

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	Tracey Shaw
Address	The Granary, Heyford Road, Kirtlington, Kidlington, OX5 3HS
Type of Comment	Objection
Type	neighbour
Comments	<p>I live in Kirtlington and I'm writing to you to object in the strongest possible terms to the proposed private indoor water park planned by Great Wolf Resorts in Chesterton. I believe it would totally decimate our area. I do not believe that this will bring any advantages at all to our neighbour hood but the current plans will cause great, long-term damage in terms of traffic and pollution. As such I do believe that this scheme - if it were to go ahead - would be detested locally and that we would all have to live with some very unpleasant consequences indefinitely. The resort is a private enterprise, with facilities for those who book a room and the large US firm behind it plans to attract visitors from up to two and a half hours away. As we all know, our roads and country lanes cannot cope with the existing weight of traffic - from M40 to A34 or A41 or A44, let alone the knock-on effects on roads such as the A4095 through my own village. The increase in traffic required for a 500 bed hotel plus transport for workers (as there is no accommodation for them on site) could lead to at least 1000 extra vehicles a day, possibly more (quite apart from the disruption of the construction phase) This is in direct contradiction to any County Council, City Council or indeed national targets to reduce the volume of traffic and resultant pollution. Indeed, I note that the County Council recently declared itself to be against the new Oxford-Cambridge Expressway for precisely these reasons. There will be little or no direct benefit to local residents: not only will day passes be scarcely available to purchase (as the business model is based, Centerparcs-style, on staying at the complex with occupancy planned for 90pc plus) but based on the experience of such parks in the US, where there is more space and they are situated on the outskirts of towns, any few day passes are likely to be costly and out of the reach of many local families. Moreover, given that the jobs available will be for low-skilled, possibly seasonal workers (waiters, bar staff, life guards etc) this will also bring little local benefit given the high existing levels of employment for such posts (Bicester and Bicester Village, the Westgate Centre etc - many similar local employers find it hard to fill such jobs at present) And, as the business model is for visitors to book accommodation and use all the facilities on site, there is hardly likely to be a trickle down effect for local pubs or restaurants either. So there will be little benefit to the local economy and little opportunity for local families to use something which is a private US resort and not a municipal leisure facility. Meanwhile we will all bear the brunt in terms of volume of traffic and pollution - with its well documented effects on the incidence rates of childhood asthma and other diseases for those living near busy roads as several scientific studies, published this week, demonstrate. It is quite simply the wrong scheme in the wrong place and one which will have horrendous repercussions for all the neighbouring villages, not just Chesterton, which will quite simply be engulfed. I urge you therefore to bear these points in mind when discussing this scheme with your colleagues and when voting - the entire character and way of life of a precious swathe of historic Oxfordshire could be lost if this goes ahead as planned.</p>
Received Date	29/11/2019 14:55:06
Attachments	