

DP4819
3rd March 2023

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Dear Ms. Daniels,

**LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER (GREAT WOLF LODGE)
NON-MATERIAL AMENDMENT TO PANNING APPLICATION REFERENCE 21/04158/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 non-material amendment ('NMA') to the approved Great Wolf Lodge leisure resort (LPA ref. 21/04158/F).

The nature and scope of this NMA application has been discussed with CDC, including a 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 NMA application. Following these discussions, the design changes are considered to represent a NMA to the approved scheme and as such this application is submitted under Section 96a of the Town and Country Planning Act 1990 (as amended).

Submitted with this NMA application is a Proposed Changes Design Document, outlining the proposed design changes, 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. Reduction in height to the two flanks of the main hotel building by 654mm.
2. Reduction in height of the central lobby part of the hotel building by 990mm.
3. End facades pushed out on end/corner guestrooms by 52mm.
4. Six additional guestrooms (from 498 to 504) within the consented envelope of the building.
5. Extension to the flat roof of the waterpark support building (the "bunker") over the pitched section to form a dormer-like structure.
6. Updates to external window and door positions.
7. Removal of the Substation West (at the northern perimeter of the carpark) and minor alterations to the substations at the southern end of the car park within the landscape.
8. Additional doors on the flat roofs to facilitate safer means of emergency egress.
9. Rationalisation of window heights.
10. Addition of windows to the ballroom to improve natural daylight.
11. Relocation of access / maintenance entrances to provide more discreet, efficient and safer means of access.



12. Minor alterations to rainwater goods location setting out on the building to provide more efficient surface water collection.
13. Removal of the chimney at the ridge of the pitched roof over the lobby (no longer required).
14. Revised ventilation strategy and removal of flue on green roof.

This NMA seeks to replace condition 2 of the consented planning permission referenced above, with a new condition, Condition 37, which states:

'The development shall be carried in accordance with the approved plans (all are Rev C01) Refs:

Site Plan Drawings 10875-EPR-00-ZZ-DR-A-TP-0100; 10875-EPR-00-ZZ-DR-A-TP-0101; 10875-EPR-00-ZZ-DR-A-TP-0102; 10875-EPR-00-ZZ-DR-A-TP-0103;

Floor Plan Drawings: 10875-EPR-00-B1-DR-A-TP-0199; 10875-EPR-00-GF-DR-A-TP-0200; 10875-EPR-00-01-DR-A-TP-0201; 10875-EPR-00-02-DR-A-TP-0202; 10875-EPR-00-03-DR-A-TP-0203; 10875-EPR-00-04-DR-A-TP-0204; 10875-EPR-00-GF-DR-A-TP-0311; 10875-EPR-00-GF-DR-A-TP-0312; 10875-EPR-00-GF-DR-A-TP-0313; 10875-EPR-00-GF-DR-A-TP-0314; 10875-EPR-00-GF-DR-A-TP-0315; 10875-EPR-00-GF-DR-A-TP-0316; 10875-EPR-00-GF-DR-A-TP-0317; 10875-EPR-00-GF-DR-A-TP-0318; 10875-EPR-00-GF-DR-A-TP-0319; 10875-EPR-00-GF-DR-A-TP-0320; 10875-EPR-00-GF-DR-A-TP-0321; 10875-EPR-00-GF-DR-A-TP-0322; 10875-EPR-00-GF-DR-A-TP-0323; 10875-EPR-00-01-DR-A-TP-0324; 10875-EPR-00-01-DR-A-TP-0325; 10875-EPR-00-01-DR-A-TP-0326; 10875-EPR-00-01-DR-A-TP-0327; 10875-EPR-00-01-DR-A-TP-0328; 10875-EPR-00-01-DR-A-TP-0329; 10875-EPR-00-01-DR-A-TP-0330; 10875-EPR-00-01-DR-A-TP-0331; 10875-EPR-00-02-DR-A-TP-0332; 10875-EPR-00-02-DR-A-TP-0333; 10875-EPR-00-02-DR-A-TP-0334; 10875-EPR-00-02-DR-A-TP-0335; 10875-EPR-00-02-DR-A-TP-0336; 10875-EPR-00-02-DR-A-TP-0337; 10875-EPR-00-02-DR-A-TP-0338; 10875-EPR-00-03-DR-A-TP-0339; 10875-EPR-00-03-DR-A-TP-0340; 10875-EPR-00-03-DR-A-TP-0341; 10875-EPR-00-03-DR-A-TP-0342; 10875-EPR-00-03-DR-A-TP-0343; 10875-EPR-00-03-DR-A-TP-0344; 10875-EPR-00-03-DR-A-TP-0345; 10875-EPR-00-RF-DR-A-TP-0346; 10875-EPR-00-RF-DR-A-TP-0347; 10875-EPR-00-RF-DR-A-TP-0348; 10875-EPR-00-RF-DR-A-TP-0349; 10875-EPR-00-RF-DR-A-TP-0350; 10875-EPR-00-RF-DR-A-TP-0351; 10875-EPR-00-RF-DR-A-TP-0352; 10875-EPR-00-RF-DR-A-TP-0353; 10875-EPR-00-RF-DR-A-TP-0354; 10875-EPR-00-RF-DR-A-TP-0355; 10875-EPR-00-RF-DR-A-TP-0356; 10875-EPR-00-RF-DR-A-TP-0357; 10875-EPR-00-RF-DR-A-TP-0358; 10875-EPR-00-B1-DR-A-TP-0359;

Elevation Drawings 10875-EPR-00-XX-EL-A-TP-0401; 10875-EPR-00-XX-EL-A-TP-0402; 10875-EPR-00-XX-DR-A-TP-4201; 10875-EPR-00-XX-DR-A-TP-4202; 10875-EPR-00-XX-DR-A-TP-4203; 10875-EPR-00-XX-DR-A-TP-4204; 10875-EPR-00-XX-DR-A-TP-4205; 10875-EPR-00-XX-DR-A-TP-4206; 10875-EPR-00-XX-DR-A-TP-4207; 10875-EPR-00-XX-DR-A-TP-4208

Section Drawing 10875-EPR-00-XX-GS-A-TP-0501;

Typical Bay Study Drawings 10875-EPR-00-XX-DR-A-TP-4101; 10875-EPR-00-XX-DR-A-TP-4102; 10875-EPR-00-XX-DR-A-TP-4103; 10875-EPR-00-XX-DR-A-TP-4104; 10875-EPR-00-XX-DR-A-TP-4105; 10875-EPR-00-XX-DR-A-TP-4106; 10875-EPR-00-XX-DR-A-TP-4107;

Ancillary Building Drawing 10875-EPR-00-GF-DR-A-TP-7701;

Additional Highway Mitigation Works 1803047-02 Rev A; 1803047-03 Rev F; 1803047-08; 1803047-15

Landscape Drawings BMD.19.010.DR.P001E; BMD.19.010.DR.P101B; BMD.19.010.DR.P102B; BMD.19.010.DR.P103B; BMD.19.010.DR.P104B; BMD.19.010.DR.P301A; BMD.19.010.DR.P302A; BMD.19.010.DR.P303A; BMD.19.010.DR.P304A; BMD.19.010.DR.P305A.



In addition to the 'Proposed Changes Design Document', this NMA application is submitted with the following material:

- Updated Architectural Plans and Drawings, prepared by EPR;
- Environmental Statement – Statement of Conformity, prepared by Trium;

It is clear from the Design Statement prepared by EPR and the other accompanying material that the series of amendments represent a non-material change to the consented application when taking as a whole. 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. There is a minimal increase, of six additional guestrooms, to the occupancy and capacity of the consented Great Wolf Lodge and therefore there are no meaningful changes in terms of the transportation/highway conclusions previously drawn and found acceptable to the Inspector at the appeal determined in 2011 (PINS reference: APP/C3105/W/20/3259189).

The enclosed 'Environmental Statement - Statement of Conformity' ('ESSOC'), prepared by Trium, considers the proposed amendments in relation to the consented November 2019 Environmental Statement ('2019 ES'). The ESSOC considers each technical topic of the 2019 Environmental Statement and concludes that the amendments proposed, both alone and in conjunction with the amendments that were subject to the section s73 application granted in March 2022 (LPA Ref. 21/04158/F), are non-material in relation to the scheme that was assessed in 2019 ES and that the 2019 ES remains valid for the development when taking into consideration the proposed amendments.

This application has been submitted online under the Planning Portal reference PP-11940900 and is submitted via the Planning Portal. A payment of £266.20 (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 NMA 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,



DP9 Ltd.