

## Rachel Tibbetts

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**From:** Littler, Adam - Communities <Adam.Littler@Oxfordshire.gov.uk>  
**Sent:** 24 March 2020 14:30  
**To:** Nathanael Stock; Planning  
**Cc:** Alex Keen; Bennett, Richard - Communities  
**Subject:** RE: 19/02550/F - Great Wolf Lodge - Land to the east of M40 and south of A4095 Chesterton Bicester

Dear Both,

I was reviewing the information we had. I was not impressed by the drainage strategy so I am happy to go with your refusal.

Kind regards,

Adam.

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**From:** Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>  
**Sent:** 24 March 2020 14:11  
**To:** Littler, Adam - Communities <Adam.Littler@Oxfordshire.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>  
**Cc:** Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>  
**Subject:** RE: 19/02550/F - Great Wolf Lodge - Land to the east of M40 and south of A4095 Chesterton Bicester

Hi Adam,

Many thanks for your email re the above. I hope this finds you safe and well.

This application was refused by Planning Committee on Thursday 12<sup>th</sup> March.

Refusal Reason 5 (of 6) states:

"5. The submitted drainage information is inadequate due to contradictions in the calculations and methodology, lack of robust justification for the use of tanking and buried attenuation in place of preferred SuDS and surface management, and therefore fails to provide sufficient and coherent information to demonstrate that the proposal is acceptable in terms of flood risk and drainage. The proposal is therefore contrary to Policies ESD6 and ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework."

Were you sending comments on revised information?

Please ring Alex Keen (Clare's team leader, copied in) in advance of sending through your comments.

Kind regards,

Nat

**Nathanael Stock MRTPI**  
**Team Leader – General Developments Planning Team**  
Development Management  
Place and Growth Directorate  
Cherwell District Council  
Direct Line: 01295 221886  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Littler, Adam - Communities <[Adam.Littler@Oxfordshire.gov.uk](mailto:Adam.Littler@Oxfordshire.gov.uk)>

**Sent:** 24 March 2020 10:53

**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>

**Cc:** Nathanael Stock <[Nathanael.Stock@Cherwell-DC.gov.uk](mailto:Nathanael.Stock@Cherwell-DC.gov.uk)>

**Subject:** 19/02550/F - Great Wolf Lodge - Land to the east of M40 and south of A4095 Chesterton Bicester

**Importance:** High

Dear Cherwell Planning,

I am hoping you can advise in Clare's absence please?

I am trying to focus on this application today and tomorrow in the hopes I can get a formal response to you.

I realise this is overdue and apologise.

Is it too late to send you LLFA comments? I note this is also political with a lot of local opposition. What is the stance of Cherwell Planning in relation to this?

Thanks,

Adam.

**Drainage Engineer  
Oxfordshire County Council  
County Hall  
New Road  
Oxford  
OX1 1ND**

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