

PT/MK/DP4819

11 November 2019

FAO Clare Whitehead  
Place and Growth Directorate  
Cherwell District Council  
Bodicote House  
Bodicote, Banbury  
Oxfordshire  
OX15 4AA

Dear Ms Whitehead

**LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER – APPLICATION FOR FULL PLANNING PERMISSION**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

On behalf of our client, Great Lakes UK Limited ('the Applicant'), we are pleased to enclose a full planning application at the above site for:

*“Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping”*

The Applicant company has been established by Great Wolf Resorts for the purposes of the application and the proposed development.

The application comprises the following documents:

- Completed application form, covering letter, ownership certificates and CIL form;
- Application plans and drawings, prepared by EPR;
- Design and Access Statement ('DAS'), prepared by EPR;
- Landscape Proposals (including landscape and planting plans), prepared by BMD;
- Landscape Maintenance and Management Plan, prepared by BMD;
- Environmental Statement ('ES') (see detailed breakdown below), prepared by WSP;
- Planning Statement, prepared by DP9;
- Draft Operational Management Plan, prepared by Great Wolf Resorts;
- Economic Statement, prepared by Volterra;
- Transport Assessment ('TA'), prepared by Motion;
- Draft Travel Plan, prepared by Motion;
- Framework Delivery and Servicing Management Plan, prepared by Motion;
- Flood Risk Assessment, prepared by Curtins;
- Drainage & SuDS Strategy, prepared by Curtins;
- Energy and Sustainability Statement (including BREEAM pre-assessment), prepared by Hoare Lea;
- Waste Management Strategy, prepared by WSP;
- Ventilation / Extraction Statement, prepared by Hoare Lea;



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- Arboricultural Impact Assessment (including Tree Survey), prepared by WSP;
- Exterior Lighting Concepts Report, prepared by Hoare Lea;
- External Lighting Baseline Survey, prepared by Hoare Lea;
- Illumination Impact Profile, prepared by Hoare Lea;
- Utilities Statement, prepared by Hoare Lea;
- Draft Construction Management Plan, prepared by Arcadis; and
- Statement of Community Involvement, prepared by Redwood Consulting.

The planning application is accompanied by an Environment Statement (ES). This document has been prepared and coordinated by WSP, with input from a number of specialist consultants including Volterra, Hoare Lea, Motion, AOC Archaeology, Curtins and BMD to assess the environmental effects of the proposed development. The ES comprises the following:

- Volume 1: Main ES chapters, coordinated by WSP:
  - Chapter 1: Introduction
  - Chapter 2: Approach to the Assessment
  - Chapter 3: Reasonable Alternatives and Design Evolution
  - Chapter 4: The Proposed Development
  - Chapter 5: Socio-Economics
  - Chapter 6: Transport and Access
  - Chapter 7: Air Quality
  - Chapter 8: Noise and Vibration
  - Chapter 9: Biodiversity (and Biodiversity Net Gain)
  - Chapter 10: Archaeology and Cultural Heritage
  - Chapter 11: Ground Conditions
  - Chapter 12: Water Resources, Flood Risk and Drainage
  - Chapter 13: Landscape and Visual Impact Assessment ('LVIA')
  - Chapter 14: Cumulative Effects
  - Chapter 15: Summary of Mitigation Measures
  - Chapter 16: Summary of Residual Effects
- Volume 2: Technical Appendices
- Volume 3: Non-Technical Summary.

The application has been submitted electronically via the Planning Portal (ref: PP-08217883) and the requisite planning application fee of £112,973 has been paid via Planning Portal by the Applicant (plus the standard processing fee). As previously agreed, hard copies of the application documents have also been sent to Cherwell District Council offices marked for your attention.

We look forward to receiving confirmation that the application has been registered and validated. Please contact Peter Twemlow or Mark Knibbs of this office should you have any queries or require further information.

Yours faithfully,

DP9 Ltd

**DP9 Ltd**

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