

14th January 2022

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Dear Mr Bateson,

APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 9, 11 & 23 OF PLANNING PERMISSION REF: 19/02550/F – PROPOSED GREAT WOLF LODGE, LAND TO THE EAST OF M40 AND SOUTH OF 14095, CHESTERTON, BICESTER.

On behalf of our client, Great Wolf Resorts Inc., we hereby submit an application for the partial discharge of Condition 9 and the discharge of Conditions 11 & 23 of the planning permission referenced above. Please find enclosed the following plans and documents:

Title	Reference Number
Register and Issue Sheet	BMD.19.010
Tree Protection Plan (Sheet 1 of 2) – North	BMD.19.010.DR.903
Tree Protection Plan (Sheet 2 of 2) – South	BMD.19.010.DR.904
Condition Discharge Boundaries	BMD.19.010.DR.P006
Northern Park with Western and Southern Buffer – Overall General Arrangement	BMD.19.010.DR.T001
Northern Park Detailed GA (Sheet 1 of 2)	BMD.19.010.DR.T101B
Norther Park Detailed GA (Sheet 2 of 2)	BMD.19.010.DR.T102B
Western & Southern Buffer Detailed GA (Sheet 1 of 2)	BMD.19.010.DR.T103A
Western & Southern Buffer Detailed GA (Sheet 2 of 2)	BMD.19.010.DR.T104A
Northern Park – Soil Requirements Plan (Sheet 1 of 2)	BMD.19.010.DR.T201B
Northern Park – Soil Requirements Plan (Sheet 2 of 2)	BMD.19.010.DR.T202B
Western & Southern Buffer – Soil Requirements Plan (Sheet 1 of 2)	BMD.19.010.DR.T206A
Western & Southern Buffer – Soil Requirements Plan (Sheet 2 of 2)	BMD.19.010.Dr.T207A
Northern Park – Planting Plans (Sheet 1 of 2)	BMD.19.010.DR.T301B
Northern Park – Planting Plans (Sheet 2 of 2)	BMD.19.010.DR.T302B
Western & Southern Buffer – Planting Plans (Sheet 1 of 2)	BMD.19.010.DR.T303A
Western & Southern Buffer – Planting Plans (Sheet 2 of 2)	BMD.19.010.DR.T304A
Typical Hard & Street Furniture Details	BMD.19.010.DR.T501A
Boundary Treatment Details	BMD.19.010.DR.T502
Typical Tree Pit Details 1	BMD.19.010.DR.T601
Typical Tree Pit Details 2	BMD.19.010.DR.T602
Typical Tree Pit Details 3	BMD.19.010.DR.T603
Typical Tree Pit Details 4	BMD.19.010.DR.T604
Typical Soft Details	BMD.19.010.DR.T605
Typical Pond Detail & Section	BMD.19.010.DR.T606
Northern Park with Western & Southern Buffer – NBS Specification	BMD.19.010.SP.T001A
Northern Park with Western & Southern Buffer – 5 Year LMMP	BMD.19.010.SP.T002A
Northern Park with Western & Southern Buffer – Planting Schedule	BMD.19.010.SP.T003B
Great Wolf Landscape Condition Discharge (part)	BMD.19.010.TN.002
Letter: Condition 23 – GCN	BMD.21.056.RPE-TN.807



The application has been submitted via the Planning Portal and the fee of £116 has been paid online.

The drawing 'Condition Discharge Boundaries' shows that the site is split into 3 areas: 'Northern Park', 'Southern and Western Buffer' and 'Resort Landscape'. This submission seeks to discharge Condition 9 with regard to the 'Northern Park' and 'Southern and Western Buffer' through the provision of detailed information set out in the drawings and documentation listed above. Further information will follow, in due course, to provide detail regarding the 'Resort Landscape' to fully discharge condition 9.

Condition 9 states:

'Prior to commencement of development, precise details of a scheme for enhanced landscaping along the north-eastern boundary hedgerow of the site with the A4095, along the south/south-eastern boundary with the Bicester Hotel, Golf and Spa, the Public Right of Way and the neighbouring properties of Stableford Cottage and Vicarage Farm and within the nature trail area shall be submitted to and approved in writing by the local planning authority, which shall include details relating to:-

a) the proposed additional tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment (i.e. depth of topsoil, mulch etc);

b) the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation;

c) the hard and soft landscaping including hard surface areas, pavements, pedestrian areas and steps and the proposed screen bunding mounds.

The approved scheme shall be implemented by the end of the first planting season following occupation of the development and shall thereafter be maintained. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent for any variation.'

Additionally, we are seeking the complete discharge of conditions 11 & 23. For the 'Arboricultural Method Statement' please refer to the two plans: 'Tree protection Plan (Sheet 1 of 2) – North' & 'Tree Protection Plan (Sheet 2 of 2) – South'.

Condition 11 states:

'No development shall take place until the existing trees to be retained have been protected in accordance with an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), to be agreed in writing by the local planning authority, to include:

a. Protective barriers around the trees, to a distance specified in the AMS and illustrated on the TPP;

b. The barriers shall comply with the specification set out in the AMS, with specific reference and regard to British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations';

c. The barriers shall be erected and removed in accordance with a programme to be agreed with the LPA, installed before works commence in the respective areas of the site and removed only on completion of works in that area of the site; and



d. Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local planning authority.'

The 'Letter: Condition 23 - GCN' (BMD.21.056.RPE-TN.807) submitted has been prepared by BMD to provide guidance on where the information for the Great Crested Newt Mitigation Strategy can be found within the original application (19/02550/F).

Condition 23 states:

'Prior to the commencement of the development hereby approved, including any works of site clearance, a mitigation strategy for great crested newts, which shall include timing of works, exclusion fencing, the location and design of alternative ponds/habitats together with the timing of their provision, shall be submitted to and approved in writing by the Local Planning Authority. The mitigation works shall be carried out in accordance with the approved details.'

Attached along with the submission information is an explanatory cover note which has been prepared by BMD (BMD.19.010.TN.002). The note provides further detail on the landscape and arboricultural drawings which have been issued for the partial discharge of Condition 9 and full discharge of condition 11.

We thereby trust that the details submitted are sufficient to enable a partial discharge of Condition 9 and full discharge of conditions 11 & 23. Should you have any queries please do not hesitate to contact Peter Twemlow or Jack Playford of this office.

Yours sincerely,



DP9 Ltd

Encs.