

# 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	Diane Bohm
Address	Odd Tymes,Northampton Road,Weston On The Green,Bicester,OX25 3QX
Type of Comment	Objection
Type	neighbour
Comments	<p>Date: January 3rd 2020 Development Management Cherwell District Council Bodicote House Bodicote Banbury OX15 4AA Ref: Great Lakes UK Ltd - Application Ref: 19/02550/F Dear Ms. Whitehead, I refer to the captioned application for the construction of a 500-room hotel and water-park resort in Chesterton under the management of Great Wolf Resorts Limited. I am a resident of Weston on the Green and will personally be impacted by the development of this resort. I strongly object to this application. The proposal is not in accordance with the Local Development Plan and there are no material considerations that would warrant planning permission being granted. There are several areas that concern me: Traffic The existing road infrastructure (and that of surrounding villages) can't cope with the extra 1000+ daily increase in traffic volume, plus construction traffic. Weston on the Green 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 + 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. Construction traffic will be intolerable and significant in volume Goods and services deliveries will involve large vehicles and will probably travel during the night which will be unacceptable to our quiet villages 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 economic benefits retained by Great Wolf and not shared with local businesses in the local 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 thus having a negative economic impact, or they will bring in employment from other areas therefore increasing traffic movements. Design The building is a 3 &amp; 4 storey design, massive in size. It has been difficult to imagine the actual size of the building but it has been likened to an Ikea superstore. The buildings and car parking have spread across the site having significant urbanising impact on this rural location. Both the design and the size are inappropriate on a greenfield site, in the countryside where there is no local demand for such a facility. 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. Air/Noise Pollution/Quality/Water table 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 is of grave concern to me light pollution throughout the night will cast a glow on the sky, masking the night sky and having an negative effective on night insects and animals An enormous amount of water will be used from Cherwell's already short supply, drainage of water treated with chemical could pollute our system (note: Thames Water consultation response). Cherwell's own consultant (Tyrens) refers to the need to "reduce water demand in this highly water stressed area". Thames Water Report supports only 50 of the 500 rooms from the existing water</p>

supply. How will the huge use of water affect Weston on the Green? We don't know because a study has not yet been done. Health Care Resources in the Bicester area are already stretched and planning for increased medical services is problematic given the shortage of Surgeries and GP Practitioners. I await a response from the Health Services on this topic. To my knowledge, Wolf Resorts has not planned a medical facility on site. Conclusion To be frank, I cannot see one good reason for this application to be approved. It fails on so many levels but fundamentally it is the wrong design in the wrong location. Yours truly, Diane C. Bohm

**Received Date**

03/01/2020 20:04:13

**Attachments**