

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	Jacqueline Hogan
Address	Southgreen Cottage, South Green, Kirtlington, Kidlington, OX5 3HJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object strongly to the above-mentioned application on the grounds that this proposal is not in accordance with the local development plan, and there are no material considerations that would warrant planning permission being granted. I have outlined below the areas in which this development is unsuitable :</p> <ol style="list-style-type: none">1. Sustainability The development is totally unsustainable being located in an inappropriate situation at the edge of a village. The proposal includes 900 car parking spaces indicating a significant reliance on car travel which goes against the Cherwell Strategy of reducing car usage. The 18-hole golf course users will have to drive to alternative 18 holes courses, contributing to increased car use. The site comprises 500,000 sq. ft of built form on what is currently a greenfield site irreversibly removing important green infrastructure and disrupting ecological habitats.2. Landscape Impact The applicant is looking to put 500,000 sq. ft of buildings on this greenfield site which will have a significant and irreversible impact on the landscape and views of the site.3. Traffic Impact The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Chesterton is already a 'rat-run' and experiences major traffic congestion as an escape route during the many traffic issues on M40 or A34. Unacceptable routing plans via already stressed routes ie. Middleton Stoney, Weston on the Green and Wendlebury. This proposal would also direct traffic onto the A34 which already encounters significant traffic problems. It adds to numerous other significant proposals that have been approved in Bicester recently (Kingsmere, Bicester Gateway, Bicester Heritage). The road networks cannot cope with this additional traffic and the proposal is in the wrong location.4. Lack of Economic Benefits for Cherwell and Local Area This proposal is contrary to Cherwell's strategic aim of prioritising Knowledge Based business investment as a priority, thereby offering employment supporting the 'Knowledge Economy'. Hotel rooms only available to Great Wolf resort guests. This does not assist the growth of other businesses in the areas providing employees with a place to stay overnight. No local businesses support the scheme to reinforce Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc so any economic benefits will be retained by Great Wolf and not shared with local businesses in the area. Local businesses are already finding it hard to recruit the employees Great Wolf will be targeting. As such, Great Wolf will either take employees away from local businesses which will have a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements.5. Design It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location. This scheme comprises of a total floor area of 500,000 sq. ft in two/three overbearing large blocks, not in keeping with the local area. Schemes in such a location should be of small scale, detached buildings at low height (similar to the existing Golf Club), enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008.6. Loss of Sports Facility Why close 9 of the 18 holes? The company accounts demonstrate the existing golf complex is viable showing no signs of financial problems. How will they guarantee the continuance of the remaining 9 holes? Surely there should be significant investment plans to ensure this remains viable? With the loss of the North Oxford 9-hole golf course to housing, open space provision is rapidly disappearing in Cherwell, which is totally unacceptable when it serves such an important purpose in community well-being.7. Lack of Consultation With potentially over 2,000 visitors each day this proposal will have a significant impact on the area therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This a speculative planning application in the wrong location and

should be refused on this basis. 8. Ecological Impact Ecology - Loss of green field habitat for abundance of wildlife. 9. Air/Noise Quality/Pollution Public outdoor space on site will be right next to motorway (unhealthy due to noise and fumes) Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles. For the above reasons, I strongly request that planning permission NOT be granted for this application.

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Attachments