

Comment for planning application 19/02550/F

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| 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 | Paul Davies |
| Address | 28 Fortescue Drive, Chesterton, Bicester, OX26 1UT |
| Type of Comment | Objection |
| Type | neighbour |
| Comments | <p>I am a local resident in Chesterton and a member of Bicester Hotel and Golf Club. I wish to object to this planning application as I do not believe it is in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. As a long standing member of Bicester Golf Club a viable local golf club I see no reason to build such a development on an already existing leisure facility. To reduce the course from eighteen to nine holes will destroy it as a competitive golf course and would represent a serious loss of this facility to the local area and community. With the planned loss of North Oxford Golf Club to a housing development this golf course is important in the local area. The club is an active social hub with a large number of members over a varied social demographic. We should be looking to increase recreational facilities in an area with a ever growing population not reducing them. The club engages in golf competitions with the Oxfordshire community and is a significant charity fundraiser for local charities. All of this will be lost if the course is changed to nine holes. There will also be a loss of employment opportunities if the golf course is changed. Knowing the golf course well the area for development is subject to frequent flooding during the winter months. If this area is built on it will significantly increase the risk of flooding in this area and increase of surface water run off into the local river Gaggle Brook that will increase the flooding risk which is already significantly high downstream in Wendlebury. I feel that such a development would be unsustainable in this inappropriate location on the edge of a village. The development includes parking spaces for nine hundred cars which due to the location of the development demonstrates the reliance on car travel. This is contrary to the Cherwell Strategy of reducing car usage in the area. Current golf club members will have to travel to alternative golf courses therefore also adding to increased car usage. The proposed development comprises of 500,000 sq.ft of buildings on what is currently a greenfield site and this will irreversibly remove an important green infrastructure and disrupt important ecological habitat for a wide range of wildlife that is simply not found in other areas due to the unique development of the current golf course. One of the worst impacts of this development would be to local traffic problems. This area and Chesterton in particular has suffered drastically over recent years due to the ever increasing growth in the area and particularly the impact caused by traffic visiting Bicester Village, Kingsmere, Bicester Gateway and Bicester Heritage developments. The proposed development is estimated to increase the traffic flow into the area by one thousand plus cars a day. In addition to this there will be construction traffic. The local network of country roads is just unsuitable to deal with this large increase in traffic all heading to the same location. The routes planned into the site already are under enormous pressure and cant cope with the current levels of traffic. Slightly further afield the major road networks of the M40 and A34 in particular cant cope with current levels of traffic and are already predicted to significantly increase traffic flow from other already approved developments without the addition of this development. Traffic is regularly static on these routes from the M40 from junction eleven to ten in the morning and junction eight to ten in the evening and on the A34 from Oxford to Junction in the afternoons. The development will add a predicted extra one thousand cars a day to this already heavily congested area. Cherwell and the local areas strategic aim is to prioritize Knowledge based business as a priority. This development will have rooms only available to Great Wolf Residents and will do nothing to assist growth in the local business community. The aim of the Great Wolf Resort will be to keep guests on site to use their facilities so will add no local benefit to other local entertainment establishments. In an area of high employment where current employers are already finding it hard to recruit the type of employees that Great Wolf will be targeting it is hard to see a real benefit to local people</p> |

seeking employment. It may result in employees travelling from further afield, by car as the site is not served by public transport, in order to work at the resort. This again will be contrary to the Cherwell strategy of reducing car usage. The design of the resort is completely out of keeping with the local area. Having already accommodated a substantial development in the Bicester Hotel and spa other developments in this area should be small scale, detached buildings at low height enhancing the character of the local area as outlined in the Cherwell Council's Countryside design summary 2008. The low rise design to make it less visible means that the buildings and car park will create a substantial footprint in a rural location. The site will sit right next to the M40 motorway and is totally unsuitable for a public outdoor spaces accommodating two thousand visitors a day due to already existing poor air quality and noise pollution to which the development will add even more. This planning application is a purely speculative application in the wrong location and with a potential two thousand visitors a day will have a significant negative impact on the local area as outlined above. Great Wolf should have worked with Cherwell through the correct local plan process in order to locate a suitable site for this development. This development is not wanted by local village residents or the local Bicester population. It will only have a negative impact in the area and on this basis I believe this application should be refused.

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Attachments