

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	Sally Smith
Address	6 Maunde Close,Chesterton,Bicester,OX26 1DJ
Type of Comment	Objection
Type	neighbour
Comments	<p>The proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning permission being granted. We feel that the location of this development is unsustainable and in an inappropriate location on the edge of a village. I understand the resort car park will have 900 spaces - these holidaymakers would need to rely heavily on car travel in order to travel to and from the resort increasing traffic through the village using small village roads and in particular from the A41 - cars would be directed through Little Chesterton by maps and satnavs. This lane is narrow and winding, totally unsuitable for traffic of this scale. During the public exhibitions we spoke to Great Wolf's representatives, they acknowledged the site was totally inappropriate but 'was the only site available'.... we felt this wasn't a good enough reason to justify building a development of this size, decimating the local environment and seriously impacting on the local community on this scale, just because they think that a more appropriate site isn't available! When I mentioned to them about the lane through Little Chesterton their response was 'we'll put signs at the entrance to the lane from the A41'. They may think this will deal with the situation on paper, but in reality when traffic along the A41 is backed up (a frequent occurrence leading up to Bicester Village, Tescos, Drive Thru McDonalds and (opening in the new year) the new retail park and gym complex) their satnav will direct them through this lane. Especially on usual changeover days, Fridays, Saturdays when the A41 is at it's busiest. In reality people really won't take notice of these signs when they see a more direct and quicker route and 'cut through' through Little Chesterton. Forecasts suggest in the region of 2000 visitors to the resort a day, on top of the traffic already experienced through our small village and tiny roads which is totally unacceptable. It will become more of a rat run that it already is and will make our roads far more dangerous for locals and our children, not to mention increased pollution. It would also draw traffic in through other surrounding villages that are already stressed, especially when there are problems (which there are frequently) on the M40/A34. With regard to the golf course - we feel that if they reduce the number of holes to 9, the main of the membership will need to drive much further away to play a full round adding to the traffic situation through both our village and villages on the way to other golf courses. Concreting over this greenfield site will also disrupt ecological habitats and once that is gone, it's gone. It was shocking to hear the sheer scale of this development and the destruction it would cause to the local environment and wildlife. With regard to Great Wolf's claim of the development being of benefit to the local community - a closed holiday resort, all facilities on site, how is there any benefit to locals or local businesses? If anything it would be detrimental to local business by taking away/targeting possible employees and bookings to stay in the area. We can see no benefit whatsoever. The design of the development wouldn't at all be in keeping with its surroundings either. 500,000 sq.ft. on a greenfield site, not at all sympathetic to the local vicinity. I also don't understand why it would be built so close to the motorway, especially the 'public outdoor space' - constant motorway noise and exhaust fumes - with the addition of visitors' cars and service/staff vehicles coming and going, it's a totally unacceptable location on all levels (that Great Wolf themselves have fully admitted!) and another far more suitable and less impacting location should be sought for this development.</p>
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Attachments	