

RICKYARD HOUSE  
KIRTLINGTON  
OXFORD OX5 3HF



Dear Sirs,

**GREAT WOLF RESORTS**

I am very concerned about the impact that this proposed development would have on the surrounding area and the huge increase in traffic it would generate, both during construction and then once it is running.

I understand that a 500 room hotel is planned, with a 900 space car park. I am not sure if access to this planned development would be off Akeman Street or the A4095, but Akeman Street is a narrow country lane and the A4095 has a number of bends between the motorway bridge and Chesterton, so neither is at all suitable for entry to such a large complex.

North Oxfordshire has low unemployment, and I understand that there will be no provision for staff accommodation on site, so workers would have to travel in daily, and the construction lorries would add to the congestion in the surrounding villages.

Kirtlington already has many gravel and very large construction vehicles travelling through, presumably to Upper Heyford and to Bicester, where building seems neverending. We don't need any more lorries.

The A34/M40 access is very busy always and the queues build up back to the Islip turn. Cars then use a ratrun on the B4027 and the unclassified roads down to Weston on the Green, which need passing places for some of the way. Or they come up to Bletchington, down past my house in Kirtlington and then up through the village on the A4095. Some very large lorries do this, causing problems round the sharp bends and manoeuvring past the parked cars in Bletchington Road, Kirtlington.

I gather that this construction would occupy 9 holes of the existing 18 holes of the Chesterton Golf Club. Presumably this would mean the existing golfers would have to go elsewhere. Facilities such as this, once lost cannot be replaced.

I do feel that this is NOT a suitable site for such a development.

Yours faithfully,

[Redacted signature]

[Redacted name]