

DP4819

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Dear Mr Bateson,

**LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER (GREAT WOLF LODGE)
MINOR MATERIAL AMENDMENT TO PLANNING APPLICATION REFERENCE 19/02550/F**

On behalf of Great Lakes UK Ltd (the 'Applicant') and further to discussions with you on behalf of Cherwell District Council ('CDC'), we are pleased to enclose an application for a minor material amendment ('MMA') to the approved Great Wolf Lodge leisure resort, allowed at appeal (PINS reference: APP/C3105/W/20/3259189).

The nature and scope of this MMA application has been discussed with CDC as part of pre-application discussions, including the review of draft material submitted with this application to understand the extent of changes and the appropriateness of dealing with this by way of a MMA application. Following these discussions, the changes are considered to represent a MMA to the approved scheme and as such this application is submitted under Section 73 of the Town and Country Planning Act 1990 (as amended).

Submitted with this MMA application is a Design & Access Statement Addendum ('DAS Addendum') prepared by EPR which sets out the series of amendments that have arisen as part of detailed design development, some of which are internal (and are included for completeness and reflected in updated plans as required) and others are external. In summary these amendments comprise:

1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions.
2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation.
3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions.
4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site.
5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses.
6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme.
7. Relocation of Great Wolf entrance statue.
8. Roof updates in line with revised roof access strategy.
9. Minor MEP and utility updates across the site.
10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones.

In addition to the DAS Addendum, this MMA application is submitted with the following material:

- Application form
- Full set of plans / drawings (including issue sheet showing revisions to those plans / drawings approved), prepared by EPR
- Landscape Visual Impact Assessment (LVIA) Addendum, and updated AVR, prepared by BMD
- Full set of landscape plans and planting plans / schedule (including issue sheet), prepared by BMD
- Arboricultural Impact Assessment addendum, prepared by BMD
- Biodiversity Net Gain Statement, prepared by BMD



- Flood Risk / Drainage - Statement of No Impact, prepared by Elliott Wood
- Transportation – Statement of No Impact, prepared by Motion

It is clear from the DAS Addendum prepared by EPR and the other accompanying material that the series of amendments represent a minimal change to the consented application when taken as a whole. As discussed with CDC officers prior to submission, individually the changes are considered to be 'non material', at most, yet for completeness the application is submitted as a MMA application. Critically, where external changes are proposed there is no increase to floorspace or to the consented massing and, in some cases, there is a decrease. The main change relates to the minor (3.6m) shift of the consented building as proposed and this has been fully tested in all views within the LVIA and there is no new visibility from outside of the site, owing to the extensive existing and proposed landscape within and around the site. Whilst there are resultant small changes to the landscape plan the revised scheme sees no change to the quantum of new planting and no reduction to the biodiversity and ecological benefits of the consented scheme. There are no changes to the occupancy or capacity of the consented Great Wolf Lodge and therefore there are no changes in terms of the transportation / highways conclusions previously drawn and found acceptable to the Inspector at the appeal determined earlier in 2021.

This application has been submitted online under the Planning Portal reference PP-10478016 and is submitted via the Planning Portal. A payment of £262 (including the processing fee) has been paid online by the Applicant through the Planning Portal.

We trust that the information provided is sufficient in setting out the nature and appropriateness of the proposed MMA application and will allow you to progress the determination of this application. Please do not hesitate to contact Peter Twemlow or Jack Playford of this office should you require any further information.

Yours sincerely,

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