

# Comment for planning application 19/02550/F

<b>Application Number</b>	19/02550/F
<b>Location</b>	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
<b>Proposal</b>	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
<b>Case Officer</b>	Clare Whitehead
<b>Organisation Name</b>	Anna Perry
<b>Address</b>	12 Haydock Road, Bicester, OX26 1BG
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Dear Planning Committee, Ref: Planning Application 19/02550/F I would like to register my very strong opposition to the above planning application on the following grounds: 1. Unsustainable in an inappropriate location on the edge of a village - the development includes 900 car parking spaces and relies on car travel which goes against Cherwell strategy of reducing car usage 2. Environmental impact - such a large development will have an irreversible impact on the environment - 500,000 sq ft of buildings on a greenfield site! 3. Traffic - the increased traffic from this development will be too much for the existing road infrastructure - it cannot cope with an additional 1000+ cars daily plus construction traffic. Chesterton is already experiencing major travel disruption. The A34 cannot cope with any extra traffic. There is no way the road network can deal with additional traffic. 4. Lack of economic benefit - the proposed economic benefits will not be to the local area, they will only benefit the development. The proposal is contrary to cherwell's strategic aim of prioritising Knowledge Based business investment as a priority. 5. Detrimental to local businesses - no local businesses support the scheme, Great Wolf aims to keep all guests on site to use their restaurants and other facilities so the economic benefits will not be shared with the local area. Additionally Great Wolf will take employees away from local businesses. 6. Design - it is an inefficient and therefore bad design, the low rise design has a significant urbanising impact on this rural location. Such schemes in such a location should be of small scale, detached buildings at low height to enhance the character of the local area as outlined in Cherwell Council's Countryside Design Summary 2008. 7. Lack of consultation - with over 2000 visitors per day this proposal will have a massive negative impact on the area and therefore Great Wolf should have worked with Cherwell to be allocated a site through the correct local plan process. This is a speculative planning application in the wrong location and should be refused on this basis. 8. Ecology - huge loss of greenfield habitats for wildlife. In summary this proposal will have a tremendous negative impact on the local area, there are no positives, apart from for Great Wolf who will line their pockets at the expense of local people and the environment. Regards Anna Perry 12 Haydock Road, Bicester 5 February 2020</p>
<b>Received Date</b>	05/02/2020 12:46:22
<b>Attachments</b>	