

12 Chestnut Close  
Chesterton  
Bicester  
OX26 1XD

22<sup>nd</sup> December 2019

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

Ref: Great Lakes UK Ltd - Planning Application No: 19/02550/F.

I am writing to strongly object to the above planning application that I believe is not in accordance with the local development plan, has no consideration for the road infrastructure or the disastrous effects on local wildlife.

It is an inefficient and therefore bad design. The low-rise design, to ensure it is less visible, has meant the buildings and car parking have spread across the site having a significant impact on this rural location. The development comprises of a total floor area of 500,000 sq.ft in two or three large blocks, definitely not in keeping with the local area. Schemes in a location such as ours should be of a small scale with detached buildings at low height (similar to the existing Golf Club) thus enhancing the character of the local area as outlined in Cherwell Council's Countryside Design Summary, 2008. With Great Wolf looking to put 500,000 sq.ft of buildings on this greenfield site this will have a massive and irreversible impact on the landscape and views of the site, not to mention the devastation of ecological habitats.

This application includes 900 car parking spaces with a significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. The proposed outdoor space on the site will be right next to a very busy motorway resulting in deterioration of air quality together with noise pollution from additional traffic, construction vehicles and service vehicles.

With the potential for over 2,000 visitors each day this will have a significant impact on the road infrastructure both for Chesterton and the surrounding areas. The proposed routing plans will be meaningless as people will use the shortest route as advised on their sat nav causing major traffic congestion for local villages as well as the already congested A34.

This application is not sustainable and will have a massive detrimental effect on the local area.

I strongly advise rejecting this proposal.

Yours sincerely

Deborah Simpson

