

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	Kirsteen Hutt
Address	Top Green Cottage,Alchester Road,Chesterton,Bicester,OX26 1UQ
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sirs, I wish to strongly object to this planning application on the grounds that this proposal is not in line with the local development plan and will adversely affect the local community as well as the surrounding areas. The proposal is unsustainable due to its location on the edge of a small historic village, which already suffers from an existing road infrastructure unsuitable for the amount of cars which use it daily. This road infrastructure is a well known rat run at the best of times, let alone when the A34 or M40 experience any major traffic disruption, which is quite frequent, and most traffic diverts through Chesterton either due to local knowledge or sat nav advice. To propose routing plans which would push more traffic through the local villages and onto the A34 and M40 at a heavy congested junction would only add to the traffic problems. An additional 1,000 vehicle movements would only add to the frequency of traffic delays and congestion. This would also be on top off of the additional vehicles from the warehousing units being built on the Middleton Stoney road, the ongoing development of Kingsmere, the opening of Bicester Gateway and the increased traffic from Bicester Village. The impact of increased traffic will also affect the local area from an environmental perspective. Building on a Greenfield site is irreversible and will affect the landscape for the local people as well as local wildlife, affecting the biodiversity of Bicester for years to come and our future generations. This proposal is contrary to the council's strategic aim of prioritising knowledge based businesses, and sustainable long term employment. Local unemployment is relatively low so Great Wolf will be targeting a limited pool of candidates in direct competition with small, local Bicester businesses. This will generate a 'salary war' to attract candidates, which will not encourage wage growth but likely put small businesses out of business who can't compete with rising wages and benefits. Alternatively, Great Wolf will recruit from outside of the area which will not benefit the economic performance of Cherwell or offer opportunities for local people. Great Wolf is also planning to keep all guests on site and therefore local businesses will not benefit from the increased visitors in the area to purchase goods or services. For the above reasons, and to ensure the longevity of the local area, I strongly request that planning permission is not granted for this application. Yours sincerely, Kirsteen Hutt</p>
Received Date	02/01/2020 21:14:26
Attachments	