
Bicester Town Council

Planning Department -
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Mrs Samantha Shippen - Chief Officer
The Garth
Launton Road
Bicester
OX26 6PS

Telephone 01869 252915

Fax

Case Officer : Clare Whitehead

Date 15/01/2020

Application No :19/02550/F

Type : FULL

Status : 0 New Application

Date Received : 29/11/2019

Applicant : Great Lakes UK Ltd
Land to the east of M40 and
South of A4095
Chesterton
Bicester, Oxon

Agent/Architect :

Location : Land to the east of M40 and
South of A4095

Parish : Fringford/Heyford

N.G.R. :

Road Class :

Proposal : Ward: Fringford/Heyford

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.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Bicester Town Council have considered the Application No 19/02550/F and observations thereon are as follows :

RESOLVED that BTC object to this application. Allocation outside of the Local Plan; in contravention of both transport and green open space policies. Significant concerns regarding anticipated traffic issues the impact that use of Satnav in contravention of proposed traffic management plan as drivers will follow

easiest route rather than any signposts; impact of traffic on both Bicester and surrounding villages. Building footprint is large and excessive, it is considered to be in contravention with the local design guide, overbearing and not in keeping with the size or scale of development locally. Concerns regarding impact on water resources locally to facilitate such a development placing undue pressure on local resources. Given recently approved applications for hotels, it is considered that the cumulative effect of development is in excess of local demand and therefore overdevelopment of the local area. Location is considered completely unsuitable, including being outside of the development envelope of the local settlements having an adverse effect on open green areas. Guest turnover of 1.5 days with 900 car parking spaces in addition to other vehicle movements will result in an unacceptable number of vehicles utilising roads which are already at capacity.