

The Newbarn
Bicester Road
Middleton Stoney
Oxon
OX25 4TD

Dear Sir/Madam,

I write as a very concerned and frustrated resident of Middleton Stoney. Since we moved to the village 8 years ago we have seen nothing but development either side of our village, leading to an immeasurable increase in traffic. Not only is this more dangerous for my 2 young children aged 7 and 4 (walking to the park now is like taking your life in your hands), but the noise, pollution and road damage really is very upsetting. It is also taking us 5 minutes to get 100 yards through the traffic lights in the morning, and also takes my husband 20 minutes to now reach the A34.

Over the last few months we have heard rumours of the plans of Great Wolf Resorts to build in Middleton Stoney and now I am writing with my strong personal objection to the recently submitted plans. From someone who is already angry and frustrated at the impact of over 2,000 houses at Kingsmere in Bicester, close to 1,000 houses in Heyford Park, the incinerator which is visible from my bedroom window, the extension of Bicester Village and a new warehouse being built at the end of the Bicester Road, I really have had enough. I am furious that this is even being considered as I see very little if no benefit to the local area, but a huge number of negatives:

- 500,000 visitors per year to a hotel which is estimated to be 60% larger than the plot of Bicester Village. During peak times I am sure you are aware of the impact on the roads in Bicester and the local area from visitors to Bicester village. The infrastructure is simply not there to support the area.
- The hotel has the capacity to host 2000 visitors on a daily basis. The impact of this on the road past my house on a daily basis would be shocking, depreciate the value of my house and have a significant impact on the quality of life of myself and my neighbours.
- During weekends, when the majority of traffic will be going to and from the hotel, the roads simply won't be able to cope. The current traffic on the B4030 on a Friday from 3pm can queue for several miles, particularly if there is a problem on either the A34 or the M40. Middleton Stoney is already used as an alternative route for drivers attempting to avoid the already busy A34 and M40. The addition of thousands of cars trying to get to the Great Wolf Resort is highly likely to lead to traffic queueing on to these major roads, causing dangerous congestion.
- We have already suffered (and continue to suffer) with large, heavy and noisy construction vehicles involved in the building of Bicester Village Station, Kingsmere development and Heyford Park. I can only imagine that the development of Great Wolf will lead to several more years of the same. Not only this but the road damage caused by these vehicles has been "fixed" several times and has not survived. Can the council really afford to keep this up?

- A substantial increase in noise and air pollution from the construction and ongoing traffic once the hotel is built
- Can the land around really cope with this much development?

This application is not in line with the Cherwell Local Development Plan and there is no need for this resort. The negatives far outweigh any positives. This is not the same as Kingsmere and Heyford housing developments which are at least adding value by increasing the housing market, or the incinerator which helps decrease the amount of waste going to landfill. Although all of these developments have impacted us, I can at least see some positives from them. This cannot be said for The Great Wolf Resort and I urge you to consider my and all other objections you receive in connection with the application.

Kind Regards

Faye Napper