

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	Chris Pringle
Address	27 The Green, Chesterton, Bicester, OX26 1UU
Type of Comment	Objection
Type	neighbour
Comments	<p>I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these sports facilities in this location. Chesterton is a small village on the outskirts of Bicester which already has an increasing traffic problem through the village. Specifically, traffic along Green Lane and the A4094 has increased significantly over the past 5 years due to developments in Chesterton as well as continued growth of Bicester. The proposed development will further exacerbate this issue. This kind of development in a village location is not sustainable; the development includes space for 900 cars causing over 1000 daily traffic movements routed via either GPS or signage through Chesterton, Bicester, Wendlebury, Little Chesterton or Middleton Stony. Despite attempts to direct customers through signage, a vast majority of GPS users will be directed through local villages, including Chesterton. The recent developments at Kingsmere, Bicester Village, Bicester Tesco, Bicester Gateway and Bicester Heritage are already adding significant strain to our road infrastructure and this development only serves to further exacerbate the problem. In addition, this will further add to local air and noise pollution caused by traffic. This hotel offers little to no benefit to Chesterton or the local community. As the hotel is only available to Great Wolf waterpark guests, this does not assist with providing accommodation for employees, tourists or business guests that are staying in the local area. The resort intends to keep all its guest on-site so there is no economic benefit to local businesses (hotels, restaurants, shops etc). Given the difficulty local businesses are already having hiring staff, Great Wolf only serves to impair this further, putting even more strain on local businesses. The resort takes away what is an excellent 18-hole Golf course, removing a much-enjoyed facility from both the residents of Chesterton and surrounding towns/villages and forcing those users to travel further to get to other courses, against Cherwell's strategy of reducing car usage. The change sets a strong and negative precedent to destroy and build-over golf courses which puts at risk the remaining 9 holes. Given the recent loss of the Oxford 9-hole golf course to housing this is totally unacceptable, especially when the development in question provides no benefit to the local community. The resort aims to build 500,000 sq ft of buildings on a greenfield site which will have an irreversible and significant impact on the landscape and views as well as a negative ecological impact to the green field habitat used by local wildlife. I do not see how this development positively impacts Chesterton or any of the local communities given that it exacerbates our traffic problems, offers no direct benefit to the local community, removes regularly-used facilities from the local community, destroys our local green field habitat and offers no economic benefit to local business. If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let me know as soon as possible the date of the meeting. Finally, please note that my submission is in respect of the proposed development. Whilst I have taken every effort to present accurate information for your consideration, as I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.</p>
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Attachments	The following files have been uploaded: GWResorts-CP.pdf