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8 Penrose Gardens  
Chesterton  
Bicester  
OX26 1DG

Development  
Cherwell District Council  
Bodicot House  
Bodicot  
Banbury  
OX154AA

16th December 2019

Dear Sirs,

**REF: GREAT LAKES UK LTD - APPLICATION REF: 19/02550/F**

We are writing to you to formally put in writing that we object to the application for a large-scale water theme park in the small village of Chesterton. The village cannot and would not sustain a vast development in this location. There is no need for it and logistically Chesterton and the surrounding villages could not support it.

I have outlined the objections below:

1. The roads that lead to this greenfield site are not built for this purpose. Little Chesterton (one of the villages to the current site of Bicester golf club that leads from M40 AND A41 floods and is a single track road.
2. Signage and the road that runs parallel to the current site called "The Hale" are not fit for purpose. The road has potholes and is not wide enough and people often speed along there. The Hale used to be 50MPH and its recently changed to 30MPH but is only indicated at one end. Regular commuters that use it as a rat run have not adapted. When there is more traffic it would be even more dangerous. Pre-school and Primary school Children use this road to walk to school. The pavements that run along side the A4095 are not wide enough, with the two way traffic that currently goes through the village. Especially on the first bend that comes through the village from the North side.
3. The speed bumps in the village have pot holes in them and with the estimated 500,000 visitors and their vehicles annually to the area already suffering from congestion for Bicester Village, Bicester Heritage Site and Silverstone from Junc 10; there would be more cost to the council for the upkeep which isn't happening currently. And with that many cars you would add to congestion with road closures to fix these problems.
4. There are no benefits to the local community for this proposal. They do not offer day passes and locals don't tend to shop at Bicester Village so won't be paying to stay over night at a location when their own home is within 5miles for free. The clientele who might come may be coming from further afield and the company have said that restaurants and shopping facilities will all be under one roof so there won't be a need for them to leave the premises.
5. Would this company be paying any tax to our government, any council tax or would the tax money generated be going out of the country? The local residence have already paid for the roads and surrounding infrastructure.

6. The 600 lower skilled staff will either be lured from other Bicester businesses, which are already understaffed; or will commute and use their cars to this village location. New business such as Next and M&S, Sports facilities such as the Local Gym's and the new David Lloyd pool that is due to open.

There is no provision for staff accommodation on site.

7. We looked online at other waterparks and their surroundings. Milton Keynes have a couple and the roads and roundabouts are fit for purpose so you can see the logic of building them there. Woburn has a centre parks, Swindon, Birmingham, Bracknell etc all have water/theme parks and access to support it. This village location doesn't support the current traffic let alone extra traffic that would ensue. Also these other sites are all within an hour of Bicester.

8. On the other side of Bicester we recently had an Eco village built, the main focus of which was to build a sustainable estate. Having a waterpark that wastes gallons of water, electricity and gas flies in the face of the conservation the council has already permitted. The proposed site is opposite Chesterton Belt. Added noise pollution, light pollution, smell from chlorine and other waste that needs to be pumped away from the site, due to the restaurants and bedrooms along with the waterpark its self contradicts the reasons given for building the Eco Village. The waste will also need to be filtered away through the small village of Chesterton into an already over used system that cuts across fields. Areas around the village already flood. Fields along the Hale for example and Little Chesterton. Will the proposal be "Consistent with the Governments zero carbon buildings policy".

9. The traffic at Middleton Stony traffic lights will be backed up even more so during peak traffic times with the estimated 500,000 extra cars, not to mention delivery lorries once its built or the disruption, noise and waste while the site would be being built.

10. We also believe that the proposal in this location on the M40 with flood lights, a colourful imposing building and slides would be a huge distraction for the safety of motorway drivers on the M40.

This article in the Oxford Mail said there was a probe into the increase in accidents on the M40 at Junc 9 - Junc 10 stretch. Statistically this will only increase due to the increase in traffic by the proposal.

<https://www.oxfordmail.co.uk/news/13098707.increase-crashes-section-m40-subject-probe/>

Public safety all around this proposed site is a huge concern. I have also looked into why other proposals in the village have not been permitted and outlined a few below that are all in the same area along the M40 next to the proposed site:

- An erection of an Agricultural building that would have less of a detrimental affect on the surrounding areas was rejected (Application NO: 06/02274/F **"INAPPROPRIATE, INTRUSIVE" IN THE OPEN COUNTRYSIDE.**
- Sports fields opposite the Bicester Golf club, which marked out a football/rugby pitch was rejected
- Flood lights for the Sport ground were rejected due to high pollution and distraction to the M40 drivers

I have also looked at the The Cherwell Local Plan2011 - 2031 (Part 2) that is requiring Bicester to expand.

#### *Vision*

*3.4 Local Plan Part 1 contains the following vision for the District: "By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than today. Those who live and work here will be happier, healthier and feel safer."*

The quality of life will be detrimentally impacted and the increased traffic imposed on residence will not be safe.

Bicester as a whole is expanding at an exponential rate. A Business Park next to the current Tescos with added cars/traffic expected. Warehouses with extra lorries and vehicles expected. Bicester Village and the traffic that generates. The Heritage Site and the traffic that generates. Residence are continually affected by road works, transport and traffic issues. The infrastructure will not be able to sustain all of these proposed developments. At the same time crime rates have gone up and police cuts are affecting local residence. Under the circumstances they are doing a great job but the police, medical and fire officers, along with the community, needs support and we feel its currently not sufficient.

Everything is being built at once and Bicester is unrecognisable on the outskirts; yet nothing is being done to support the Market Town itself. Building new restaurants in a location that Bicester and surrounding villages can't access, yet using the resources of the town is another nail in the coffin of the local high street and will not help the community.

Please listen to the voices of the people who live here and financially contribute monthly to the infrastructure of this community; and not the American Corporation who seek to build on green land and take money out of the community without contributing to the sustainability of the towns current businesses, the sustainability of the environment, the wellbeing or the Heritage of the lives of the people and future generations; which contradicts the very words used in your Cherwell Plan 2011-2031 and could be considered to violate the Human Rights Act  
- Protection of property

*"Every natural or legal person is entitled to the peaceful enjoyment of his possessions."* As this has been hugely distressing to the population of Chesterton.

Yours sincerely

[REDACTED]