

Comment for planning application 19/02550/F

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