

# 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>	
<b>Name</b>	Martin Keighery
<b>Address</b>	250 Oxford Road, Kidlington, OX5 1ED
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Dear Sir/Madam, Middleton Stoney Parish Council fundamentally opposes the Great Wolf application at Chesterton. It is not in the keeping with the local development plan or with any commitment to the environment or with the transport problems besetting our own village and neighbouring villages. The traffic problems in Middleton Stoney are well known and yet would be made worse by the Great Wolf resort. Oxfordshire County Council is currently conducting an Informal Consultation on behalf of the parish council regarding traffic problems within the village, especially HGV problems and the overall traffic from the new Heyford Park development. The leader of the council, Cllr. Hudspeth is fully aware of our concerns as we have written to him twice and we have also contacted Yvonne Rees' office regarding the problems. A further 1000 deliveries during the construction period of the proposed water park - 65 deliveries a day - using the local road infrastructure would be intolerable. We are seeking to address these problems through measures in our village, particularly given recent air quality measurements in Middleton Stoney, which were amongst the very worst in the county. Our parishioners expect us to continue pressing partner agencies to alleviate our air quality and noise pollution concerns. Yet, if this application were successful, traffic volumes would increase substantially. For example, it is projected that there would be 500,000 visitors, 1000 daily car journeys and a 900 space car park. The road infrastructure cannot cope with such volumes. Furthermore, the application is incompatible with Cherwell's strategy of reducing car use in the district. We agree with other reasons for objections raised by Chesterton and other neighbouring parish councils. For instance, the huge edifice proposed by Great Wolf would be out of keeping with the rural character of the local area and with the Council's stated desire to tackle climate change. Similarly, we agree with those who have highlighted that the business case does not chime with Cherwell's strategic aim of championing a knowledge-based workforce. The developers are predominately promoting low-skilled employment and training - again not in line with the planning framework or council policies. Our distinctive contribution to the widespread objection to this scheme. however it is rooted in our concerns for the intolerable pressure this would add to the environment and traffic problems already endured by residents of our village. To give but three examples of matters already making a severe problem worse. Viridor are seeking an application to extend their operating licence and to deliver further services, Smiths' quarry at Dewars Farm has recently been granted planning permission and also intend to bid to provide resources from there for the HS2 project and there is also a proposed car heritage development in Enstone. Each of these will exacerbate the traffic problems in Middleton Stoney and other neighbouring villages. In combination with what is already happening, therefore, the Great Wolf proposal would be increasing the risk of frequent deadlock in the area, with disastrous effects for air quality in our village and our villagers' everyday lives. In sum, we cannot believe that any elected official committed to tackling climate change or to alleviating traffic blight or to abiding by the local development plan would approve this application. For these reasons, Middleton Stoney Parish Council strongly opposes this application and calls on the committee to reject this application by Great Wolf as totally inappropriate. Yours faithfully, Professor Simon Lee Chairman on behalf of Middleton Stoney Parish Council</p>
<b>Received Date</b>	13/02/2020 11:17:30
<b>Attachments</b>	