

# 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>	Mona Thomas
<b>Address</b>	The Stone Barn,1 Home Farm Close,Chesterton,Bicester,OX26 1TZ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I strongly object to the proposed development. The proposed development is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. In addition, the development is not sustainable as it is inappropriately located on the edge of a small village (in the US they are located near large cities) and our existing road infrastructure, as well as the surrounding villages, cannot cope with the 1000+ daily increase in traffic volume, plus significant construction traffic. The local roads are already congested, with Chesterton being a major 'rat run' during the many traffic issues that occur frequently on the A34 and M40. The development poses a significant loss to existing leisure amenities. It is clear from the company accounts that the 18 hole golf course is financially viable and so there is no reason to reduce it to a 9 hole golf course. Golfers want 18 hole golf courses and so this means that players will have to travel further to an 18 hole course, further increasing local traffic. Local businesses are already finding it difficult to recruit the employees Great Wolf will be targeting. As such, they will either take employees away from local businesses - a negative economic impact, or they will bring in employment from other areas, thereby increasing traffic movements. With the vast majority of visitors remaining on site, there will be very little (if any) economic benefit to local businesses. It is clear from the proposals therefore that there will be no financial benefit to local businesses as the development had been designed to retain all services on site. For these reasons I strongly request that planning permission NOT be granted for this development.</p>
<b>Received Date</b>	20/12/2019 11:33:18
<b>Attachments</b>	