

DP4819
20th October 2023

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FAO Katherine Daniels
Cherwell District Council
Planning Department
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Ms. Daniels,

**LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER (GREAT WOLF LODGE)
NON-MATERIAL AMENDMENT TO PLANNING 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. 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 Non-Material Amendment (S.96a) Application Design Changes*' Document, outlining the proposed design changes, by EPR, which sets out the series of amendments that have arisen as part of detailed design development. In summary these amendments comprise:

1. Introduction of ventilation grilles above all guestroom windows;
2. Reduction of brick plinth to back of house areas of waterpark building;
3. Change of rear of hotel from stone to render retaining stone surrounds and sills;
4. Change of rear of hotel from stone to timber with timber surrounds and metal sills;
5. Change from stone plinth to buff brick plinth to back of house areas of waterpark building;
6. Change of buff brick from blue brick material around plinths;
7. Reduction of extent of plant screening above conference zone where plant is no longer present;
8. Reposition slow windows to eaves to raise them slightly; and,
9. Re-align windows above porte cochere.

This NMA seeks to revise the wording of condition 2 (approved drawings), which states:



'The development shall be carried in accordance with the approved plans refs:

Site Plan Drawings 10875-EPR-00-ZZ-DR-A-TP-0100 Rev C02; 10875-EPR-00-ZZ-DR-A-TP-0101 Rev C02; 10875-EPR-00- ZZ-DR-A-TP-0102 Rev C02; 10875-EPR-00-ZZ-DR-A-TP-0103 Rev C02;

Floor Plan Drawings: 10875-EPR-00-B1-DR-A-TP-0199 Rev C02; 10875-EPR-00-GF-DR-A-TP-0200 Rev C02; 10875-EPR00-01-DR-A-TP-0201 Rev C02; 10875-EPR-00-02-DR-A-TP-0202 Rev C02; 10875-EPR-00-03-DR-A-TP-0203 Rev C02; 10875-EPR00-04-DR-A-TP-0204 Rev C02; 10875-EPR-00-GF-DR-A-TP-0311 Rev C02; 10875-EPR-00-GF-DR-A-TP-0312 Rev C02; 10875- EPR-00-GF-DR-A-TP-0313 Rev C02; 10875-EPR-00-GF-DR-A-TP-0314 Rev C02; 10875-EPR-00-GF-DR-A-TP-0315 Rev C02; 10875-EPR-00-GF-DR-A-TP-0316 Rev C02; 10875-EPR-00-GF-DR-A-TP-0317 Rev C02; 10875-EPR-00-GF-DR-A-TP-0318 Rev C02; 10875-EPR-00-GF-DR-A-TP-0319 Rev C02; 10875-EPR-00-GF-DR-A-TP-0320 Rev C02; 10875-EPR-00-GF-DR-A-TP-0321 Rev C02; 10875-EPR-00-GF-DR-A-TP-0322 Rev C02; 10875-EPR-00-GF-DR-A-TP-0323 Rev C02; 10875-EPR-00-01-DR-A-TP-0324 Rev C02; 10875-EPR-00-01-DR-A-TP-0325 Rev C02; 10875-EPR-00-01-DR-A-TP-0326 Rev C02; 10875-EPR-00-01-DR-A-TP-0327 Rev C02; 10875-EPR-00-01-DR-A-TP-0328 Rev C02; 10875-EPR-00-01-DR-A-TP-0329 Rev C02; 10875-EPR-00-01-DR-A-TP-0330 Rev C02; 10875-EPR-00-01-DR-A-TP-0331 Rev C02; 10875-EPR-00-02-DR-A-TP-0332 Rev C02; 10875-EPR-00-02-DR-A-TP-0333 Rev C02; 10875-EPR-00-02-DR-A-TP-0334 Rev C02; 10875-EPR-00-02-DR-A-TP-0335 Rev C02; 10875-EPR-00-02-DR-A-TP-0336 Rev C02; 10875-EPR-00-02-DR-A-TP-0337 Rev C02; 10875-EPR-00-02-DR-A-TP-0338 Rev C02; 10875-EPR-00-03-DR-A-TP-0339 Rev C02; 10875-EPR-00-03-DR-A-TP-0340 Rev C02; 10875-EPR-00-03-DR-A-TP-0341 Rev C02; 10875-EPR-00-03-DR-A-TP-0342 Rev C02; 10875-EPR-00-03-DR-A-TP-0343 Rev C02; 10875-EPR-00-03-DR-A-TP-0344 Rev C02; 10875-EPR-00-03-DR-A-TP-0345 Rev C02; 10875-EPR-00-RF-DR-A-TP-0346 Rev C02; 10875-EPR-00-RF-DR-A-TP-0347 Rev C02; 10875-EPR-00-RF-DR-A-TP-0348 Rev C02; 10875-EPR-00-RF-DR-A-TP-0349 Rev C02; 10875-EPR-00-RF-DR-A-TP-0350 Rev C02; 10875-EPR-00-RF-DR-A-TP-0351 Rev C02; 10875-EPR-00-RF-DR-A-TP-0352 Rev C02; 10875-EPR-00-RF-DR-A-TP-0353 Rev C02; 10875-EPR-00-RF-DR-A-TP-0354 Rev C02; 10875-EPR-00-RF-DR-A-TP-0355 Rev C02; 10875-EPR-00-RF-DR-A-TP-0356 Rev C02; 10875-EPR-00-RF-DR-A-TP-0357 Rev C02; 10875-EPR-00-RF-DR-A-TP-0358 Rev C02; 10875-EPR-00-B1-DR-A-TP-0359 Rev C02;

Elevation Drawings 10875-EPR-00-XX-EL-A-TP-0401 Rev C02 ; 10875-EPR-00-XX-EL-A-TP-0402 Rev C02; 10875-EPR-00- XX-DR-A-TP-4201 Rev C02; 10875-EPR-00-XX-DR-A-TP-4202 Rev C02; 10875-EPR-00-XX-DR-A-TP-4203 Rev C02; 10875-EPR-00- XX-DR-A-TP-4204 Rev C02; 10875-EPR-00-XX-DR-A-TP-4205 Rev C02; 10875-EPR-00-XX-DR-A-TP-4206 Rev C02; 10875-EPR-00- XX-DR-A-TP-4207 Rev C02; 10875-EPR-00-XX-DR-A-TP-4208 Rev C02;

Section Drawing 10875-EPR-00-XX-GS-A-TP-0501 Rev C02;

Typical Bay Study Drawings 10875-EPR-00-XX-DR-A-TP-4101 Rev C02; 10875-EPR-00-XX-DR-A-TP-4102 Rev C02; 10875-EPR-00-XX-DR-A-TP-4103 Rev C02; 10875-EPR-00-XX-DR-A-TP-4104 Rev C02; 10875-EPR-00-XX-DR-A-TP-4105 Rev C02; 10875-EPR-00-XX-DR-A-TP-4106 Rev C02; 10875-EPR-00-XX-DR-A-TP-4107 Rev C02;

Ancillary Building Drawing 10875-EPR-00-GF-DR-A-TP-7701 Rev C02;

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 Non-Material Amendment (S.96a) Application Design Changes*' Document, this NMA application is submitted with the following material:

- Updated Architectural Plans and Drawings, prepared by EPR; and,



- This Planning Letter, prepared by DP9.

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, there is no increase to floorspace or to the consented massing.

This application has been submitted online under the Planning Portal reference PP-12544064 and has been submitted via the Planning Portal. A payment of £298.00 (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 Jack Playford or Peter Twemlow of this office should you require any further information.

Yours sincerely,



DP9 Ltd.