

Cherwell District Council  
Bodicote House  
White Post Road  
Bodicote  
Banbury  
OX15 4AA

**FAO Bernadette Owens: Principal Planning Officer (Major Projects Team)**

**Date:** 29 September 2021

**Our ref:** 62049/01/IAN/AVi/20223120v1

**Your ref:** PP- 10260600

Dear Bernadette,

**Wendlebury Road, Chesterton: Bicester Gateway - Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 of Planning Permission 19/01740/HYBRID**

On behalf of our client, David Lloyd Leisure Ltd ('DLL'), we enclose an application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 of planning permission 19/01740/HYBRID or the development of a new leisure club, tennis courts, tennis court enclosure, external pool, terrace areas and associated parking and landscaping on land fronting Wendlebury Road to the South of Bicester Town Centre.

**Application Submission**

The application, which has been submitted via the Planning Portal (ref. PP- 10260600), comprises the following information:

- 1 Completed application form;
- 2 Design and Access Statement, prepared by HCD Architects;
- 3 The following revised drawings, prepared by HCD Architects:
  - a Proposed Ground GA Plan (Ref. A-PL-04-010-P03)
  - b Proposed First GA Plan (Ref. A-PL-04-011-P02)
  - c Proposed Roof GA Plan (Ref. A-PL-04-012-P02)
  - d Proposed GA Elevations (Ref. A-PL-05-010-P03)
  - e Proposed Air Dome Elevations (Ref. A-PL-05-020-P01)
  - f Proposed Sauna Elevations (Ref. A-PL-05-030-P01)
  - g Existing Site Plan (Ref. A-PL-09-000)
  - h Proposed Site Plan (Ref. A-PL-09-210-P0)
  - i Proposed Site Plan (Ref. A-PL-09-210-P02)

- j Proposed GA Sections (Ref. A-PL-06-001-P02)
  - k Proposed Site Sections (Ref. A-PL-06-210-P0)
  - l Proposed Tree Pit Detail (Ref. A-PL-09-100)
  - m Proposed Entrance Barrier Detail (Ref. A-PL-09-101)
  - n Proposed Bike Shelter Detail (Ref. A-PL-09-202-P0)
  - o Proposed Surfacing and Landscaping Plan (Ref. A-PL-95-210-P0)
  - p Proposed Boundary Treatment (Ref. A-PL-97-210-P0)
- 4 The following additional drawings, prepared by HCD Architects:
- a Proposed Padel Court Elevations (Ref. A-PL-05-211-P0)
  - b Proposed Signage Details (Ref. A-PL-97-020-P0)

### **Application Context**

The original planning application (Ref. 19/01740/HYBRID) forms part of the second phase of development at Bicester Gateway, “Catalyst Bicester”.

The David Lloyd club was applied for in detail, with not matters reserved, as part of this hybrid.

### **Proposed Variation**

This application seeks to vary Condition 2 of permission Ref. 19/01740/HYBRID, which states:

***CONDITION 2:***

*The development shall not be carried out otherwise than in complete accordance with the approved plans:*

- *A-PL-04-010 P01 - Proposed Ground Floor Plan*
- *A-PL-04-011 P01 - Proposed First Floor Plan*
- *A-PL-04-012 P01 - Proposed Roof Plan*
- *A-PL-05-010 P0 - Proposed GA Elevations*
- *A-PL-05-020 P01 - Proposed Air Dome Elevations*
- *A-PL-05-030 - Proposed Sauna Elevations*
- *A-PL-06-001 - Proposed GA Sections*
- *A-PL-06-010 - Proposed Site Sections*
- *A-PL-09-000 - Existing Site Plan*
- *A-PL-09-010 P05 - Proposed Site Plan*
- *A-PL-09-020 P04 - Proposed Site Tracking*
- *A-PL-09-100 - Tree Pit Detail*
- *A-PL-09-101 - Entrance Barrier Detail*
- *A-PL-09-102 P02 - Proposed Bike Shelter Detail*
- *A-PL-95-010 P04 - Proposed Surfacing Plan*

- *A-PL-97-010 P04 - Proposed Boundary Treatment*
- *Bicester Design and Access Statement Rev02*
- *Bicester Material Samples\_P02*

*unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).*

*Reason: To clarify the permission and for the avoidance of doubt.*

### **Changes Sought**

David Lloyd has since revised its ambitions for the site including the opportunity for Padel Tennis, an exciting racquet sport being introduced across its new clubs.

Padel is a form of tennis that is easy to play, fun and extremely sociable. It is played mainly in a doubles format on an enclosed court about a third of the size of a tennis court and can be played in groups of mixed ages and abilities, as it is not power dominant. The rules are broadly the same as tennis, although you serve underhand and the walls are used as part of the game with the ball allowed to bounce off them. One of the fastest growing sports across continental Europe, padel has gained increasing popularity over recent years, with over six million people currently playing in Spain.

In addition, further minor changes, including changes to the entrance to the club, have been introduced to respond positively to internal space planning. This results in the loss of a single car space.

The changes improve both the wider sports offer of the proposal, and the functionality of the building and is entirely appropriate in the context of the proposed scheme. These changes are encapsulated in the amended and additional drawings enclosed in this application.

We therefore propose that the revised condition is worded as follows to reflect the updated revisions to drawings as well as the inclusion of new ones:

#### **CONDITION 2:**

*The development shall not be carried out otherwise than in complete accordance with the approved plans:*

- ***A-PL-04-010 P03 - Proposed Ground Floor Plan***
- ***A-PL-04-011 P02 - Proposed First Floor Plan***
- ***A-PL-04-012 P02 - Proposed Roof Plan***
- ***A-PL-05-010 P03 - Proposed GA Elevations***
- *A-PL-05-020 P01 - Proposed Air Dome Elevations*
- ***A-PL-05-030 P01 - Proposed Sauna Elevations***
- ***A-PL-06-001 P02 - Proposed GA Sections***
- ***A-PL-06-010 P0 - Proposed Site Sections***
- *A-PL-09-000 - Existing Site Plan*
- ***A-PL-09-010 P02 - Proposed Site Plan***
- *A-PL-09-020 P04 - Proposed Site Tracking*

- *A-PL-09-100 - Tree Pit Detail*
- *A-PL-09-101 - Entrance Barrier Detail*
- ***A-PL-09-102 Po - Proposed Bike Shelter Detail***
- ***A-PL-95-210- Po - Proposed Surfacing and Landscaping Plan***
- ***A-PL-97-010 Po - Proposed Boundary Treatment***
- ***A-PL-05-211-Po – Proposed Padel Court Elevations***
- ***A-PL-97-020-Po – Proposed Signage Details***
- *Bicester Design and Access Statement Rev02*
- *Bicester Material Samples\_Po2*

*unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).*

*Reason: To clarify the permission and for the avoidance of doubt.*

We trust you have sufficient information to consider this application, but if you require any further information please do let me know.

Yours sincerely,

**Ian Anderson**  
Senior Director