

# 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>	
<b>Name</b>	Tracey Walker
<b>Address</b>	Red Cow Cottage,Alchester Road,Chesterton,Bicester,OX26 1UW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Please record my strong objection to this scheme which is unsustainable and not in keeping with the local plan, my objections include but are not limited to the points below: 1. This is the wrong development in the wrong place, it would be better sited on brown field land with appropriate sustainable local resources, the planned site is green field on the edge of a village with already overloaded minor rat run roadways and continuous traffic issues even before the other planning activities such as BSA and the Gateway Warehouse on Howes Lane add further stress. Adding on the further traffic stresses of this developments scale as stated in their proposal is unacceptable. No one who has any knowledge of the reality of the local traffic issues already in place could claim this impact will be minimal. These traffic issues are subject to continuous attempts at revision to relieve the issues with little success seen so far in improving the traffic e.g. j9, j10, A41 into Bicester. Roads are already in poor state of repair due to excessive and heavy traffic movement. 2. You have a stated strategy of reducing car usage, this scheme will increase car movements as follows; current users of the 18 hole golf course travelling further distances to find a suitable alternative; 900 parking spaces on site - the identified need for provision of guests cars with short stays of just over 2 days meaning frequent turnover and the additional employee traffic having to travel in every day due to a lack local accommodation. 3. The site is greenfield with diverse wildlife on site proving a green area of relief from all the expansion seen already in the village and around Bicester, replacing this with 500k sq ft of tarmac and buildings is not a sustainable replacement. The proposal with take two years to develop how much wildlife will survive that length of disruption? 4. The area lacks sustainable local people resources with employers struggling to recruit retail and or leisure type roles, these jobs are generally lower paid and with no onsite accommodation the development will either increase current issues for employers in finding staff by cannibalising the existing employee pool and thus negatively impact the economy or attract staff from areas with lower houses costs which will increase driving distances from areas with more reasonable housing costs. 5. The Cherwell employment strategy is for knowledge jobs which as stated above this development will not provide in any significant proportion. 6. The ripple effect to the local economy is doubtful as the resort is set up as a one stop destination and the need for guests to leave site will be low. 7. In order to place the oversized development on the land available the developers have had to take an inefficient and less sustainable design approach. The design height has been set to try and minimise sight lines and thus sprawls over the site, urbanising most of the land envelope. 8. This development is in no way in keeping with the local area and does not meet the stated aims of enhancing the local character as outlined in cherwells 2008 design summary. 9. Better consultation with CDC could have resulted in locating a more suitable site for this development on brownfield land with better resources instead they have chosen to waste everyone's time with this ill thought through proposal. Given the reasons stated above plus others, I strongly request you refuse this application. Tracey Walker Red Cow Cottage OX26 1UW.</p>
<b>Received Date</b>	09/12/2019 18:55:08
<b>Attachments</b>	