

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	Kenneth Hutt
Address	Top Green Cottage,Alchester Road,Chesterton,Bicester,OX26 1UQ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to strongly object to the application on the grounds that this proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. The route to the resort along the A4095 through Chesterton and Alchester Road is often crossed by the local Primary School, recently it has been used for cycling proficiency. The increase of traffic for the 2,000 visitors per day through the village will make this unsafe having a negative impact on the well-being within the community. The traffic calming measures currently in place through the village which includes lane narrowing and speed humps to slow down traffic are only suitable for low volumes of traffic. This will be unsuitable leading to a significant increase in congestion in and around Chesterton having a negative environmental impact on the area with increased emissions. Areas impacted by the development are within conservation areas, the increase in traffic and design of the resort will have a negative impact to the heritage of the local area damaging the character and appearance of the area. As the Great Wolf Resort is being marketed as a self-contained resort with facilities only for resort guests there will be minimal economic opportunities for the local area. As such it has no support from the businesses in the community. The proposal will lead to a significant reduction in green space on the current site having a negative environmental impact on the biodiversity of the area. From all of the points above the Great Wolf Resort will lead to a significant reduction in desirability of the local area, this will lead to a reduction in growth of Chesterton and the wider Bicester area. All of this leads to a proposal that does not meet any of the target outcomes of the Cherwell Local Plan and planning permission should therefore not be granted for this application.</p>
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Attachments	