

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	Dr David Winfield
Address	39 Alchester Road,Chesterton,Bicester,OX26 1UW
Type of Comment	Objection
Type	neighbour
Comments	<p>This proposal will not maintain the nature and character of the local villages e.g Chesterton and Weston-on-the-Green. The local road infrastructure is inadequate for the proposed visitor numbers. 500,000 visitors per year equates to 125,000 car arrivals (occupancy of 4 per car), 250,000 car return journeys; using well-published authoritative figures, this equates to an additional 15,000 metric tons of carbon dioxide per year (average three hour journey, 50 mph on national speed limit single carriageways (RAC figures), epa.gov average carbon emission for passenger cars). How will this be off-set for the County's carbon neutral target? If by tree planting, what land has been identified for this and who will bear the cost? Green environment will be destroyed. How will its current ecological role (carbon off-setting, water drainage etc) be replaced? Refer to wild life organisations for Oxfordshire for information on the endangered species in this location. What endangered species Survey has been performed and how will they be protected? There are no effective proposals to disguise the intrusive profile of the 84feet tall structures from distant view. Only three native trees can grow to this height by maturity and in ideal conditions and there is no proposal to utilise them in the plans. What will the carbon footprint of the amenity be? How will the County achieve its objective of carbon neutrality by 2050? What studies have been undertaken to demonstrate the local infrastructures (roads, drainage, sewerage etc) will cope with the additional load created by 500,000 visitors per year? There has been no viability study to demonstrate this American type of amenity will be successful in the UK or at this location. It will have to compete with an even larger amenity (a London version of Disney Land in Dartford, Kent in 2024). It seems obvious that British families will prefer a visit to Disney Land over a trip to Chesterton. Just how sustainable will it be? Bicester has a thriving economy; there has been no loss of major employer in the area that has created a need for fresh investment. What studies have shown Bicester needs a boost to its tourism given that Bicester Village is saturating it's local road infrastructure? What scientific evidence is there that the project will increase and not detract from biodiversity? How will the project increase the residents' enjoyment of the local rural countryside given the facility will be indoors and the surrounding environment will be a man made green area with non-native plant, shrub and tree species? How will the destruction of bird, flora and fauna habitat be compensated for? Given the UK has a national policy of not allowing parents to remove their children from school during term time, how will the load of 500,000 visitors be distributed evenly throughout the year and not just concentrated at weekends and school holidays, thereby creating an enormous increase in traffic at these times? In what way will the facility be a benefit to the whole local population and not just to those with a young family that might use it (if day passes are allowed?) It will decimate the ability of the local population to enjoy the countryside by participating in rural sports like golf and therefore not encourage the enjoyment of the existing rural environment. There are other brownfield locations in the UK with far better road and transport access that would not destroy the character of the rural environment where new investment is desperately needed to boost the local economy and employment possibilities than in this particular location.</p>
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Attachments	