

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	Nicholas Jones
Address	Bignell Cottage,Bicester Road,Chesterton,Bicester,OX26 1UE
Type of Comment	Objection
Type	neighbour
Comments	<p>Ref: Planning Application 19/02550/F Land to the east of M40 and south of A4095 Chesterton Bicester Oxon I am writing to express my objection to the above planning proposal on the following grounds, Traffic and Transport: The proposed development will have a significant impact upon transport with a drastic increase in traffic on an already congested network. The village of Chesterton lacks the infrastructure and facilities as a rural community to support additional traffic and the associated disruption, pollution and noise. The applicants own Environmental Impact Assessment document supports this noting there will be 'significant effects for transport and access' to the immediate area whilst the report provides insufficient mitigation measures. Due to the remote and rural location and the lack of any public transport in the area the development will encourage increased car usage and will be contrary to the councils policy to encourage sustainable transport (Policy SLE 1) and the council initiative for a 'well connected' and 'dynamic' town centre in Bicester (Policy SLE 2). Design, character and social environment: The design is not in keeping with the character of the local area. The massing and scale of the development will vastly over shadow the predominantly two storey local vernacular. The proposed excessive 500,000 sqft footprint and four story height of the hotel building will dominate the area and even exceed the size of the existing two storey Bicester Spa Hotel which is the largest development within Chesterton. Chesterton has been highlighted in the Local Plan as a category A village which supports development that will benefit the local community and character of the area. As a rural village with notable listed buildings, green open space and a significant conservation area this development fails to address the existing built and historic environment and will bring significant harm to the natural landscape and is contrary to Policy ESD 15 and Policy ESD 13. Habitat and Environmental Impact: Over 50% of the existing open green space will be given over to building and hardstanding which will give rise to a direct loss of valuable habitat. The proposed habitat retention is drastically outweighed by the significant loss to both the immediate and wider context. This will lead to a reduction in biodiversity and will threaten the adjacent BAP 'Priority Habitat' in Bignell Park (refer to Cherwell Local Plan 2011-2031 Biodiversity Map) and is therefore contrary to the Local Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment. Sustainability: The approach set out in the applicants Energy Sustainability Statement fails to meet future local or regional policy and guidance. Changes to the Building Regulations Part L in 2020 propose significant updates to the current legislation to increase energy efficiency. The current proposal utilises gas boilers as the source of heating and hot water for the water park and family entertainment centre. Due the 'significant' energy demand of the water park and entertainment facilities the extensive use of gas boilers is contrary to any future sustainability policy. Along with increased traffic levels the scheme demonstrates it will generate high levels of pollution and waste that will have a significant impact upon the local environment which will not be mitigated even when brought inline with future guidance. In addition to the sustainability and environmental concerns associated with gas boilers there is currently no network gas in the area and substantial infrastructure work would be required to supply the site. Economic Benefit: Despite providing potential job opportunities the economic benefits do not meet the needs set out in the Local Plan. The council note that Bicester's skills, education and training are in the worst 20% in England and the low skilled nature of the work offered by Great Wolf Resorts does not meet the councils ambition for high skilled/tech work opportunities. Appropriate and Sustainable Alternative Sites: Though we do welcome development and the social, environmental and economic benefits this brings to the area the siting of this substantial commercial resort within the rural parish of Chesterton does not meet the priorities of the local plan. The</p>

proposed development of a valued green field site used by the local residents of Chesterton would diminish the historic rural character with no benefit to the local community. The local plan clearly identifies sites within Bicester such as Former RAF Bicester and Former RAF Upper Heyford as new tourism developments which would much better suit this type of development and meet the requirements of the Local Plan. The current site is neither 'allocated' or within the 'built limits' of Bicester and therefore contrary to Policy SLE 1 Employment Development and Policy SLE 2 Securing Dynamic Town Centre. Past and future precedent: Over the past 50 years Bicester has seen significant development which has brought much needed investment and new homes but the Great Wolf Resort, if approved, would set a precedent for major development contrary to the policies of the Local Plan. The residents of Chesterton have successfully and valiantly stopped unsustainable expansion in the past including the opposition to the proposals presented by Bicester Sports Association. If this application is permitted it will set a precedent for future development that will greatly diminish the social, environmental and historic fabric of both the immediate and wider area.
Your Sincerely Nicolas Jones Bignell Cottage Chesterton

Received Date

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Attachments