

DP4819

11 March 2020

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

BY EMAIL

Dear Ms Whitehead

**PROPOSED GREAT WOLF LODGE, LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER.
CDC REFERENCE: 19/02550/F**

This letter has been prepared on behalf of the applicant alongside the wider consultant team, namely EPR, Hoare Lea and WSP, and provides a response to the 'assessment for compliance with ESD sustainable construction policies', prepared by Tyréns on behalf of Cherwell District Council ('CDC'). This assessment by Tyréns was issued to CDC on 4 March 2020 and you kindly made this available to DP9, as agents, on Monday 9 March 2020.

Firstly, we recognise and welcome the Tyréns conclusions, that *"the proposals meet the requirements of ESD policies 2, 4 and 5"* and *"... broadly meet the requirements of ESD policies 1 and 3, although further details and/or a planning condition is recommended"*. As part of ongoing engagement with CDC, and other stakeholders, we use this letter to provide 'clarifications' and 'further details' in response to the points raised by Tyréns. We also agree that suitably worded conditions, as suggested, are acceptable to the applicant.

Commitment to using sustainably sourced materials and locally sourced construction materials

The applicant is committed to both and can accept a suitably worded planning condition(s) along these lines (as Tyréns suggest). At this stage, we can confirm that all timber used in the development, including temporary hoardings and formwork, will be responsibly sourced (such as FSC or PEFC certification).

Further clarification on the green roof

As mentioned in the planning application, the area of the proposed green roof is 2,530 sqm. This is proposed as a sedum roof. We expect that this will form a requirement to be secured by planning condition, relating to both its provision and also the final design detail associated with it.

Further clarification on biodiversity gain areas

The proposed development is assessed to deliver a 'significant net gain' as defined in BREEAM. This is the maximum net gain category in BREEAM and allows the awarding of an 'exemplary credit'. We add that this has been achieved without factoring in the green roof into calculations.

Details of how the design utilises open space

A key component and important public benefit of the proposed development is the creation of an expansive open space area to the north west of the site which will comprise nature trails. The proposed development has always factored this in in design layout terms, in terms of its environmental and amenity value. In addition, the



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proposed development creates further areas of landscaped habitat across the site and also re-routes, enhances and extends an existing underused public right of way, adding to the open space offer of the scheme.

Orientation to reduce energy demand and solar gains

The orientation of the building is governed by a number of factors, including but not limited to minimising or removing visibility from sensitive receptors, maximising biodiversity and habitat creation, enabling the operation of the resort, providing acceptable servicing and emergency access, and respecting nearby buildings and infrastructure (including the M40). In terms of energy demand and solar gains, this has been factored in to energy performance and sustainability calculations in conjunction with the use of building and landscape design and material choice. The sustainability credentials of the proposed development support this approach and we note that this is positively recognised by Tyréns as part of this review and their previous note.

We trust that this response covers all items mentioned by Tyréns in their letter and that this will be reported to the Planning Committee noting that it was only made available to the application on 9 March, after the publication of the committee papers. Should you have any questions, we would be happy to discuss these further.

Yours sincerely,

DP9 Ltd

Peter Twemlow

DP9 Ltd