

# 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	PHILIP JONES
Address	Bignell Cottage,Bicester Road,Chesterton,Bicester,OX26 1UE
Type of Comment	Objection
Type	neighbour
Comments	<p>Great Lakes UK Ltd Application Ref: 19/02550/F I object to the Application, made by Great Wolf Resorts, on the following grounds, based on my interpretation of the Local Plan produced by Cherwell District Council. The proposed site is located in the Village of Chesterton which is classed as a village A in the local plan, C260 page 246. It is considered to be "suitable for MINOR development, infilling, conversions". My contention is that in no way can Great Wolf's development plan be considered to be a minor development. The Great Wolf proposed site is featured on the Local plan in Appendix 5 Maps, 5.2 Key policies Map Bicester, page 313. It is currently named "Bicester Hotel Golf and Spa" There are no key features on the map that indicate any Local Plan key policies for the site. The map indicates a Public Footpath going through the middle of the site. The village of Chesterton is featured on the map the conservation area being a key feature. I submit that this map indicates that there are no policies in the local plan that in any way can be assumed to back the Great Wolf resorts Application, and does have key features that militate against it. If the application is accepted it would be contrary to the existing Local plan which would require to be changed if it is to reflect the truth. The only site on the Local Plan that, I suggest, might be remotely compatible with the local plan is Bicester Map 8, the former RAF Bicester, which appears to include tourism as a key policy.</p>
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Attachments	