

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	Natalie Bohm
Address	Odd Tymes,Northampton Road,Weston On The Green,Bicester,OX25 3QX
Type of Comment	Objection
Type	neighbour
Comments	<p>Re: Great Lakes UK Ltd - Planning Application No: 19/02550/F. I am a resident of Weston-on-the-Green. I object to this application. The proposed development is not in accordance with the local development plan. It will cause significant detriment to surrounding areas with no clear benefit. The main causes of concern are: 1) Traffic and road safety: the application includes the need for a 900-space car park indicating that Great Lakes recognises that the majority of their customers will travel by car. Chesterton's road networks are insufficient for the proposed volume of traffic. Great Lakes stated in an open meeting that they will encourage customers and construction vehicles to travel from the M40 to the A34 and approach Chesterton through the surrounding villages, including the B430 in Weston-on-the-Green. The A34 already has significant traffic problems and cannot cope with increased traffic volume. Weston-on-the-Green is a small village with narrow roads, few sidewalks, no cycle lanes and young families. We already get run off from the A34; increasing this traffic is unacceptable. It puts our children at great risk of road traffic accidents as well as the many cyclists we have on our roads. The quality of our roads already suffers from the volume of traffic we have; increasing this, especially with added heavy goods vehicles, will worsen this and provide additional risk to local traffic and cyclists. I am not prepared to accept this risk to my child and family. I understand that the mitigation proposal involves two-hourly shuttle buses from the Bicester stations. These bear no relation to train times and clearly their customers are unlikely to wait this length of time for buses. The fact that they need such a large car park and so few buses indicates that they recognise that these are unlikely to be used. 2) Pollution: this application will result in air, water, noise and light pollution. Increased traffic will negatively impact on air quality; I can see no assessment of this impact for Weston-on-the-Green in the application despite the fact that Great Lakes has stated it will advise customers to use the village as one of the routes to the site. This is an unacceptable health risk in a village full of children and older people. The traffic, as well as the development itself, will also result in increased noise and light pollution which are of great concern to those of us living in a rural village due to its impact on our local wildlife. The potential for water pollution is not addressed despite the fact that this development will have water features. How is the water from these treated and what is the potential for chemical run off into the environment? How will the significant amount of effluent be treated and managed? None of this is given full consideration in this green land area. 3) Water usage: Cherwell is known to be an area of water stress (Cherwell Policy ESD 3). This development involves both a water park and a large residential building. In this application there has not been a full assessment of the impact of the water consumption for both a water park and a hotel on the water-stressed surrounding villages. The Thames Water Report supports only 50 of the 500 rooms from the existing water supply. The concerns around this appear to have been dismissed by Great Lakes who state that they feel that the increase in demand will be negligible on local supply despite not having completed a full study. This indicates their cavalier attitude to such a significant local and environmental concern. This is unsustainable and unacceptable. 4) Environmental impact and carbon footprint: the above points indicate the potential for significant environmental concern. Alongside these concerns I cannot see an impact assessment on local and surrounding area wildlife and biodiversity which is of key concern in this greenbelt. Neither is there an obvious comprehensive environmental policy statement or carbon offset plan. How is this acceptable given our current concerns? If they do have such plans, why are these not clearly highlighted throughout this application? I can only conclude that this is not of real importance to the plans of Great Lakes, and even should something be added in retrospect I would have serious doubts about their environmental commitment. The rationale that Great Lakes gives for this development is</p>

that it will increase local employment and provide local economic benefit. We currently have a number of hospitality businesses in the local area. These struggle to recruit local employees, therefore I can only conclude that Great Lakes plans to recruit out of the area. We already struggle with local affordable housing and GP services. If labour is brought in from other areas how will these be addressed? If this is meant to be transient labour then this provides no real local benefit and places greater burden on travel infrastructure. Great Lakes is a closed resort with resident facilities including restaurants and retail. How does this support local and surrounding small businesses? The only economic benefit that can be found is to Great Lakes itself. Based on the above and given the lack of consultation with Cherwell and the local development plan I object to and oppose this planning application.

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Attachments