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

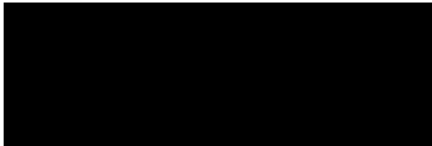
To whom ever it may concern,

I would like to register my objection the above planning objection.

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

- The Site is Unsustainable
 - being on the edge of the village, where increased traffic will have a detrimental effect on health. School hours particularly are already very difficult, the mornings and afternoons will make the school practically impassable with extra traffic.
 - Extra traffic goes against Cherwell strategy of reducing cars
 - The site is currently greenfield and is very important ecologically
- Landscape impact. 500,000 sq ft of new buildings on this site will have a significant impact on the landscape and views
- Traffic.
 - The traffic in Chesterton is already terrible, commonly being used as a rat run or diversion when there are problems on the M4 or A34
 - A development like this would need its own exit and dedicated road from a major trunk road
- Lack of Economic Benefits
 - The proposal is contract to Cherwells strategic aim of prioritising Knowledge Based business investment
 - Hotel rooms are only available for Great Wolf guests, which does not assist the growth of local businesses
 - Great Wolf wants to keep all guests on site, to maximum their own profits.
 - Bicester Village and other local firms already find it hard to find staff. Great Wolf will be a further drain on local talent making it harder for businesses to find staff

- Design
 - The site is spread too wide increasing the urbanising impact on the area
- Lack of Consulation
 - With more than 2000 visitors a day the proposal should worked with Cherwell to be allocated a site through the correct local planning process.
- Air/Noise Quality/Pollution
 - The deterioration of air quality and noise pollution is unacceptable.



Tim Rotherham