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Reference :- Great Lakes UK Ltd- Planning Application No :-19/02550/E.

I wish to register my objections to the above planning application because of the following relevant point below.

Unsustainable

I feel that the unsustainability of this totally inappropriate development is a major factor being on the edge of our village which is already under attack from more than one side.
A development which will be bigger than Bicester Village with additional vehicle movements of expected 1000+ vehicles daily will render our lives unbearable.

Landscape Impact

The addition of 500.000 sq ft of buildings on this green field site will destroy this aspect of the countryside for ever with disruption of ecological habitats destroying the reasons we chose to live in a village location.

Traffic Impact

With the frequent problems occurring on the A34, A41 and the M40 our road system cannot cope with the current level of traffic much less another 1000 vehicles.
We were I feel misled at the presentations by Great Wolf staff trying to convince us that the majority off their visitors would arrive by rail, if so then why would they need 900 car parking spaces? This is not the correct site for this development.

Lack of Economic Benefits for Cherwell and Local Area

This proposal is contrary to Cherwell's aim of prioritising Knowledge Based
Great Wolf will be aiming to keep ALL their guests on site to maximise sales and profitability with all the built in amenities including restaurants, bowling alleys, retail shops etc excluding local businesses to benefit in any way.
Local businesses will find it even more difficult to recruit staff as Great Wolf will be targeting them or worse still brining staff from other areas increasing more traffic problems.

Design

The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having significant urbanising impact on this rural location which renders it of very poor design and inefficient.
The The 500,000 sq ft development in two/three large blocks are not in keeping with our village or local area or Cherwell Council's Countryside Design Summary 2008.

Loss of Sports Facility

The company accounts demonstrate the existing golf complex is a viable business so one must assume the sale of 9 holes must be purely a financial decision of the present owners but of major concern to all of us is, as Bicester Village, once established it will grown out of all proportions taking over the other 9 holes.

Lack of Consultation

With an estimated 2000+ visitors eat day and the significant impact it will have on our village Great Wolf should have worked with Cherwell to allocate a site suitable for this size of development in line with the local plan. This application is in the wrong place and should be refused on this basis.

Ecological Impact

Loss of green fields and habitat for the abundant wildlife.
Air/Noise Quality/Pollution
With the quantity of vehicle and construction staff movements will be two years of misery for all local residents . The dust and noise will be intolerable.

Yours Faithfully

