

# 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>	
<b>Name</b>	David Pheasey
<b>Address</b>	Winterbrook House,Alchester Road,Chesterton,Bicester,OX26 1UN
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Winterbrook House, Chesterton, Bicester, Oxon. OX26 1UN 17th December 2019 Clare Whitehead Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F Dear Sirs I am writing to object to this application in the strongest terms. Not only is it a massively oversized development which will bring unacceptable increases in traffic to the surrounding area and ruin land which is currently ecologically beneficial and attractive, this proposed development is against a number of planning policies. Traffic volumes will overload the existing road network. Great Wolf told us the expected average stay at the proposed hotel would be less than two nights. Even at low occupancy rates the nearly 500 rooms and volume of parking facilities for guests and employees indicate about 1000 daily car movements. Despite Great Wolf's assurances about 'brown signs' to redirect traffic through Weston on the Green, many of these would travel through Chesterton on the A4095 which is already overloaded and is unsuitable. Many of the front doors of older houses along this road open directly onto the pavement. This is unacceptable. The position of the proposed development is outside the curtilage of the village and is not according to the local plan. The large scale of the proposed hotel and associated buildings (the largest I can find in the whole county) is against planning guidelines. The height of the proposed building is higher than St Edburg's church in Bicester and will be seen from a significant distance including from the M40. The covering of a large area of currently good ecologically valuable land with concrete and use of large volumes of water for cleaning and the car-dependent facility make this a highly unsustainable proposal which is not in accordance with the recent declaration of a 'climate emergency'. The proposed development does not meet any local need. Although Great Wolf say there will be 'day passes' available presumably at similar rates to their US sites (circa \$50 per person) the facilities are largely for guests who stay at the hotel. Employment levels in the area are already high and I know a local hotel has difficulty recruiting staff. Not only would the employment offered by the proposed development be of little local value, it would also add to the unacceptable level of traffic. Bicester Golf Course is a popular, financially successful and well used facility which would become only a 9 hole course under the proposed development. Despite Great Wolf's suggestion that there may be a 'trend' towards 9 hole courses, this is not the view of the current membership and indeed a 9 hole course would not be eligible to enter most of the competitions they currently enjoy. I therefore request that planning permission is not granted for this proposal and that, should they appeal the decision, it is robustly opposed. Yours faithfully David Pheasey</p>
<b>Received Date</b>	17/12/2019 09:31:53
<b>Attachments</b>	