalf of Bicester Hotel Golf & Spa

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation</b>	
<b>Name</b>	Nicholas Jones
<b>Address</b>	Bignell Cottage,Bicester Road,Chesterton,Bicester,OX26 1UE
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Ref: Planning Application 19/02550/F Land to the east of M40 and south of A4095 Chesterton Bicester Oxon I am writing to express my objection to the above planning proposal on the following grounds, Traffic and Transport: The proposed development will have a significant impact upon transport with a drastic increase in traffic on an already congested network. The village of Chesterton lacks the infrastructure and facilities as a rural community to support additional traffic and the associated disruption, pollution and noise. The applicants own Environmental Impact Assessment document supports this noting there will be 'significant effects for transport and access' to the immediate area whilst the report provides insufficient mitigation measures. Due to the remote and rural location and the lack of any public transport in the area the development will encourage increased car usage and will be contrary to the councils policy to encourage sustainable transport (Policy SLE 1) and the council initiative for a 'well connected' and 'dynamic' town centre in Bicester (Policy SLE 2). Design, character and social environment: The design is not in keeping with the character of the local area. The massing and scale of the development will vastly over shadow the predominantly two storey local vernacular. The proposed excessive 500,000 sqft footprint and four story height of the hotel building will dominate the area and even exceed the size of the existing two storey Bicester Spa Hotel which is the largest development within Chesterton. Chesterton has been highlighted in the Local Plan as a category A village which supports development that will benefit the local community and character of the area. As a rural village with notable listed buildings, green open space and a significant conservation area this development fails to address the existing built and historic environment and will bring significant harm to the natural landscape and is contrary to Policy ESD 15 and Policy ESD 13. Habitat and Environmental Impact: Over 50% of the existing open green space will be given over to building and hardstanding which will give rise to a direct loss of valuable habitat. The proposed habitat retention is drastically outweighed by the significant loss to both the immediate and wider context. This will lead to a reduction in biodiversity and will threaten the adjacent BAP 'Priority Habitat' in Bignell Park (refer to Cherwell Local Plan 2011-2031 Biodiversity Map) and is therefore contrary to the Local Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment. Sustainability: The approach set out in the applicants Energy Sustainability Statement fails to meet future local or regional policy and guidance. Changes to the Building Regulations Part L in 2020 propose significant updates to the current legislation to increase energy efficiency. The current proposal utilises gas boilers as the source of heating and hot water for the water park and family entertainment centre. Due the 'significant' energy demand of the water park and entertainment facilities the extensive use of gas boilers is contrary to any future sustainability policy. Along with increased traffic levels the scheme demonstrates it will generate high levels of pollution and waste that will have a significant impact upon the local environment which will not be mitigated even when brought inline with future guidance. In addition to the sustainability and environmental concerns associated with gas boilers there is currently no network gas in the area and substantial infrastructure work would be required to supply the site. Economic Benefit: Despite providing potential job opportunities the economic benefits do not meet the needs set out in the Local Plan. The council note that Bicester's skills, education and training are in the worst 20% in England and the low skilled nature of the work offered by Great Wolf Resorts does not meet the councils ambition for high skilled/tech work opportunities. Appropriate and Sustainable Alternative Sites: Though we do welcome development and the social, environmental and economic benefits this brings to the area the siting of this substantial commercial resort within the rural parish of Chesterton does not meet the priorities of the local plan. The</p>

proposed development of a valued green field site used by the local residents of Chesterton would diminish the historic rural character with no benefit to the local community. The local plan clearly identifies sites within Bicester such as Former RAF Bicester and Former RAF Upper Heyford as new tourism developments which would much better suit this type of development and meet the requirements of the Local Plan. The current site is neither 'allocated' or within the 'built limits' of Bicester and therefore contrary to Policy SLE 1 Employment Development and Policy SLE 2 Securing Dynamic Town Centre. Past and future precedent: Over the past 50 years Bicester has seen significant development which has brought much needed investment and new homes but the Great Wolf Resort, if approved, would set a precedent for major development contrary to the policies of the Local Plan. The residents of Chesterton have successfully and valiantly stopped unsustainable expansion in the past including the opposition to the proposals presented by Bicester Sports Association. If this application is permitted it will set a precedent for future development that will greatly diminish the social, environmental and historic fabric of both the immediate and wider area.  
Your Sincerely Nicolas Jones Bignell Cottage Chesterton

**Received Date**

03/01/2020 12:59:57

**Attachments**



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	PHILIP JONES
<b>Address</b>	Bignell Cottage,Bicester Road,Chesterton,Bicester,OX26 1UE
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Great Lakes UK Ltd Application Ref: 19/02550/F I object to the Application, made by Great Wolf Resorts, on the following grounds, based on my interpretation of the Local Plan produced by Cherwell District Council. The proposed site is located in the Village of Chesterton which is classed as a village A in the local plan, C260 page 246. It is considered to be "suitable for MINOR development, infilling, conversions". My contention is that in no way can Great Wolf's development plan be considered to be a minor development. The Great Wolf proposed site is featured on the Local plan in Appendix 5 Maps, 5.2 Key policies Map Bicester, page 313. It is currently named "Bicester Hotel Golf and Spa" There are no key features on the map that indicate any Local Plan key policies for the site. The map indicates a Public Footpath going through the middle of the site. The village of Chesterton is featured on the map the conservation area being a key feature. I submit that this map indicates that there are no policies in the local plan that in any way can be assumed to back the Great Wolf resorts Application, and does have key features that militate against it. If the application is accepted it would be contrary to the existing Local plan which would require to be changed if it is to reflect the truth. The only site on the Local Plan that, I suggest, might be remotely compatible with the local plan is Bicester Map 8, the former RAF Bicester, which appears to include tourism as a key policy.</p>
<b>Received Date</b>	31/12/2019 10:45:25
<b>Attachments</b>	

**Stephen J Webster**  
**Bignell Gaden House**  
**Chesterton**  
**Oxfordshire OX26 1UF**



25 January 2020

Ms Clare Whitehead MRTPI  
Principal Planning Officer  
Cherwell District Council  
Bodicote House  
Bodicote, Banbury  
Oxfordshire, OX15 4AA

Dear Ms Whitehead,

### **Objection to The Great Wolf Resort Proposals**

I live in Chesterton with my family (just off the A4095 in fact) and am writing to you to add my own strong objection to the above planning application to the very many that you have no doubt received already.

The fundamental reasons for refusal are in my opinion as follows.

By way of background I have worked as a chartered surveyor in the property industry for many many years and I have to say that this proposal stands out as one of the most opportunistic, ill-conceived and inappropriate planning applications I have ever seen. It flies in the face of the approved local plan. Our planning framework is built upon exactly doing what it says on the tin- i.e. making a plan for our communities after considering all matters and delivering and sticking to that plan. Otherwise there would be little point in planning at all and chaos would reign. If approved this proposal would constitute a massive departure from the approved plan which would encourage similar proposals.

I think it is important to note that the US developer/operator has zero experience of operating outside of North America. It has no experience or understanding of our culture, economics, demographics and planning system. It has no presence whatsoever in the UK. Basically "It doesn't get it!"

The proposal is located in a completely unsustainable location and in practice would be completely reliant on car travel contrary to all planning policies.

The traffic generated will impact dramatically Chesterton and on all the surrounding villages and indeed Bicester itself. The A4095 is effectively a collection of minor country roads rather than a purpose built route and has developed as something of a rat run to avoid the congested A34 and A41. It is getting increasingly congested itself. The area road network is already challenged by the developments underway and those further planned for the



Bicester area. I have spoken to some of the promoters of such schemes who themselves are concerned about The Great Wolf proposals and the impact they might have on the viability of their own approved plans.

The development is proposed as a "Resort". It is not intended in anyway to serve the needs of those living in Cherwell. The Great Wolf Business model is based on attracting families who would be most likely living say 1 to 2 hours away and travelling to stay at the resort for a few days. As is common in the US once there the company would be upselling food, beverage, arcade games and merchandise etc to the occupants. Any suggestion that a few day passes might be given has to be regarded with deep suspicion-it is not their normal policy as their profits are generated by people staying at the resort.

The massive scale of the proposals on what is basically a green field site containing no buildings would detrimentally impact on the landscape and environment. Indeed national planning policies state that development such as is proposed should be located on brown field sites in sustainable locations.

The loss of half of the well established golf course would in turn eventually mean the inevitable loss of the other half as it would become unviable. No doubt in time further pressure would then build up to develop that part of the site for further commercial purposes. I believe existing outdoor sporting and leisure facilities are a valuable amenity and should be protected.

I do hope that considering all the evidence and strong objections to these proposals from many quarters you will recommend to the planning committee that this wholly inappropriate development proposal should be refused.

Kind Regards



Stephen Webster

A handwritten signature in blue ink, appearing to be 'Stephen Webster', written over the redacted area.



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

CDC  
28 JAN 2020  
POST ROOM

27 January 2020

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



Dear Ms Whitehead

**Planning Application 19/02550/F – Great Lakes Ltd – Redevelopment to provide new Leisure Resort in Chesterton**

I live in the village of Chesterton – I am in total amazement that this proposal has been allowed to gain any credibility and that Great Lakes Ltd were not immediately directed to a brown field site in an area with an adequate road system.

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

**1. Traffic Generation**

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

**2. Air Pollution**

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

**3. Noise Pollution**

The development would be impacted by the M40. Chesterton and all surrounding villages would be impacted by the further noise created by the volume of traffic on route to the "Resort" during construction and then forever more at completion. The resort would bring added noise pollution to Chesterton by its very existence, day in, day out for our lifetimes.

**4. Ecological Impact**

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

**5. Landscape Impact**

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

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

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

**7. National & Local Plan Policies**

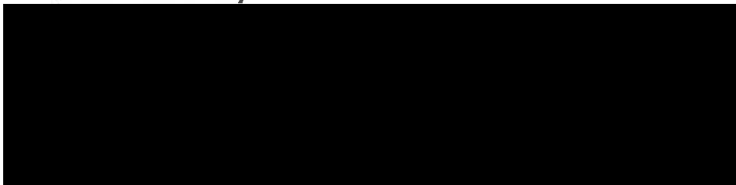
This application does not comply these policies on any level.

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

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

**This proposal should be refused.**

**Yours sincerely**



**Margaret V G Webster**

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

Bignell Lodge  
Chesterton  
Bicester  
Oxon  
OX26 1UE  
2<sup>nd</sup> Jan 2020

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

Dear Sirs,

I wish to register my objection to this application.

I believe that the sheer scale of this development should rule it out of consideration, even before taking into account all the other obvious problems concerning traffic, noise and light pollution, sustainability, etc.

To replace a well-used local sporting amenity, the attractively landscaped back nine holes of the golf course, with the proposed huge hotel, water theme park and 900 space carpark could not fail to have a heavy adverse impact on the immediate local area. To place such a development on the edge of a quiet village is totally unsuitable and cannot, surely, be allowable under the current Local Development Plan.

I can see no local benefit or need for this application and urge you to reject it.

Yours faithfully,



Mr I. W. D. James



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

Bignell Lodge  
Chesterton  
Bicester  
Oxon  
OX26 1UE  
2<sup>nd</sup> Jan 2020

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

Dear Sirs

I object to the above application.

The loss to the community of an important and well supported local amenity, the full 18 hole golf course, is, in my opinion, unacceptable. Playing the remaining same 9 holes twice will not appeal to many of the current members and the loss of their membership will jeopardise the financial sustainability of the club.

The huge increase in traffic which would be engendered by this proposal would put even further strain on the local and wider transport network which regularly fails to cope with existing traffic levels.

Bicester has one of the lowest unemployment levels in the country and will not be able to supply locally, the hundreds of domestic, traditionally low paid, workers who will be needed to service the hotel and restaurants. This category of workforce will essentially have to be recruited from much further afield. There is no public transport available which would give access to this site.

The enormous scale of this proposal would have an utterly disastrous effect on the character of the village. Great effort has been made to preserve Chesterton's identity as an historic village, mentioned in The Domesday Book, and resist any coalescence with urban development. A community woodland has been approved as part of a much wider designated buffer zone purely designed to protect Chesterton from urban influence and maintain its character and identity as a village. The sheer scale of this theme park, on the edge of the village, would be totally incongruous and would destroy the setting of the village and, indeed, its whole character. Chesterton would be identified in terms of the theme park and not as a separate, small, historic village community. No amount of landscaping could possibly disguise or mitigate the devastating impact this vast development would have on the village and surrounding area.

This proposal is, in my opinion, ridiculously and inappropriately sited, brings no local benefit, merely loss of amenity, compounds existing traffic problems, and is not needed. I trust The Council will see fit to refuse this application.

Yours faithfully,



Mrs Lorna James

## Rachel Tibbetts

---

**From:** Charlie Lane Fox [REDACTED]  
**Sent:** 10 December 2019 10:44  
**To:** Planning  
**Cc:** Clare Whitehead  
**Subject:** 19/02550/F - access hindrance out of land belonging to Bignell Park Farm

Dear Ms Whitehead

Concerning the Wolf Lodge planning application. I own all of the land north of the application site at Bignell Park Farm and Bignell Park Barns, fronting the A4095. You will have seen from the submitted documents and from your site visits that I have 3 accesses fronting the A4095, including 1 which is directly opposite the Wolf Lodge proposed main entrance. It is of grave concern that this application, with regards to their road widening, is to hinder 2 of my accesses into and out of 2 areas of my property. It appears that 2 of my accesses will be prevented from turning right out onto the A4095 due to the middle lane that is to be installed. This cannot be acceptable.

Any farm traffic that exits from these 2 accesses will need to make a journey of in excess of 5 miles to access the main Bignell Park Barns / Farm driveway by travelling through the village of Chesterton up to the Vendee Drive roundabout and then onto the B4030 to Middleton Stoney, onto the B430 and then back onto the A4095 (an anti-clockwise circumnavigation). These are established agricultural and silvicultural accesses that are used at all times of the year. We also have at least 2 horse events a year which involve many horse trailers and horseboxes using one of these accesses.

Please can you make reference to this objection in any planning report that you undertake, and perhaps draw Highways' attention to this objection.

Yours faithfully

C.J.LANE FOX  
**Bignell Park Farm**  
**Chesterton**  
**OX26 1UH**

[REDACTED]



Ms Clare Whitehead, Case Officer  
Development Management, Cherwell District Council  
Bodicote House  
Bodicote,  
Banbury, OX15 5AA

BIRCHWOOD  
GRANGE FARM  
STATION ROAD.  
LAUNTON  
BICESTER.  
OX26 5EG.

Dear Ms Whitehead

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

Please take this letter as a very strong objection to this planning application.

The road infrastructure in the village of Chesterton and the surrounding area could not sustain a development creating the volume of traffic this proposed plan will generate.

Yours



KIRSTY ANDERS

Date: 1.2.20

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

BRAMLEY COTTAGE  
HEYFORD RD  
KIRTLINGTON  
OXFORDSHIRE  
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)

ROSIE WILLCOCK  
\_\_\_\_\_  
(print)

**Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA**

Franklins House  
Manorsfield Road  
Bicester  
OX26 6EX  
Telephone +44 (0)1869 252161  
DX 40158 Bicester  
www.brethertons.co.uk

**Lexcel**  
Practice Management Standard  
Law Society Accredited

27 February 2020



Dear Sirs,

**Letter of Support  
Great Wolf Lodge, at Chesterton (Planning Application - 19/02550/F).**

As an owner of a business based in Bicester employing over 20 staff who live in the area, I am pleased to offer my support to the Great Wolf development.

I believe that facility proposed will not only create a world class leading leisure facility for my staff and their families but it will also importantly create jobs for local people in the area and boost the local economy.

As a business owner which operates in a service industry I am keen that Bicester continues to thrive as a town and believe that the Great North resort will provide positive benefits for the town as a whole.

Yours sincerely,

  
**Shaun Jardine**

**Offices in Oxfordshire, Warwickshire and London**

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Date: 5/2/20

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

LOUISE WOODS  
BROOK BARN  
HIGH ST  
APCOTT-U-WYCHWOOD  
OXON  
OX7 6AN

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)

L. WOODS

(print)

Burland  
South Side  
Steeple Aston  
Bicester OX25 4RY



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

8<sup>th</sup> January 2020

Dear Madam

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

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.

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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

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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,

A solid black rectangular redaction box covering the signature area.

Richard MacAndrew

## Rachel Tibbetts

---

**From:** Planning  
**Sent:** 05 March 2020 16:48  
**To:** DC Support  
**Subject:** FW: Great Wolf Development Plan

---

**From:** Jennifer Hughes [REDACTED]  
**Sent:** Thursday, March 5, 2020 4:25 PM  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** Great Wolf Development Plan

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.

**Mr Colin and Mrs Jennifer Hughes**



Cae-Glas, Bicester Road, Middleton Stoney, OX25 4TD

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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..

Dear Sirs

**Great Lakes UK Ltd. Application Reference: 19/02550/F**

I am writing to register my strong objections for the proposals for the indoor water park and hotel proposed in the above application. Although there are many flaws in the proposals, In particular I believe the following points are of major significance.

- The scale of the proposed development will generate a major increase in traffic on the road network in the surrounding area which is already greatly congested as a result of the exponential growth of Bicester, both current and proposed, combined with the inadequate capacity of the major roads in the area such as the M40, A41, A4095 and especially the A34. This already has the effect of forcing a great deal traffic on to inadequate secondary roads with consequential damage to the roads and increased levels of noise and pollution in villages throughout the area.

Visitors to the proposed water park, by its very nature, will arrive during specific periods of time in the afternoon and leave in the same way on the morning of their departure. This will create periods of high congestion causing unacceptable traffic problems.

- Policy ESD 15 of Cherwell Local Plan relates to the character of the built environment and contains the following specific policy requirements  
*“Successful design is founded upon an understanding and respect for an area’s unique built, natural and cultural context. **New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards**”*

The policy goes on to state that new development should *“Respect the traditional pattern of routes, spaces, blocks, plots, enclosures **and the form, scale and massing of buildings**”*

The design of the proposed buildings does not meet the requirements of these policies being of the poorest quality imaginable with a superficial window dressing of “vernacular” materials trying, and failing, to conceal the huge bulk which is completely out of character with rural North Oxfordshire.

The detailing is crude and the use of a “faux” pitched roof completely unacceptable in design terms. Far from respecting local form and scale the proposed buildings are the standard designs imported from the applicant’s existing developments in USA. As such they are completely inappropriate.

- The applicants have failed to demonstrate a need for this proposal which is not intended for local use but is designed to draw its customers from a much wider area. There can **never** be a need to destroy both the environment and the lives of the local community in order to create an unsustainable development such as this.

I would urge your committee to reject the application.

Yours faithfully



Carlton  
Alchester Road  
Chesterton  
BICESTER  
Oxfordshire  
OX26 1UW

December 15 2019

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

This application for what is a hugely destructive building project is not justified by any need at either a local or national level and it meets none of the requirements of Cherwell District Council's development plan.

### **1) Location**

This is a totally unsuitable location for this project.

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

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

### **2) Traffic**

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

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

Virtually all of this traffic will use the M40 to either Jct. 9 or Jct.10, neither of which are adequate for the current traffic volumes. There is standing traffic on the M40

approaching Jct. 9 southbound and Jct. 10 northbound at peak times almost every day of the week, often for extended periods of time.

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

### **3) Local Considerations**

There is already considerable development in the Bicester area. What was a small market town of less than 20,000 will become a much larger area approaching 60,000 over the next decade, however there will be very little improvement in infrastructure to cope with this; as described above there are already huge traffic problems in the area. Bicester already has to cope with the numbers of employees and visitors to Bicester Village Retail Park which brings traffic influxes and parking problems to the area.

There will be little economic benefit to the local area from the proposed development. All visitors will be encouraged to stay on site for the duration of their visit and hotel rooms will not be available on a casual basis.

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

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

### **4) Health Issues**

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

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

I strongly urge refusal of this proposal.

Yours sincerely

  
Christine M Boyer (Mrs)



Name	City	State	Postal Code	Country	Date	Comment
Deborah Moggridge	Oxfordshire	England	OX26 3TJ	UK	18/02/2020	"We don't want it on our doorstep thank you !"
Terri Reeve	Chesterton	England	Ox26 1us	UK	18/02/2020	"This does not belong outside a village."
Bernadette Evans	Witney	England	OX28	UK	18/02/2020	"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	18/02/2020	"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	Ox261us	UK	18/02/2020	"We don't want or need this on our doorstep ! Let's keep the green land !"
Jessica Simpson	Weston-on-the-G	England	OX25 3QS	UK	18/02/2020	"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	B98 7JH	UK	18/02/2020	"As a former local girl I feel this is at appropriate for Chesterton and the surrounding areas."
Lisa Brooks	Banbury	England	OX16 0JR	UK	18/02/2020	"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 Arcnott	England	Ox25 1pa	UK	18/02/2020	"X"
Diane Dowdy	Bicester	England	OX26	UK	18/02/2020	"Local roads are just not built for the amount of traffic this development will create 💎"
Judith Keeling	Oxford			UK	18/02/2020	"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."
Diane Bohm	Oxford	England	OX253QX	UK	18/02/2020	"The size of this resort is out of keeping with rural life and well being in this part of Oxfordshire."
Melanie Webb	Bicester	England	OX26 2GH	UK	18/02/2020	"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	OX26 4LD	UK	18/02/2020	"We don't have the infrastructure round here to support this."
Michael Lamburn	Bicester	England	ox26 6st	UK	18/02/2020	"Local roads and services are already at capacity. With current population that is still increasing. Wrong place wrong time"
donna hunter	bicester	England	ox26 3ah	UK	18/02/2020	"Because the people of bicester won't get to use the facilities."
Kim Fazackerley-Sale	Grantham	England	NG31	UK	18/02/2020	"The infrastructure of the area is not set up for it. We have enough traffic and visitors in the area."
Julie King	Leafield	England	OX29 9NT	UK	18/02/2020	"Totally the wrong area for this development."
Harry Bowler	Oxford	England	OX12 9DA	UK	18/02/2020	"Not needed, not suitable other area and unsustainable"
Vicki Whadcoat	Bicester	England	OX26 6YD	UK	19/02/2020	"Road infrastructure isn't up to supporting this development. Water requirements are beyond acceptable. It's environmentally unsound."

Charlene White	Bicester	England	Ox251pb	UK	19/02/2020	"Chesterton is a small village. The roads cannot cope, there is already enough congestion on the a41 thanks to be and is will have a huge impact on the residents"
Sarah Simmons	Bicester	England	OX26 4TQ	UK	19/02/2020	"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	Ox25 4ss	UK	19/02/2020	"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	MK43	UK	19/02/2020	"Completely unnecessary in a world where we are mean to reduce plastic use and our carbon footprint how does building such a monstrosity using so much plastic for slides etc work into the councils carbon foot print reducing plan?"
Jo Walford	Chesterton	England	OX26 1US	UK	19/02/2020	"this is simply impractical for a village of this size"
serinne curtis	bicester	England	ox25 2sa	UK	19/02/2020	"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	Ox25	UK	19/02/2020	"It would be hugely detrimental to our environment, and our local communities."
Heather HINDMARSH	Bicester	England	OX26 3FB	UK	19/02/2020	"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	Ox5 3hj	UK	19/02/2020	"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	OX26 4FA	UK	19/02/2020	"I care v about our rapidly eroding local environment, which is being destroyed by needless age very often ugly industry."
Isabel Shenton	Mitcham		CR4	UK	19/02/2020	"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	OX162TD	UK	19/02/2020	"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	OX255PD	UK	19/02/2020	"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."
Caroline Itoh	Oxford	England	OX2 7LF	UK	19/02/2020	"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	BB80HF	UK	19/02/2020	"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	Ox261xd	UK	19/02/2020	"This development is not suitable for village location"
Nicholas Mentipty	Saffron Walden	England	CB10	UK	19/02/2020	"Terrible idea, complete waste of time! Owners will do anything for a quick £ by the looks of it."
						"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 multitudinal increase in heavy traffic both from fumes and sheer volume of delivery HGV's, coaches, minibuses and cars."
Rachael Scott-Hunter	Chesterton Nr Bic	England	OX26 1UJ	UK	19/02/2020	"I feel the additional traffic through Chesterton and Bicester would be a nightmare as well as dangerous."
Shirley Brown	Oxfordshire	England	OX25 2RY	UK	19/02/2020	
						"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?"
Christine Boulter	Lutterworth	England	LE17 4XJ	UK	19/02/2020	
David Heron	Bicester	England	OX26 6JX	UK	19/02/2020	"It's a disgrace no thought about impact on local community"
						"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."
Anita Joice	Raleigh	North Caro	27614	US	19/02/2020	"Please don't destroy this beautiful village with a enormous resort which is completely out of character with the surrounding area"
Emma Hope	London	England	W112AA	UK	19/02/2020	
						"There is way too much traffic already on our crappy road system and it will have a serious impact on local residents"
Fiona Liddell	Oxford	England	OX27 7PX	UK	19/02/2020	"Of the increase in traffic, and pollution. Not in the locals interest ."
Tania Tipping	Bicester	England	Ox26 3af	UK	19/02/2020	
						"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."
Judy Allen	Bicester	England	Ox26 2hx	UK	19/02/2020	"The impact this will have on the environment and local villages is unacceptable"
amanda winstone	Witney	England	ox29 0sb	UK	19/02/2020	"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 !"
Ian Pearson	Athboy			Ireland	19/02/2020	
						"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."
Jenny trench	Endtone	England	Ox74ey	UK	19/02/2020	"It will make a severe environmental impact."
Daniel Mearns	Bicester	England	Ox26 2hb	UK	19/02/2020	
Elaine Chamberlain	Banbury	England	OX16	UK	20/02/2020	"Our roads already struggle without any additional traffic"
						"A terrible idea to build at Chesterton, especially when there are alternatives within a few miles that would use brown field land."
Mark Chivers	Bicester	England	OX26 3XJ	UK	20/02/2020	
						"It's in a green belt area and will drastically affect small local villages. This is completely the wrong location."
Doug Stephens	Oxford	England	Ox5 3bl	UK	20/02/2020	"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"
jacquie Batchelor	Shenley Church E	England	MK5 6DT	UK	20/02/2020	
						"We don't need this in the UK, or in Chesterton. Will cause too much traffic on our already congested roads"
Linda Pallett	Brackley	England	Nn13	UK	20/02/2020	

Ursula Giles				UK	20/02/2020	"Think it wrong to ruin the love area"
Nigel Pearce	London	England	SW15 6RH	UK	20/02/2020	"This is a ludicrously damaging project, and one which runs counter to every aspect of climate change mitigation."
Paul Brunning	Chiang Mai			Thailand	20/02/2020	"I know people living in Chesterton, and they don't want it..!"
Lyle Mackie	Norwich	England	CM112TR	UK	20/02/2020	"Areas of land should only be developed on if they can preserve the natural beauty and biodiversity of the area!"
Pamela Roberts	Bicester	England	OX26 6AY	UK	20/02/2020	"Saving our rural countryside is so important for global warming, for our health, for our agriculture, for our wildlife."
candy daniels	Middleton stoney	England	mk184ad	UK	20/02/2020	"Candy Daniels"
derek dudley	oxon	England	ox264tt	UK	20/02/2020	"Bicester cannot cope with the traffic as it is." "Because it will destroy a community and will flop in 10 years time."
Rian John Wispy	Boreham		CM3	UK	21/02/2020	"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."
Emma Grenville-Wood	Oxford	England	OX5 3HN	UK	21/02/2020	"too much for a small community"
gail prestwich	Ashton-under-Ly	England	o17 9jl	UK	21/02/2020	"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."
Zoe Johnson	Oxford		OX2	UK	21/02/2020	"Pollution, flooding, wildlife, pot holes, traffic, crime.. the list is endless. NO WOLF RESORT! In a village.... absolutely ridiculous."
Sophia Nichol	Oxford		GL4	UK	21/02/2020	"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 ...."
Lorraine Glaister	Oxon.	England	NN11 6UE	UK	21/02/2020	"O.C.C. & C.D.C. have a remarkable history of creating eyesores!"
Edna Sparkes	Banbury	England	OX16 9FZ	UK	22/02/2020	"A beautiful part of UK countryside, that I visit often that will be ruined by an inappropriate development." "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."
Andy Ward	Wentworthville		2145	Australia	22/02/2020	"Not suitable for this location . Much too big"
Paul Beasley	Bicester	England	OX26 2BH	UK	23/02/2020	"These villages will be destroyed by this monstrosity and the roads will simply not cope-not to mention the impact in wildlife"
Patricia Allen	Cinderford	England	GL14 2QT	UK	23/02/2020	"We don't want to lose anymore of our beautiful countryside"
Ann Watson	Chobham	England	GU24 8HL	UK	23/02/2020	"Getekend"
Shirley McMeekan	Aylesbury	England	HP22 7AN	UK	23/02/2020	"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 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."
Maria Van Geel	Zdroisko			Poland	24/02/2020	"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."
Jeremy Posnansky	Tackley, Oxford	England	OX5 3AA	UK	24/02/2020	"I'm signing because the proposed development is totally inappropriate for the location and does not meet any District or National planning requirements."
Julia Posnansky	London	England	W8 7JF	UK	24/02/2020	"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."
Andrew Thomas	Bicester	England	OX26	UK	24/02/2020	
Julie collins	Upper Arccott	England	ox25 1nz	UK	24/02/2020	



Sue Lygo	Tackley, Oxfordshire	England	OX5 3AR	UK	24/02/2020	"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	ox5 2rd	UK	24/02/2020	"It's bloody ridiculous none of the roads will cope" "This area is already at capacity and adding this to an already ruined green belt creates more problems and more unwanted traffic pollution!"
Robin Gibbons	Tackley	England	OX5 3AT	UK	24/02/2020	"This area is totally inappropriate for this proposed type of leisure. The surrounding roads are inadequate and nearby facilities are not sufficient to cope."
Barbara Summers	Kidlington	England	OX5 3AP	UK	24/02/2020	"I don't think this is a fit within rural Oxfordshire or the local plan."
Hilary Laughton	Oxfordshire	England	ox5 3en	UK	24/02/2020	"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."
Kate Kenner	Guilford	Vermont	5301	US	25/02/2020	
Steve Henry	Bicester	England	Ox26 6yb	UK	25/02/2020	"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	OX25	UK	27/02/2020	"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 parish councils and the MCNP Forum have objected to this. Decision makers please listen." "A theme park would be incompatible with this rural area, and would greatly increase traffic on local roads which are already stressed."
Alan Hedges	Bicester	England	OX25 5LE	UK	27/02/2020	
Richard Bailey	Upper Heyford	England	OX25 5LE	UK	27/02/2020	"We don't want ugliness!"
Klara Walters-James	Lower Heyford	England	OX25 5NS	UK	27/02/2020	"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..." "Huge blot on the landscape. NoSpace for highway improvement will destroy a beautiful village."
Chris Stretch	Upper Heyford	England	ox255tq	UK	27/02/2020	"I object to this unwarranted development which is entirely out of place in the village of Chesterton."
Giles Baxter	Clifton Hampden	England	OX143EQ	UK	27/02/2020	
Jan Sprake	Kirtlington	England	Ox5 3js	UK	28/02/2020	"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	UB4 0ND	UK	29/02/2020	"I'm signing because we shouldn't lose more of our country side."
Beth Walton	Ealing	England	W13 9NN	UK	29/02/2020	"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	ox331jt	UK	01/03/2020	"We don't need it, we need to protect the environment"
Heather Griffiths	Upper Heyford	England	OX25 5NG	UK	03/03/2020	"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	OX27	UK	04/03/2020	"Karen Hodgson"

Bev Burnham

Oxfordshire

England

OX26 3XF

UK

04/03/2020

"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	City	State	Postal Code	Country	Signed On
Jo Martin				UK	18/02/2020
Sharon Caine	Bicester	England	OX26	UK	18/02/2020
Annie Dallas	Bicester	England	Ox26 1ut	UK	18/02/2020
Deborah Moggridge	Oxfordshire	England	OX26 3TJ	UK	18/02/2020
Louise Wyatt	Bicester		OX266ER	UK	18/02/2020
Natalie Chubb	Oxford	England	OX3 ONX	UK	18/02/2020
Rowena Moore	Thun			Switzerland	18/02/2020
Charlie Keaney	Bramhope	England	LS16	UK	18/02/2020
Terri Reeve	Chesterton		Ox26 1us	UK	18/02/2020
Bernadette Evans	Witney	England	OX28	UK	18/02/2020
John Plows	Chipping Norton	England	OX7 7dt	UK	18/02/2020
Charl Bowyer	Birmingham		B44	UK	18/02/2020
Emma Dyer	East Claydon	England	Mk18 2lu	UK	18/02/2020
Julie Adams	Stoke Lyne	England	Ox27 8sd	UK	18/02/2020
Lyn Glossop	Bicester	England	OX26	UK	18/02/2020
Roberta Harris	Chesterton	England	OX261US	UK	18/02/2020
Jenny Owens	Oxford		OX2	UK	18/02/2020
Tracey Dias-gunawarden	Banbury		Ox16 2be	UK	18/02/2020
David Caine	Bicester	England	OX26	UK	18/02/2020
Duncan Cooper	Oxford		OX2	UK	18/02/2020
Ellie Henstridge	Fulham		SW6	UK	18/02/2020
Mallika S	Bicester	England	OX26	UK	18/02/2020
Jane Walker	Bicester	England	OX26	UK	18/02/2020
Stephen Hanna	Chesterton	England	Ox26	UK	18/02/2020
Eric Ring	Bicester	England	OX26	UK	18/02/2020
John Lashbrook	Bicester	England	OX26	UK	18/02/2020
Lyndsay Gower				UK	18/02/2020
Sylvia Kelly	Greenwich		SE8	UK	18/02/2020
Clare Varney	Bicester	England	OX26	UK	18/02/2020
Jo Hales	Oxford		OX5	UK	18/02/2020
Lucy Rigby-Clarke	Bicester	England	OX26 1AZ	UK	18/02/2020
Tom Brewerton	Oxford	England	Ox26 1uf	UK	18/02/2020
Denise Moles	Bicester	England	OX26	UK	18/02/2020
Jane Hickling	Bicester	England	Ox26 4tg	UK	18/02/2020
Katie Young	Chesterton	England	Ox261us	UK	18/02/2020
Jessica Simpson	Weston-on-the-Green	England	OX25 3QS	UK	18/02/2020
Tracey Walker	Chesterton	England	Ox26 1 uw	UK	18/02/2020
Kathleen Stonestreet	Hornsey		N8	UK	18/02/2020
Caroline Hocking	Thame		Ox9 3wq	UK	18/02/2020
Amanda Kelly	Kidlington	England	Ox5 1tx	UK	18/02/2020
Alison Cornick	Marlow		SL7	UK	18/02/2020
Emily Lamburn-Atkins	Bicester	England	Ox25 1qu	UK	18/02/2020
Lynn Price	Redditch	England	B98 7JH	UK	18/02/2020
Agata Bury	Abingdon	England	OX14	UK	18/02/2020
Lisa Brooks	Banbury	England	OX16 0JR	UK	18/02/2020
Alec Jones	Bucknell	England	OX27 7LT	UK	18/02/2020
Colin Walker	Chesterton	England	Ox26 1uw	UK	18/02/2020
Charlotte White	Bicester	England	Ox264tt	UK	18/02/2020
Jill Francome	Lambourn	England	Rg17 7 un	UK	18/02/2020
Mark Abbott	Aylesbury	England	HP18 9BP	UK	18/02/2020
Janet Wardell	Bicester	England	OX26	UK	18/02/2020
Roxanne Price	Upper Arccott	England	Ox25 1pa	UK	18/02/2020

Diane Dowdy	Bicester	England	OX26	UK	18/02/2020
Katie Prior	Bicester	England	OX26	UK	18/02/2020
Patricia Brayshaw	Bicester	England	OX26	UK	18/02/2020
Judith Keeling	Oxford			UK	18/02/2020
Richard Wicks	Bishop Auckland	England	DL14	UK	18/02/2020
Hayley Barlow	Kidlington		OX5	UK	18/02/2020
Diane Bohm	Oxford		OX253QX	UK	18/02/2020
Sharon Keen	Upper Heyford		OX255TJ	UK	18/02/2020
Bernie Rowell	Bicester	England	OX26	UK	18/02/2020
Louise Kerswell-Jensen	Bicester	England	OX26	UK	18/02/2020
Dan Simpson	Bicester	England	Ox254ar	UK	18/02/2020
Joanne Rogers	Bicester	England	OX26 1DG	UK	18/02/2020
Natalie Knight	Norwich		NR9	UK	18/02/2020
Melanie Webb	Bicester	England	OX26 2GH	UK	18/02/2020
jacqueline Crumell	Kidlington		OX5	UK	18/02/2020
Stewart Shirvell	Bucknell	England	Ox277lt	UK	18/02/2020
Jill Peck	Chesterton	England	OX26 1UR	UK	18/02/2020
Harriet Rudman-Hawkins	Bicester	England	OX26	UK	18/02/2020
Ian Parmee	Oxford	England	ox4 2qx	UK	18/02/2020
Gareth Hall	Bicester	England	OX25 2BN	UK	18/02/2020
Jill Phillips	Birmingham	England	B24 9eb	UK	18/02/2020
Elena Devereaux	Cardiff		CF5	UK	18/02/2020
Charlotte Wright	Northampton		NN1	UK	18/02/2020
Aanei Mariana	Wembley		Ha9 7ds	UK	18/02/2020
Pamela Rimmer	Bicester		OX26 4LD	UK	18/02/2020
Sue Lamburn	Bicester	England	Ox26 6st	UK	18/02/2020
Annabel Horseman	Bicester	England	OX26	UK	18/02/2020
Vineta Aunina	Hereford		HR2 6FD	UK	18/02/2020
Nicky Drumm	Wooler		Td10 6xl	UK	18/02/2020
Emily Towers	Clitheroe		BB7	UK	18/02/2020
Suzannah Trotter	Chesterton	England	OX26 1US	UK	18/02/2020
Lisa Walton	Manchester	England	M40	UK	18/02/2020
Melinda thurley	Hethe		ox27 8es	UK	18/02/2020
Michael Lamburn	Bicester		ox26 6st	UK	18/02/2020
Ruth Whitfield	Bicester	England	OX25	UK	18/02/2020
Juliet Bostwick	Oddington		Ox52qx	UK	18/02/2020
Camilla Soper	Chesterton	England	OX26	UK	18/02/2020
donna hunter	bicester	England	ox26 3ah	UK	18/02/2020
lisa Bunting	Bicester	England	ox264sf	UK	18/02/2020
Louise Talbot	Weston on the Green	England	OX25 3QX	UK	18/02/2020
Holly Franklin	Northampton		NN1	UK	18/02/2020
Charlene White	Ickenham	England	ub108tz	UK	18/02/2020
Suzanne Beadle	Bletchington	England	Ox53du	UK	18/02/2020
Gemma Cowburn	Bicester	England	OX26	UK	18/02/2020
Mark Longworth	Bicester	England	OX252RS	UK	18/02/2020
Sam Porteous	Bicester	England	OX25 2AP	UK	18/02/2020
Ingrid Allen	Aylesbury	England	HP18 9JP	UK	18/02/2020
Chris Swayze	Bicester	England	Ox264eq	UK	18/02/2020
Sarah Muddiman	Oxford		OX2	UK	18/02/2020
Anne Blackwell	Kirtlington	England	OX5 3HJ	UK	18/02/2020
Kim Fazackerley-Sale	Grantham	England	NG31	UK	18/02/2020
Julie King	Leafield	England	OX29 9NT	UK	18/02/2020
Lucy Leaning	KIDLINGTON		OX5	UK	18/02/2020



Pardeep Kaur	Wellingborough		NN8	UK	18/02/2020
ROSEMARY BOON	Kidlington	England	OX5 2HX	UK	18/02/2020
glenn wishart	Bicester		ox26 3yu	UK	18/02/2020
Georgina Newell	Upper Arccott	England	Ox25 1qt	UK	18/02/2020
Lucy Webb	High Wycombe	England	HP13	UK	18/02/2020
Sam Evans	Oxon	England	Ox25	UK	18/02/2020
Jenna Phillips	Bodicote	England	Ox154GN	UK	18/02/2020
Harry Bowler	Oxford		OX12 9DA	UK	18/02/2020
Rhonda Quinn	Bicester	England	OX26 2FN	UK	18/02/2020
Lucy Channer				Oman	19/02/2020
Lynda Bowers	Hayes	England	Ub31ta	UK	19/02/2020
Vicki Whadcoat	Bicester	England	OX26 6YD	UK	19/02/2020
Penny Baker	Oxford	England	OX2 9AB	UK	19/02/2020
Sarah Chtioui	Marylebone		NW8 8LH	UK	19/02/2020
Beccy Grady	Manchester		M16	UK	19/02/2020
Angel Regan	London		S61	UK	19/02/2020
Leza Faulkner	Bicester	England	OX26	UK	19/02/2020
Julie Bishop	Bicester	England	OX26	UK	19/02/2020
Alex Chapman	Kirtlington	England	OX53HS	UK	19/02/2020
Lisa Rafferty	Ambrosden	England	Ox25 2rt	UK	19/02/2020
Sarah Simmons	Bicester	England	OX26 4TQ	UK	19/02/2020
Susan Daenke	Oxford	England	OX25 3RG	UK	19/02/2020
Joanne Natt	Ambrosden	England	OX25 2RP	UK	19/02/2020
Cathy Fleet	Steeple Aston	England	Ox25 4ss	UK	19/02/2020
Michael Dunbar	Bicester	England	OX26 6HB	UK	19/02/2020
Charlotte Greenwood	Turvey		MK43	UK	19/02/2020
Chris Liversedge	Woodstock	England	OX20	UK	19/02/2020
Hannah Banks	Bicester	England	OX26	UK	19/02/2020
Lucy Whales	Bicester	England	OX26 6UF	UK	19/02/2020
Anouska Ashmead-Bartle	Oxford	England	OX182PU	UK	19/02/2020
Sarah Willacy	Bicester	England	OX25 2BF	UK	19/02/2020
Rosie Dains	Oxford		OX4	UK	19/02/2020
Jo Walford	Chesterton	England	OX26 1US	UK	19/02/2020
Lisa Werren	Oxford		OX4	UK	19/02/2020
Emma Gale	Bicester	England	Ox26 3gb	UK	19/02/2020
Ann Marie Keeling	Stratford-upon-avon	England	CV37	UK	19/02/2020
Rosemary Hobday	Birmingham	England	B13	UK	19/02/2020
Beth Bowen	Bicester	England	OX26	UK	19/02/2020
nicholas walker	bicester	England	ox26 3yw	UK	19/02/2020
Susan Powell	Bicester	England	OX26 1UJ	UK	19/02/2020
serinne curtis	bicester	England	ox25 2sa	UK	19/02/2020
Heather Hanna	Bicester	England	OX26 1BB	UK	19/02/2020
Claire Wilson	Bicester	England	OX26	UK	19/02/2020
sue Wicks	Freeland	England	OX29 8HX	UK	19/02/2020
Angus Bridges	Oxford		OX4	UK	19/02/2020
joanna hopkins	oxon		WD1	UK	19/02/2020
Jennifer Henderson	Oxford	England	Ox25	UK	19/02/2020
Heather HINDMARSH	Bicester	England	OX26 3FB	UK	19/02/2020
Susan Brown	Kirtlington	England	OX5 3HF	UK	19/02/2020
Theresa Chipman	Banbury	England	OX15	UK	19/02/2020
Simon Webb	Oxford	England	Ox26	UK	19/02/2020
Emma Winter	Launton	England	OX26 5DP	UK	19/02/2020
Crispin Rodwell	Dublin			Ireland	19/02/2020

Mac McFadden	UK mainland	England	OX26 4FA	UK	19/02/2020
J Hogan	Kirtlington		Ox5 3hj	UK	19/02/2020
Therese Crawley	Woodstock	England	Ox20 1uf	UK	19/02/2020
Ian Hawtin	Kirtlington	England	OX5 3HS	UK	19/02/2020
charley cronin	London	England	tw89qw	UK	19/02/2020
Rachel Simpson	Oxford		Ox5	UK	19/02/2020
Dave Dade	Cheltenham	England	GI51 0hb	UK	19/02/2020
Isabel Shenton	Mitcham		CR4	UK	19/02/2020
Rebecca Jarvis	Banbury	England	OX162TD	UK	19/02/2020
Peter Hayward	London	England	NW5 1JB	UK	19/02/2020
susanna Symonds	Bidester	England	OX26 6YN	UK	19/02/2020
Claire Hamilton	Edinburgh		EH10 4EB	UK	19/02/2020
Liz Barker	Bicester	England	OX26 1UN	UK	19/02/2020
Emma Fryer	Haslemere		GU27	UK	19/02/2020
Jane Scotchbrook	Lower Heyford		OX255PD	UK	19/02/2020
Mike Green	Bicester	England	Ox27 8es	UK	19/02/2020
Nick Newton	Bicester	England	Ox261eh	UK	19/02/2020
Lyndsey Baines	Liverpool		CH42 1NX	UK	19/02/2020
Michael Wicks	Bicester	England	OX26	UK	19/02/2020
Angela Flynn	Oxford		OX2	UK	19/02/2020
Clare Charlesworth	Kirtlington	England	OX5 3HA	UK	19/02/2020
Hossein Daneshmand	London		E14	UK	19/02/2020
Alan Harbord	Tunbridge Wells	England	TN39jb	UK	19/02/2020
Natasha McDiarmid	Bicester	England	OX26	UK	19/02/2020
Andrew Banks	Bicester	England	OX26	UK	19/02/2020
Tanya Goodwin	Milton Keynes		MK6	UK	19/02/2020
Laura Booth	Beverley	England	HU17	UK	19/02/2020
Nancy Templeton	manchester	England	m217jl	UK	19/02/2020
Lee Boxall	Princes Risborough	England	HP27	UK	19/02/2020
Maggie Goss	Ambrosden	England	OX25 2SA	UK	19/02/2020
barbara jeffries	Oxford	England	OX33	UK	19/02/2020
Adrienne Heasley	Bicester	England	OX26	UK	19/02/2020
barry milns	tonbridge	England	tn9 2du	UK	19/02/2020
Sidney Smith	Stafford	England	ST17	UK	19/02/2020
Mikyla Butler	Banbury	England	OX17	UK	19/02/2020
Jacob Norrie	Bicester	England	OX27	UK	19/02/2020
Terri Lancashire	Bicester	England	OX26 3XN	UK	19/02/2020
Jane Hedges	Bicester	England	OX26	UK	19/02/2020
Fleur Enser	Bicester	England	OX26	UK	19/02/2020
Rita Tipton	Slough	England	SL1 3FT	UK	19/02/2020
Val Day	Bicester	England	OX26	UK	19/02/2020
Cordy Maling	Chesterton	England	Ox26 1BA	UK	19/02/2020
Harry Crawley	Gateshead	England	NE9 5JY	UK	19/02/2020
Luke Boxall	Buckinghamshire	England	HP22 4EA	UK	19/02/2020
Victoria Salter	Exeter		EX5 2QX	UK	19/02/2020
Jane Mullane	Oxford	England	OX25 3RG	UK	19/02/2020
Sharon Hulbert	Oxford		OX4	UK	19/02/2020
Laua Fontaine	Kidlington	England	ox51sj	UK	19/02/2020
Caroline Itoh	Oxford	England	OX2 7LF	UK	19/02/2020
David Crawley	Cowes	England	PO31 7QG	UK	19/02/2020
Nikki Abbott	Cramlington	England	NE23	UK	19/02/2020
Keryn Sallahu	Bicester	England	OX26	UK	19/02/2020
Lori Burns Beson	Colne	England	BB80HF	UK	19/02/2020

Anthony Hayward	Chesterton	England	OX261UN	UK	19/02/2020
Roberta Galluccio	London	England	SW1X 9PA	UK	19/02/2020
Carol Nunn	Bicester	England	OX26 1AQ	UK	19/02/2020
Katy Morris	Bicester		Ox266ru	UK	19/02/2020
Malcolm Ryder	Begbroke		OX51RP	UK	19/02/2020
sally smith	Penkridge		ST19 5BH	UK	19/02/2020
Lisa Horseman	Chesterton	England	Ox261xd	UK	19/02/2020
Rhiannon Seaton	Exeter		EX2 7ay	UK	19/02/2020
Maria Schiller	Teddington		TW11	UK	19/02/2020
Sheena Thompson	Chesterton	England	OX26 1UN	UK	19/02/2020
Megan Lawler	Northampton	England	NN3 6HN	UK	19/02/2020
Bingchao Wang	Durham		DH1	UK	19/02/2020
Leonie Holroyd	Holywell Green		Hx4 9er	UK	19/02/2020
Gavin Walford	Bicester		OX26	UK	19/02/2020
Shaun Britton	Bicester	England	ox263fs	UK	19/02/2020
Nicholas Mentiply	Saffron Walden	England	CB10	UK	19/02/2020
Denise Roberts	Newburgh	Scotland	KY14 6EE	UK	19/02/2020
anne wilson	wallingford	England	ox10 7ea	UK	19/02/2020
Rebecca Fox	Kidderminster	England	DY10	UK	19/02/2020
Jonathan Larkin	Bicester	England	OX27 8US	UK	19/02/2020
Amanda Harris	Chipping Norton		OX7	UK	19/02/2020
Rachael Scott-Hunter	Chesterton Nr Bicester	England	OX26 1UJ	UK	19/02/2020
Shirley Brown	Oxfordshire	England	OX25 2RY	UK	19/02/2020
Josephine Rose	Launton	England	ox26 5ea	UK	19/02/2020
John Pretorius	Oxford	England	OX26 1us	UK	19/02/2020
Karen Andrews	Oxford		OX1	UK	19/02/2020
Helen Marshall	Thame		OX9	UK	19/02/2020
Tania Janusz	Coventry		CV2	UK	19/02/2020
Millie Neal	leicester	England	LE8 0WJ	UK	19/02/2020
Mark Oxley	Islington		N7	UK	19/02/2020
Christine Boulter	Lutterworth	England	LE17 4XJ	UK	19/02/2020
Jackie Williams	Oxford	England	OX26 1UQ	UK	19/02/2020
Andy Levis	Chesterton	England	OX26 1AL	UK	19/02/2020
Darren Martin	Thun			Switzerland	19/02/2020
David Heron	Bicester	England	OX26 6JX	UK	19/02/2020
Sally Dowding	Bicester	England	OX26 3NL	UK	19/02/2020
Caryn Green	Gurnard	England	Po31 8jp	UK	19/02/2020
Eve Gabbott	Oxford		OX3	UK	19/02/2020
Danielle Haines	Oxford	England	OX3 7ph	UK	19/02/2020
bruce tremayne	Stanmore		HA7	UK	19/02/2020
Sally Cunningham	Oxford	England	OX25	UK	19/02/2020
Anita Joice	Raleigh	North Caroli	27614	US	19/02/2020
Jenny Birch	Bicester	England	Ox26 6wq	UK	19/02/2020
Holly Chesser	Oxford	England	OX25	UK	19/02/2020
Chloe De Grave	Oxford	England	OX53bq	UK	19/02/2020
Isabel Brinkworth	Northampton		NN2	UK	19/02/2020
Anne Nickels	Bicester	England	OX26	UK	19/02/2020
Jayne Nash	Bicester	England	OX26 1UG	UK	19/02/2020
Jamie Baker	Bicester	England	Ox26 2gd	UK	19/02/2020
Andrew McCallum	Banbury	England	OX16	UK	19/02/2020
Emma Shields	Bicester	England	Ox26 3ya	UK	19/02/2020
BARRY Grinham	kirtlington	England	ox5 3 JS	UK	19/02/2020
Your Name				UK	19/02/2020

Judy Barrows	Westcott Barton		OX7 7BS	UK	19/02/2020
David Billington	Chesterton	England	OX26 1UX	UK	19/02/2020
Michael Alcock	London	England	W1U 4DJ	UK	19/02/2020
Cressida Young	Oxford	England	OX5 3HL	UK	19/02/2020
Adrianna Irvine	London		NW10 3DB	UK	19/02/2020
L Eilertsen	Buckingham	England	MK18	UK	19/02/2020
Catherine Purtell	Bicester	England	OX25 5NT	UK	19/02/2020
Bobbie Deeks	Saint Helier		JE2 3YA	Jersey	19/02/2020
Tracey Hollister	Plymouth		PL3	UK	19/02/2020
susan George	Oxford		OX2	UK	19/02/2020
Zoe Boreham	Bicester	England	ox26 1xb	UK	19/02/2020
Emma Hope	London	England	W112AA	UK	19/02/2020
Hilary Godfrey	Witney	England	OX28	UK	19/02/2020
Fionnuala Maynard	Oxford		Ox2 9 ay	UK	19/02/2020
Can Emirsoy	Hayes		UB3	UK	19/02/2020
Sarah Chesser	Bicester	England	OX26	UK	19/02/2020
Simon Young	Kidlington	England	OX5 3HL	UK	19/02/2020
Vanessa Sadler	Oxfordshire	England	Ox20 1ya	UK	19/02/2020
Paddy Maynard	Streatham		SW16	UK	19/02/2020
Elaine Vaughan	Midhurst	England	GU29 9PD	UK	19/02/2020
Catherine Steiner	Oxford	England	OX26 1UN	UK	19/02/2020
J Budgett	Chadlington		OX7	UK	19/02/2020
Peter Kyte	Oxford	England	OX53HF	UK	19/02/2020
James Nasn	Oxfordshire	England	Ox26	UK	19/02/2020
Lisa Honour	Wellingborough		NN8	UK	19/02/2020
Harriet Higgins	Bicester	England	OX25 4SF	UK	19/02/2020
Shelley Van Loen	Oxford	England	OX53JZ	UK	19/02/2020
Sally Alden	Oxford		OX4	UK	19/02/2020
Fiona Liddell	Oxford	England	OX27 7PX	UK	19/02/2020
Areyoufucking Kiddingm	Bicester	England	OX26	UK	19/02/2020
Sarah Ramsden	Bicester	England	OX26 4XE	UK	19/02/2020
Diana Stent	Askerswell	England	DT2 9EP	UK	19/02/2020
Maddison Council	Shelf		HX3	UK	19/02/2020
Mel Sneddon	Newcastle Upon Tyne		NE3	UK	19/02/2020
wangping feng	Southampton		SO17	UK	19/02/2020
Caroline Meeks	Bicester	England	OX363ZF	UK	19/02/2020
Tania Tipping	Bicester	England	Ox26 3af	UK	19/02/2020
Charlotte Cromer	Oxford	England	OX25 2PS	UK	19/02/2020
Frank Novak	Raleigh	North Caroli	27614	US	19/02/2020
Rosemary Strawson	Oxford		OX2	UK	19/02/2020
Juliette Carter	Bicester	England	OX26	UK	19/02/2020
Camilla Barrows	London	England	Se146ty	UK	19/02/2020
Barbara Jewell	Salisbury		SP4	UK	19/02/2020
Vanessa BenjaminSmith	Bicester	England	Ox262gl	UK	19/02/2020
David Williams	Walsall		WS9 0JS	UK	19/02/2020
Judy Allen	Bicester	England	Ox26 2hx	UK	19/02/2020
amanda winstone	Witney		ox29 0sb	UK	19/02/2020
Lorna Wiltshire	Oxford	England	OX33	UK	19/02/2020
Ryan Liprot	Bicester	England	OX26	UK	19/02/2020
Ian Pearson	Athboy			Ireland	19/02/2020
Rosie Higgins	manchester		sk2 5dw	UK	19/02/2020
Debbie Stone	Didcot		OX11 8QE	UK	19/02/2020
Caroline Towler	Leek		ST13 7AS	UK	19/02/2020



Kathleen Morris	Harlow	England	CM20	UK	19/02/2020
Andrew Cook	Doncaster		DN4 5FG	UK	19/02/2020
Megan Gosling	Brackley	England	Nn13 6lz	UK	19/02/2020
Kayley Mummery	Bicester			UK	19/02/2020
Christopher Messum	Bicester	England	OX26	UK	19/02/2020
Helen Cooper	Bicester	England	OX26	UK	19/02/2020
Yuko Oki	Henley-on-Thames		RG91AP	UK	19/02/2020
Sorcha Maynard	Oxford	England	OX2 9AY	UK	19/02/2020
Elaine Ferrett	Cape Town			South Africa	19/02/2020
Rebecca Stokoe	Bicester	England	Ox25 1pb	UK	19/02/2020
Steve Honey	Oxford	England	OX26 1Un	UK	19/02/2020
Alice Hopkins	Thame		Ox9	UK	19/02/2020
Lola Blount	London		W8	UK	19/02/2020
Bridget Saint	Bicester	England	OX26	UK	19/02/2020
Kay Chacksfield	Kirtlington	England	OX5 3HW	UK	19/02/2020
Jenny trench	Endtone		Ox74ey	UK	19/02/2020
Tarquin Shaw	London	England	SW13	UK	19/02/2020
Tina Woodhatch	Alton	England	GU34	UK	19/02/2020
Jeanne Luste Manning	Oxford		OX2	UK	19/02/2020
Philip Johnson	Bristol		BS6	UK	19/02/2020
Elizabeth Pinker	Kirtlington	England	ox5 3hq	UK	19/02/2020
Debbie Price	Oxford		Ox1	UK	19/02/2020
Frederick Wood	Hampstead		NW6	UK	19/02/2020
chris briggs	Tidmington	England	CV36 5LR	UK	19/02/2020
Yasmin Walsh	Stratton Audley	England	Ox27 9by	UK	19/02/2020
Dave Underwood	Bicester	England	OX26	UK	19/02/2020
Robin Reeves	Bicester	England	OX26 1DG	UK	19/02/2020
Mary Rogers	Bicester	England	OX26	UK	19/02/2020
Siobhan Paine	London		NW6 6DD	UK	19/02/2020
A De Jong	Whitchurch	England	HP22	UK	19/02/2020
Jacquie Woodburn	Banbury		31085	UK	19/02/2020
Heather Venis	Priest Weston	England	sy15 6df	UK	19/02/2020
Michelle Campbell	Kirtlington	England	Ox53xq	UK	19/02/2020
Georgia Crouch	Oxford		OX1	UK	19/02/2020
Janet Davies	Chesterton	England	OX26 1 UT	UK	19/02/2020
Daniel Mearns	Bicester	England	Ox26 2hb	UK	19/02/2020
Tania Rotherwick	Oxford		OX2 6SJ	Chile	19/02/2020
Jacky Orr	Bicester	England	OX26 3HA	UK	19/02/2020
Tracy Pittuck	Northampton		NN3	UK	19/02/2020
Amy Braham	Bicester	England	OX26	UK	19/02/2020
Sam Mundy	Bude	England	EX23 9PQ	UK	19/02/2020
Erin Attwood	Longueville		2066	Australia	19/02/2020
Cathy Harris	Oxford		Ox1	UK	19/02/2020
Karen cromer	Wendlebury		OX252PS	UK	19/02/2020
Alan Godfrey	Witney	England	OX28 4AZ	UK	19/02/2020
Johnny Forshall	Bamptonb	England	EX16 9LU	UK	19/02/2020
Sacha Dyer	Marsh Gibbon	England	Ox270hg	UK	19/02/2020
Heidi Batram	Bicester	England	OX26	UK	19/02/2020
Bobbie Locker	Nuneaton		CV107EJ	UK	19/02/2020
Hayley Calthorpe	Bicester	England	OX26	UK	19/02/2020
Teresa Riccardi	Nottingham		NG11	UK	19/02/2020
Lesley Porton	Bingley		Bd16 1sh	UK	19/02/2020
Jessica Gledhill	Huddersfield	England	Hd7 5qa	UK	20/02/2020

Elaine Chamberlain	Banbury	England	OX16	UK	20/02/2020
Chris Garthwaite	Washingborough		ln41sl	UK	20/02/2020
Natalie Valentine	Ickford	England	HP18	UK	20/02/2020
Toni todd	Banbury	England	ox160lb	UK	20/02/2020
Edward Henry	london		W4	UK	20/02/2020
Nicholas Janni	Tackley	England	OX5 3BJ	UK	20/02/2020
Margaret Birch	Tackley	England	OX5 3AW	UK	20/02/2020
Isabella Newton	Oxfordshire	England	Ox26 1eh	UK	20/02/2020
Susan Schutz	Hethe	England	Ox278hd	UK	20/02/2020
Stuart Fleming	Athens		Gu29 9rr	Greece	20/02/2020
Vikki Hartshorn	Oxford	England	Ox26	UK	20/02/2020
Lindsay De'ath	Oxford		OX4	UK	20/02/2020
Mark Chivers	Bicester	England	OX26 3XJ	UK	20/02/2020
Doug Stephens	Oxford	England	Ox5 3bl	UK	20/02/2020
Mark Burton	Athens		GU27 3JD	Greece	20/02/2020
tanisha jasmine	oxford	England	ox261ut	UK	20/02/2020
Belinda Clark	Bicester	England	OX26	UK	20/02/2020
Ann Bowerman	Banbury	England	OX16	UK	20/02/2020
Richard Porter	Bicester	England	OX26	UK	20/02/2020
Ed Devine	Heyford Park	England	OX25 5ap	UK	20/02/2020
Dawn Seaward	Bicester	England	OX25	UK	20/02/2020
Charles Cottrell-Dormer	Bicester	England	OX25 4QX	UK	20/02/2020
Eve Smith-Taylor	Oxford		OX2	UK	20/02/2020
Leslie Astor	Chipping Norton		OX7	UK	20/02/2020
Teresa Tallis-Calver	Bicester	England	OX26	UK	20/02/2020
Alison Howes				UK	20/02/2020
Sarah Gibbons	Oxford		OX2	UK	20/02/2020
Chantelle Deighton	Leeds		Ls13 2ld	UK	20/02/2020
Tracey Blake	Princes Risborough		HP279DL	UK	20/02/2020
Ann Shaw	Oxfordshire	England	OX17	UK	20/02/2020
Grace Prewett	Coventry		CV4	UK	20/02/2020
Alexander Van Kuffeler	Newcastle Upon Tyne		NE2	UK	20/02/2020
Marykate Edwards	Oxford		OX1	UK	20/02/2020
Emma Keeble	Bicester	England	Sw19 1bl	UK	20/02/2020
jacquie Batchelor	Shenley Church End	England	MK5 6DT	UK	20/02/2020
Barbara Allen	Oxford	England	OX27	UK	20/02/2020
Rachel Plumridge	Bicester		Ox5	UK	20/02/2020
Peter Higgins	Steeple Aston	England	OX25 4SF	UK	20/02/2020
Nigel Doggett	Oxford	England	Ox256hx	UK	20/02/2020
Greg Renk	Bicester	England	OX26	UK	20/02/2020
Paula McCarthy	Liverpool		L26 1UW	UK	20/02/2020
Lesley Partridge	Birmingham		B15	UK	20/02/2020
Jonty Renk	Bicester	England	OX25 6LW	UK	20/02/2020
Sally Finesilver	KIDLINGTON		ox53ha	UK	20/02/2020
Sophie Earl	Solihull		B93 8DP	UK	20/02/2020
Sebastian McConnell	Bicester	England	OX25 4RT	UK	20/02/2020
Mark Kasprowicz	Tackley		OX5	UK	20/02/2020
Penny Dunn	Oxford	England	Ox18 1TG	UK	20/02/2020
Linda Pallett	Brackley		Nn13	UK	20/02/2020
Chris Watson	Steeple Aston	England	OX25 4SF	UK	20/02/2020
Sue Ashton	Oxford		OX2	UK	20/02/2020
Charlotte Goode	Oxford		OX5	UK	20/02/2020
Jock Shepherd	Bicester	England	OX26	UK	20/02/2020

Laura Sucharyna Thomas	Oxford	England	OX26	UK	20/02/2020
Megan Valentine	Kidlington		OX5	UK	20/02/2020
Joan Palmer	Greater London			UK	20/02/2020
Neil Ward-Jackson	Fishermead	England	mk6 2jh	UK	20/02/2020
sharon long	Middle Barton	England	ox7 7dl	UK	20/02/2020
Lisa Skeen	Glossop		SK13 8LN	UK	20/02/2020
Robert Badcock	Plymouth		PL6 8BP	UK	20/02/2020
Barbara Owen	Killay		SA2 7AX	UK	20/02/2020
Nicole Mcfarlane	Helensburgh	Scotland	G84 7DQ	UK	20/02/2020
Ursula Giles				UK	20/02/2020
David Spens				Australia	20/02/2020
Sally Wilson	Bicester	England	OX26	UK	20/02/2020
Emma Johnson	Bicester	England	OX26 4YX	UK	20/02/2020
Jason Kempson	Carterton	England	OX18	UK	20/02/2020
Jodie Martin	Banbury	England	OX16	UK	20/02/2020
Frances Blane	Hornsey		N8	UK	20/02/2020
annie blocksage	HASTINGS	England	TN34 3RY	UK	20/02/2020
Simon Chapman	KIRTLINGTON		OX5	UK	20/02/2020
Phil Chesser	London		SW1P	UK	20/02/2020
Anne Haymes	Bicester	England	OX25	UK	20/02/2020
Carla Mckay	Banbury	England	Ox17 1db	UK	20/02/2020
Gillian Bell	Oxon		OX20 1UX	UK	20/02/2020
MARIA CHAMBERS	Aylesbury	England	HP20	UK	20/02/2020
Quoc Huy Nguyen	Brighton		BN1	UK	20/02/2020
Sarah Lloyd	Shepherds Bush	England	W12	UK	20/02/2020
Jon Webster	Ludlow	England	Sy81ns	UK	20/02/2020
Nigel Pearce	London		SW15 6RH	UK	20/02/2020
Clare English	Lindfield		Rh16 2HQ	UK	20/02/2020
Jennifer Spencer	Wavendon	England	MK17 8LP	UK	20/02/2020
ian dearmer	Duns Tew	England	ox25 6js	UK	20/02/2020
Nicola Hopkins	Medicine Hat		T1B	Canada	20/02/2020
Nadia Manuelli	Marylebone		W1M	UK	20/02/2020
Claire Jones	Siezenheim			Austria	20/02/2020
C Budgett	Kirtlington		OX5	UK	20/02/2020
Kathryn Churchill	Bicester	England	OX25 4SQ	UK	20/02/2020
Elisabeth Price	Oxford	England	OX2 9JA	UK	20/02/2020
Anthony Hibbs	Falkirk		FK2	UK	20/02/2020
Paul Brunning	Chiang Mai			Thailand	20/02/2020
Jaymie Ford	Salisbury		SP1	UK	20/02/2020
Gemma Roebuck	Sheffield		S64 8JS	UK	20/02/2020
Ann& Alastair Mowat	Kirtlington		OX5	UK	20/02/2020
Lynda Sanders	Islington		EC1P	UK	20/02/2020
Catherine Berry	Poole		BH12 2DG	UK	20/02/2020
Claire Cooper	Warwick		CV34	UK	20/02/2020
Chloe Mullan	Derry		BT515DZ	UK	20/02/2020
Jessica Hutchinson	Middleton Cheney	England	Ox172qb	UK	20/02/2020
Natalie Kanfer	London		Nw3 7jg	UK	20/02/2020
Kim Trenholm	Newcastle upon Tyne		NE12	UK	20/02/2020
Steve Brown	Ashford		tn23 1 qg	UK	20/02/2020
Michael Woodhouse	Aberlour		AB387QP	UK	20/02/2020
Jenni Blyton	london		se61ns	UK	20/02/2020
Brian Carlick	Charlton-on-Otmoor	England	OX5 2UA	UK	20/02/2020
Emmerich von Maltzahn	Stewkley		LU7	UK	20/02/2020

BABS GRACE	Liverpool		L19 8LE	UK	20/02/2020
Charlotte Stevenson	Winchester	England	SO22 4NA	UK	20/02/2020
luke arter	dunstable	England	lu5 4ss	UK	20/02/2020
Lauren Webb	Oxford	England	Ox26 6ss	UK	20/02/2020
Amy McKenna	Brackley	England	NN136PS	UK	20/02/2020
Melissa Butcher	Woodley		Rg5 4bt	UK	20/02/2020
Barbara Weston	Bicester	England	OX27	UK	20/02/2020
Lyle Mackie	Norwich	England	CM112TR	UK	20/02/2020
Elaine Wilson	Durham		DH1	UK	20/02/2020
Charlotte Mizzi	Brighton	England	BN1 3AB	UK	20/02/2020
Elizabeth Clarke	Buckingham		Mk18 7 ht	UK	20/02/2020
Katie Townsend	Buckingham	England	MK18	UK	20/02/2020
Rebecca Appletree	Bicester		Ox26	UK	20/02/2020
Christine Wright	Plymouth	England	PI9 9ed	UK	20/02/2020
Gary Ward	Carlisle		90245	UK	20/02/2020
Elaine Cox	Lower Heyford	England	OX255PF	UK	20/02/2020
Ian Mcgrevey	Coventry	England	CV11	UK	20/02/2020
clare Creaser	Carterton		ta12ru	UK	20/02/2020
Noush Monroe	Dubai			UK	20/02/2020
Naomi Edmonds	Coalville	England	LE67	UK	20/02/2020
Chris Ball	Cardiff		CF5	UK	20/02/2020
Melody Houghton	Northampton		NN3	UK	20/02/2020
Pamela Roberts	Bicester	England	OX26 6AY	UK	20/02/2020
Amber Wieland	Calvert	England	mk18 2fh	UK	20/02/2020
Liam Knight	Buckingham	England	MK18	UK	20/02/2020
C Downs	Chesterton	England	OX26	UK	20/02/2020
Vicky Kinnaird	Northants		NN8 2JP	UK	20/02/2020
Pam Bass	Oxford	England	OX5 3BE	UK	20/02/2020
Julie Derry	Bicester		OX26 4YQ	UK	20/02/2020
A M	Bicester	England	OX256JS	UK	20/02/2020
candy daniels	Middleton stoney	England	mk184ad	UK	20/02/2020
laura Rushton	North Hykeham	England	LN6 8LZ	UK	20/02/2020
Rosie Hubbad	manchester		LA12 7PN	UK	20/02/2020
Dianne Wolstenholme	Sheffield		S2	UK	20/02/2020
Sarah Taylor	Steeple Claydon	England	MK18 2NW	UK	20/02/2020
Mollie Loveridge	Oxford		OX1	UK	20/02/2020
lyn james	Woodmancote		gl52 9qd	UK	20/02/2020
Meg McCrorie	Prestwick		KA9	UK	20/02/2020
aimee wharton richardso	Ipswich		IP4	UK	20/02/2020
Garry Woodroofe	Welwyn Garden City		AL7	UK	20/02/2020
rajmonda majko	london		nw10	UK	20/02/2020
April Jenner	Leeds		LS4	UK	20/02/2020
Hadi Shkr	Newcastle upon Tyne		NE4 6JS	UK	20/02/2020
Nikki Wood	London		SE13 7hl	UK	20/02/2020
Susan Hall	Bicester	England	OX26 3HN	UK	20/02/2020
Iryna Davis	Romford		RM5	UK	20/02/2020
sally Jenkins	Westbury	England	NN13 5bf	UK	20/02/2020
courtney brooks	Buckingham	England	mk18 1dz	UK	20/02/2020
Anne Marie Cromarty	Bicester	England	OX26 2AF	UK	20/02/2020
judy cleminson	Manchester	England	ox26 6hj	UK	20/02/2020
derek dudley	oxon	England	ox264tt	UK	20/02/2020
Jade Dixon	London	England	SW11	UK	20/02/2020
Adam Brooks	Buckingham	England	MK18 7DF	UK	20/02/2020



Claire Millington	Banbury	England	OX17	UK	20/02/2020
Macillan Russell	Manchester	England	M21 7JF	UK	20/02/2020
Derek Richards	Two Mile Ash	England	MK8 8AQ	UK	20/02/2020
Janice Hellens	London		sw18 3rg	UK	20/02/2020
Chris Lynch	East Molesey		kt89hw	UK	20/02/2020
Silvia Soares	Saint Johns Wood		NW8	UK	20/02/2020
Jessica Lamburn	Oxford	England	OX26 6ST	UK	20/02/2020
Jonathon Beever	Bicester	England	OX26	UK	20/02/2020
Sarah Walker	Buckingham	England	mk18 2jn	UK	20/02/2020
Ginny Stay	North Aston	England	OX25 6HP	UK	20/02/2020
Janet Macey	Banbury	England	OX15	UK	20/02/2020
Joanne Offord	Birmingham	England	B24	UK	20/02/2020
Wendy Garmston	Lichfield		Lichfield	UK	20/02/2020
Daniel Radbourne	Poplar	England	E14	UK	20/02/2020
Jane Templeton	Stockport	England	Sk2 5jb	UK	20/02/2020
Jemal Adem	Kemise		No	UK	20/02/2020
John London	Blackwater		GU17 0EZ	UK	20/02/2020
Anne-Marie Oostveen	Chipping Norton	England	OX7 7EP	UK	21/02/2020
Harriet McLean	Godstone		RH9 8AD	UK	21/02/2020
Freya Kalra	Bicester	England	OX26	UK	21/02/2020
mary bailey	London		se192te	UK	21/02/2020
Rian John Wispy	Boreham		CM3	UK	21/02/2020
Lewis Bradley	Chorley		Pr7 3pq	UK	21/02/2020
gabriella putnam	Burcot	England	ox14 3dp	UK	21/02/2020
Becca Eggleton	Buckingham	England	MK181GY	UK	21/02/2020
Hannah Birtles	Aylesbury	England	HP21	UK	21/02/2020
Rachel Luciano	Bicester	England	OX26	UK	21/02/2020
Jodie Tyson	Halifax	England	HX3 9LP	UK	21/02/2020
Gemma Boxall	Bicester	England	OX26	UK	21/02/2020
Lucy Miles	Oxford		OX5	UK	21/02/2020
Sara Rodericks	Steeple Aston	England	OX25 4SD	UK	21/02/2020
Caroline Fox	Auckland		OX26	New Zealand	21/02/2020
Sally Brogden	Bicester	England	OX26	UK	21/02/2020
cathy Richards	Willingham	England	Cb24	UK	21/02/2020
Judy Wolfram	London		SE7 7PF	UK	21/02/2020
Constantin Butu				UK	21/02/2020
Lauren Jones	Nottingham		NG3 7GU	UK	21/02/2020
Jeffrey Wrack	Scunthorpe		DN16	UK	21/02/2020
Emma Lambert	Kidlington		OX5	UK	21/02/2020
Sarah Nolan	Bicester	England	OX266EQ	UK	21/02/2020
Emma Grenville-Wood	Oxford	England	OX5 3HN	UK	21/02/2020
karen ladbrooke	Aylesbury	England	hp19 9nx	UK	21/02/2020
Alexander Teddy	Bletchingdon	England	OX5 3DP	UK	21/02/2020
Lindy Woodhead	Milton Keynes	England	MK17	UK	21/02/2020
Michael Baker	Ashburton		TQ13 7BD	UK	21/02/2020
LOUISE Frohlich	Huntingdon	England	PE262RS	UK	21/02/2020
Edward Dowler	Bicester	England	OX25	UK	21/02/2020
Mark Collins	Oxford		OX2	UK	21/02/2020
Fiona Rowe	Luton		LU4	UK	21/02/2020
Sally Nicholson	Kidlington		OX5	UK	21/02/2020
NICK COLER	Crawley	England	RH10	UK	21/02/2020
Annachiara Spagna	Rome		131	Italy	21/02/2020
Rema Jabari	Bicester	England	OX26	UK	21/02/2020

Random Names				UK	21/02/2020
Jennifer Faria	Bicester	England	OX27	UK	21/02/2020
Matt Peplow	London	England	OX253RG	UK	21/02/2020
Elizabeth Machin	Oxford		OX2	UK	21/02/2020
Wiz Bunce	Bicester		OX25 3RD	UK	21/02/2020
James Henderson	Oxfordshire		OX25 3QZ	UK	21/02/2020
Eris Nishku	London		SE12 0nQ	UK	21/02/2020
Anthony Henman	Oxford		OX2	UK	21/02/2020
carol lendon	Upminster		RM14	UK	21/02/2020
liang bian	Edinburgh		EH3	UK	21/02/2020
Sam Ainscow	Milton Keynes	England	MK17	UK	21/02/2020
Nigel Poole	Bicester	England	OX26	UK	21/02/2020
Diana Broun	Aylesbury	England	HP21	UK	21/02/2020
Ben Porter	Windsor		SL4	UK	21/02/2020
Graham Barnett	Oxford		OX2	UK	21/02/2020
Ashley Starrs	Montrose	Scotland	DD10 9NY	UK	21/02/2020
Rachel Wiggins	Bicester	England	Ox25 2uh	UK	21/02/2020
Nikita Webb				UK	21/02/2020
mia potts	Hackney		E8	UK	21/02/2020
Sheila Baby				UK	21/02/2020
Andrew Wilson	Weston on the Green	England	OX25	UK	21/02/2020
Pj Pars	Oxfordshire		Ox25 3qj	UK	21/02/2020
Conor Devereux	Banbury	England	Ox17 2ss	UK	21/02/2020
peter chapman	Colwyn Bay	Wales; Cymr	LL29	UK	21/02/2020
Emma O'Sullivan	Petaluma	California	94952	US	21/02/2020
gail prestwich	Ashton-under-Lyne	England	ol7 9jl	UK	21/02/2020
Grady Cherry	Birmingham	England	B13	UK	21/02/2020
Kaelan Shannon	Corona		92882	UK	21/02/2020
Susan Doyle	Chesterton	England	OX26 1XD	UK	21/02/2020
Zoe Johnson	Oxford		OX2	UK	21/02/2020
Emma Ford	London		SW18	UK	21/02/2020
Steven Alexander	Bicester	England	OX26	UK	21/02/2020
Paul Fennemore	Bicester	England	OX26	UK	21/02/2020
Sara Johnson-Perry	Northampton		NN3	UK	21/02/2020
Carol Conboy	Kensington		W8	UK	21/02/2020
Sophia Nichol	Oxford		GL4	UK	21/02/2020
I Bernert	Dagenham		RM8	UK	21/02/2020
Sue Humphrey	Bicester	England	OX26 6YG	UK	21/02/2020
Alice Grant	Bicester	England	Ox26 1dh	UK	21/02/2020
Amba Fowler				UK	21/02/2020
Stephanie Glass	Milton Keynes		MI3	UK	21/02/2020
Deborah Evans	London		W7	UK	21/02/2020
Bill Fennell	Bicester	England	OX26	UK	21/02/2020
marian nicholson	London	England	N7 9DP	UK	21/02/2020
laura brown	London		EC4N	UK	21/02/2020
Brooke Coles	London	England	E16 1BJ	UK	21/02/2020
samantha heffer	Pulham Saint Mary		ip21 4qt	UK	21/02/2020
Kaushik Mewada	Northolt		Ub5 4jy	UK	21/02/2020
Michelle Norman	Chesterton	England	Ox261ux	UK	21/02/2020
Karen Jones	Swindon		SN5	UK	21/02/2020
nigel rosser	Oxford		OX2	UK	21/02/2020
Anita Delaney	Bicester	England	OX26	UK	21/02/2020
Simon Pettit	Bicester	England	OX25 4AW	UK	21/02/2020

Karen Bartlett	Oxford		Ox25	UK	21/02/2020
Leanne John	Banbury	England	OX25 4	UK	21/02/2020
Ian Nixon	Newcastle Upon Tyne		NE2	UK	21/02/2020
Lorraine Glaister	Oxon.	England	NN11 6UE	UK	21/02/2020
anne doran	SKELMERSDALE		wn86te	UK	21/02/2020
Georgia Phillips	Conwy		LL328RW	UK	21/02/2020
Charlotte Bridewell	Caversfield	England	Ox27 8tz	UK	21/02/2020
Tanya Marshall	Upper Heyford	England	Ox255lb	UK	22/02/2020
Edna Sparkes	Banbury	England	OX16 9FZ	UK	22/02/2020
Skye Mcknight	Banbridge		BT32	UK	22/02/2020
Michael Marta Marta	London		N78pg	UK	22/02/2020
James Venables	Stoke-on-trent	England	ST20 0RS	UK	22/02/2020
Christina Meiklejohn	Chiswick		W41AX	UK	22/02/2020
Andrew Sibun	Bicester	England	OX26	UK	22/02/2020
Sam Brown	Oxford		OX4	UK	22/02/2020
robert evans	Oxford	England	OX1 4EW	UK	22/02/2020
Krista Mansfield	Oxfordshire	England	Ox251pj	UK	22/02/2020
Rachael Hucker	Bicester	England	OX26	UK	22/02/2020
Swechcha Dhungel	London		RM12	UK	22/02/2020
Katie Lambert	Oxford		OX2	UK	22/02/2020
Alex Reid	Kidlington	England	OX25	UK	22/02/2020
emma Bernard	Kidlington	England	OX25 3QS	UK	22/02/2020
Fiona Steel	Oxford	England	OX3 8NU	UK	22/02/2020
Melissa Clark	Oxford		OX2	UK	22/02/2020
Katrina Young	Norfolk		NR4 6NW	UK	22/02/2020
Eloise Hunt	Inchture		PH14	UK	22/02/2020
Francis Hamel-Cooke	Bicester	England	OX254QU	UK	22/02/2020
Joanna Dyson	Oxford		OX2	UK	22/02/2020
Frankie Turzynski	Buckingham	England	MK18	UK	22/02/2020
Siobhan Boyer	Lewes		BN7	UK	22/02/2020
Kerstin Stolte	Worsley		M28 2SR	UK	22/02/2020
Anna Corrie	Bicester	England	OX26	UK	22/02/2020
Tom Corrie	Bicester	England	OX26	UK	22/02/2020
Alexander Day	Worcester		Wr4 9fw	UK	22/02/2020
Denise Bunce	Weston-on-the-Green		OX25 3RD	UK	22/02/2020
Pamela Stephens	Eaton Bray		LU62DJ	UK	22/02/2020
Janet Harvey	Bicester		OX26 6XJ	UK	22/02/2020
Catherine Evans	Abingdon	England	OX13	UK	22/02/2020
Janet Shackleton	Kidlington		OX5	UK	22/02/2020
Daniel Gouldthorpe	Plymouth		PL5	UK	22/02/2020
JH Weaver	Bristol		BS1	UK	22/02/2020
Jasmine Odonoghue	Manchester		M45	UK	22/02/2020
Cherrell Ollierou	Whitby		YO22	UK	22/02/2020
Carolyn Bushby	Weston on ytthe Green	England	OX25	UK	22/02/2020
Hannah Wood	Aylesbury	England	HP20 2NL	UK	22/02/2020
Andy Ward	Wentworthville		2145	Australia	22/02/2020
Carole Sweetnam	Weston on the Green	England	OX25	UK	22/02/2020
Zara Clifford	Bromley		Br28pp	UK	22/02/2020
Haajra Shahid	Aylesbury		HP21	UK	22/02/2020
Abigail Staley	Buckingham	England	Mk18 1ay	UK	22/02/2020
Patricia Tonry	Birmingham		B42	UK	23/02/2020
Kay Heckathorn	Siloam Springs		72761	UK	23/02/2020
Mukesh Parmar	Bolton		BL3 5ED	UK	23/02/2020

Truley Hamill	Barnsley		S70	UK	23/02/2020
Sophia Dyer	Abingdon	England	OX14	UK	23/02/2020
Penny Fleet	Odiham	England	RG291JB	UK	23/02/2020
Melissa Yardy	Bicester	England	OX26 1AF	UK	23/02/2020
Mark Eldridge	Cardiff		CF38	UK	23/02/2020
Paul Beasley	Bicester	England	OX26 2BH	UK	23/02/2020
Nigel Forrester	Banbury	England	OX15	UK	23/02/2020
Lynn Beasley	Oxford		OX1	UK	23/02/2020
Ann Holt	Weston on the green	England	OX253rd	UK	23/02/2020
Will O'Sullivan	Lincoln		LN2	UK	23/02/2020
Jenny Buckland	Mitcham		CR4	UK	23/02/2020
sonya gibson	Cambridge		cb42us	UK	23/02/2020
Mark Sargeant	Yeovil		BA21	UK	23/02/2020
Erin Barton	Ipswich		IP2	UK	23/02/2020
Atlanta Kyte	Bicester	England	OX25	UK	23/02/2020
Sallie Wright	Bicester	England	OX26 2AW	UK	23/02/2020
Amanda Evans	Marlow		SL7	UK	23/02/2020
Bridget Neale	Oxford		OX3	UK	23/02/2020
Gordon Scott	Rayleigh		SS6 8YF	UK	23/02/2020
Riashnee Pather	Johannesburg			South Africa	23/02/2020
Vivienne Jackson	Bicester	England	OX26 3EG	UK	23/02/2020
Steve Metcalf	Stourbridge		DY9	UK	23/02/2020
Stephen Muir	Reading		RG4 5BH	UK	23/02/2020
Georgina Wood	Oxford		OX4	UK	23/02/2020
David Jaques	Bicester	England	OX25	UK	23/02/2020
Eleanor Fry	Bicester	England	OX25	UK	23/02/2020
Sally Butts	Hollywood	Florida	33020	US	23/02/2020
alana marshall	Torquay	England	TQ2 8QU	UK	23/02/2020
Patricia Allen	Cinderford	England	GL14 2QT	UK	23/02/2020
Johannah Buchan	Manchester	England	M40 7RD	UK	23/02/2020
Chris Bale	Newcastle upon Tyne		NE304EW	UK	23/02/2020
Denise Royston	Bellingham	Washington	98226	US	23/02/2020
Ann Watson	Chobham	England	GU24 8HL	UK	23/02/2020
Stacey Patrickson	Hampshire	England	GU34	UK	23/02/2020
David Ford	Wendlebury	England	OX25 2PN	UK	23/02/2020
Brendan McDonald	Paphos			Cyprus	23/02/2020
Shirley McMeekan	Aylesbury	England	HP22 7AN	UK	23/02/2020
Lucy Marke	London		Ub7 9dw	UK	23/02/2020
Grace McAulay	Glasgow		KA3 5BF	UK	23/02/2020
Adeeba Jabeen	Portishead		BS20	UK	23/02/2020
Nina Allen	Newcastle Upon Tyne		NE2	UK	23/02/2020
Laurel Davis	Shaftsbury	Vermont	5262	US	23/02/2020
Caroline Davies	Old Colwyn		LL29 9BL	UK	24/02/2020
Safia Denne	Rochester		ME1	UK	24/02/2020
caroline benedetti	Knoxville		37919	UK	24/02/2020
Margaret O'Sheel	Twickenham		TW1	UK	24/02/2020
Antoinette Gonzales				UK	24/02/2020
sara Eaton	davie	Florida	33314	US	24/02/2020
Amanda Magnay	Ramsgate	England	CT11	UK	24/02/2020
James Mitcham	Bicester	England	OX26	UK	24/02/2020
yolanda schultes	Wittenbach		9300	Switzerland	24/02/2020
Irene Nawo-Eichner	Lensahn		23738	Germany	24/02/2020
Hanneke Mol	Poortvliet	Nebraska	4693EG	US	24/02/2020



Djamila grouci	Paris		75011	France	24/02/2020
Hans de Vos	Schoondijke		4507CG	Netherlands	24/02/2020
angelika+ thomas wegner			51399	Germany	24/02/2020
Sabine Möhler	sabine.stiker@web.de		87839	Germany	24/02/2020
Andrew Vallender	Ventnor	England	PO38 1BH	UK	24/02/2020
jocelyne lapointe	Terrebonne	California	j6w0b5	US	24/02/2020
Hagen Simon	Oberstaufen		87534	Germany	24/02/2020
Christopher Evans	Shobdon		HR6	UK	24/02/2020
Katalin Kónya-Jakus	Szatymaz			Hungary	24/02/2020
Abbie Scully	Liverpool		L11	UK	24/02/2020
Bruce Eggeling	Lower Heyford	England	OX25	UK	24/02/2020
Gonny Stevens	Lanaken		3620	Belgium	24/02/2020
Olivia Bauer	Bristol		Bs7 0hl	UK	24/02/2020
Margaret Price	Woodstock	England	OX20	UK	24/02/2020
Stephen Girdler	London		SW16 2SF	UK	24/02/2020
Mark Chacksfield	Much Hadham	England	SG10	UK	24/02/2020
Susana Muñoz	Madrid		28019	Spain	24/02/2020
Anne Montarou	Plaisir		78370	France	24/02/2020
Sue Cone	Hessle		Hu13 9DS	US	24/02/2020
Eva Maria Genovese	Muttenz			Switzerland	24/02/2020
Meike Schmedt			49088	Germany	24/02/2020
S Bladen-Green	Bicester	England	OX256NB	UK	24/02/2020
Maria Van Geel	Zdroisko			Poland	24/02/2020
graham duncan	Limerick			Ireland	24/02/2020
Lucy Taylor	Oxon	England	Ox25 3QS	UK	24/02/2020
Lyndsey Donaldson	Chesterton	England	OX26	UK	24/02/2020
Katharine Moss	Bicester	England	OX25 4AW	UK	24/02/2020
catherine cheneval	LYON		73000	US	24/02/2020
Adea Claude	Saint quentin		O2100	France	24/02/2020
Nicolas Maniot			77340	France	24/02/2020
Russell Allcock	Bicester		Ox266xr	UK	24/02/2020
Val Stevens	Oxfordshire	England	OX262XW	UK	24/02/2020
Dempsey Ainsworth	Corby		NN17	UK	24/02/2020
Silvia Steinbrecher			53881	Germany	24/02/2020
Phoebe Blackburn	Berlin		10435	Germany	24/02/2020
Clare Anderson	Lower Heyford	England	Ox24	UK	24/02/2020
Sinclair Petra	Erlensee		63526	Germany	24/02/2020
Fruuoso Christina	Esch		4069	Luxembourg	24/02/2020
Torquil McLusky	Steeple Aston	England	OX25	UK	24/02/2020
Alison Le Cornu	Oxford		OX4	UK	24/02/2020
bree scally	Brill		hp18 9xd	UK	24/02/2020
Fernande Fournier	Luxemburg		1482	Luxembourg	24/02/2020
Christeen Anderson	Crestview	Florida	32539	US	24/02/2020
Eric Le Masson	Olne		29880	Belgium	24/02/2020
Jeremy Posnansky	Tackley, Oxfordshire	England	OX5 3AA	UK	24/02/2020
simona nizza			12043	Italy	24/02/2020
Julia Posnansky	London	England	W8 7JF	UK	24/02/2020
Petra Hegenscheidt	Essen			Germany	24/02/2020
R S	Koln		51069	Germany	24/02/2020
Jasmin Porschen	München			Germany	24/02/2020
Renata Puppini			33170	Italy	24/02/2020
Mags Roy Mein	Newcastle	England	NE1 0FA	UK	24/02/2020
Ronald Hill	Bletchingdon		OX5	UK	24/02/2020

sadie waite	hartlepool	England	IP28	UK	24/02/2020
Riaan Vermeulen	Bicester	England	OX26 3ZP	UK	24/02/2020
Alexandra Juvancic	Kirchdorf an der Krems		4560	Austria	24/02/2020
Tiziana Dordoni	via xx settembre 11 Corsico milano		20094	Italy	24/02/2020
Kamran Khan	Finchley		N3	UK	24/02/2020
LUIGI MARIA CASTELLAZI	ilFattoQuotidiano.it		20081	Italy	24/02/2020
sakaguchi akiko			1540002	Japan	24/02/2020
Nicolette Ludolphi	Bremen		28239	Germany	24/02/2020
armer teufel reger	Nürnberg		90443	Germany	24/02/2020
Hugh Williams	Chesterton	England	OX26 1UQ	UK	24/02/2020
Catherine RUDOLF NNAJI	Geneva		1214	Switzerland	24/02/2020
Andrew Thomas	Bicester		OX26	UK	24/02/2020
Anke Otto	DE		36433	Germany	24/02/2020
Chardonnens Sonja	Mannens		1564	Switzerland	24/02/2020
Hannah turner	Kidlington		OX25 3GW	UK	24/02/2020
Andrea Duncan-Anderson	Lower Heyford	England	OX25	UK	24/02/2020
Bartha Sjoerdsma	Leeuwarden		8922EA	Netherlands	24/02/2020
linda holmes	Matlock	England	de4 3hy	UK	24/02/2020
Julie collins	Upper Arncott	England	ox25 1nz	UK	24/02/2020
Zhiying Li	Newcastle Upon Tyne		NE1	UK	24/02/2020
Anja Schmid	Ennetbaden		8010	Switzerland	24/02/2020
Joyce Alexander	Edinburgh	Scotland	EH15	UK	24/02/2020
cindy mayer	grand blanc	Michigan	48439	US	24/02/2020
Leo Sucharyna Thomas	Gourdon	Scotland	DD10	UK	24/02/2020
J McGuinrss	London		SW6 4QL	UK	24/02/2020
Stephane Garcia	Mende		48000	France	24/02/2020
dominique benoit	Villiers-en-Désoeuvre		94440	France	24/02/2020
Sue Lygo	Tackley, Oxfordshire		OX5 3AR	UK	24/02/2020
Kay Fisher	Denver	Iowa	50622	US	24/02/2020
Joselane Silveira	Curitiba		93265100	Brazil	24/02/2020
Margaret Weston	oxfordshire	England	ox17 1ln	UK	24/02/2020
Sue Whitaker	Kidlington		OX5	UK	24/02/2020
Maggie Dancer	Middleton Stoney	England	OX25 4TD	UK	24/02/2020
Megumi Matsuda	Tokyo		154-0003	Japan	24/02/2020
DP Chambers	Oxford		OX5	UK	24/02/2020
Lynn West	Stotfold	England	sg54dy	UK	24/02/2020
Julie Tidball	Sittingbourne		ME10	UK	24/02/2020
Kayleigh Ockelton	Norwich	England	NR8 6UN	UK	24/02/2020
Rachel Hamill	Belfast		BT	UK	24/02/2020
Minggu Chen	Newcastle Upon Tyne		NE1	UK	24/02/2020
Shannon Russell	Croxdale		DL6	UK	24/02/2020
Jo-Leonard Leupold	Bexleyheath		DA7	UK	24/02/2020
julie belyeu	Wilmslow		SK9 4EA	UK	24/02/2020
Marilyn Wilcox	Fencott	England	ox5 2rd	UK	24/02/2020
Lindsey Ben Slimane	Hammamet			Tunisia	24/02/2020
Ana Gruber	Wolfratshausen		82515	Germany	24/02/2020
An v. Brussel	R'veer		4941JT	Netherlands	24/02/2020
L Nowak	London	England	SW11	UK	24/02/2020
Robin Gibbons	Tackley	England	OX5 3AT	UK	24/02/2020
Sandra Snelders	Lowell	Massachuse	1854	US	24/02/2020
Joe Mair	Oxford	England	OX20	UK	24/02/2020
Barbara Summers	Kidlington	England	OX5 3AP	UK	24/02/2020
Sabine Mayr	Innsbruck		1040	Austria	24/02/2020

Nicole Roussou	Piraeus			Greece	24/02/2020
Gill Withers	Oxford	England	OX53AB	UK	24/02/2020
mesut subasi	istanbul		34732	Turkey	24/02/2020
devaux suzy	Brussels			Belgium	24/02/2020
Christine McCormack	Angmering	England	BN16	UK	24/02/2020
N A	Balzan			UK	24/02/2020
Ben Holt	Bicester	England	Ox26 2ja	UK	24/02/2020
Jinny Andrews	Oxford		OX4	UK	24/02/2020
Astrid V.d. Geest	Stadskanaal		9502	Netherlands	24/02/2020
matthew bridge	newton stewart	Scotland	dg8 0bt	UK	24/02/2020
Paul Withers	Tackley	England	OX5 3AB	UK	24/02/2020
Régine Braidot'	Toulon		83000	France	24/02/2020
Greg Brockway	Los Lunas	New Mexico	87031	US	24/02/2020
Hilary Laughton	Oxfordshire		ox5 3en	UK	24/02/2020
Androniki Bigrave	Frimley	England	GU16 8XX	UK	24/02/2020
Rita Thomson	Bletchley		Mk3 5FN	UK	25/02/2020
jade ALF	Blois		41000	France	25/02/2020
Brigitte Donkers	Heerlen		6416AZ	Netherlands	25/02/2020
cristina fernandez	Tandil		7000	Argentina	25/02/2020
Dominique LANG	Vaison-la-Romaine		84110	France	25/02/2020
Barbara Ito	Monterotondo		15	Italy	25/02/2020
MARGA GILI			7003	Spain	25/02/2020
Alanna Bladen	york	England	yo30 5nf	UK	25/02/2020
Angélique Sebban	Saint-Maur		94100	France	25/02/2020
Consuelo Serena Velasco	Strambino torino Italia		10018	Philippines	25/02/2020
Евгения Блюденова	Tel Aviv			Israel	25/02/2020
Sheila Pulham	Islington	England	N19	UK	25/02/2020
Hosein Ghafarian				UK	25/02/2020
stéphane iafrate	Cambo les bains		64250	France	25/02/2020
Tania Harrison	bridgetown , w.a		6255	Australia	25/02/2020
Jenny Hodges	Bristol		BS7	UK	25/02/2020
cathala corine	Pierrelatte		26700	France	25/02/2020
alain neven	seraing			Belgium	25/02/2020
Leila ben slimane	hammamet			Tunisia	25/02/2020
Jane Glaister	Wakefield	England	WF4 4ES	UK	25/02/2020
Mirjam Talma	Twijzelerheide		9287NB	Netherlands	25/02/2020
Martina Behla	Berlin		12163	Germany	25/02/2020
laetitia faivre-duboz	Saint-nicolas-de-port		54210	France	25/02/2020
Katherine Sampson	South molton		Ex363bu	UK	25/02/2020
Michael White	Chesterton	England	OX26 1UT	UK	25/02/2020
Judith Ann Fournel	Sutton Valence	England	ME17 3HH	UK	25/02/2020
Liliana Fiorini	Cordoba		5000	Argentina	25/02/2020
Gillian Bryan	Milton Keynes	England	MK4 3AH	UK	25/02/2020
Carine Breton	Paris		75007	France	25/02/2020
Sudeshna Ghosh	Calcutta		700023	India	25/02/2020
bellinda rolf-jansen	Wijk Bij Duurstede		3961	Netherlands	25/02/2020
Judy Robson	Oxford		OX2	UK	25/02/2020
Samantha Eilertsen	Bicester	England	OX26	UK	25/02/2020
Claudia Neuhalfen			53117	Germany	25/02/2020
Wilma Van Brandwijk	Vlaardingen		3131 gr	Netherlands	25/02/2020
Kate Kenner	Guilford	Vermont	5301	US	25/02/2020
Andrea Maurice	Taylorsville	Utah	84129	US	25/02/2020
Patricia Martin	Philadelphia	Pennsylvania:	19124	US	25/02/2020

Roberta Miles	Bicester	England	OX26	UK	25/02/2020
Lucy Baird	Bicester	England	OX266YG	UK	25/02/2020
Nelly PRESTAT			77169	France	25/02/2020
Odaro Augustine-Ohwo	Newcastle		NE16 3DD	UK	25/02/2020
sara sang	los angeles	California	91601	US	25/02/2020
Gerlinde Holzer	Hallstatt			Austria	25/02/2020
Georgia Salisbury	Dagenham		RM8	UK	25/02/2020
Frédéric Jaubert	Pont de Chéruy		38230	France	25/02/2020
Elaine Anderson	Prudhoe	England	NE42 5LW	UK	25/02/2020
Joan Himpson	Caversfield	England	OX27 8FD	UK	25/02/2020
Caroline Sévilla	Paris		75001	France	25/02/2020
sue sch.	Florida	Florida	89077	US	25/02/2020
Lydia Clark	Banbury	England	OX16	UK	25/02/2020
Steven Clark	Kirtlington		OX5	UK	25/02/2020
Melissa Owens	London		w10 5ue	UK	25/02/2020
Lynda Crisp	Whangarei		SS9 2DU	New Zealand	25/02/2020
Kristina Sedic	Zagreb		10000	Croatia	25/02/2020
Steve henry	Bicester	England	Ox26 6yb	UK	25/02/2020
arnaud Parent			25370	France	25/02/2020
Oliver Newton	Bicester	England	ox261eh	UK	25/02/2020
susan devereaux	new castle	Delaware	19720	US	25/02/2020
Elisabeth Bechmann	Polten		3100	Austria	25/02/2020
Avril Taylor	Albany	Oregon	97321	US	25/02/2020
Gemma Allen	Bicester	England	OX26	UK	25/02/2020
Roxana Moya	Santiago			Chile	25/02/2020
Natasha Hope	Farnham		Gu149ur	UK	25/02/2020
Birnage Jane	Brackley		7100	UK	25/02/2020
Ruth Smithson	Clacton-on-Sea	England	Co15 3 pa	UK	25/02/2020
Phoebe Geldart	Clevedon		BS21 7TQ	UK	25/02/2020
Andrew Rutland	Bicester	England	OX26	UK	26/02/2020
Molly Lyons	Bicester	England	Ox26	UK	26/02/2020
Manuela Schultz			24534	Germany	26/02/2020
ROD JONES	London		33716	UK	26/02/2020
Petra Lippmann			26524	Germany	26/02/2020
Lesley Thornton	Reading		RG4	UK	26/02/2020
David Harding	Merton		OX25 2NG	UK	26/02/2020
Charlie Catling	Chesterton, Bicester	England	OX26 1BJ	UK	26/02/2020
liz cook	Oxford		OX4	UK	26/02/2020
Farangis Yahyaei	Pasig City			UK	26/02/2020
Gabriella Graziano	Northampton	England	Nn3 2qa	UK	26/02/2020
Julie Port	Slough		SL1	UK	26/02/2020
Cj Hamilton	Bicester	England	OX26	UK	26/02/2020
Janice Herbert	Chesterton	England	OX261UT	UK	26/02/2020
Roberto Meritoni	Asso		22033	Italy	26/02/2020
Antonia Howatson	Oxford		OX4	UK	26/02/2020
Katherine Sherbourne	Faringdon		SN7	UK	26/02/2020
Tina Richardson	North Wales		LL16	UK	26/02/2020
Maya Jackson	Kingston Upon Thames		KT1	UK	26/02/2020
Donna Jacklin	Hull		HU2	UK	26/02/2020
Val Kirk	Manchester		M23 9AT	UK	26/02/2020
Shelley Foster	Wiltshire		BA149EA	UK	26/02/2020
Donna Hall	Peterborough		PE7	UK	26/02/2020
michelle Baldock	Luton		lu2 9jq	UK	26/02/2020



Richard Porter	Bicester	England	OX26	UK	26/02/2020
Joanne Babbage	Chelmsford	England	CM1 2DL	UK	27/02/2020
Rolf Mense	Puerto Lumbreras/murcia		30891	Spain	27/02/2020
Inge Stadler	Hilpoltstein		91161	Germany	27/02/2020
DAREN Carter	Bicester	England	OX26	UK	27/02/2020
Martin Lipson	Bicester	England	OX26	UK	27/02/2020
GARY COLLINS	Derby	England	DE56 4DW	UK	27/02/2020
Rudolf Muehl	mistadt		35510	Germany	27/02/2020
Emily Daly			OX25	UK	27/02/2020
amy banks	oxford	England	ox26	UK	27/02/2020
jo Allen	Bicester	England	OX26	UK	27/02/2020
Paul Weaver	Upper Heyford	England	OX25 5LH	UK	27/02/2020
Chris Pringle	Chesterton	England	OX26	UK	27/02/2020
Liz Phillipson	Bicester	England	OX25 5LH	UK	27/02/2020
Grant Lucas	Upper Heyford		Ox255lb	UK	27/02/2020
David Jackson	Bicester	England	OX25 6LD	UK	27/02/2020
Liz Willmott	Middleton Stoney	England	OX25	UK	27/02/2020
Alan Hedges	Bicester		OX25 5LE	UK	27/02/2020
Anthony Scarrott	Bicester	England	OX25 5LF	UK	27/02/2020
Marcus Arthur	Oxfordshire	England	Ox25	UK	27/02/2020
Lucy ibbotson	Bicester	England	Ox26 6xs	UK	27/02/2020
bob mitchell	West cowick		Dn14	UK	27/02/2020
Audrey Pugh	Wrexham	Wales; Cymr	LL146HT	UK	27/02/2020
George Henry	Cirencester		GL7	UK	27/02/2020
Lucinda Fuoco	Bicester	England	OX26	UK	27/02/2020
Zoe Gleave	Richmond		DL10 7DY	UK	27/02/2020
John Colliver	Milton Keynes		MK3	UK	27/02/2020
Sheila Ultsch	Luton		LU3	UK	27/02/2020
Carol black	Somerton	England	ox25 6nn	UK	27/02/2020
Polly Foster	Fritwell		OX27 7QF	UK	27/02/2020
Oliver Daly	Bicester	England	OX25 5PD	UK	27/02/2020
Iain Boyer	Cheshire	Connecticut	6410	US	27/02/2020
Gillian Simmonds	Bicester	England	OX26	UK	27/02/2020
Liz Goodwin	Bicester	England	OX25	UK	27/02/2020
Karl McNelly	Chester		CH4	UK	27/02/2020
Marie Thornton	Nottingham		NG8	UK	27/02/2020
Jacqueline Elliot	Bicester	England	OX26	UK	27/02/2020
Ginny Power	Kidlington		OX5	UK	27/02/2020
Richard Bailey	Upper Heyford		OX25 5LE	UK	27/02/2020
Robert Howatson	Solna		OX2 7QA	Sweden	27/02/2020
Kelan Brown	Bicester	England	OX25	UK	27/02/2020
Gilli Hanna	Lower Heyford	England	OX25 5NT	UK	27/02/2020
Philip Shaw	Enstone	England	OX7 4EF	UK	27/02/2020
George Moncrieff	London	England	OX25 4AP	UK	27/02/2020
Janina Grage			44649	Germany	27/02/2020
Victoria Macnamara	Bicester	England	OX26	UK	27/02/2020
Klara Walters-James	Lower Heyford	England	OX25 5NS	UK	27/02/2020
Claire Baker	Oxfordshire	England	OX25 5AD	UK	27/02/2020
William Spray	London	England	SW114HN	UK	27/02/2020
Am Ar				UK	27/02/2020
Chris Stretch	Upper Heyford	England	ox255tq	UK	27/02/2020
Chris Nelson	Lower Heyford		ox25 5ny	UK	27/02/2020
Matan Golbert	Edinburgh	England	Ox25 4td	UK	27/02/2020

Kitty Cox	Oxford	England	OX33	UK	27/02/2020
Brigitte Hermanns	Düsseldorf		40479	Germany	27/02/2020
Caroline Schmitz	Bicester	England	OX27	UK	27/02/2020
Giles Baxter	Clifton Hampden		OX143EQ	UK	27/02/2020
VIRGINIA A SPRAY	lower heyford		OX255PG	UK	27/02/2020
Christopher Spray	Lower Heyford		OX25 5PG	UK	27/02/2020
Tim Archard	Oxford		OX2	UK	27/02/2020
Ana-Marija Markovic	Edgware		HA8 8QG	UK	27/02/2020
Liv Green	Shaftesbury		Sp78hf	UK	27/02/2020
Lei James	Liverpool		L3	UK	27/02/2020
Arabella Woods	Casablanca		OX1	Morocco	27/02/2020
George Williams	Chamonix		74400	France	27/02/2020
Chris Harwood	Bicester	England	Ox261uu	UK	27/02/2020
Simon Benson	Horley	England	Rh69UZ	UK	27/02/2020
Jenny Tamblyn	Bicester		OX25 5NX	UK	27/02/2020
Marion Schiffers	Brussels		4720	Belgium	28/02/2020
Christen Del Toro	London		EC2V	UK	28/02/2020
Pouya Azizpour	Rasht		4144786415	UK	28/02/2020
walter schultz	galesburg	Illinois	61401	US	28/02/2020
Francine Sandras	Provin		59	France	28/02/2020
Canary Lord	Bicester	England	OX26	UK	28/02/2020
Paul wise	Peterborough		pe2 5nz	UK	28/02/2020
Chris Reed	Bicester	England	Ox25 5BD	UK	28/02/2020
Angela Primarolo	Kidlington		OX5	UK	28/02/2020
Rufus Cox	Oxford	England	OX33	UK	28/02/2020
Carol Harris	Oxford	England	Ox46bq	UK	28/02/2020
Asuman Tolunay	İstanbul			Turkey	28/02/2020
Carly Thielke	Bicester	England	OX26	UK	28/02/2020
Hanna Pickard	Bicester	England	OX25 5BD	UK	28/02/2020
Abigail Boisot	Steeple Aston		OX25 4SG	UK	28/02/2020
Jan Sprake	Kirtlington	England	Ox5 3js	UK	28/02/2020
P. Orr	St. Albert		T8N 6S6	Canada	28/02/2020
Sarah Bryson	Kirtlington	England	OX5 3JW	UK	28/02/2020
Alison Smith	Somerton	England	OX25 6NG	UK	28/02/2020
Louise Kemp	Kent		Br5 2pg	UK	28/02/2020
Kabir Ali	Walsall		WS2	UK	28/02/2020
Nichola Jago	Saint Austell		PL25 4RZ	UK	28/02/2020
sadie al	South Jakarta		12514	Indonesia	28/02/2020
Laura Jackson	Shipston On Stour	England	CV36	UK	28/02/2020
Pete Seaward	Kidlington	England	Ox53dl	UK	28/02/2020
Jessica Smith	Hereford	England	HR2 9FE	UK	28/02/2020
James Michael Parker	Runcorn		WA7	UK	28/02/2020
Curtis Reed	Bicester	England	OX255AZ	UK	28/02/2020
Napa Gopikrishnan	Scarborough		YO12 5LB	UK	28/02/2020
Michelle Buckland	Kirtlington	England	OX5 3JS	UK	28/02/2020
Stuart Holton	Hamilton		Ml3 9qj	UK	28/02/2020
Ellie Simpson	Oxford	England	OX5 3hj	UK	28/02/2020
Sam Riley	London		W12 9jq	UK	28/02/2020
Simon van Zwanenberg	Oxford		OX33	UK	28/02/2020
Georgina Rose	Swaffham		PE37	UK	28/02/2020
Pauline Collins	Derby	England	DE24	UK	28/02/2020
Malcolm Thompson	Chipping Norton		OX7	UK	28/02/2020
Alex Rivers	Banbury	England	OX16	UK	28/02/2020

Heide Wickes	Woodhall Spa	England	LN10 6TH	UK	28/02/2020
Annie Savage	Bicester	England	OX26	UK	28/02/2020
Vicki Owen	Steeple Aston	England	OX25 4RT	UK	28/02/2020
Jessica Smith	Crawley	England	RH10	UK	28/02/2020
Lesley Cannon	Saffron Walden		CB11	UK	28/02/2020
Laura George	Reading	England	RG2 8AQ	UK	28/02/2020
Wendy Blythe	Blaenau-ffestiniog	Wales; Cymr	LL41	UK	28/02/2020
ursula schilg	Mayen		56727	Germany	28/02/2020
Sahar Azimi	Piscataway		8854	UK	28/02/2020
John Willson	Banbury		OX16 9DU	UK	28/02/2020
Marcus Greatbatch	Bicester	England	OX253TJ	UK	28/02/2020
Christopher Daly	London		EC4A	UK	28/02/2020
Russell Pugh	Madley	England	HR2 9JS	UK	28/02/2020
Robert English	Dudley		DY1	UK	28/02/2020
jacquie whitley	oxfordshire		OX255	UK	28/02/2020
Sonia Spinks	Cambridge		CB4 2HA	UK	28/02/2020
Maria Arco sanchez	Peterborough		Pe1 2eu	UK	29/02/2020
Paula Harvey	Oxford		OX5	UK	29/02/2020
Mary Chapman	Hayes	England	UB4 0ND	UK	29/02/2020
Paul Townsley	West Bridgford	England	NG2 7AD	UK	29/02/2020
karen cope	shortstown, bedford		mk42 0xd	UK	29/02/2020
Brent Pennell	Spruce Grove		t7x3x9	Canada	29/02/2020
Fiona Mawson	Oxford		OX5	UK	29/02/2020
Maureen Oram				UK	29/02/2020
David Henner	Lancing		BN15 9DJ	UK	29/02/2020
Faiza Asghar	Manchester		M12 5RY	UK	29/02/2020
Tahmina Choudhury	Leyton		E10	UK	29/02/2020
Aidan Mackey	Oxford		OX3 8RT	UK	29/02/2020
wendy clark	Harrogate		hg1 5lt	UK	29/02/2020
Trevor Lloyd	Bristol		BS7 8EJ	UK	29/02/2020
Elizabeth Douglas	Middleton stoney	England	Ox25	UK	29/02/2020
Beth Walton	Ealing		W13 9NN	UK	29/02/2020
Jessica Tomblin	Kirtlington	England	Ox53hf	UK	29/02/2020
Karen Hockenhull	Ross on wye		Hr95gl	UK	29/02/2020
Paul Johnson	Enstone	England	OX74LD	UK	29/02/2020
Fynn Lawlor	Tonypandy		CF40	UK	29/02/2020
Faith Barnes	Clitheroe	England	Bb73lq	UK	29/02/2020
Deborah lee	Oxford	England	ox2 6tg	UK	29/02/2020
Michael Ward	Colwyn Bay	Wales; Cymr	LL28	UK	29/02/2020
Kate Oliver	Reading	England	RG31 5NJ	UK	29/02/2020
Iain Asher	Pickup Bank	England	BB3 3QD	UK	29/02/2020
Suzanne Turley	Broadwell	England	GL16 7BE	UK	29/02/2020
Margaret Boyce	Bicester	England	OX26	UK	29/02/2020
sarah trotman	Carterton	England	ox18 3xh	UK	29/02/2020
Catherine barton	Buckingham	England	MK18	UK	29/02/2020
olwyn mason	Sidmouth	England	EX10	UK	29/02/2020
Bella Kools	Ridderkerk		2984 AC	Netherlands	29/02/2020
neil clare	Bicester	England	OX26	UK	29/02/2020
Kelly Marriott	Alfreton	England	De557je	UK	29/02/2020
Malcolm Frisby	Gillingham		ME7	UK	29/02/2020
Kathryn Haigh	Kirtlington	England	OX5 3JG	UK	29/02/2020
Arabella Whelan	Waterstock	England	ox331jt	UK	01/03/2020
Jackie Croker	Kirtlington	England	OX5 3HS	UK	01/03/2020

Andrea Hartley	Oxford		Ox2 6qt	UK	01/03/2020
Alison Lawrence	Eynsham	England	OX29 4QA	UK	01/03/2020
Anne Barnes	Clitheroe	England	BB73LQ	UK	01/03/2020
russell hartley	Oxford		Ox7	UK	01/03/2020
Mary White	Bicester	England	OX26	UK	01/03/2020
Magdalena H				UK	01/03/2020
James Shaw	Oxford	England	OX33	UK	01/03/2020
Georgia Mcllwraith	Saint Helier			Jersey	01/03/2020
Naomi Bridge	London	England	E181ED	UK	01/03/2020
Julie Luong	Poplar	England	E14	UK	01/03/2020
Naomi Matanda	Buckingham	England	MK18	UK	01/03/2020
Pat Taylor	Roswell	Georgia	30075	US	02/03/2020
Peter Shaw	Oxford	England	OX33	UK	02/03/2020
Alexander Berry	solihull		b360bs	UK	02/03/2020
Jean Ralfe	Bicester	England	OX26	UK	02/03/2020
Karolina Rzechowska	Bicester	England	OX25	UK	02/03/2020
Caroline Rice	Oxford		OX1	UK	02/03/2020
Fiona Potter	Moreton in Marsh		GL56 9TD	UK	02/03/2020
Molly Oliver	Aylesbury	England	HP19	UK	02/03/2020
Mark Boodell	Kirtlington	England	OX5 3HP	UK	02/03/2020
Margie Charnock	Kidlington		OX5	UK	02/03/2020
Dayna Veerabadren	Stoke		St6 5xb	UK	02/03/2020
Michael Dunseath	Oxford		OX5	UK	02/03/2020
Chris East	Kirtlington		OX5	UK	02/03/2020
donna smith	Hastings		tn38 9ja	UK	02/03/2020
Jane Deanwood	Dudley		DY8	UK	02/03/2020
Sylvia Oldcorn	Thame	England	OX93LP	UK	02/03/2020
Gabi Dima	Barnsley		S71	UK	02/03/2020
Trudy Brock	Kirtlington		OX5 3EX	UK	02/03/2020
Fraser McGee	Bicester	England	OX26	UK	02/03/2020
Maria Blazze	Essex		Ss6 8yl	UK	02/03/2020
Nuala Francis	Lower Heyford	England	Ox25 5ns	UK	02/03/2020
Al Stone	Ascot		GU18 5SX	UK	02/03/2020
Claire Davis	Reigatw	England	RH2 9rl	UK	02/03/2020
Janet Tyson	Upper Heyford		OX25	UK	03/03/2020
Richard Cooper	Bicester	England	OX26	UK	03/03/2020
Daniel Morris	Thame		Ox9 2au	UK	03/03/2020
janet lince				Australia	03/03/2020
Heather Griffiths	Upper Heyford		OX25 5NG	UK	03/03/2020
Mary Beton	Upper Heyford	England	OX25 5LB	UK	03/03/2020
Alison Beasley	Oxfordshire		OX7	UK	03/03/2020
A Ivory	Leeds		LS8	UK	03/03/2020
Stewart Prattley	Upper Heyford		OX25 5NG	UK	03/03/2020
Shannon O'connor	Buckingham	England	MK18	UK	03/03/2020
Trish Boyd	Bicester	England	OX7 7bx	UK	03/03/2020
Jake Jones	London	England	SW11	UK	03/03/2020
Emma Walton	Chipping Norton		OX7	UK	03/03/2020
Yasaman Aminian	London		E14	UK	03/03/2020
Marilyn Brown	Upper Heyford	England	OX25 5TR	UK	03/03/2020
Joyce Sutton	Corby		NN18	UK	03/03/2020
Barbara Chowler	Preston		PR1	UK	03/03/2020
Carole Chin	Aylesbury	England	hp22 5yl	UK	03/03/2020
Arif Mohammed	London		E6. 1jh	UK	03/03/2020



Jerry De Melo	London		W1H 2PB	UK	03/03/2020
Kim Marie Pena	Tamworth		B78 3LR	UK	03/03/2020
George Bennetts	Southampton	England	SO30	UK	03/03/2020
Duncan Saunders	Oxon		SN7 7SH	UK	03/03/2020
Nick Meek	Christchurch			New Zealand	04/03/2020
Philippa Morrison	Bicester	England	OX26	UK	04/03/2020
Karen Hodgson	Oxfordshire		OX27	UK	04/03/2020
Judith Mcdonagh	Oxford	England	OX28JN	UK	04/03/2020
Carol Mullins	Bicester	England	OX26 2HL	UK	04/03/2020
Isabelle Hollis	Oxford	England	OX3 8LX	UK	04/03/2020
Bev Burnham	Oxfordshire		OX26 3XF	UK	04/03/2020
M Salih	London		SW1V 4DB	UK	04/03/2020
Barbara Mosiężny	Liverpool		L1	UK	04/03/2020
Maggi Harvey	Bicester	England	OX26 5DF	UK	04/03/2020
Danielle Mann	Clapham		SW4	UK	04/03/2020
Pauline Hutton	Chipping Norton		OX7	UK	04/03/2020
Lydia Strong	Oxford		OX3 0RT	UK	04/03/2020
June Parsons	Sutton		Sm1 2ed	UK	04/03/2020
Gail Clement	Edison		8837	UK	04/03/2020
Cathy Gomm	Chipping Norton		OX7	UK	04/03/2020
Joanna Cadbury	Oxford	England	OX20 1DE	UK	04/03/2020
Beverley Clark	Witney	England	OX29 8HT	UK	04/03/2020
Naomi Hargreaves	Newbury	England	RG20	UK	04/03/2020
Pat Young	Peterborough	England	Pe3 8na	UK	04/03/2020
Claire Lammertsma	Oxford		OX2	UK	04/03/2020
Cheryla Murphy				UK	04/03/2020
celine duburg anchen	montevideo			Uruguay	04/03/2020
Neil Bryson	Oxford	England	OX33	UK	04/03/2020
Richard Hopton	Walnut Creek	California	94598	US	05/03/2020
Ann-Marie Doherty			2122	Australia	05/03/2020
Ian Hart	Bicester	England	OX25 5QG	UK	05/03/2020
Lisa McCutcheon	KIDLINGTON		Ox5	UK	05/03/2020
Catherine Dalgliesh	Dunfermline		KY11	UK	05/03/2020
Matt Hart	Saint Albans		AL1	UK	05/03/2020
S KING	Wimbledon		SW19	UK	05/03/2020
Tatiana Parr	Swindon		SN3	UK	05/03/2020
Marie Belshaw	London	England	SW11	UK	05/03/2020
Colin Maw	Bicester	England	OX26	UK	05/03/2020
Louise Goodman	Kirtlington		OX5 3HS	UK	05/03/2020
Disgruntled Resident	Bicester	England	Ox278ew	UK	05/03/2020
orlando parr	Lewisham	England	SE13	UK	05/03/2020
Danielle Andrews	Oxfordshire	England	ox25	UK	05/03/2020

# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Janet Shackleton"/>
<b>Address</b>	<input type="text" value="Chapel House,Bletchingdon Road,Kirtlington,Kidlington,OX5 3HF"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I wish to object to this development on the grounds of the increased traffic it will generate (witness the number of car parking spaces provided). The Council has a long-term responsibility to manage development in our area in such a way as to help reduce carbon emissions, not increase them. Or is the declaration of a climate emergency simply hollow?"/>
<b>Received Date</b>	<input type="text" value="28/11/2019 15:02:42"/>
<b>Attachments</b>	

Mrs. Janice Ricketts  
Cherrycroft,  
Mill Lane,  
Weston on the Green,  
OX25 3QR  
4<sup>th</sup> January 2020

To the Planning Officers

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

I object to this planning application because of its size and the problems it will bring to Chesterton and the surrounding villages, which includes my village of Weston on the Green. This enormous complex which is completely out of character of the local rural area and should not be built at the edge of a small village. The daily increase of traffic and construction traffic will put great stress and damage to the road infrastructure surrounding this area.

Apart from the size there is a big question mark over the supply of water. Thames Water has reported that it can only support 50 of the 500 rooms of the hotel from its existing supply. How will this affect the water supply, sewage and drainage of local villages and surrounding area?

The plans to divert traffic from Junction 10 along the B430 through Middleton Stoney and Junction 9 along the A34 and B430 through Weston on the Green are not acceptable. The B430 has great problems with traffic due to being part of rat runs from Bicester and the M40, traffic avoiding Junction 9. Accidents and breakdowns happen regularly on the M40 and A34 and this in turn causes major congestion through Weston on the Green as it is a recognised diversion route. The road networks of this area, especially the A34, cannot cope with the additional traffic that will be generated by this proposal.

I believe that this proposal is in the wrong location as we do not have the infrastructure to support it.

Yours sincerely  
Janice Ricketts

**Mr L Ricketts**  
**Cherrycroft Mill Lane**  
**Weston on the Green**  
**Bicester, Oxon**  
**OX253QR**

**Reference: The Proposed Great Wolf Resort in Chesterton**

**To whom it may concern**

I would like to object to the proposed new development in Chesterton for the following reasons.

- 1). The additional traffic flow through Weston on the Green is totally unacceptable. Almost without fail some traffic incident on either junction 9 on the M40 or the Feeder road the A34 occurs daily. The proposed traffic into and leaving this new site is via these very 2 traffic hot spots and then via Weston on the Green. With the constant rat running that now occurs due to these hold ups it can take residents up to 10 minutes to leave their village road and get access onto the B430.
- 2). In the present political climate where the environment and climate change is a top priority what sort of message is being sent when such huge damage is being proposed to this existing green rural space by this construction. It benefits no one locally and will substantially increase carbon consumption. The extra water supply required raises serious questions as to how this will be procured and at what expense to local water sources.

I would like these points to be considered when the planning decision is being deliberated.

Regards

L Ricketts.



## Matthew Swinford

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**From:** carolyn homewood [REDACTED]  
**Sent:** 29 December 2019 16:35  
**To:** DC Support  
**Subject:** Great Lakes UK Ltd - Planning Application No: 19/02550/F

### Attention of Ms Clare Whitehead

Dear Ms Whitehead,

I wish to object to the planning application by the above as the proposal is not in accordance with the local development plan.

#### **Traffic**

The impact of the extra traffic will be unbearable. The village of Chesterton is currently a rat run and there will be a huge increase in the volume of traffic maybe to over 1,000 cars a day with guests and staff. The A4095 approach to Chesterton from Witney direction is currently at the national speed limit of 60mph. The road is not straight where the entrance to the resort would be located and currently on that straight piece of road approaching Chesterton cars certainly exceed the national speed limit. Satellite navigation systems will direct traffic through Chesterton and on the A4095 despite what the signage might say. This will hugely increase car emissions bringing all the health problems associates with inhaled and ingested particulate matter.

#### **No Economic Benefit**

Great Wolf has designed its resort to keep guests on site (like on an "all inclusive" holiday resort). There will therefore be no benefits to the local community.

#### **Unsustainable Location**

This huge site on a greenfield site on the edge of a village is totally unsustainable. With about parking for 900 cars, this goes against Cherwell's strategy of reducing car numbers and encouraging cycling and walking with the myriad of cycle tracks and walkways in the area. In addition there are great local bus links including the Park and Ride, but realistically almost everyone going to go to the resort will be travelling by car.

These are my main objections

Yours sincerely

Carolyn Homewood

**Carolyn Homewood**  
[REDACTED]

Chesterton Fields Farm  
Chesterton  
Bicester  
Oxfordshire  
OX26 1TB

Chesterwood,  
Alchester Road,  
Chesterton,  
Oxon, OX26 1UN

17<sup>th</sup> December, 2019

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

Dear Ms Whitehead,

**Ref: Great Lakes UK Limited – Planning Application Number 19/02550/F**

I am writing to you concerning the above planning application which I believe will have a huge impact on the village where I have lived since 1983. When I moved here it was a small rural village in a quiet location. Since then we have been bombarded with growth which has resulted in the rural village life being eroded away. We now have the constant noise of surrounding major roads, including the M40, as well as Sports Playing Fields and a number of housing developments.

I believe that the proposed development by Great Wolf in this location is totally unacceptable on the following grounds:

The site, although on the edge on the village, will result in even more congestion on our minor roads and this, in fact, goes against the Cherwell strategy for car reductions.

I understand that this proposal will be of little economic benefit to our local area. Both the proposed hotel and the other self-contained in-house facilities will be available for guests only so will not benefit local businesses. As this appears to be the case it would seem more appropriate that this self-contained amenity should be located somewhere where it will have no negative impact on the existing community. Why subject both Chesterton and the surrounding villages with an imposition that offers us no benefits?

The existing roads are already being overloaded with extra traffic from Bicester Village, new housing developments and sports fields and there are already proposals for more building in the surrounding areas. The proposed resort will increase this problem and our road will be used as a rat-run even more than it currently is.

Finally, I believe there has been a lack of proper consultation with Cherwell as with in excess of 2000 visitors per day this would certainly have been deemed inappropriate.

Yours sincerely,



Barbara Nowakowski

**From.** Anna Nowakowski. Chesterwood. Alchester Road. Chesterton. Bicester. Oxon. OX261UN

**Addressee:** Ms Clare Whitehead, case officer, Development management, CDC, Bodicote house. Badicote. Banbury OX154AA.

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

In 1983 moved to Chesterton when it was a quiet rural location. Since then I have watched the rural village life being eroded away such that we are now a growing part of Bicester surrounded by the constant background noise of roads and the M40.

The proposed development by Great Wolf is a totally unacceptable location on the following grounds.

The site, on the edge of Chesterton, will not be able to handle the already congested minor roads. In fact, the increased road traffic goes against Cherwell strategy for car reductions.

I see little economic benefit to the local area. I understand the proposed hotel will be for Great Wolf clients only so won't benefit local businesses. The same goes for all the other self-contained in-house facilities that are available to guests only.

As this is the case it seems more appropriate that this self-contained amenity is located somewhere it has no negative impact on an existing community. Why subject our surrounding villages with an imposition that offers us no benefits?

The existing roads have already been overloaded with extra traffic from Bicester village, new housing developments and recent sports fields and these roads are now going to try and accommodate extra traffic from this proposed resort. Each day on my way to work I must contend with the local rat runs and congested roads and if Great Wolf get their proposed development see this as a worsening situation.

Consultation. With over 2,000 visitors a day I think there has been a lack of proper consultation with Cherwell as this site would have been deemed inappropriate at the start.

Great Wolf please leave us in peace and go elsewhere.

Anna Nowakowski.



18/12/19

**From.** Marek Nowakowski. Chesterwood. Alchester Road. Chesterton. Bicester. Oxon. OX261UN

**Addressee:** Ms Clare Whitehead, case officer, Development management, CDC, Bodicote house. Badicote. Banbury OX154AA.

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

I am ecologist and in 1983 moved to Chesterton as it was a quiet rural location. Since then I have watched the rural village life being eroded away such that we are now a growing part of Bicester surrounded by the constant background noise of roads and the M40.

The proposed development by Great Wolf is a totally unacceptable location on the following grounds.

The site, on the edge of Chesterton, will not be able to handle the already congested minor roads. In fact, the increased road traffic goes against Cherwell strategy for car reductions.

I see little economic benefit to the local area. I understand the proposed hotel will be for Great Wolf clients only so won't benefit local businesses. The same goes for all the other self-contained in-house facilities that are available to guests only.

As this is the case it seems more appropriate that this self-contained amenity is located somewhere it has no negative impact on an existing community. Why subject our surrounding villages with an imposition that offers us no benefits?

The existing roads have already been overloaded with extra traffic from Bicester village, new housing developments and recent sports fields and these roads are now going to try and accommodate extra traffic from this proposed resort.

Finally, with over 2,000 visitors a day I think there has been a lack of proper consultation with Cherwell as this site would have been deemed inappropriate at the start.

Marek Nowakowski.



16 Dec 2019.



Date: 10 December 2019

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

Monica Stansfield  
Church Corner  
South Green  
Kirtlington  
Kidlington, 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,

(signature)

MONICA STANSFIELD  
(print)

Date: 10 December 2019

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

Izzy Niner  
Church Corner  
South Green  
Kirtlington  
Kidlington, 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.

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

Yours faithfully,



(sign)

ISABEL NINER  
\_\_\_\_\_  
(print)

Date: 10 December 2019

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

Judy Niner  
Church Corner  
South Green  
Kirtlington  
Kidlington, 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.

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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)

JUDY NINER

(print)



Date: 10.2.20

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

Address:  
Copper Beech Cottage  
South Green  
Kirtlington  
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.

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) SUSAN GAMBIN.

Please add any additional comments here:-

What a horrendous Americanisation - Keep things like this near to London and all the ghastly tourists. Some of us (me included) left London to avoid this sort of this.



# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Vincent Kehoe"/>
<b>Address</b>	<input type="text" value="Copper Mill, Church Lane, Weston On The Green, Bicester, OX25 3QS"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Dear Sirs or Madams, I would like to register my view that the proposal to build a large hotel and water centre on the golf course at Little Chesterton is totally inappropriate viz Logistics The road structure locally is totally inadequate for the proposed traffic increase. Character The nature and character of such a development is totally inappropriate for a rural area. Yours faithfully Vincent T Kehoe"/>
<b>Received Date</b>	<input type="text" value="04/01/2020 14:58:41"/>
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation</b>	
<b>Name</b>	Zosh Barton
<b>Address</b>	Copper Mill,Church Lane,Weston On The Green,Bicester,OX25 3QS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>My reasons for objecting to planning application no. 19/02550/F are primarily environmental and personal concerns. Firstly, I am concerned that the air pollution resulting from traffic being diverted through Weston on the Green will have negative and destructive impact on the local people and the wildlife, including threatened species, that live in the area. Danger that will be further heightened by the strengthened probability of more animals becoming roadkill, decreasing local biodiversity and further blocking the traffic. Additionally, the increased pressure on conserving global water resources due to the effects of climate change, construction of a new water park directly contradicts the resource conservation that should be enacted. Secondly, I object to the aforementioned planning application due to the likelihood that it will increase the risk of death or injury by traffic collisions amongst the village's residents. From my own perspective as a disabled resident of Weston on the Green, crossing one road on my way to and back from the village shop is already stressful and difficult enough without the additional weight of traffic the water park will bring. This is also likely to be the case for other residents of Weston on the Green with mobility or sensory disabilities and the many elderly residents. Thus decreasing our quality of life.</p>
<b>Received Date</b>	04/01/2020 23:53:44
<b>Attachments</b>	

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation</b>	
<b>Name</b>	Fiona Spensley
<b>Address</b>	Copper Mill, Church Lane, Weston On The Green, Bicester, OX25 3QS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am writing to object to the proposal to build a Great Wolf Resort which I do not consider to be an appropriate development in Chesterton. I have looked at the application documents and attended an exhibition held at the Bicester Hotel Golf and Spa to understand the proposal. The following material considerations inform my opinion: Highway safety Disabled persons' access The B 430 is already a busy road, and it is already a challenge for my partially sighted and limited mobility daughter to cross this road to reach the 'Milk Shed' - any increase of traffic would require a pedestrian crossing of the B 430 within Weston on the Green. Traffic Highway safety The attempt by the developers to mitigate the impact on Chesterton is to route the majority of the traffic through Weston on the Green. The B430 is already an overspill road when there are problems on the M40 between junctions 9 and 10, which seems to be all too frequent. This ability to alleviate problems on the M40 would be impeded by the additional traffic to the proposed resort. Traffic is already heavy during the week, and the submitted neighbourhood plan calls for a 30 mph limit through the village and traffic calming measures for the current load. Any traffic coming from the M 40 Junction 9 would need to use the A34 - this already overloaded road is not considered fully in the application documents. Problems on the A34 could be compounded if the expressway proposal also goes ahead. The A34 is not included in their traffic data, and the A34 near Weston on the Green is an accident black spot already. The figures quoted in terms of 'averages' do also not consider the distribution of this traffic. The B430 is less busy at weekends and in the evenings. This resort will bring traffic 7 days a week with service vehicles out of hours which would cause a perceptible change I would rate as 'high' in the conditions for the residents of Weston on the Green, particularly for residents located on the B430. The resort is designed, with 500 bedrooms, for families with young children coming for short stays or one or two days. It is unrealistic to think that many will arrive, with their suitcases, by shuttle buses. They will predominantly use cars and the extensive car parking provided on the site would support that view. I believe the traffic impact is under-estimated. There is insufficient infrastructure to support this development at this site. This should be located close to a motorway junction, with direct access from that junction, not travelling through villages. Noise There will be an increase of traffic noise within Weston on the Green, not only with customer traffic but also with service vehicles which will need to arrive at the site out of hours. This will extend the disruption to residents of Weston on the Green. At the site itself, the noise generated by the proposed resort will be in addition to the existing noise from the motorway. Effect on listed building and conservation area Weston on the Green and Chesterton are both conservation areas. This development is entirely out of character and proportion to either Village. Layout and density of building The density of occupation, and the nature of the business will adversely impact on water supply in the area, which is already a problem. Water demand is huge in an area which already has a lot of other housing development planned. Design, appearance and materials It is just too big for the location and the area Government policy Children's health. There is increasing recognition of the adverse effect of pollution on children. It is inappropriate to site a children's resort adjacent to a motorway. The impact of pollution from the motorway is not considered as a risk to human health from the location at this site. In similar vein, it is not appropriate to re-route a public footpath, which currently runs across a rural area to run adjacent to a road - which will be busier with the additional traffic to the site. Proposals in the Development Plan Employment. This development will require a large number of low skilled jobs. With Brexit, there will be even fewer such employees available. There is already a shortage in the local hospitality sector and there are new hotels in Bicester itself also competing for such staff. These are not the type of jobs we need in this area.</p>

**Received Date**

04/01/2020 17:54:41

**Attachments**



# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Emily Allmond
<b>Address</b>	Corner Cottage, Bignell View, Chesterton, Bicester, OX26 1UQ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I object to this development for the following reasons: 1. The village of Chesterton cannot cope with the increase of traffic that this development would cause. Further traffic would be dangerous for the residents who walk and cycle through the village. Regardless of any recommended routes to the development, more cars will drive through Chesterton to get to the water park. It would also create considerable noise and air pollution for local residents. 2. The village location of this development is completely unsuitable. The huge building is not environmentally friendly and would cause huge amounts of light pollution. A more suitable site would be in an already developed, urban area. 3. The development would be of no benefit to residents of Chesterton at all. The age of most residents means that they would not benefit from the suggested employment opportunities. Residents would also not benefit from the facilities at the development as these are aimed at customers who would stay at the water park (at considerable financial expense) and not for day use. The cost would be too much for local people. There is no demand from village residents for such a development. Emily Allmond.</p>
<b>Received Date</b>	15/12/2019 12:55:56
<b>Attachments</b>	

**Date:**

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

**Insert sender's address:**

Carver Lane  
Duns Tow Rd  
Hempton  
OX15 0RA

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

Dear Madam / Sir,

I am writing to give my support to Great Lakes UK Ltd's planning application for the Great Wolf Lodge indoor waterpark and family resort in Chesterton made under the above reference.

As a local resident / **business owner** (circle as appropriate), I support the application for a flagship Great Wolf Lodge – the first in the UK – because:

- The scheme will bring a variety of new jobs to the area with opportunities for young people to train in and foster careers in hospitality management, engineering and aquatics management. Local construction professionals will also benefit from the large number of jobs created through construction of the scheme.
- Great Wolf Resorts will bring a £200 million investment to the area and give a boost to the local economy. In addition, businesses across Oxfordshire will benefit from the estimated £5.7m increase in expenditure from guests. As an owner and operator, Great Wolf Resorts will also be part of the community for the long term, establishing strong ties with local suppliers and vendors.
- The area is currently lacking from these types of facilities. Great Wolf Lodge will provide a diverse and fun array of family orientated activities, notably an expansive indoor waterpark. Myself and my family will be able to enjoy the resort's amenities, as well as the free, public nature trail. I am also pleased to know Great Wolf Resorts is committed to supporting local and national charities like the Make-A-Wish Foundation.

Additional comments:

ASAP! Please

Yours faithfully,



SIGNATURE

ANGELA CONLON

PRINT NAME

To submit comments electronically visit:

<https://planningregister.cherwell.gov.uk/Planning/Display/19/02550/F>

[REDACTED]  
Cozy Nest Cottage  
Little Chesterton Oxon  
OX253PD

11/12/19

Ms Clare Whitehead  
Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Banbury OX154AA

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

Dear Ms Whitehead,

Having lived in Little Chesterton for 34 years I have seen many local developments. Some good and some bad. This application being put forward by Great Wolf Resorts is by far the worst.

So much for Cherwell Council ring fencing villages from too much development. My main objection to this plan is traffic. Our road in Little Chesterton is a single track road. It has now become a rat run to avoid traffic on the A41 into Bicester.

When the Sports Club has a big competition event the grass verge is used for parking all the way down to the village making it impossible to get 2 cars through. Our road in Little Chesterton rarely receives any maintenance. Only half the village was resurface some years back. In short the roads in Chesterton, Little Chesterton and the surrounding villages are not suitable for the number of car movements. Please explain to me why Cherwell Council cannot provide a site for a development of this size some where else in the county.

It doesn't matter how you direct cars to this development, sat navs will bring them through Chesterton or Little Chesterton where we already have traffic issues.

I therefore object to this planning application on the grounds that local roads can not support the volume of predicted traffic and I firmly do not believe this site will be of any benefit to local businesses.

Looking forward to your reply.

Yours  
[REDACTED]

[REDACTED]  
Resident

[REDACTED]  
Cozy Nest Cottage  
Little Chesterton Oxon  
OX253PD

11/12/19

Ms Clare Whitehead  
Case Officer  
Development Management  
Cherwell District Council  
Bodicote House  
Banbury OX154AA



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

Dear Ms Whitehead,

I am writing to you to urge you not to grant planning permission for the above planning application on the following grounds:

If they are building a car park with 900 spaces they are expecting 900 cars to fill those spaces. We already have too many cars in this area as it is. We don't need more.

This area is already getting too built up for a rural village we don't need a 500,000 sq ft building being a blot on the landscape.

It will have an impact on traffic. As it is I can't even walk from my house in Little Chesterton to the post box in Little Chesterton without at least 2 cars passing me on a single track road. It has gotten to the point where I don't even walk my dogs on our road anymore due to the volume of traffic at any given time of the day. This will only increase because of Great Wolf.

Golfers come to the Chesterton Golf Club because it is an 18 hole course. No one will want to come there now that it is a 9 hole course so therefore you could count it as a loss of sporting facility.

Has anyone considered the impact that 2,000 visitors each day and their vehicles will have on this area and the effect it has on local people? Please take a moment and consider it.

Looking forward to your reply.

Yours

[REDACTED]  
Resident



# Comment for planning application 19/02550/F

<b>Application Number</b>	<input type="text" value="19/02550/F"/>
<b>Location</b>	<input type="text" value="Land to the east of M40 and south of A4095 Chesterton Bicester Oxon"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Clare Whitehead"/>
<b>Organisation Name</b>	<input type="text" value="Lucy Hayes"/>
<b>Address</b>	<input type="text" value="Crendon,Alchester Road,Chesterton,Bicester,OX26 1UN"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Please see attached"/>
<b>Received Date</b>	<input type="text" value="15/12/2019 13:33:22"/>
<b>Attachments</b>	

11/12/2019

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

Crendon  
Alchester Road  
Chesterton  
Bicester  
Oxon  
OX26 1UN

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

Dear Sirs,

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

This development is in an inappropriate location on the edge of a village which is unsustainable as it includes a 900-space car park, which would indicate a large reliance on car travel, with Cherwell's strategy to reduce the use of cars this goes right against it. The existing road infrastructure will not be able to cope with the projected 1000+ daily car movements, Chesterton is already used as a rat run and when major congestion occurs on the M40 and A34 roads it becomes an escape route. All this additional traffic will result in a significant deterioration in air quality and an increase in noise pollution.

The development will comprise of 500,000 square feet of buildings which are not small or in keeping with the local area. It's being built on a greenfield site, removing green space that we will never get back and losing the abundance of wildlife that we have. Open spaces within Cherwell are disappearing quickly and these spaces are important to our community. Losing 9 holes of the Golf course could only be the beginning, what will happen to the rest of the lovely green space that is enjoyed by so many golfers.

Local businesses are already finding it difficult to recruit the employees that Great Wolf will be targeting, this means that they could take employees away from local businesses which will cause a negative economic impact, or they will bring in employment from other areas adding further traffic movements. With most of the visitors remaining on site there will be no (or very little) economic benefit to the area.

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

Yours Faithfully



Mrs Helen Hayes

Date: 15<sup>th</sup> December 19

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

Address:  
CRENDON  
ALCHESTER RD  
CHESTERTON  
OX26 1UN

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,

  
\_\_\_\_\_  
(si

CHARLOTTE HAYES  
(print)

Pease add any additional comments here:-

13/12/19

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

Phil Hayes  
Crendon  
Alchester Road  
Chesterton  
Oxon  
OX26 1UN

REF: Great Lakes UK Limited – Application Ref: 19/02550/F

Dear Sirs

I wish to strongly object to the above application. This huge development on the edge of our village is in a totally inappropriate location. By their own estimates it will create in excess of 200,000 extra vehicle movements on local roads each year. Some of which are either unsuitable or are working at, or occasionally above capacity. And this is before all the other approved developments around Bicester come on stream.

The impact on the local landscape and wildlife will be extremely damaging. This Greenfield site has some wonderfully diverse habitats which will be lost under 1000's tonnes of concrete and tarmac. The continuing noise and light pollution this development will create will permanently harm the environment.

Yours Faithfully



Phil Hayes



Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury OX15

Culverhay  
Alchester Rd  
Chesterton  
OX26 1UN  
18<sup>th</sup> Dec 2019

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

Dear Sirs

I am writing to object in the strongest possible terms to the proposal by Great Lakes UK Ltd to build a hotel, car park and indoor waterpark on the back 9 holes of the Bicester Hotel Golf and Spa golf course in the parish of Chesterton. I cannot believe that this can be regarded in any way as a suitable site for a resort for which there is absolutely no need, let alone one of this size. Should the proposal go ahead, it would be with a total disregard for the people who live in the area to whom the resort would be of no benefit.

Firstly, to cover a greenfield site, of which there are now few in the area (and becoming fewer) which is enjoyed by many in the local communities, not just the residents of Chesterton, is unconscionable and would have a deleterious effect on the environment and local wild life at the very time when such issues are uppermost in the minds of many. The impact of such a resort on Chesterton - a village that has already seen much development, including two housing estates over recent years - and its inhabitants would be devastating.

Secondly, a car park for 900 cars and the projected half a million visitors a year are indicative of the undoubted increase in traffic that the resort would bring - surely not in line with the Cherwell Strategy

of reducing car usage. The effect on the air quality in the area would be undeniably negative, not to mention noise pollution and the appalling congestion on roads that are already crowded. This would affect not just Chesterton but the villages of Weston on the Green, Middleton Stoney and Ardley, in particular, as well as Wendlebury, Fawcote and even Kirtlington, through which much of the traffic approaching Bicester from the West passes. Major roads would also suffer from the resultant increase in traffic. The A34 is already extraordinarily busy and the M40 often gridlocked around Junction 9.

Thirdly, let us turn to the question of local benefit. The resort would be a purely residential one and would not be open to local people on a daily basis unless their custom is required because the hotel is not full. The likely price, based on Great Wolf resorts in America, would be prohibitive. The suggestion that local facilities such as The Red Cow pub in Chesterton, for example, or even the town of Bicester would gain business is totally fanciful. I see no reason why anyone using the resort would venture forth into the local area as all amenities, restaurants etc would be on site. Furthermore the creation of 600 or so permanent jobs is hardly beneficial to an area that has extremely high levels of employment, so much so, indeed, that many businesses have difficulty finding employees to perform the sort of jobs that will be required by Great Lakes.

Turning to Bicester itself, the town is developing at an alarming rate in terms of housing developments and business premises such as hotels, offices and warehouses. I shudder to think of the increase of HGVs on Verdea Drive as a result of the new warehouses being built on the Middleton Stoney Road. Of course, the town houses Bicester Village which is one of the most visited tourist attractions in the UK and attracts an extraordinary large number of cars. I see no good reason to bring another enormous facility to the area, a facility for which there is no need and would be unsustainable. The potential impact on the local water supply and infrastructure does not bear thinking about.

I realise that the Great Lakes UK proposal is merely yet another attempt by a foreign company to make money, irrespective of the adverse effects that it will have on the everyday lives of the local people. I hope that you will give serious consideration to the objections outlined above, placing need above greed.

Yours faithfully



( C. R. BARKER )

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

Mrs E Barker  
Culverhay, Alchester Rd  
Chesterton OX26 1UN

09/12/2019

**Ref: Great Lakes UK Ltd' Planning Application No 19/02550/F**  
**OBJECTION TO THE PROPOSAL**

Dear Sirs

Over the last five years, there has been a huge amount of development in this area which has been required to fulfil a government requirement for increased housing. On top of that there are proposed increase in office premises, shops and hotels which are already being developed. The infrastructure and in particular, the roads, both in Bicester and in the surrounding area, already at full capacity, have seen a huge increase in traffic with all the attendant problems that produces. Presumably, as all of the developments have been given planning permission they have been deemed necessary within the boundaries of the Local Plan. Chesterton itself, within which the proposed Great Lakes development lies, has already fulfilled, if not exceeded the development requirements imposed upon it.

The proposed Water Park, however, is in no way in accordance with the local development plan. The position of the Water Park on the edge of a small English village is totally inappropriate and cannot in any way be deemed 'necessary'. Great Lakes are looking to put a construction which has a floor space an estimated 60% larger than Bicester Village on a greenfield site, irreversibly removing green infrastructure and ecological habitats. At a time when climate change caused by overdevelopment and the destruction of green-field sites, is such an issue both nationally and internationally, it seems unthinkable that a project of this nature could even be considered regardless of the Local Plan. However, I reference

**Local Plan: EN1 Impact on Natural Environment: Whenever possible, development which would have an unacceptable environmental impact would not be developed. EN16 Land Resources: Development on greenfield site will NOT be permitted unless there is an overriding need for the development. Sustainable development and the protection of biodiversity.**

The development includes a 900 capacity car park, a 500 bedroom hotel with an expected 500,000 visitors a year with, according to the American model, an average stay of 2 days which indicates a high turnover with the attendant amount of traffic, estimated at 1000 + daily car movements. Bicester is already congested; there will be an increase in traffic anyway with the new Kingsmere Shopping Mall , Bicester Gateway, the new Warehousing and the Lloyd Sports Complex and this will be hugely exacerbated by the proposal, causing even more congestion on the A34, M40, A4095, B430 and surrounding villages. Chesterton is already a rat-run and the plans to re-route the traffic through other villages also directs traffic onto the A34 and this is totally unacceptable. This level of traffic will be highly polluting and have a detrimental affect on the health and mental health of all those affected



– issues which are again causing great concern both nationally and internationally. In addition, the construction traffic for a period of 2 years with a projected 31,000 deliveries will lead to a substantial increase in air and noise pollution and be highly disruptive to daily life in the surrounding areas. Again I reference the LocaPlan:

**EN3 Development that leads to noise pollution etc: 9.6 Council will seek to ensure that in particular residential properties are not unduly affected by any development including that caused by traffic generation and potential impact on wildlife. EN5 Impact on air quality as a result of operational characteristics and traffic generated by it.**

The proposed employment opportunities will overstretch the local job market and the established hospitality industry, already struggling to recruit staff, thereby taking away from local business. This will lead to Great Lakes ‘bussing in’ employees from other areas, again exacerbating the traffic issues. This type of employment was not part of Cherwell’s strategic aim of prioritising knowledge-based business investment. Great Lakes will also aim to keep all guests on site thereby being of little benefit to the local economy. Day passes will be dependent on hotel occupancy, will be expensive and would need to be booked well in advance. This is NOT a public amenity. This development will also lead to the loss of a much-used local sports facility by way of the golf club. The club was viable, with no financial issues, and was providing an essential facility for health and well-being – golf is particularly relevant for an aging population. Will there be any guarantee that the remaining 9 holes would remain open? If the American model is to be followed, they will be swallowed up in due course. Given the increase in the local population it would be hugely detrimental to take away a sports facility.

Finally, one of the objectives of the Local Plan is to conserve and enhance the natural environment of the district including its ecological resource, (E16 9.47). The Warehouse development at the bottom of Vendee Drive is already a step too far and will lead to an almost endless stream of HGV traffic disrupting both Klingsmere and Chesterton with an undoubted overspill into Bicester. The Great Lakes Development is unnecessary and unsustainable for the reasons I have stated and many more. I would hope that Cherwell District Council will consider the concerns and well-being of its ‘parishioners’ over and above any financial gain. I strongly oppose this development.

Yours faithfully

Mrs E. Barker

Dairy Cottage  
North Lane  
Weston on the green  
Bicester  
OXON  
OX25 3RG

7 January 2020

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

Dear Ms Whitehead,

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

I wish to register my objection to the above application for a Water Park. The proposal is not in accordance with the Cherwell Local Development Plan and the proposed development is totally unsuitable for its intended location.

The project will not only irreversibly remove important green infrastructure and disrupt ecological habitats but it will have the effect of halving the size of the golf facility which is such a valuable well-used community asset.

The fact that the facilities are completely self-contained means that there would be zero contribution to the local economy. For example, Great Wolf plans to put up employees overnight themselves, keep all guests on site with their own restaurant, bowling alleys, retail shops etc. The economic benefits will therefore not be shared with local businesses and no local businesses support the scheme.

The greatest impact will be on the existing road infrastructure, in particular around the surrounding villages. Weston on the Green is already a rat-run, which is used when there are congestion problems on the M40 or A34 and it would not be able to cope with the 1000+ daily increase in traffic that would arise from this development

This is a speculative planning application in the wrong location and should be refused for the reasons described above.

Yours sincerely,

Mike Finbow

## Matthew Swinford

---

**From:** Jennie Henderson [REDACTED]  
**Sent:** 04 January 2020 18:24  
**To:** dm.comments@cherwell-dc.gov.uk.  
**Cc:** Clerk Westononthegreen  
**Subject:** Great Lakes UK Ltd – Planning Application No: 19/02550/F.

4th January 2019

Dear Sirs

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

I wish to submit my strong objection to a totally unnecessary Water Park on a green area of our county.

This is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. To concrete over even more green space would be an environmental disaster. It is neither needed or required.

### **Traffic problems**

This will do huge damage to the traffic problems that we already have in this area. This proposal would also direct traffic onto the A34 which already encounters significant problems and frequent road accidents.

The existing road infrastructure (and that of surrounding villages) can't cope with an 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 and Wendlebury.

It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The existing road networks cannot cope with this additional traffic and the proposal is in the wrong location.

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

Hotel rooms are only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight.

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 are 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 which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements.

Employment opportunities will be very small, poorly paid and by the developers own report transient in nature.

Great Wolf have been subject to financial difficulties in the US and may suffer similar problems due to their lack of understanding of what their project offers UK citizens and the major drawbacks to local people and our environment.

Similar projects (American Adventure) have failed within 20 years and have remained derelict, leaving the local authorities with the cost of demolition and redevelopment. There would clearly be a risk of substantial costs falling on Cherwell rate payers with little or no benefit.