

# 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>	Tim Field
<b>Address</b>	1 Manchester Terrace, Bicester, OX26 6PT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am writing to object to above application on the grounds of its impact on the local area, local businesses and its ecological and environmental damage. Also, the proposal does not align with the local development plan and is wholly out of keeping with the area. Firstly, I work at Bignell Park Barns which is directly opposite the proposed development site - its construction and eventual use would lead to an unsustainable level of traffic and impact on the local community and the country roads. This would directly, negatively affect my colleagues and I who travel from the surrounding villages/towns daily for work. The area has limited service by public transport and the recent growth in development in the surrounding area and the outskirts of Bicester have put significant strain on infrastructure. This has become evident in the congestion at key junctures with Bicester, along the B430 and routes to the area from the A34, and the repeated degradation of road surface quality in the village. This influx of traffic during construction and ongoing use of the site would also significantly impact air quality and pollution - this is especially concerning in a village attracting more young families to live here. Secondly, this enormous development is totally out of keeping with existing, non-residential land use in the area. Its design and vast footprint would significantly transform what is a rural, green and countryside setting in an irreversible and irresponsible way. Local planning guidance, design requirements and economic benefit priorities do not support the use of land in this location for this purpose. Bicester already has a significant retail offering as well as numerous distribution and logistics sites to its north and east all of which bring their own challenges for local roads that would be further escalated by the creation of this poorly located development. Finally, the environmental and ecological damage caused by a development of this type, on a green field site, is contrary to collective efforts to protect green spaces, wildlife and natural habitats. Both directly through the loss of the green space itself, and indirectly from the disruption and enabling work of the construction - wildlife, trees, hedgerows and water will be permanently lost as part of the development. In summary, the proposed development, land use and construction would be detrimental to local residents, businesses and infrastructure, is contrary to planning policy, and would significantly damage the environment and ecology of the area. It is therefore inappropriately designed and located, appears to have no local support given its poor siting, and therefore should be rejected.</p>
<b>Received Date</b>	17/12/2019 13:45:08
<b>Attachments</b>	