

DP4819

10 January 2020

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

BY EMAIL

Dear Ms Whitehead

Re: PLANNING REF: 19/02550/F. LAND TO THE EAST OF M40 AND SOUTH OF A4095 CHESTERTON BICESTER.

We have reviewed the comments from Mr Ian Carmichael, the Crime Prevention Design Adviser of Thames Valley Police (TVP) and have taken the opportunity to address the points he has raised. We note that Mr Carmichael has not objected to the proposals but he does raise a number of valid questions. As part of this response we have sought input from EPR (as architects) and Hoare Lea (as security consultants) as well as from our client (the Applicant), Great Wolf Resorts, and the wider project team as required. Hoare Lea Security have discussed the content of this letter with Mr Carmichael prior to its issue to you.

Firstly, we would like to reassure both TVP and Cherwell District Council that security is very much at the heart of our client's agenda. As a hotel and resort operator Great Wolf Resorts are seeking to create a memorable user experience for guests and families – an important part of that experience is feeling secure and safeguarded. This is particularly the case as the hotel guests and waterpark users are predominantly families with young children.

The security statements made in our planning application (section 7.6 of the Design & Access Statement) are a summary of a more comprehensive Security Needs Analysis (SNA) that the Applicant commissioned as part of the preliminary design work. This analysis has been completed by Hoare Lea Security, whom Great Wolf Resorts intend to engage to complete the detailed security design work should this planning application be successful. For valid reasons, and as is the norm, the detail within the SNA is not submitted with the planning application (being a public submission) but we would be happy for Hoare Lea Security to talk through this with TVP should this be helpful. Hoare Lea Security are members of the Register of Security Engineers and Specialists and therefore accredited by the Centre for Protection of National Infrastructure (CPNI), the national technical authority for physical security.

We can confirm that the Applicant is happy to commit to accrediting the security design of the development under both Secured By Design (SBD) and the Safer Parking Scheme ("Park Mark"). The Applicant recognises the value of both of these schemes in reassuring not only TVP, but also the local residents as well as our staff and visitors, of their commitment to security. As such we are happy for such a planning condition, as has been suggested, to be attached to a decision should planning permission be granted.

Turning to the detailed bullet points raised in Mr Carmichael's email, these have been reviewed by Hoare Lea Security and noted for specific inclusion in the detailed design work (especially as part of a future planning



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condition discharge). The Applicant will pay particular attention to the integration of the entire design to ensure that security requirements can be achieved in harmony with the landscape design, to minimise the environmental impact of the development. This will take into account the future growth of planting and will also ensure that the perimeter security of both the site and the buildings are adequate.

The internal access control arrangements within the buildings, and especially at the main entrance and reception, are central to the detailed design work to ensure that the hub of the resort is the welcoming, safe environment that Great Wolf Resorts want their guests to experience.

Finally, a security strategy will be developed from the existing SNA as the first activity of the detailed security design, following the “Operational Requirements” process defined by CPNI. This will be further developed into an integral part of the operational security strategy for the resort to ensure that the security needs are met throughout the lifecycle of this development. It is reasonable and indeed expected that this would all be captured as part of a wider Operational Management Plan which would be secured by way of a Section 106 agreement.

Should this application be successful, Hoare Lea Security will continue to engage with TVP throughout the design phase, both formally as part of the SBD and Park Mark processes, but also informally to make best use of their local knowledge and experience.

We trust that this letter provides a helpful response to those comments made by TVP and should you have any questions we would be happy to discuss these with you, or facilitate further discussion between TVP and Hoare Lea Security.

Yours sincerely,

Peter Twemlow

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CC

Ian Carmichael – Thames Valley Police

John Taylor – Hoare Lea Security