

# 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>	maria newton
<b>Address</b>	Stableford House, Kirtlington Road, Chesterton, Bicester, OX26 1TE
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I formally object to the proposed development at Bicester golf club by Great Wolf UK Ltd. This proposal is totally out of context for the area. The claim by Great Wolf of having excellent transport links is ridiculous and shows a complete lack of understanding of the impact that thousands of extra car movements per day will have on the small villages that are adjacent to the site. This will cause serious congestion especially at peak times, cause increased pollution and increase the risk of accidents, with the extra burden this would create on our already overstretched services. Moreover, to allow this inappropriate project would store up future problems for the council. The increase in traffic problems in an already overstretched area would create the need for costly traffic control and calming measures to be put in place. We are all mindful of the need to protect the environment and improve our levels of sustainability. A development such as this in an area of outstanding beauty flies in the face of this. To wantonly destroy wildlife habitats, in the pursuit of profit is not only irresponsible but demonstrates a complete lack of thought and awareness for the most important issues we currently face. The claim to bring employment to the area is a flawed argument. Bicester has one of the highest rates of employment in the UK. Indeed, the majority of workers in the service sector in Bicester come from outside the area and even the Country. This will put even more strain on the council to build more affordable homes and services for workers, that do not support the Knowledge economy. There will be zero benefit for local business as the guests are staying in an all-inclusive environment, with no need to venture out from the complex. Great Wolf will take employees from local business which will have a negative economic impact. To recruit, would mean bringing in workers again from outside the area increasing the traffic burden. The 4 storey 80 foot high design is wholly inappropriate for the area and despite their propaganda, WILL stand out, it will be a blot on the landscape. It is not in keeping with the Cherwell plan of enhancing the local area outlined in the countryside design summary of 2008. Furthermore, the lighting proposed will cause significant light pollution and cause misery to the two houses that lie adjacent to the proposed car park. Motorway noise from the M40 can be heard in Chesterton despite mounding that is already in place. To propose family walkways outside the water park that are metres from the motorway is ludicrous. The idea would not only be unpleasant but extremely unhealthy. There are no upsides for the community. There are only overwhelming downsides. This is all about profit for a company giving nothing back, with no regard for the lives it will adversely affect. It is funded by a billion dollar US company that are trying to force a US leisure model on a small rural community, poorly conceived and wholly inappropriate. This proposal has not been thought through. A development such as this WOULD be better served in an area in need of regeneration, rather than to destroy an area of natural beauty, an area with high employment rates and one suffering inadequate transport infrastructure. The use of brownfield land in deprived areas with high unemployment and better transport links is without doubt the solution. Great wolf have paid a lot of experts to try to convince, with flawed arguments and skewed statistics, that must be scrutinised for validity. In summary, there is no amount of reasoning that could possibly justify this plan. It will ruin our village and surrounds. Common sense, overwhelming opposition and the will of the community must be taken into account to stop this from becoming a social, economic and environmental disaster.</p>
<b>Received Date</b>	12/12/2019 15:06:28
<b>Attachments</b>	