

Comment for planning application 19/02550/F

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