

## Rachel Tibbetts

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**From:** George Moncrieff [REDACTED]  
**Sent:** 12 March 2020 14:34  
**To:** Planning  
**Subject:** Re: Great Wolf's application 19/02550/F

That is much appreciated.

Our address is:

Lime Hollow

Middleton Stoney

OX25 4AP

Many thanks

George

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**From:** Planning <Planning@Cherwell-DC.gov.uk>

**Sent:** Thursday, March 12, 2020 1:50:06 PM

**To:** georgemoncrieff@hotmail.com [REDACTED]

**Subject:** RE: Great Wolf's application 19/02550/F

Good Afternoon,

Please could you provide your full postal address so that we can register your comments against the application.

Thank you

Regards

**Development Management  
Place & Growth Directorate**

Cherwell District Council

Extension: 7006

Direct Tel: 01295 227006

<mailto:planning@cherwell-dc.gov.uk>

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Details of applications are available to view through the Council's Online Planning Service at

<https://planningregister.cherwell.gov.uk/>

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**From:** Planning <Planning@Cherwell-DC.gov.uk>

**Sent:** 12 March 2020 09:38

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

**Subject:** FW: Great Wolf's application 19/02550/F

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**From:** George Moncrieff [REDACTED]

**Sent:** 09 March 2020 22:46

**To:** Councillor James Macnamara <[James.Macnamara@Cherwell-DC.gov.uk](mailto:James.Macnamara@Cherwell-DC.gov.uk)>; Councillor Andrew Beere <[Andrew.Beere@cherwell-dc.gov.uk](mailto:Andrew.Beere@cherwell-dc.gov.uk)>; Councillor Phil Chapman <[CouncillorPhil.Chapman@Cherwell-DC.gov.uk](mailto:CouncillorPhil.Chapman@Cherwell-DC.gov.uk)>; Councillor Conrad Copeland <[Conrad.Copeland@Cherwell-DC.gov.uk](mailto:Conrad.Copeland@Cherwell-DC.gov.uk)>; Councillor Chris Heath <[Chris.Heath@Cherwell-DC.gov.uk](mailto:Chris.Heath@Cherwell-DC.gov.uk)>; Councillor David Hughes <[David.Hughes@Cherwell-DC.gov.uk](mailto:David.Hughes@Cherwell-DC.gov.uk)>; Councillor Cassi Perry <[Cassi.Perry@Cherwell-DC.gov.uk](mailto:Cassi.Perry@Cherwell-DC.gov.uk)>; Councillor George Reynolds <[George.Reynolds@Cherwell-DC.gov.uk](mailto:George.Reynolds@Cherwell-DC.gov.uk)>; Councillor Leslie Sibley <[Leslie.Sibley@Cherwell-DC.gov.uk](mailto:Leslie.Sibley@Cherwell-DC.gov.uk)>; Councillor Maurice Billington <[Maurice.Billington@Cherwell-DC.gov.uk](mailto:Maurice.Billington@Cherwell-DC.gov.uk)>; Councillor Hugo Brown <[Hugo.Brown@Cherwell-DC.gov.uk](mailto:Hugo.Brown@Cherwell-DC.gov.uk)>; Councillor Colin Clarke <[Colin.Clarke@Cherwell-DC.gov.uk](mailto:Colin.Clarke@Cherwell-DC.gov.uk)>; Councillor Ian Corkin <[Ian.Corkin@Cherwell-DC.gov.uk](mailto:Ian.Corkin@Cherwell-DC.gov.uk)>; Councillor Simon Holland <[Simon.Holland@Cherwell-DC.gov.uk](mailto:Simon.Holland@Cherwell-DC.gov.uk)>; Councillor Mike Kerford Byrnes <[CouncillorMike.KerfordByrnes@Cherwell-DC.gov.uk](mailto:CouncillorMike.KerfordByrnes@Cherwell-DC.gov.uk)>; Councillor Lynn Pratt <[Lynn.Pratt@cherwell-dc.gov.uk](mailto:Lynn.Pratt@cherwell-dc.gov.uk)>; Councillor Barry Richards <[Barry.Richards@Cherwell-DC.gov.uk](mailto:Barry.Richards@Cherwell-DC.gov.uk)>; Councillor Katherine Tyson <[katherine.tyson@Cherwell-DC.gov.uk](mailto:katherine.tyson@Cherwell-DC.gov.uk)>; Councillor Barry Wood <[Barry.Wood@Cherwell-DC.gov.uk](mailto:Barry.Wood@Cherwell-DC.gov.uk)>

Cc: Emily Daly [REDACTED]

Subject: Great Wolf's application 19/02550/F

Dear Sir / Madam,

We are writing to object strongly to this application for a large-scale water theme park in the small village of Chesterton.

We feel this would be totally out of keeping with the predominantly rural nature of this part of the District and would lead to significant transport issues in Chesterton and the neighbouring villages. These are already past breaking point with excessive traffic and HGVs. Furthermore, we feel it would provide no benefit for the local communities.

**It is 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 and we feel would be an eyesore, 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 it is not compatible with the Council's stated desire to tackle climate change.

**As far as transport is concerned the existing road infrastructure cannot cope with the unpopular developments the Council has already approved** (e.g. in Upper Heyford and on the outskirts of Bicester) with the result that traffic in Middleton Stoney is already gridlocked at certain times of the day. Adding a further 1000+ daily car movements would render this junction unusable and put intolerable traffic congestion on other small country lanes. This would increase the air pollution and make life for the people you represent utterly miserable. The local residents your serve have tolerated considerable upheaval and inconvenience over the past years directly as a result of the large number of massive developments that you have approved for this area. Their frustration and anger is building by the day and this most unwelcome proposal is utterly unacceptable.

We don't believe the developers of the scheme have any real knowledge of local conditions nor any serious plans to deal with construction traffic (both vans and HGVs). We therefore think it is inconceivable that any Council concerned with climate change or for their local inhabitants could consider approving such a scheme .

The development will provide very little, if any, added benefit to local economy for residents since the resort will not essentially be open to the public. We understand there is no intention to offer any meaningful interaction with local businesses and the 600 lower skilled jobs it claims to provide are simply likely to disrupt existing businesses. This would also add significantly to traffic movements and congestion.

**In summary this is an unwanted proposal which is not in line with the local development plan.** It would be detrimental to the environment, aggravate considerably the transport problems that are already faced in all our villages, bring no benefits to local communities and be an eyesore for miles around. We ask that the Planning Committee carefully consider their responsibilities to the local residents they represent and serve. We trust and hope you will refuse the application in its entirety.

George and Sally Moncrieff

OX25 4AP

Middleton Stoney Residents

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