

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	
Name	Mrs L Talbot
Address	The Warren, Northampton Road, Weston On The Green, Bicester, OX25 3QX
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. I would like to register my objection to the Great Wolf resort. A development of this size would normally be located near a city, not the English countryside and small villages where the roads do not sustain this extra traffic. The development is unsustainable, it is planning a car park for 900 cars with no aim of reducing car usage which totally goes against the Cherwell strategy of reducing car usage. If as the developers suggest people are going to be arriving by train why is there a huge car park. This huge structure will disturb wildlife habitat corridor which would have significant effect on all the surrounding villages. Less badgers, foxes, rabbits, deer, hedgehogs, newts, frogs and deterring wildlife with a knock on effect with insects too. The development will be 2/3rd tarmacked or concreted how is this going to help wildlife. This development is going to be 4 storeys high and it is implied it will not be visible, I think that is highly unlikely. It will also cause light pollution. It will have a significant and irreversible impact on the landscape and views of the site. The design is not in any way in keeping with the local area. Only small scale detached buildings at low height should be approved in that area enhancing it, not some huge carbuncle. The square footage is twice the size of Bicester Village. The effect on traffic in the area is going to be enormous, whichever way people plan to get there will cause enormous impact on surrounding villages and roads. A sat nav is likely to send it through my village and we already have terrible traffic problems which we are trying to resolve and this will just add to our problems. We cannot cope with another 900 cars using our roads and going through our villages. One of the routes is on the A34 and then straight through Weston on the Green, the A34 also already has enormous traffic problems as well at all times of the day and night. There are already significant accepted proposals in the surrounding area, Kingsmere, Bicester Gateway and Bicester Heritage, we do not need this extra proposal. To get to and from Bicester because of present developments is already causing traffic problems, so how much more is this development going to produce. too much is the answer. The routing plan submitted via Middleton Stoney, Weston on the Green and Wendlebury (apart from poor Chesterton), are inappropriate. It is suggested this will create jobs, we do not have an employment problem in Bicester so this means more traffic with employees going to work. This development will be using an enormous amount of water, how is that going to impact on our water access, and quality. Water Parks need to be disinfected, treated and discharged on a large scale. where and how is this going to happen and what effects to wildlife and surrounding villages. Has an air quality survey been conducted? As said before there will also be light pollution from this huge development. This is also an expensive tourist attraction and will not be affordable for the local community, plus visitors to this type of attraction are hardly likely to go outside and benefit our local businesses. Local people's opinion matter and I hope this development is not approved. This is a totally inappropriate development for an Oxfordshire Village.</p>
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Attachments	