

# 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</b>	
<b>Name</b>	Kenneth Martin
<b>Address</b>	Nettles, Street Through Noke, Noke, Oxford, OX3 9TT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The vast scale of the proposal is completely out of keeping with a rural location. The elevations of the proposed building show no architectural merit are far too large and high for the site and will cause a visual distraction and light pollution affecting passing traffic on local roads and a major motorway. Noise from the Motorway Traffic will make use of the proposed outside waterpark unpleasant and at times unbearable. Judging by the number of car parking spaces planned, there will be significant extra traffic through local villages that cannot be mitigated by imagined traffic management plans without sizable and costly road improvements, bypassing local villages. The developers also plan significant coach/bus movements through the village of Chesterton ferrying Guests to and from Bicester Village, collecting Guests at arrival and transporting employees on a daily basis. This is not sustainable. The facility is both unwanted and not needed. There are other proposed recreational facilities that can best suit the residents of Bicester that would not result in the loss of a highly acclaimed 18 hole Golf course, the only one close to Bicester. There are already sufficient Hotel Rooms and Conference Facilities either complete, under construction or already planned in the local area. The Great Wolf Business Plan relies on filling the Resort with Families staying in on-site hotel rooms catering for upwards of 3,500 guests, thus it is clear that residents of Bicester and Cherwell will have very limited access to the waterpark and only at low season, weekdays, when children should be at school. Common sense will inform that this proposed development will adversely affect the existing hotel and conference business on site and subsequently will endanger the future viability of the Heath Club and remaining golf facility, to the detriment of the Residents of Cherwell District. This development will be unbearably intrusive on the near neighbours and will make their lives intolerable. No amount of screening will disguise the height of the proposed 4 story buildings and water park, detrimental to the visual amenity presently enjoyed by the residents of Chesterton. There is already a shortage of Hospitality Industry Workers in the area (as can be witnessed by the numerous vacancy signs outside pubs, bars and Restaurants in Bicester). There are very few residents of the Bicester area who are looking for this type of low wage work. This development will only make the shortage worse and draw workers from other parts needing low cost affordable accommodation that Cherwell District Council will have a duty to supply. There does not seem to be any substantial accommodation on site to meet the needs of the Staff. Similar Resorts (such as American Adventure) have failed within 20 years and have remained derelict since leaving the Local Council with the cost of demolition and redevelopment. Over the lifetime of this project there will clearly be risk of substantial cost falling on the Rate Payers of Cherwell with little or no Benefit. So I strongly urge Refusal.</p>
<b>Received Date</b>	27/11/2019 23:21:46
<b>Attachments</b>	