

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	Fiona Spensley
Address	Copper Mill,Church Lane,Weston On The Green,Bicester,OX25 3QS
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to the proposal to build a Great Wolf Resort which I do not consider to be an appropriate development in Chesterton. I have looked at the application documents and attended an exhibition held at the Bicester Hotel Golf and Spa to understand the proposal. The following material considerations inform my opinion: Highway safety Disabled persons' access The B 430 is already a busy road, and it is already a challenge for my partially sighted and limited mobility daughter to cross this road to reach the 'Milk Shed' - any increase of traffic would require a pedestrian crossing of the B 430 within Weston on the Green. Traffic Highway safety The attempt by the developers to mitigate the impact on Chesterton is to route the majority of the traffic through Weston on the Green. The B430 is already an overspill road when there are problems on the M40 between junctions 9 and 10, which seems to be all too frequent. This ability to alleviate problems on the M40 would be impeded by the additional traffic to the proposed resort. Traffic is already heavy during the week, and the submitted neighbourhood plan calls for a 30 mph limit through the village and traffic calming measures for the current load. Any traffic coming from the M 40 Junction 9 would need to use the A34 - this already overloaded road is not considered fully in the application documents. Problems on the A34 could be compounded if the expressway proposal also goes ahead. The A34 is not included in their traffic data, and the A34 near Weston on the Green is an accident black spot already. The figures quoted in terms of 'averages' do also not consider the distribution of this traffic. The B430 is less busy at weekends and in the evenings. This resort will bring traffic 7 days a week with service vehicles out of hours which would cause a perceptible change I would rate as 'high' in the conditions for the residents of Weston on the Green, particularly for residents located on the B430. The resort is designed, with 500 bedrooms, for families with young children coming for short stays or one or two days. It is unrealistic to think that many will arrive, with their suitcases, by shuttle buses. They will predominantly use cars and the extensive car parking provided on the site would support that view. I believe the traffic impact is under-estimated. There is insufficient infrastructure to support this development at this site. This should be located close to a motorway junction, with direct access from that junction, not travelling through villages. Noise There will be an increase of traffic noise within Weston on the Green, not only with customer traffic but also with service vehicles which will need to arrive at the site out of hours. This will extend the disruption to residents of Weston on the Green. At the site itself, the noise generated by the proposed resort will be in addition to the existing noise from the motorway. Effect on listed building and conservation area Weston on the Green and Chesterton are both conservation areas. This development is entirely out of character and proportion to either Village. Layout and density of building The density of occupation, and the nature of the business will adversely impact on water supply in the area, which is already a problem. Water demand is huge in an area which already has a lot of other housing development planned. Design, appearance and materials It is just too big for the location and the area Government policy Children's health. There is increasing recognition of the adverse effect of pollution on children. It is inappropriate to site a children's resort adjacent to a motorway. The impact of pollution from the motorway is not considered as a risk to human health from the location at this site. In similar vein, it is not appropriate to re-route a public footpath, which currently runs across a rural area to run adjacent to a road - which will be busier with the additional traffic to the site. Proposals in the Development Plan Employment. This development will require a large number of low skilled jobs. With Brexit, there will be even fewer such employees available. There is already a shortage in the local hospitality sector and there are new hotels in Bicester itself also competing for such staff. These are not the type of jobs we need in this area.</p>

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Attachments