

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

FAO Rebekah Morgan

Date: 04 February 2022
Our ref: 62049/01/IAN/AVi/20555672v1
Your ref: PP- 11011028

Dear Rebekah,

Wendlebury Road, Chesterton: Bicester Gateway - Application under Section 96a of the Town and Country Planning Act (1990) to amend application ref. 19/01740/HYBRID

On behalf of our client, David Lloyd Leisure Ltd ('DLL'), we enclose an application for a non-material amendment to planning permission ref. 19/01740/HYBRID which approved: "*Outline planning permission (all matters reserved except for access) for up to 23,400sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas; and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.*" on 24th September 2020.

NMA Submission

The application, which has been submitted via the Planning Portal (ref. PP- 11011028), comprises the following information:

- 1 Completed application form;
- 2 The following application drawings:
 - a Bicester PV on Roof Elevation South (ref. 32437-CBS-XX-RF-DR-M-4207)
 - b Bicester PV Roof Layout (ref. 32437-CBS-XX-RF-DR-M-4206)

Proposed Non-Material Amendment

The proposed Non-Material Amendment will introduce a roof mounted Solar PV system to the roof of the consented David Lloyd Club building. Local Plan Policies ESD1, ESD2 and ESD5 (Renewable Energy) cover renewable and low carbon energy and encourage applications for renewable energy developments provided there are no unacceptable adverse impacts.

The Adopted Local Plan explains how the Council will assess renewable energy applications in ESD5. Section 14 of the NPPF sets out, amongst other requirements, that Councils must not expect applicants to justify the

need for renewable energy development (para.158) as they are recognised as providing a valuable contribution to cutting greenhouse gas emissions but should only be granted for renewable and low carbon development if its other impacts are acceptable (para.154b).

This Solar PV system will considerably help the consented building become more sustainable by allowing it to generate its own energy, as well as feed any surplus back into the National Grid. The Solar PV system will lie flush on the roof, blending in with the roof the consented building, and it is considered that it would not have a significantly detrimental impact on the street scene or the surrounding area. The panels are estimated to have a 21% maximum efficiency rate.

Conclusion

The proposed Non-Material Amendment will allow for solar PV panels to be installed on the roof of the consented building to enable the building to generate its own energy and, therefore, become more sustainable. The design of the proposed PV system, as indicated in the submitted plans, will be discreet and will blend with the colours and design of the roof and so will not have a material change to the design of the approved building.

The changes are therefore acceptable and do not give rise to any material planning implications. We trust that the Council can resolve to grant these amendments in line with the 28 day timeframe for NMA applications.

Should you have any questions or queries, please do not hesitate to contact me.

Yours sincerely,



Anna Vincent
Planner