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Chesterton
Bicester
OX26 1US

Ms Clare Whitehead
Case Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Ref: Objection to Great Lakes UK Ltd – Planning Application 19/02550/F

Dear Madam

Great Wolf proposal is not in accordance with the local development plan and there are no material considerations that would warrant planning consented being granted.

The existing road infrastructure can't cope with the excessive increase in traffic volume and the heavy lorries during construction will have a major impact on our Village roads which are congested enough now and not in a good condition. Resultant deterioration in air quality and noise pollution from additional traffic, construction and service vehicles will be extremely detrimental to the health of all of Chesterton inhabitants.

The proposal is contrary to Cherwell's strategic aim of prioritizing Knowledge based business investment as a priority.

Great Wolf's suggestion of economic benefits to the area are a fallacy as their aim is to keep their guests on site by providing shops, restaurants, entertainment etc. Their employees will have to drive to the site as there is no public transport in the Village so how is it going to help the community that is threatened by their

proposal? 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 completely the wrong location and should be refused on this basis.

Yours faithfully



P. D BOSTER (MR)