
5.0 Pre-Application Engagement

- 5.1 Pre-Application Meetings
- 5.2 Public Consultation Feedback

5.1 Pre-Application Meetings

Proposed Development at Pre-App 01

Focus: Project Introduction

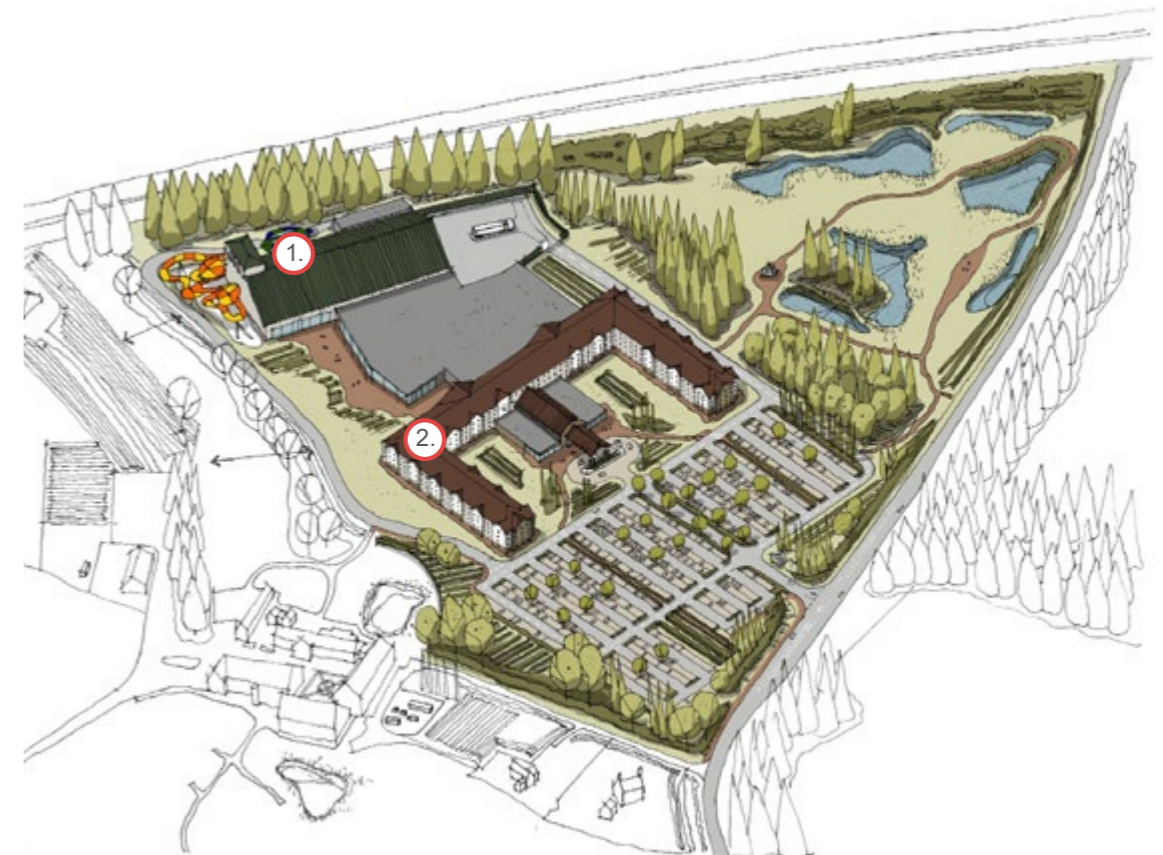
- Great Wolf Lodge is branded as a family-oriented Water Park and hotel. The Great Wolf Lodge has a signature 'lodge-themed' decor found throughout the resort.
- Location and description of Site context.
- Opportunities and sensitivities presented.
- Verified key views to the Site reviewed.

Note: Coloured / numbered bullet points refer to corresponding feedback and responses e.g. red feedback points correspond to red proposed responses in the following Pre-App Meeting.



Feedback from Pre-App 01

1. Max height of buildings, in relation to the Zone of Theoretical Visibility (ZTV) are based on 23m. Landscape Visual Impact Assessment (LVIA) to be revisited to take account of re-routed Public Right of Way (PROW).
 2. Hotel and buildings look big, a robust approach to visual impact and massing to be undertaken.
- Size of car park could create accessibility problems from parking spots furthest away. A drop-off to be included in future design.
 - Retail impact and sequential assessment needed for the Proposed Development.
 - Partial loss of existing use of golf course and use for housing is a concern.



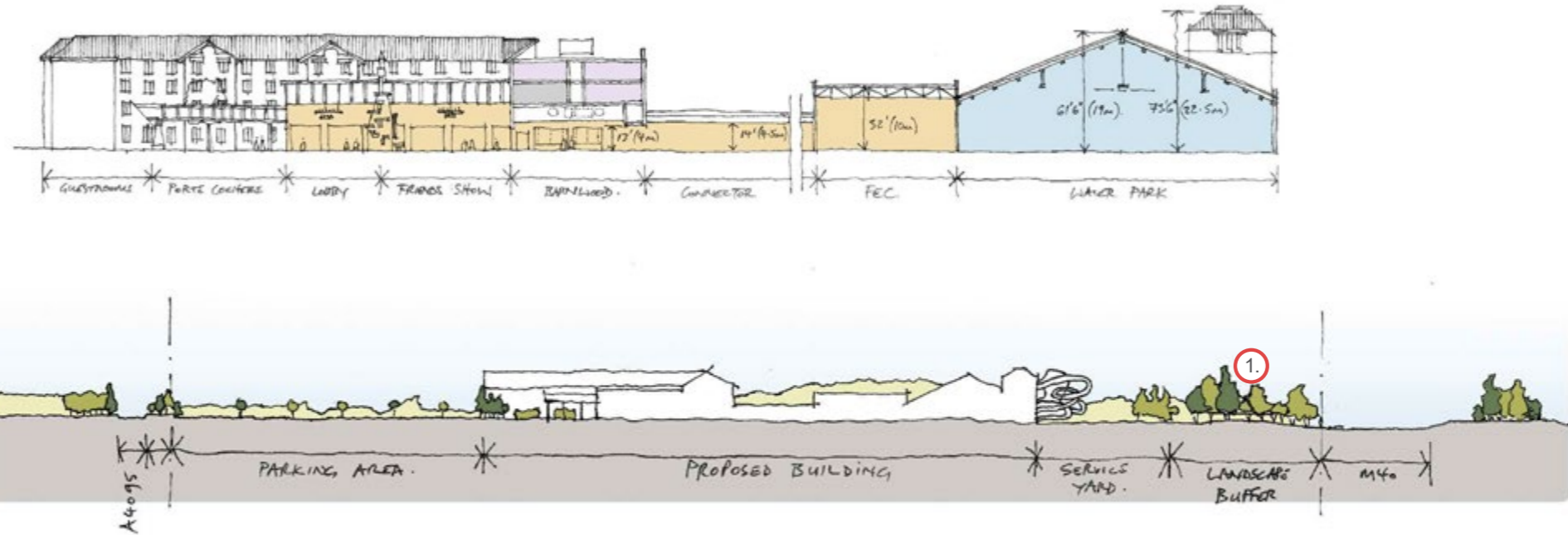
Pre-App 01 Proposed aerial sketch

5.1 Pre-Application Meetings

Proposed Development at Pre-App 02

Focus: Design & Visual Impact Assessment

1. Visual impact of the Proposed Development is assessed through an LVIA prepared by BMD. The landscape proposal for the 10th fairway reduces the visual impact of the proposed building to the south.
2. Eye level views of the Proposed Development are taken to understand the scale and massing.



Pre-App 02 Proposed sketch section.

Feedback from Pre-App 02

1. Retention of as many trees as possible is advised. Proposed building to move further from M40 to allow greater landscape buffer.
 2. U-shaped design and single ridge roof / gutter line to be broken down. Mass to be broken down and details like façade treatment and window location to be explored.
 3. The Proposed Development must deliver a sense of England and Oxfordshire through the façade architecture.
 4. Landscape buffer for road from the A4095. Break up large mass of car park in different zones, using existing landscape where possible.
- Green roofs to be considered for the Family Entertainment Centre (FEC) to enhance the views from the hotel rooms overlooking the top of the FEC.
 - Scale and massing of proposed building to be reduced as much as possible.
 - Prepare existing and proposed drawn sections across the 10th fairway buffer to show changes created by landscaping. Management and maintenance report recommended.



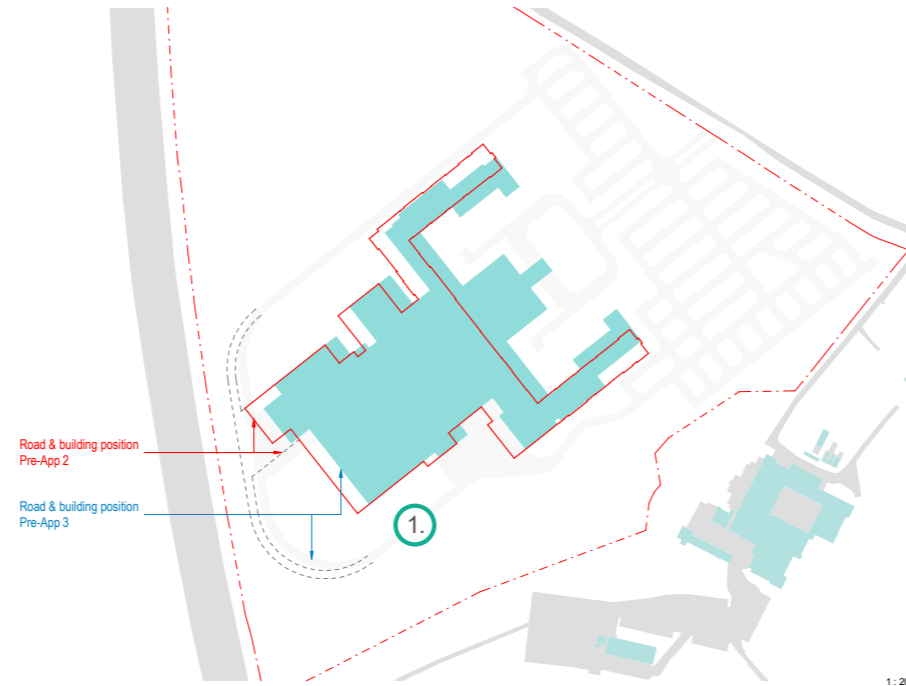
Pre-App 02 Proposed sketch plan.

5.1 Pre-Application Meetings

Proposed Development at Pre-App 03

Focus: Design & Traffic and Transport

1. Building is repositioned further away from the M40.
2. The guestroom massing is changed from straight residential wings to a stepped plan form.
3. Façade studies propose a palette of locally used materials to clad the elevations of the building such as banding of stone and sage green timber board cladding.
4. Car park layout is redesigned to include additional landscape features and to zone parking areas surrounded by pockets of landscape / trees.



Proposed Repositioning of the Building.



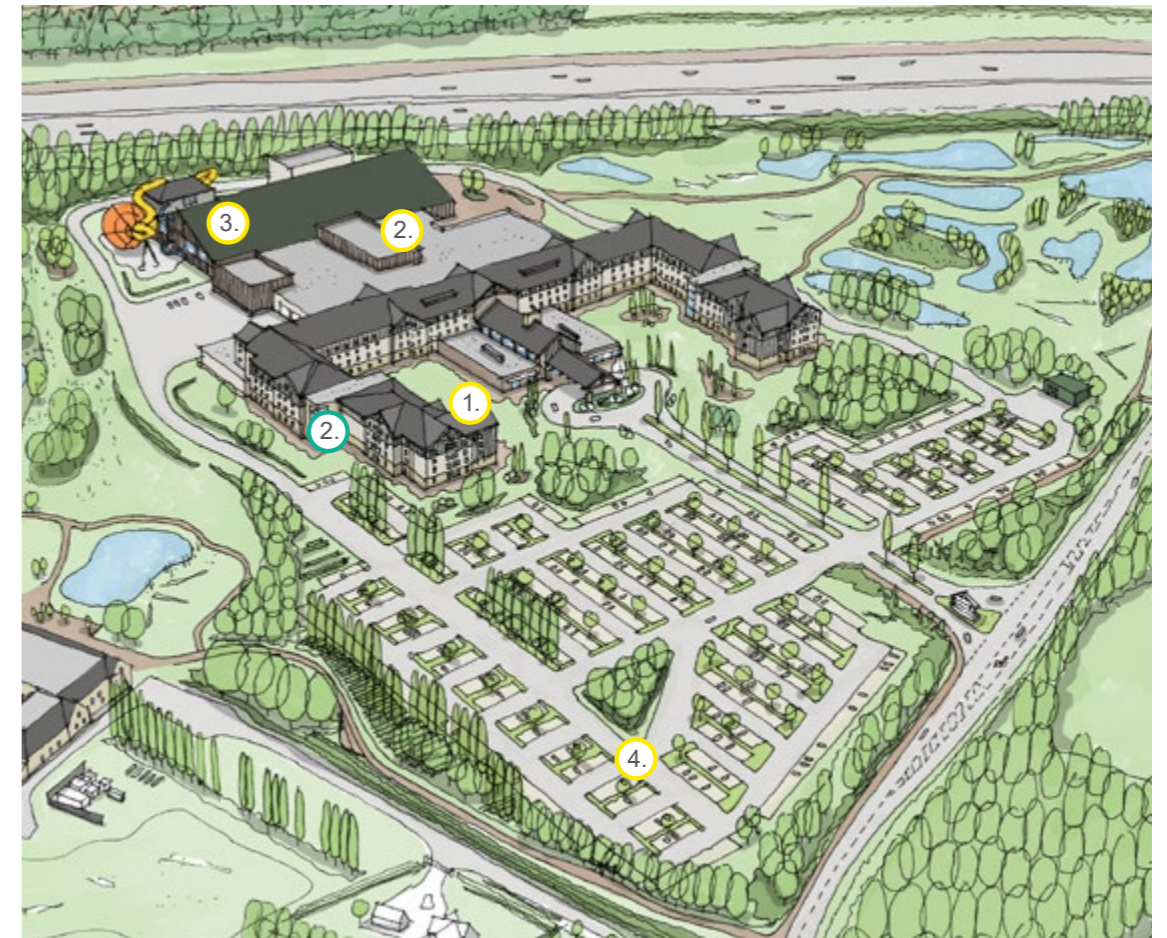
Eye-level view north.

Feedback from Pre-App 03

1. Consider if the guestroom wings can be reduced in height.
2. Visibility of the FEC to be reduced in views and elevation treatment to be considered.
3. Consider incorporating local distinctiveness to the Water Park building and respond to typologies of other large buildings set into the landscape.
4. The car park to have more of a soft landscaped emphasis.
 - Clarity sought on the extent of retained and proposed trees.
 - Confirm strategy for diversion of PROW.



Pre-App 03 Proposed sketch plan.



Pre-App 03 Proposed aerial sketch

5.1 Pre-Application Meetings

Proposed Development at Pre-App 04

Focus: Design, Site, Landscape, Massing & Car Park Layout

1. Guestroom wings are partially reduced from four storeys to three storeys.
2. FEC has the same material as the hotel but different character. It is perceived as being set back from the taller Water Park and guestrooms. The FEC may incorporate a green roof to reduce visual impact.
3. The Water Park takes inspiration from rural barns and farm buildings, using green coloured steel or timber panels.
4. Certain bulk of car parking space is broken up by trees and greenery.



Guestroom wings reduced in height.



External finish of FEC.



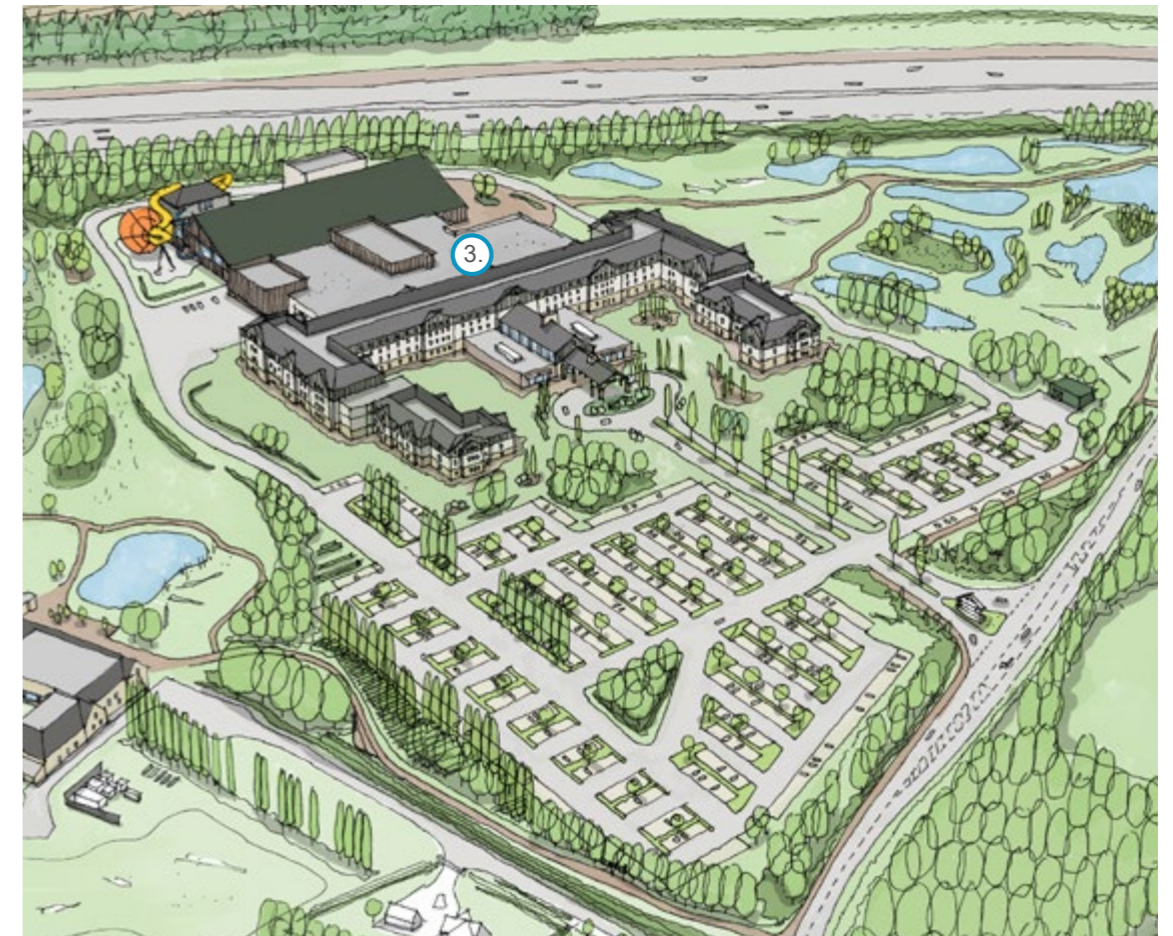
Rural barn inspired Water Park.

Feedback from Pre-App 04

1. Simplify elevational design- address over-banding.
2. Review overly shallow pitches to roofscape design.
3. Break down central guestroom spine through architectural elevational treatments.
4. Research local "Bicester Area" precedents for façades of the proposed building.
5. Architecture needs to be of high quality where visible from the A4095.
6. Consider varying window positions for the proposed building.
 - Consider roof appearance of the FEC.
 - Consider visibility of the building from the entrance along the A4095.



Pre-App 04 Proposed sketch plan.



Pre-App 04 Proposed aerial sketch.

5.1 Pre-Application Meetings

Proposed Development at Pre-App 05

Focus: Local Materials and Context

1. In the guestroom elevations, materials delineate through vertical bays rather than previous horizontal banding.
2. In the guestroom wings, steeper roof pitches are given to bays and features. Roof proportions remain well-maintained against façade.
3. Bulk of guestrooms are visually broken down through the allocation of vertical bays, the hierarchy of materials and the varied roofscape.
4. Local Bicester elevation studies were conducted with findings incorporated into the design.
5. Elevational analysis was conducted assigning importance to visibility and prominence. More prominent elevations will be treated with higher detail and quality.
6. A hierarchy of window designs was investigated and implemented.
 - The FEC roof design was amended to incorporate areas of green roof to reduce visual impact.
 - The resort is visible from the entrance. The central part of the building (most visible from the entrance) has the highest quality materials.



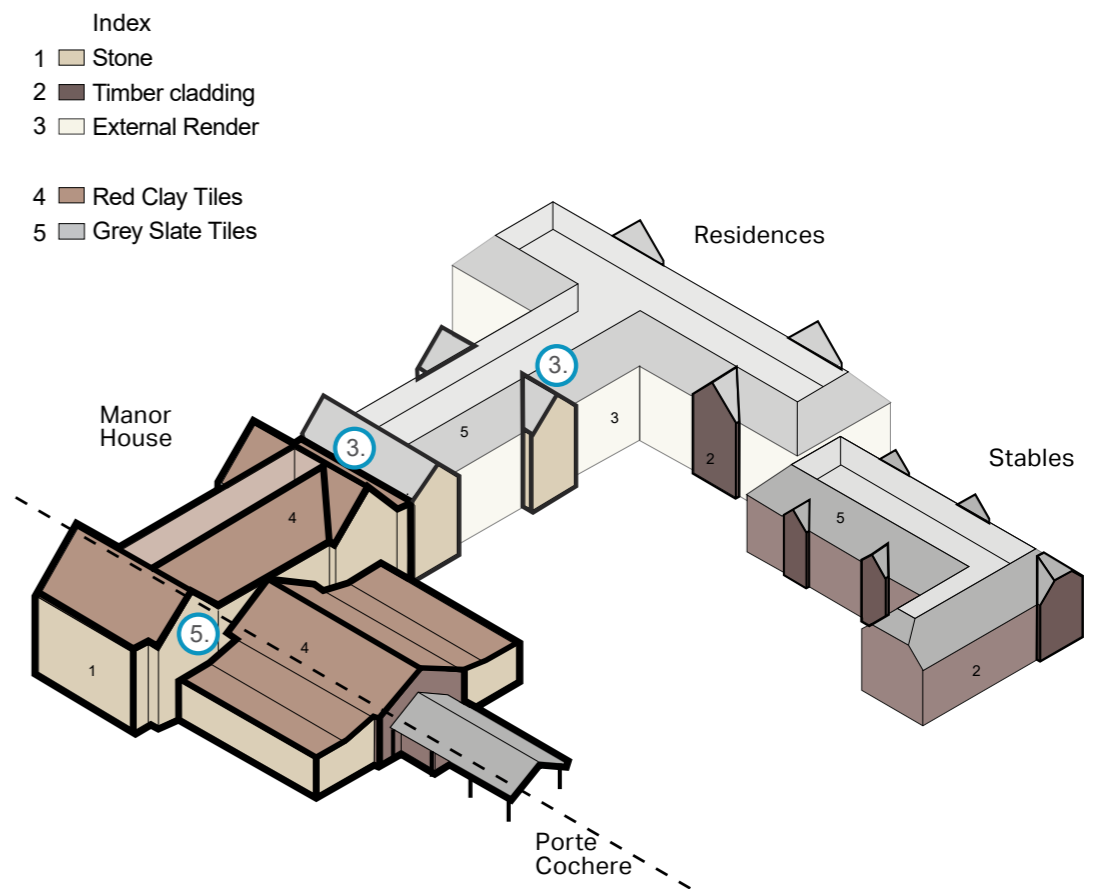
Guestroom wing clad in timber and lower in level.



Guestroom wing with projected bays.



Pre-App 05 Proposed sketch plan.



Feedback from Pre-App 05

1. Elevational design and over-banding have been simplified.
2. Pitches to roofscape design have been updated to reflect the local character of Chesterton and Bicester.
3. Hierarchy of the massing, materiality and façade treatment has helped with the break down of the central guestroom spine.
4. Façade study based on research of the local "Bicester Area" precedents has influenced the elevational design.

5.1 Pre-Application Meetings

Proposed Development at Pre-App 06

Focus: Design

- Detailed studies on the elevations were concluded and presented.

Feedback from Pre-App 06

1. Appropriateness of the materiality of the 3 storey guestroom elements to be investigated.
2. Consider the positions of windows in the guestroom wings from their rhythmic setting out.
3. Overall symmetry of the proposed building could be softened.
4. Consider further visibility of the Proposed Development.

Summary

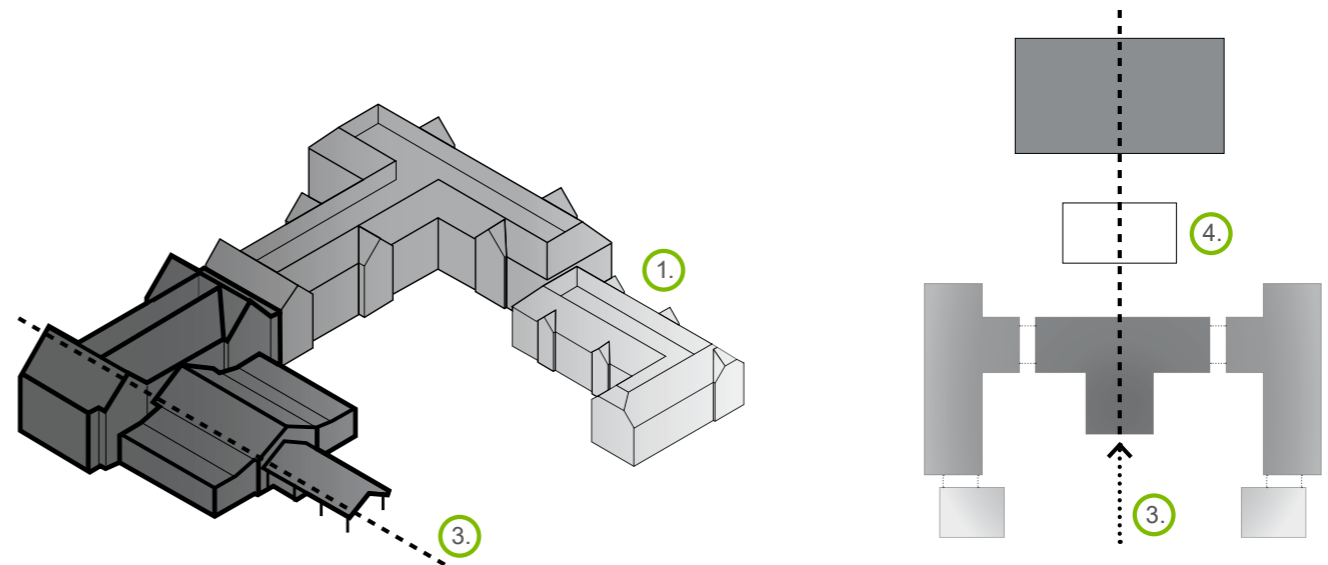
1. 3-storey elements are clad in timber to reflect the concept of the hierarchy in the material construction of the guestrooms. The central approach to the 'manor house' front is most visually prominent (stone), reducing in prominence as they branch out in the guestroom wings (render and then timber).
2. Positions of windows were repositioned and made less regular on the hotel's main elevations, grouping the windows together to break up the rhythm of the façade.
3. The architectural brief is to create a bespoke model for the Great Wolf Lodge inspired by local context and the British manor house, which calls for an overall symmetry in the plan form. Symmetry of the proposed building is softened with the repositioning of the windows (see point 2).
4. The architectural approach is not to disguise the building but to create a unique and bespoke architecture appropriate to the context. The overall mass of the Proposed Development is broken down into three smaller, separate components- the hotel, the Water Park and the lower lying FEC.



Detailed Elevation Studies.



Windows repositioning on front, north east elevation.



Key themes: three components and hierarchy

5.2 Public Consultation Feedback

The Great Wolf Resort team undertook two multiple day public exhibitions in June and September 2019, to communicate the details of the Proposed Development and to answer questions. These events were held for local councillors, Chesterton Parish Council, the members of Bicester Hotel, Golf and Spa, and the public. Members of the development and design team were present at these events. Contact details were also provided and published to allow people the ability to communicate with the Great Wolf team.

The comments and feedback from these consultation sessions was captured by Redwood Consulting and a number of suggestions were incorporated into the proposals. Please refer to the Statement of Community Involvement prepared by Redwood Consulting as part of this application.



First public consultation in June 2019.

Second public consultation in September 2019.

6.0 The Proposal

- 6.1 Proposed Site Plan
- 6.2 Creating a Bespoke Model for the Context
- 6.3 Hotel
- 6.4 Family Entertainment Centre (FEC) & Conference Centre
- 6.5 Water Park
- 6.6 Landscape Design
 - 6.6.1 Landscape Analysis
 - 6.6.2 Landscape Proposals
 - 6.6.3 New Character Areas
 - 6.6.4 Design Strategies
 - 6.6.5 Planting & Materials
 - 6.6.6 Maintenance
- 6.7 Car Park Design
- 6.8 Public Realm Improvement

6.1 Proposed Site Plan

- A 498 room, family-oriented resort with Gross Internal Area of 47,940 m².
- The indoor Water Park, as the central attraction, comprises 8,340 m² GIA, with pools and water slides.
- Family Entertainment Centre (FEC) contains attractions such as ropes course, climbing wall, family bowling, arcade games and an interactive 'magic quest' game. Along with a range of dining experiences, the FEC comprises circa 3,700 m² GIA of entertainment and dining.
- Approximately 1,500 m² GIA of flexible conference facilities with access to an outdoor terrace.
- Approximately six hectares of public parkland including nature trails.



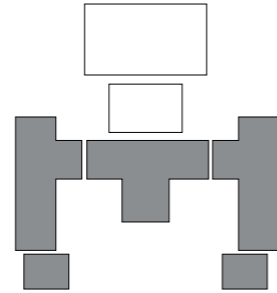
Artist's impression for illustrative purposes only.



6.2 Creating a Bespoke Model for the Context

Hotel

- Inspired by estates and manor houses of British countryside.
- Central and symmetrical, stone gable walls rise above roof eaves level.
- Hierarchy from stone to render to timber.



The Manor House Entrance

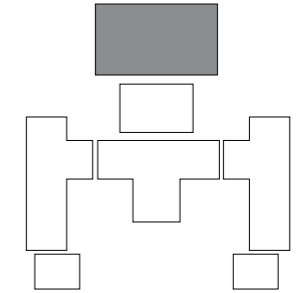


The Stable Bedroom Wings



Water Park

- Farm / countryside buildings.
- Equestrian barns / facilities.
- Dark (green) colour to be contextual to agricultural building types in the local context.



North American Example



North American Example



Materiality
The Manor House



The Stable Bedroom Wings



Materiality



United Kingdom Example



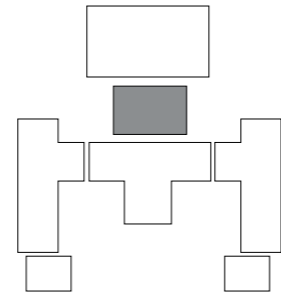
United Kingdom Example



6.2 Creating a Bespoke Model for the Context

Family Entertainment Centre (FEC)

- Lower building connecting Hotel and Water Park.
- Inspired by traditional timber building with arch bracing details.
- Pitched roof lean draws attention to the eaves, reducing sense of height.
- Useable link to marquee.



Architectural Detail

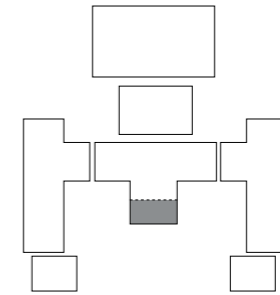


North American Example



Porte Cochere

- North American lodge inspired.
- Timber framed buildings.
- Decorative dovecot at the ridge.



Architectural Detail



North American Example



United Kingdom Example

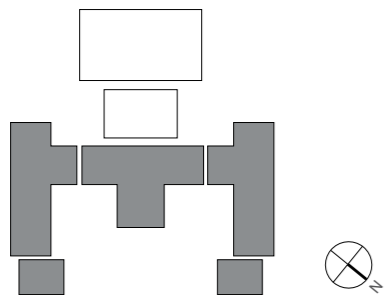


6.3 Hotel

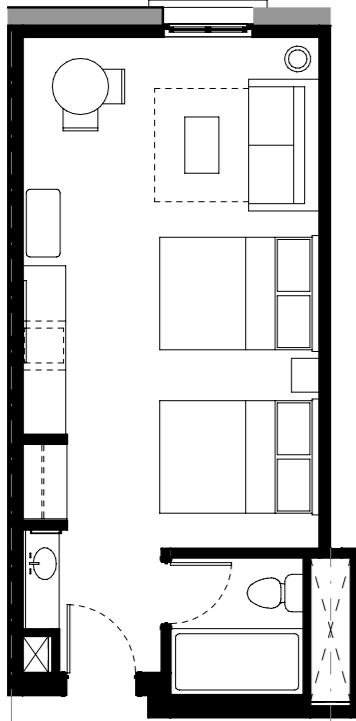
- The new hotel comprises of 498 guestrooms.
- Architecture to be of high quality, using materials belonging to the contextual palette where possible.
- The building height will be staggered to minimise impact on neighbouring site lines, the tallest part located in the central area furthest from the boundaries.
- The varied roofscape (roof pitch angle, height, material) will break up the massing of this single building.



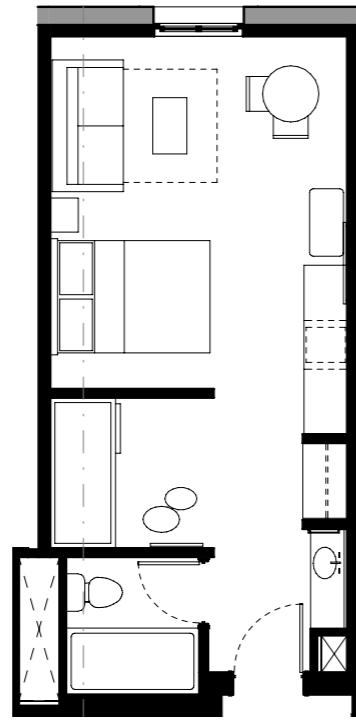
Façade concept sketches.



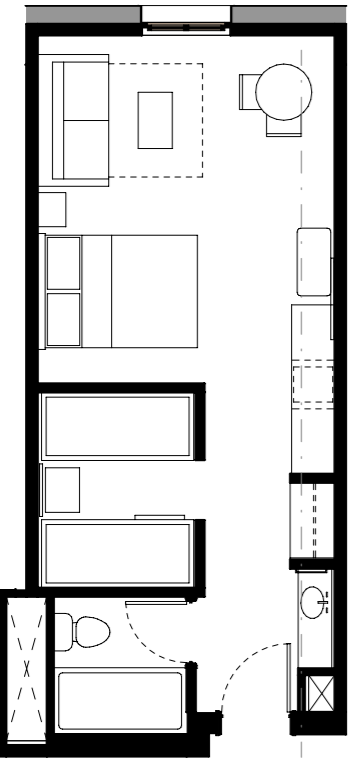
6.3 Hotel



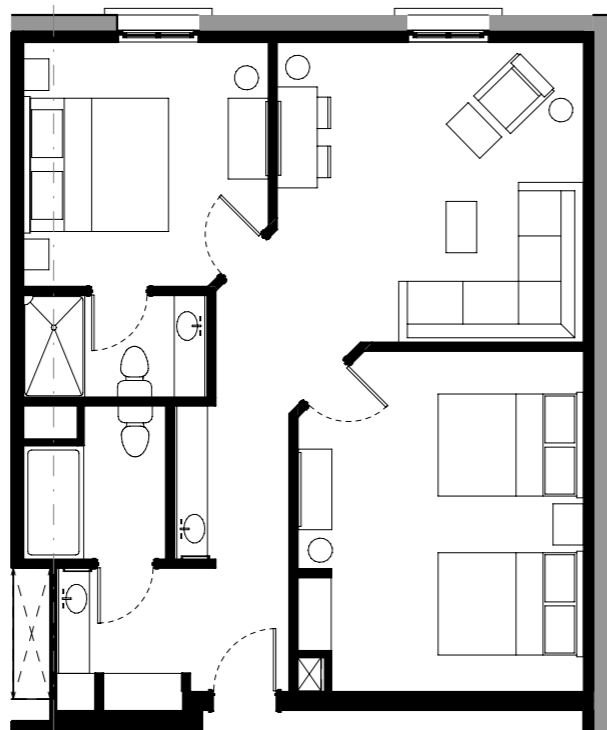
Standard Family Suite



Standard Wolf Den



Standard Kids Cabin



Standard Grizzly Suite

Room Mix by Level

Floor	Name	Count
GF	Family Suite	47
	Grizzly Suite	9
	Grizzly Suite - Accessible	3
	Kids Cabin	20
	Kids Cabin - Accessible	2
	Wolf Den	28
		109
1F	Family Suite	58
	Family Suite - Accessible	1
	Grizzly Suite	11
	Grizzly Suite - Accessible	4
	Kids Cabin	22
	Kids Cabin - Accessible	4
	Wolf Den	29
	129	
2F	Family Suite	67
	Family Suite - Accessible	4
	Grizzly Suite	12
	Grizzly Suite - Accessible	4
	Kids Cabin	24
	Kids Cabin - Accessible	8
	Wolf Den	29
	Wolf Den - Accessible	2
		150
	3F	Family Suite
Family Suite - Accessible		4
Grizzly Suite		8
Grizzly Suite - Accessible		4
Kids Cabin		14
Kids Cabin - Accessible		8
Wolf Den		14
Wolf Den - Accessible	2	
	110	
	Grand Total	498

Room Mix

Name	Count	Percent of Count
Family Suite	237	48%
Grizzly Suite	55	11%
Kids Cabin	102	20%
Wolf Den	104	21%
	498	100%

Room Mix by Accessibility

Name	Count	Percent of Count
Accessible	50	10%
Standard	448	90%
	498	100%

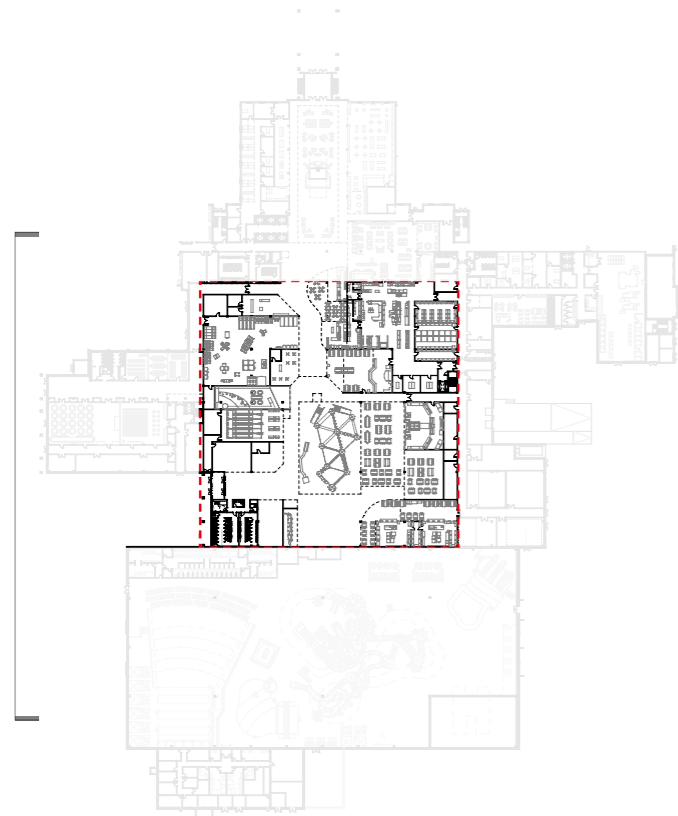
Note: Room layouts are indicative, subject to review and further development.

6.4 Family Entertainment Centre (FEC) & Conference Centre

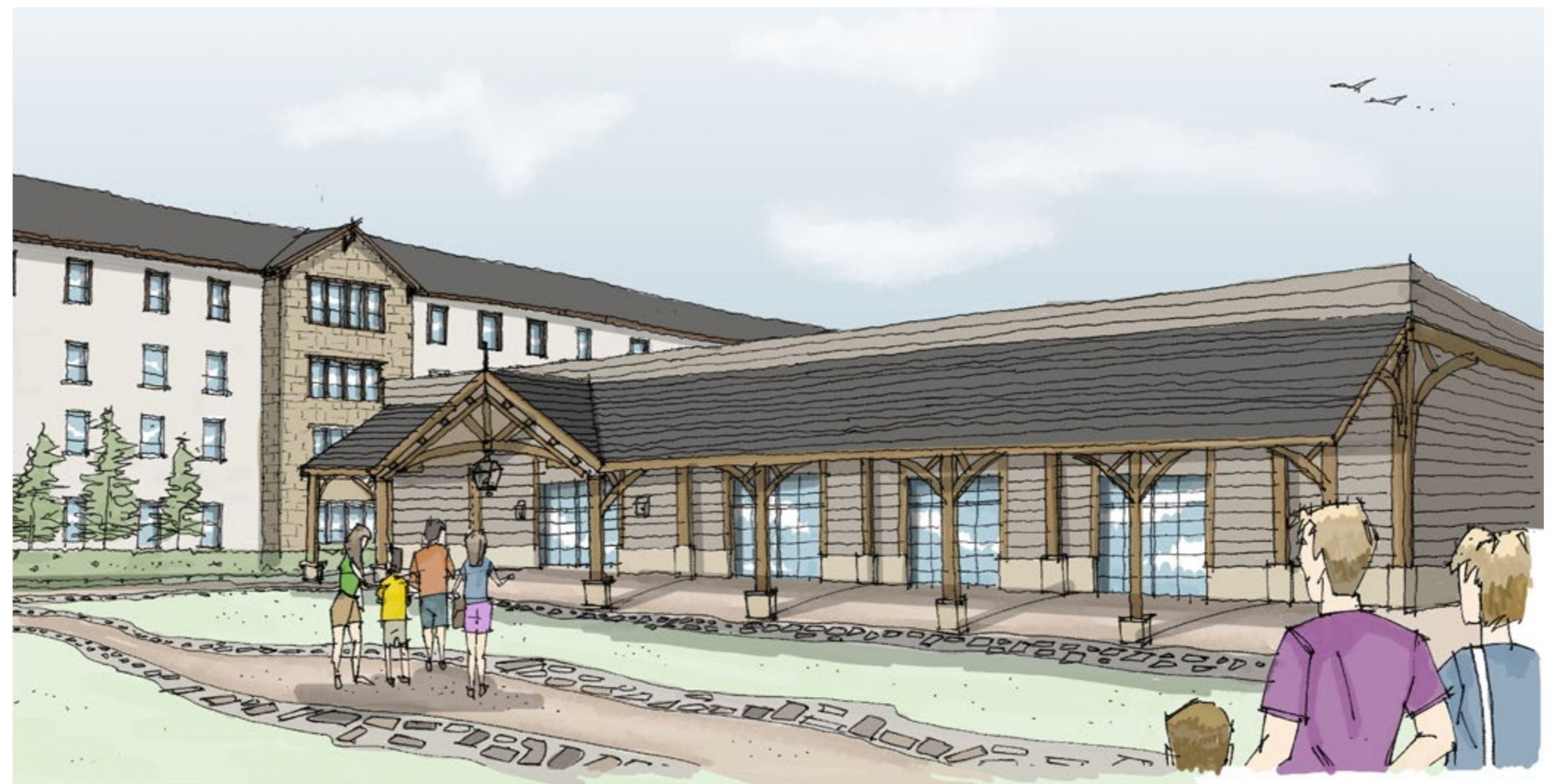
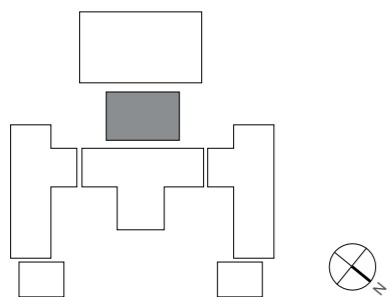
- The FEC is a one storey, 14m high section of the resort connecting the guestrooms to the Water Park and Conference Centre. Its relatively low height is designed to minimise its visual impact within the context of the overall Proposed Development.
- Restaurants, food courts, kitchens, shopping and family entertainment are found in the FEC as well as the Adventure park, providing activities such as miniature golf, climbing walls etc.



Part north elevation of Conference Centre and Water Park.



Ground Floor Plan



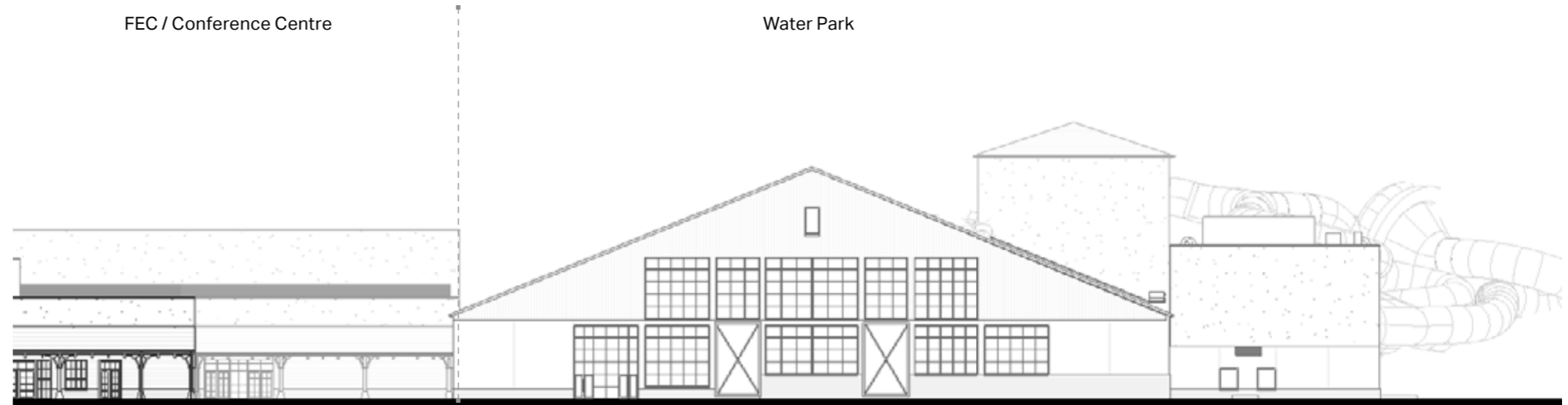
Conference Centre concept sketch.

6.5 Water Park

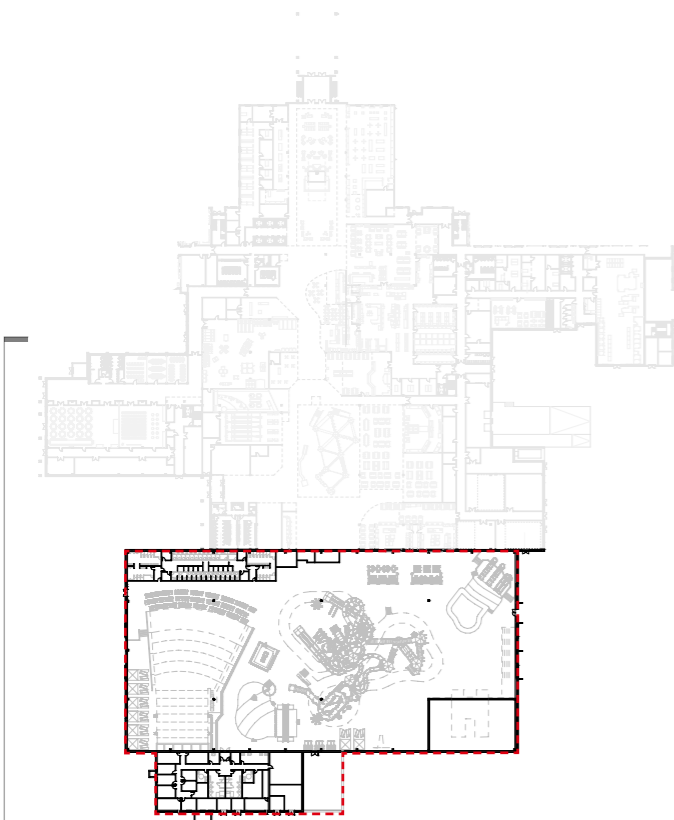
- Green metal cladding panels with concrete panel base.
- The water flumes protrude from the building, a Great Wolf Lodge icon. The impact of this will be minimised through landscaping and positioning the slides and slide tower away from sensitive viewpoints.

FEC / Conference Centre

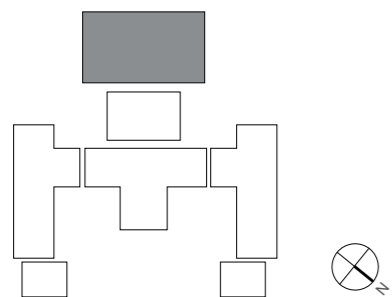
Water Park



Part north elevation of Conference Centre and Water Park.



Ground Floor Plan



Water Park concept sketch.

6.6 Landscape Design

6.6.1 Landscape Analysis

Landscape Character

The Site is characterised by a man-made landscape of a well-established golf course and is not covered by any landscape related designations. To understand the landscape character in the surrounding area, reference has been made to published landscape character assessment from national to local level.

National Level

Natural England has divided England into 159 distinct natural areas referred to as National Character Area (NCAs). The Site is located within NCA107 the Cotswolds that stretches from the Dorset coast to Lincolnshire. The dominant pattern of the Cotswold landscape is of a steep scarp crowned by a high and open wold and the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. Key characteristics of relevance include:

- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the river valleys;
- On river valleys, hedgerows form the main field boundaries;
- Large areas of common land;
- The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames;
- Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, etc.;
- The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow; and
- Parkland, gardens and historic designed landscapes are features particularly of broad lowland.

The NCA guidance also notes recent changes and trends, which include: increase in woodland coverage; restoration of boundary features; and, larger and fewer agricultural field units. Statements of Environmental Opportunities for NCA107 include: safeguard and conserve the historic environment; strengthen ecological and landscape connectivity; and incorporate quality green infrastructure.

County Level

Oxfordshire County Council has produced the Oxfordshire Wildlife and Landscape Study 2004 (OWLS), which addresses landscape character and biodiversity across the county. It refers to the seven NCAs that fall within the county, and identifies the twenty four Landscape Types that reflect a similar pattern of geology, topography, land use and settlement.

At the county level, the Site lies within the Wooded Estatelands Landscape Type (LT) as identified by the OWLS. The Wooded Estatelands LT covers a large strip of landscape from the eastern end of the Cotswolds to the north of Bicester, representing a wooded estate landscape characterised by arable farming and small villages with a strong vernacular character. The key characteristics of the Wooded Estatelands LT are:

- Rolling topography with localised steep slopes;
- Large blocks of ancient woodland and mixed plantations of variable sizes;
- Large parklands and mansion houses;
- A regularly-shaped field pattern dominated by arable fields; and
- Small villages with strong vernacular character.

OWLS also recognises some factors resulting in change to the landscape, which include: the fragmentation of field boundaries led by intensive agriculture; visually intrusive large-scale barn complexes; visually intrusive large-scale business parks; and visually prominent large airfield.

Local Level

In the finer grain, two hundred and forty Landscape Description Units (LDU) are recorded in OWLS to represent the subtle variations within each of the National/Regional Character Areas. The Site lies within the CW/59 Middleton Stoney, for which the landscape character is described in the OWLS as:

The area is dominated by large arable fields and localised improved grassland. There are smaller grass fields around villages, particularly Kirtlington. Woodland is a strong landscape element, and large woodland blocks are associated with the parklands and estates. It is mainly ancient semi-natural woodland, with species such as ash, oak, hazel, and field maple, as well as mixed plantations. Throughout the landscape, there are belts of young mixed and coniferous plantations next to roadside hedges and they often function as field boundaries. Hedgerow trees such as ash, sycamore and occasionally oak are found in some roadside hedges, but they are sparser to the north where there is more intensive arable cropping. In parts there are dense corridors of willow and ash, belts of semi-natural woodland and poplar plantations bordering watercourses. Hedgerows vary from tall, thick species-rich hedges with shrubs such as wayfaring tree, dogwood, hazel, field maple, spindle and wild privet through to low, gappy internal field hedges. Parklands are a prominent feature throughout and they include Middleton Parks in the north and Kirtlington Parks in the south.

In terms of landscape strategy, the primary objective stated by OWLS is to safeguard and enhance the characteristic landscape of parklands, estates, woodlands, hedgerows and unspoilt villages. In order to achieve this, OWLS also provides related guidelines and the following points are considered of relevance to the Site and the Proposed Development:

- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type;
- Conserve and sympathetically maintain species-rich hedgerows and, where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree, dogwood and spindle;
- Minimise the visual impact of intrusive land uses with judicious planting of tree and shrub species characteristic of the area; and
- Promote the use of building material that is appropriate to this landscape type.

In terms of recommendations, the OWLS highlights that the key is to safeguard and enhance the landscape character of the ancient woodlands, parklands, species-rich hedgerow network and tree-lined watercourses.

6.6.1 Landscape Analysis



This view is taken from the public footpath that runs across the Site, close to its southern boundary. The view represents the current land use of the Site as the existing golf course with its locally undulating landform and trees scattered throughout.



This view is taken from the A4095 at the access point to Bignell Park. The landform slopes away gently from the viewpoint. As shown, the vegetation along the both sides of the A4095 comprise a mixture of hedgerow and trees, set back from the edge of the road, contributing to the rural intimate character of the A4095.



This view is taken from a single track road that runs in a north-south direction to the north of Little Chesterton. This view demonstrates the character of vale landscape to the south of the Site, with a medium sized agricultural field situated on a relatively flat area of landform.

6.6.1 Landscape Analysis

Visual Context

The Site is largely visually contained from the wider landscape context due to the combined influence of gentle sloping landform, dense boundary vegetation, and screening provided by strong areas of vegetation in the surrounding landscape – including that of the remaining golf course.

Along the western boundary, the heavily vegetated M40 corridor offers a substantial visual barrier, significantly limiting views into the Site from the west. The A4095 runs along the north eastern boundary of the Site and the existing roadside hedgerow and trees also offer a strong visual barrier, screening or heavily filtering views into the Site. The southern and south eastern boundaries are relatively exposed as the Site is bound with the remaining golf course, and associated hotel and spa.

However, views from the landscape further to the south and east beyond the existing golf course are significantly limited by vegetation associated with the southern half of the existing golf course.



1. View from bridge of the A4095 over the M40. The M40 lies in cutting at this point, with the banks adjacent to the Site planted with mixed deciduous and coniferous trees – that is reinforced by planting along this boundary within the Site - forming a strong physical and visual barrier.



2. View from bridge of Green Lane over the M40. Vegetation alongside the M40 is limited along the area to the south of the 'barn style' fitness club, allowing views across the motorway and into the Site. In the distance, blocks of woodland vegetation and trees on the Site contribute to a wooded skyline.



3. View from junction between the A4095 and the Hale. This view is taken at the very eastern corner of the Chesterton Conservation Area, representing its setting along this edge. There are very limited opportunities for views of the wider landscape from this location.

6.6.1 Landscape Analysis

Landscape Analysis

The Figure to the right illustrates the key constraints and opportunities drawn from the landscape and visual baseline information - to include an analysis of the Site and its surrounding context. The landscape proposal and design principles are required to contain adequate mitigation and enhancement measures to minimise the potential impacts, in summary these comprises:

- Conserve and enhance landscape components of value where possible, to include: existing waterbodies; large areas of woodland / plantation; boundary vegetation and individual trees;
- Reflect the landscape character of the wider CW/59 Middleton Stoney LDU, in particular to introduce and/or enhance key characteristic features such as woodland, parklands, species rich hedgerow as boundary treatment, and hedgerow trees;
- Establish a multi-functional framework of green infrastructure that strengthens ecological and landscape connectivity, improves landscape resources, reduces flood risk through integration of the Sustainable Drainage (SuDS) Strategy, and enhances visual amenity;
- Minimise visual impacts, especially upon those who have nearer and clearer views of the Proposed Development, including adjacent residents, users of the public footpath within the Site and visitors to the remaining golf course, hotel and spa; and
- Provide a designated route, improved access and enhanced landscape setting for the existing on-site public footpath, which should be diverted to a suitable alignment.

The landscape proposals have been developed in response to the various landscape conservation and enhancement guidelines contained in the NCA107, NCA108, and OWLS as listed in the Landscape and Visual Impact Assessment (ES Chapter 13). The implementation of multifunctional framework of green infrastructure will help to enrich the landscape features, reinforce the boundary vegetation, strengthen the ecological and landscape connectivity, increase the woodland coverage, provide publicly accessible green space and bring benefits for biodiversity and recreation.



6.6.2 Landscape Proposals

Design Principles

The following section sets out the key design principles that have been used to guide the design of the landscape and framework of Green Infrastructure for the proposed Great Wolf Lodge. These are described below:

- Provide a setting of the highest landscape and environmental quality suited to the nature of the development;
- Deliver a balanced and coherent approach to the scheme to provide long-term amenity value;
- Enhance the existing habitats of the golf course (ponds and woodland) for habitat creation as set out within the Habitat Management and Monitoring Plan;
- Develop an appropriate range in hierarchy of landscape treatment, character and detail to emphasise character areas within the development, strongly defining sense of place and reflecting local character;
- Provide woodland planting of a sufficient scale to integrate the development with the surrounding landscape, mitigate visual impact of the wider development whilst providing a comfortable microclimate for visitors;
- Use natural materials where possible, integrating flexible paving systems, sustainable drainage, water recycling;
- Enrich the value of areas of landscape quality incorporating existing features where possible. Provide suitable mitigation measures to compensate for the loss of existing habitats using native species.

New Character Areas

As a response to the spatial requirements of the proposed development, the landscape is sub-divided into the following internal character areas:

- 1 Front entrance
- 2 Northern parkland
- 3 Family Entertainment Centre (FEC) externals
- 4 Conference centre externals
- 5 10th Hole buffer & southern boundary
- 6 Arrival space & car park



6.6.3 New Character Areas

Front Entrance

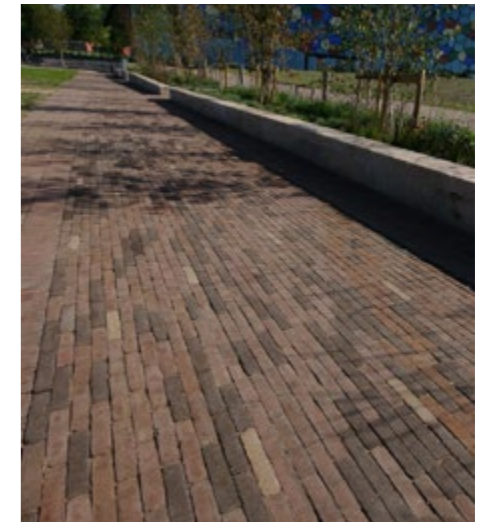
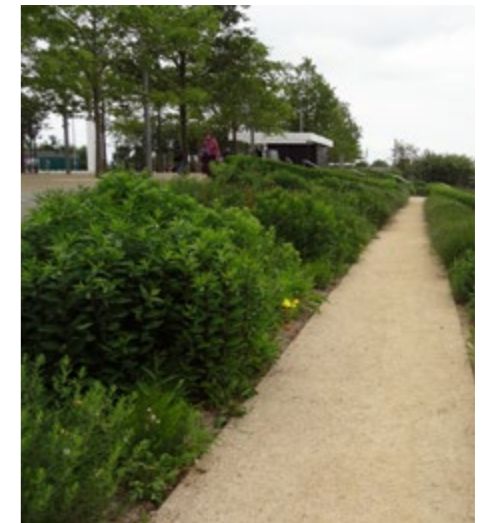
- The entrance to the lodge has been designed to be both functional and echo the naturalistic and verdant character of the surrounding context, whilst integrating the Great Wolf brand;
- A boulevard of disease tolerant Elm trees provide a strong formal entrance to the Hotel from the A4095, framing a clear vista on entrance to the Lodge;
- A large central island would be landscaped to incorporate extension of an existing pond with marginal aquatic planting. Retained mature trees and further tree planting frames the Hotel entrance, which is subtly reflected on the surface of the pond;
- Formal setting provided to the arrival space around the entrance and porte cochere, with ornamental planting, fastigate trees, feature clay pavers and pond deck.
- Large shallow depressions in the grassland areas provide drainage attenuation basins either side of the entrance, seeded with wet grassland and marsh tolerant tree species, providing visual interest from both when you arrive and from hotel bedrooms;
- Formal lines and groups of scattered trees, with hedgerows at ground level, provide structure to the entrance facade which, combined with groups of retained trees, softens the facade on approach;
- Footpaths from the car park meander through existing and proposed tree planting and convene on approach to the entrance;
- A sculpture of howling wolves forms a feature adjacent to the entrance of every Great Wolf Lodge;
- Guest cycle parking is provided screened with hedge planting and tree planting.

For further details refer to Overall Landscape General Arrangement BMD.19.010.DR.P001



Key Features:

- 1 Great Wolf sculpture
- 2 Groups of retained trees
- 3 Feature pond
- 4 Dry drainage basin
- 5 Boulevard trees
- 6 Ornamental planting
- 7 Feature paving, planting and trees
- 8 Visitor cycle parking



6.6.3 New Character Areas

Northern Parkland

- Important ecological and landscape features in the northern part of the site will be retained and enhanced to form a new area of parkland, whilst compensating for any habitat lost as a result of development;
- This will include areas of new woodland and thicket planting alongside enhancement of the existing ponds, additional aquatic planting and grassland meadows;
- Self-binding gravel trails and mown grass routes will provide access through the parkland, offering the opportunity for guests and the general public to explore this new ecologically rich area;
- Mounding and existing tree belts will be retained along the western boundary adjacent to the M40. This boundary will be strengthened with new woodland planting and acoustic fencing to form a robust edge whilst reducing noise from the M40;
- New ponds will be created to provide additional habitat for great crested newts. These have been located to optimise connectivity between their habitats to the north and south of the proposed Site.

For further details refer to Overall Landscape General Arrangement BMD.19.010.DR.P001



Key Features:

- 1 Public access to northern park
- 2 Picnic areas
- 3 Seating
- 4 Woodland planting
- 5 Potential location for park entrance sculpture
- 6 Existing woodland



6.6.3 New Character Areas

Family Entertainment Centre (FEC) Externals

- Embracing the surrounding landscape of woodland and water and bridging the gap between built form and nature is a key theme;
- Incorporating the SuDS features within the FEC open space proposals to create an integrated landscape / drainage strategy for the site, whilst providing natural separation between the publicly accessible areas of the northern park and the semi-private spaces of the site.
- Drawing the tree canopies of the northern parkland into the FEC external areas helps to create a link between the lodge and the northern part of the site, with additional earth mounding contributing to the acoustic mitigation along the western boundary;
- A network of new paths provides routes through the space and links to other parts of the Site;
- Provision of mown grass areas creates spaces for active and passive recreational activities as well as seasonal events;
- Inclusion of a play space utilising natural features such as mounding, boulders and fallen logs, in combination with more formal timber play equipment;

For further details refer to Overall Landscape General Arrangement BMD.19.010.DR.P001



Key Features:

- 1 Timber feature broadwalk
- 2 "The Wolf Den" playground
- 3 Water Park terrace
- 4 Access bridge to northern trail
- 5 Attenuation swale
- 6 FEC courtyard seating area
- 7 Feature tree planting
- 8 Emergency access road (grassed)



6.6.3 New Character Areas

The Conference Centre Externals

- The external areas around the conference centre have been designed to provide a formal open space with tree lined lawns - offering an open area for a marquee during events;
- A hard paving area provides an extension to the conference centre;
- Ornamental planting softens and grounds the building, providing seasonal colour and interest;
- Clearly defined footpaths within the courtyard, allowing easy navigation and movement. Shade tolerant ornamental shrub and tree planting softens the courtyard and provides colour and interest to this shady space.

For further details refer to Overall Landscape General Arrangement BMD.19.010.DR.P001



Key Features:

- 1 Marquee area
- 2 Shade tolerant ornamental planting
- 3 Gated entrance
- 4 Feature tree planting
- 5 Attenuation swale
- 6 Marquee terrace
- 7 Formal tree lines



6.6.3 New Character Areas

10th Hole Buffer & Southern Boundary

- The boundaries of the site will be strengthened with new planting, paying particular attention to the southern boundary along the northern half of the current 10th fairway;
- New mounding, woodland and thicket planting will strengthen the existing vegetation and topography associated with the golf course. This will provide additional screening of the development from the wider landscape as well as providing terrestrial habitat for Great Crested Newts;
- Trees will be planted at key locations to provide instant screening of the development from the public right of way and users of Bicester Hotel Golf & Spa;
- Planting will be of native deciduous and evergreen species to provide seasonal interest and colour as well as improving year round screening;
- Ponds and meadow grassland will also be created, providing foraging opportunities and movement corridors for wildlife contributing to the site-wide mitigation measures.

For further details refer to Overall Landscape General Arrangement BMD.19.010.DR.P001



Key Features:

- 1 Wildlife ponds
- 2 Native woodland planting to 3-4m high bunding
- 3 Existing trees retained
- 4 Public Right of Way (orange dashed line)
- 5 2m high acoustic fencing
- 6 1.8m high weld mesh fencing
- 7 Attenuation swale



6.6.3 New Character Areas

Arrival Space & Car Park

- The car park and surrounding area has been designed to meet the requirements of the development whilst retaining key tree groups where possible. The proposals seek to respect retained landscape features, significantly softening the scheme and helping to screen the development from the wider landscape;
- Existing boundary vegetation along the A4095 has been largely retained and enhanced to further screen the development and ensure a robust boundary along the road;
- A formal tree lined boulevard leading to the porte-cochere and hotel entrance creates a strong sense of arrival;
- Street trees, hedging and shrub planting throughout the car park help to break up the hard standing areas to create a verdant setting, heavily filtering views of parked vehicles and the building at and above eye level;
- Fencing and buffer planting will be proposed along the south eastern edge of the site (opposite Vicarage Farm and Stableford House) to provide a secure boundary and screen views towards the development from these properties.
- Reinforced grass will be used for sections of parking along the south eastern edge to further soften the car park.

For further details refer to Overall General Arrangement BMD.19.010.DR.P001



Key Features:

- 1 Entrance boulevard flanked by large tree avenue
- 2 Blocks of existing trees
- 3 Public Right of Way (orange dashed line)
- 4 2m high acoustic fencing with hedge
- 5 1.8m high weld mesh fencing with hedge
- 6 Entrance signage
- 7 Reinforced grass EV parking area



6.6.4 Design Strategies

Movement Strategy

The provision of a robust and legible network of routes across the site is an integral component of the landscape strategy. The network connects the public open spaces through the northern trail.

The diverted route of the existing public right of way will be demarcated by a clear route along the edge of the scheme, connecting with a new footway along the A4095.

A hierarchy of routes will be provided for vehicles, pedestrians and service vehicles with different materials to help define the character of the development and assist orientation and use.

For further details refer to Overall Landscape General Arrangement BMD.19.010.DR.P001

Access & Fencing Strategy

The Open Space hierarchy at Great Wolf is designed to divide the site into four areas of access: restricted access, areas for guests, controlled public access and public access

- **Restricted Access:** Access to back of house areas (service yard / routes, staff entrance etc) will be restricted with the use of a 1.8m weld-mesh fence and gates / barriers to prevent unwanted access by the public and guests of the site;
- **Areas for guests:** The site has been designed to enable intuitive navigation by guests, with careful placement of paths, planting and subtle timber fencing to control movement and signage to assist in navigation;
- **Controlled Public Access:** Access into the site, aside from the intended access points will be controlled through the use of a 1.8m weld-mesh fence and timber gates (footpath only), ensuring access to the site is only via the main entrance or a gate off the A4095 into the northern parkland;
- **Public Access:** The diverted Public Right Of Way to the south east of the site will have no restrictions on movement along its length (no gates) but access into the site will be prevented by fencing and hedges along the site boundary (softened by woodland planting on the mounds).

For further details and location refer to Overall Landscape General Arrangement BMD.19.010.DR.P001

Signage and Wayfinding Strategy

Signage will be provided at the main entrance, designed to suit both the context of the area and the requirements of the Great Wolf brand. Further details will be provided as part of a separate application.

Consideration has been given to the wayfinding strategy as part of the design process. Wayfinders have been positioned at key pathway junctions and arrival points, where pedestrian visitors and guests are considered to need guidance in terms of the direction they take.

Vehicle control and directional signage will be considered as part of further post-planning design development.

For further details and location refer to Overall Landscape General Arrangement BMD.19.010.DR.P001

Lighting Strategy

The external lighting strategy has been designed to enhance the setting of the lodge, assist in wayfinding and provide a safe and inviting environment, whilst minimising effects on the surrounding landscape and views of the Lodge.

For further details refer to Hoare Lea document DOC-1616193-20190820-BA- Lighting Design Concepts.

Habitat Creation Strategy

Habitat enhancements will be largely concentrated on the northern parkland and along the site boundaries, including the existing 10th fairway, comprising the creation of new habitats including grasslands, native woodland planting, wetlands and ponds.

Alongside these extensive areas of habitat creation, a range of hibernacula and nesting opportunities will be provided (bird boxes, brush piles, hibernaculas etc), refer to Landscape General Arrangement Plans BMD.19.010.DR.P101-104 for location.

To ensure the successful establishment of these habitats a Habitat Management and Monitoring Plan has been produced setting out how these habitats will be created and managed following completion of the site. For further details refer to the WSP report Habitat Management and Monitoring Plan (70042711).

Surface Water Drainage Strategy

An integrated network of SuDS will run throughout the Site, further increasing valuable habitat creation for wildlife. These will consist of a series of shallow ponds and marshy depressions and will be managed with a strong emphasis wildlife habitat creation and visual interest.

For further details refer to Curtins drawing 068535-CUR-00-XX-DR-C-92000_P03 - Surface Water Drainage Strategy.

