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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.

There are no economic benefits to Cherwell or the local area. No local businesses support the scheme and this goes against the Great Wolf's suggestions of economic benefits. Great Wolf aims to keep all guests on site to use their restaurants, bowling alleys, retail shops etc. so economic benefits are retained by them and not shared with local businesses in the area. Local businesses are already finding it hard to recruit the employees Great Wolf intends to target. They will either take employees away from local businesses creating a negative economic impact, or they will bring in employees from other areas, which will in turn further increase traffic movements.

This application includes 900 car parking spaces with a significant reliance on car travel, which goes against the Cherwell Strategy of reducing car usage. Together with this the 18-hole golf course users will be forced to drive to alternative 18 hole courses, this in turn goes against the Cherwell Strategy by increasing car usage.

This 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.

Great Wolf are proposing to put 500,000 sq. feet of building on this greenfield site which will have a significant and irreversible impact on the landscape and view of the site. More important, in my opinion is the irreversible destruction of an important green infrastructure and the resulting disruption of ecological habitats.

The proposed development is unsustainable on an inappropriate location on the edge of a small village and I urge you to reject this application.

Yours sincerely

Paul Sim