

1. Resourcing and operating a free-to-use shuttle bus service between Chesterton and Bicester for use by hotel guests and staff and the public;
2. Providing a contribution of £1.6 million to fund a new public bus service linking the Site to Bicester town centre and Bicester North and Bicester Town railway stations;
3. Providing a contribution to make improvements to the public bus stop in Chesterton;
4. Making available day passes when the hotel is not at full occupancy (up to 450 passes daily) with discounts for local residents (those within OX5, 15, 16, 17, 25, 26 and 27 postcodes – Banbury, Bicester and Kidlington);
5. Making available 'sustainable day passes' over and above standard day passes, exclusively available to those who travel to the resort using the shuttle bus provided (up to 30 per day with discounts for local residents);
6. Allowing access for locally identified charities (specifically those that are family focussed) to the Proposed Development;
7. Completion of works to create enhancements to the remaining BHGS to turn it into an 18-hole course and including other investments including a practice range on the BHGS, incorporating driving range; putting green and practice bunkers; practice nets; seating areas (currently provision is limited to playing areas only); and technology to enhance practice experience;
8. Provision of a scholarship scheme whereby young people (16 years or younger) are given free BHGS golf course / practice range membership (20 people per year for 10 years with the distribution of such scholarships agreed with BHGS and England Golf and paid for by Great Wolf Resorts);
9. Providing public use of the nature trails area to the north east of the site for 7-day a week access, during daylight hours (and including maintenance of this area);
10. Providing educational and wayfinding infrastructure across the on-site stretch of Public Right of Way and nature trails;
11. Working with local schools, to provide spaces on site (within the nature trails area) to run a Local Ecology Project;
12. Delivering long term landscape and ecological management through Landscape Management and Maintenance Plan and Ecological (Habitat) Management and Maintenance Plan;
13. Resourcing a diversion of and enhanced Public Right of Way (161/1) through a new section of landscaping, representing a more accessible and useable route, and connecting into the existing wider network of routes;
14. Delivering a new accessible shared footway and cycleway between Chesterton village and the Site (Section 278 works);
15. Delivering a new length of footway on the southern side of the A4095 connecting from the site to the motorway overbridge and continuing west to connect to the Public Right of Way 161/6 with 161/11 (Section 278 works);
16. Delivering new off-road footways and crossings infrastructure on the A4095, to the north of Chesterton village (Section 278 works);
17. Delivering two new lengths of footway on Green Lane, either side of The Hale to connect PRoW 161/6 with Chesterton (Section 278 works);

18. Delivering A4095 improvement works, comprising a new right turn lane junction serving the Proposed Development (Section 278 works);
19. Providing a contribution to cycle improvement works between the Site and Bicester;
20. Installation of electric vehicle charging infrastructure in accordance with the proposals;
21. Delivery of a coordinated off-site signage strategy to direct guests and staff to the proposed resort (Section 278 works);
22. Ongoing management of vehicle activity through an active Travel Plan prioritising, promoting and monitoring sustainable travel to the site by non-private car modes;
23. Ensuring that delivery and servicing activity is managed through a final Delivery and Servicing Management Plan;
24. Provision of a Public Art contribution (£25,000 per year for three years) to support strategic public events such as the Bicester Festival and other initiatives;
25. Provision of a minimum of 150 local construction apprenticeships or apprenticeship starts as part of a wider Employment, Skills and Training Plan – and progressing discussions with local construction apprenticeships facilitator, Ace Training;
26. Provision of local recruitment initiatives during the operational phase in accordance with CDC advice and working with developing contacts in specialist-course departments at UK Universities and Colleges; and
27. Managing the construction process through a detailed Construction Management Plan, protecting local amenity throughout the construction process.