

# 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>	David McKenny Scott
<b>Address</b>	10 Larkspur Square, Bicester, OX26 3WL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am extremely concerned about the potential detrimental impact this development will have if it is allowed to proceed 1) Traffic / Environmental / Air &amp; Noise pollution. This proposed development sits in rural Oxfordshire, on the edge of one village, Chesterton and in close proximity to other villages such as Ardley, Middleton Stoney, Weston on the Green. The surrounding roads already have to deal with the Rat Run conditions between 0630-0900 and 1600- 1830 Monday to Friday. It has to be assumed that, like most residential entertainment establishments Great Wolf would be encouraging guests to depart from 1000-1300 and new guests arrive between 1330-1600. This would effectively mean high levels of toxic pollution around this area for at least 12 hours per day. This is hardly ideal considering that there is a Primary School in the village of Chesterton which would mean that the children (aged between 4-11) could be exposed to this pollution for at least 8 hours per day, 5 days a week. Surely this must be very worrying to expose such small children to this potential danger at such an early stage of their physical and mental development 2) Building Design / Landscape Impact The site comprises of approximately 500,000 square feet in 2/3 blocks (buildings) and parking space for 900 cars. This area is currently a greenfield site so the proposed development is likely to have a significant irreversible impact on the local environment. What will happen if Great Wolf decides, perhaps in a few years time, that the project is not economically viable. Will they simply close the company and leave Cherwell District Council to clear up the mess. Interestingly this has happened before on Entertainment complexes which have proved unprofitable - Camelot Park in Lancashire, American Adventure in Derbyshire and Frontierland in Lancashire are just some of the examples. In these instances when the Parks become unprofitable, the gates of the parks were closed and the sites were left for nature to reclaim, leaving an ugly blot on the landscape. This would be very sad to see and very detrimental to the charm of rural Oxfordshire 3) Potential for a detrimental effect on the local economy The business model for Great Wolf is to keep their guests fully engaged during their stay at their resort and minimising the opportunity to spend any of their monies with local businesses. So where is the benefit to the local economy? I believe that the suggestion is that this venture will create 600 more jobs for local people but where will these people come from? If it is from currently people employed in the Services industries locally then the logical approach would be for Great Wolf to pay more than existing companies and "steal" their staff. This would be great for these employees. This could lead to a potential situation where existing businesses, who do support the local economy, could struggle to find staff, leaving them with no alternative other than to increase their wages to match Great Wolf. Again this is good news for the employees but could sufficiently damage the business model of the current companies that they decide to cease trading. This would surely be worrying if this were to impact the traders at Bicester Village who do bring in customers who do spend money with local traders Alternatively, Great Wolf could decide to bring staff in from around Oxfordshire/Buckinghamshire but considering how difficult it is to get to this area by using public transport then surely this would just lead to more traffic on a road traffic infrastructure which struggles to cope with the current level of traffic on the road 4) Currently there is an 18 hole golf course on the site with a very strong and vibrant Senior Section At a time when the Government and Health Industries are strongly encouraging Seniors to keep active it seems strange and counterproductive to significantly reduce an exercise opportunity in the open which is currently providing them the opportunity to enhance their physical and mental wellbeing I really do think this is a very bad idea and am struggling to see what the benefit is for the local community</p>
<b>Received Date</b>	11/12/2019 14:47:21

## Attachments