



PROPOSED GREAT WOLF LODGE
CHESTERTON, BICESTER
LANDSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM

BMD.19.010.LVIA_ADD.001

DATE: NOVEMBER-2021



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1.1 INTRODUCTION

1.1.1 Great Lakes UK Limited submitted a planning application to Cherwell District Council in November 2019, for the following (hereafter referred to as the 'Proposed Development'):

Redevelopment of part of a golf course to provide a new leisure resort (sui generis) incorporating a waterpark, a family entertainment centre, a hotel, conferencing facilities and restaurants with associated access, parking and landscaping.

1.1.2 Following Cherwell District Council's refusal to grant planning permission, Great Lakes UK Limited appealed the decision and the Proposed Development was subsequently allowed in May 2021, following a Public Inquiry (hereafter referred to as the 'Consented Development').

1.1.3 Great Wolf Resorts are proposing the following changes to the Consented Development (hereafter referred to as the 'Proposed Changes'):

1. Reduction in the overall size of the FEC resulting in a shift of the guestroom u-shaped tower southwards by approx. 3.6m.
2. Alterations to the number and type of leisure attractions in the FEC.
3. Reconfiguration of the Conference centre orientation and floor plan to consolidate the guest experience and improve internal circulation.
4. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions.
5. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference centre and fire tender access to the site.
6. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses.

7. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme.
8. Relocation of Great Wolf entrance statue.
9. Roof updates in line with revised roof access strategy.
10. Minor MEP and utility updates across the site.
11. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones.

1.1.4 A number of the Proposed Changes will only be perceptible by the users of the Resort, whereas changes to the form of the proposed buildings may have an influence on the surrounding landscape and views.

1.1.5 This addendum has been prepared by Bradley Murphy Design (BMD) Ltd., to provide a supplementary assessment of the potential impacts of these Proposed Changes in relation to landscape and visual effects. This Addendum should be read in conjunction with the assessment in Chapter 13 Landscape and Visual Assessment (LVIA) of the Environmental Statement (ES), November 2019.

1.1.6 The following Figures remain unchanged for this LVIA Addendum and reference should be made to those appended to the 2019 ES:

- **Figure 13.1** Site Location and Study Area
- **Figure 13.2** Planning and Environmental Designations
- **Figure 13.3** Landscape Character Areas
- **Figure 13.4** Topography
- **Figure 13.5** Access and Water
- **Figure 13.7** PRow and Viewpoint Locations
- **Figure 13.8** Landscape and Visual Analysis

1.1.7 To reflect the Proposed Changes in height and footprint of the buildings associated with the Consented Development, the following Zone of Theoretical Visibility (ZTV) figures have been updated and are included with this Addendum:

- **Figure 13.6a** ZTV - Bare Earth
- **Figure 13.6b** ZTV – Visual Barriers

1.1.8 The Accurate Visual Representations (AVRs - included in Appendix 13.9 of the 2019 LVIA) have also been updated for the following viewpoints, as these have the potential to be influenced by the Proposed Changes:

- **Viewpoint 1a** A4095 along north edge of Site
- **Viewpoint 2** A4095 crossing over M40
- **Viewpoint 4** Green Lane crossing over M40
- **Viewpoint 14** Bignell Park Barns access junction at A4095

1.1.9 All other AVRs have not been updated, as their respective viewpoint locations are not considered likely to be affected by the Proposed Changes.

1.1.10 All other appendices of the 2019 LVIA are also considered to remain unchanged.

1.2 LEGISLATION, POLICY AND GUIDANCE

1.2.1 There are no changes in legislation, policy, guidance or designations that are likely to influence the judgements set out in the 2019 LVIA.

1.3 LVIA METHODOLOGY

1.3.1 The LVIA methodology remains as set out in Appendix 13.1 of the 2019 LVIA.

1.4 BASELINE CONDITIONS

1.4.1 The baseline conditions, environmental resources and published landscape character assessments relevant to the Application Site and Study Area remain as reported in the 2019 LVIA.

1.4.2 Visibility of the Site with regard to the Proposed Changes are represented by the updated ZTVs appended to this Addendum. These illustrate that there would be a negligible reduction in visibility of the Consented Development, as a result of the relative reduction in massing of built form when comparing the Consented Development with the Proposed Changes.

1.4.3 The photographs included in the 2019 LVIA remain relevant for this LVIA Addendum, as views toward the Site are not considered to be substantially different from those represented in the 2019 LVIA.

1.5 POTENTIAL EFFECTS

Variance in Construction Effects

1.5.1 The Proposed Changes would reduce the footprint of built form along the frontage (north-east facades) of the Hotel, pulling it back further from the A4095 and the north-eastern boundary – along with extension of the Port Cochere. This would pull the construction works for this part of the building further from the boundary and from views in this direction however, given the context of the works across the resort frontage, these changes are considered negligible and are not considered likely to reduce or increase the overall impact and effects of construction activities beyond those reported in the 2019 ES.

1.5.2 The Proposed Changes would result in a change in the footprint of the Conference Centre and configuration of the slides, along with respective changes to the landscape proposals. None of these changes would be perceptible from beyond the boundaries of the Site – and so are also not considered likely to reduce or increase the overall impact and effects of construction activities beyond those reported in the 2019 ES.

Variance in Post Completion Landscape Effects

1.5.3 The following provides a brief summary of the changes illustrated by the updated AVRs that are appended to this LVIA Addendum:

- **Viewpoint 1a** A4095 along north edge of Site and **Viewpoint 14** Bignell Park Barns access junction at A4095 : The yellow wireline (Proposed Changes) illustrates a

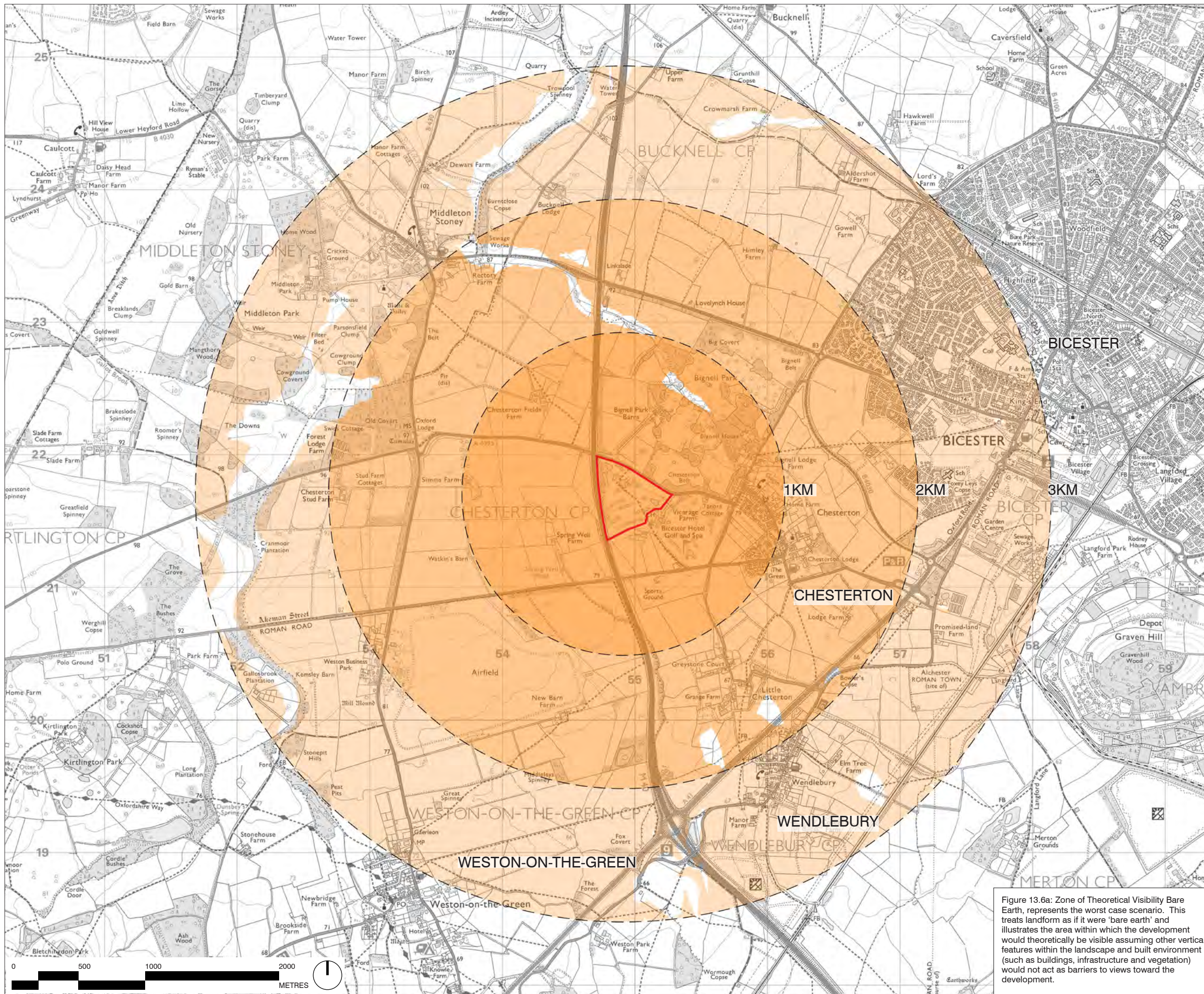
reduction in the massing of the resort buildings, whilst also pulling the built form to the west, away from the boundary with the A4095. There would be a negligible change along the western side of the resort buildings at the Waterpark, in the proximity of the M40. None of the buildings would be perceived as increasing in size and any reduction in impacts and effects of these Proposed Changes would be negligible.

- **Viewpoint 2** A4095 crossing over M40 : The Year 1 rendered views show the slight change in position of the built form as a result of the Proposed Changes, with the resort buildings moving slightly closer to the M40. The resort would remain screened by proposed woodland along the boundary with the M40, as illustrated in the Year 15 AVR for both the Consented Development and Proposed Changes. Any reduction in impacts and effects of these Proposed Changes would be negligible.
- **Viewpoint 4** Green Lane crossing over M40 : The Year 1 rendered views also show the slight change in position of the built form as a result of the Proposed Changes. From this viewpoint, the massing of the resort buildings would appear reduced, with only the change in the configuration of the slides evident to the western edge of the resort. This would reduce the impact and effect of the resort on this viewpoint at all stages however, any reduction in impacts and effects of these Proposed Changes would also be negligible.

1.5.4 The Proposed Changes also result in a minor amendment to the configuration of the landscape, in response to the adjustments in building footprint. These very minor changes would only be perceptible to occupants within the resort and do not alter the landscape strategy or mitigation set out in the 2019 ES for minimising the impacts and effects of the Consented Development, or for ensuring the Consented Development contributes to the character of the surrounding landscape.

1.6 CONCLUSION

- 1.6.1 BMD have undertaken a review of the Proposed Changes and have compared these to the extant Consented Development – including through the use of comparison ZTVs and amended AVRs for key viewpoints with the potential to be influenced by the Proposed Changes.
- 1.6.2 The Proposed Changes result in a relatively minor reduction in the massing of the resort built form, that will have a negligible reduction in impacts and effects for the landscape and views of the Proposed Development.
- 1.6.3 The Proposed Changes also include design development and changes to the interior and exterior areas of the resort, albeit these would only be perceptible to occupiers of the resort and would result in no change to the impacts and effects on the surrounding landscape and views.
- 1.6.4 Therefore, it is considered that the Proposed Changes would not result in any changes to the judgements of impacts and effects reported in the 2019 ES.



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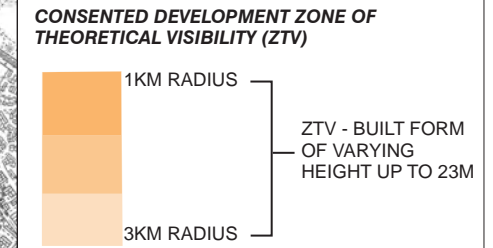
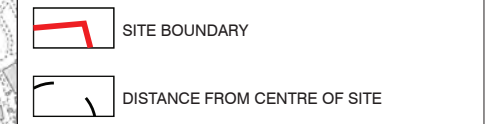
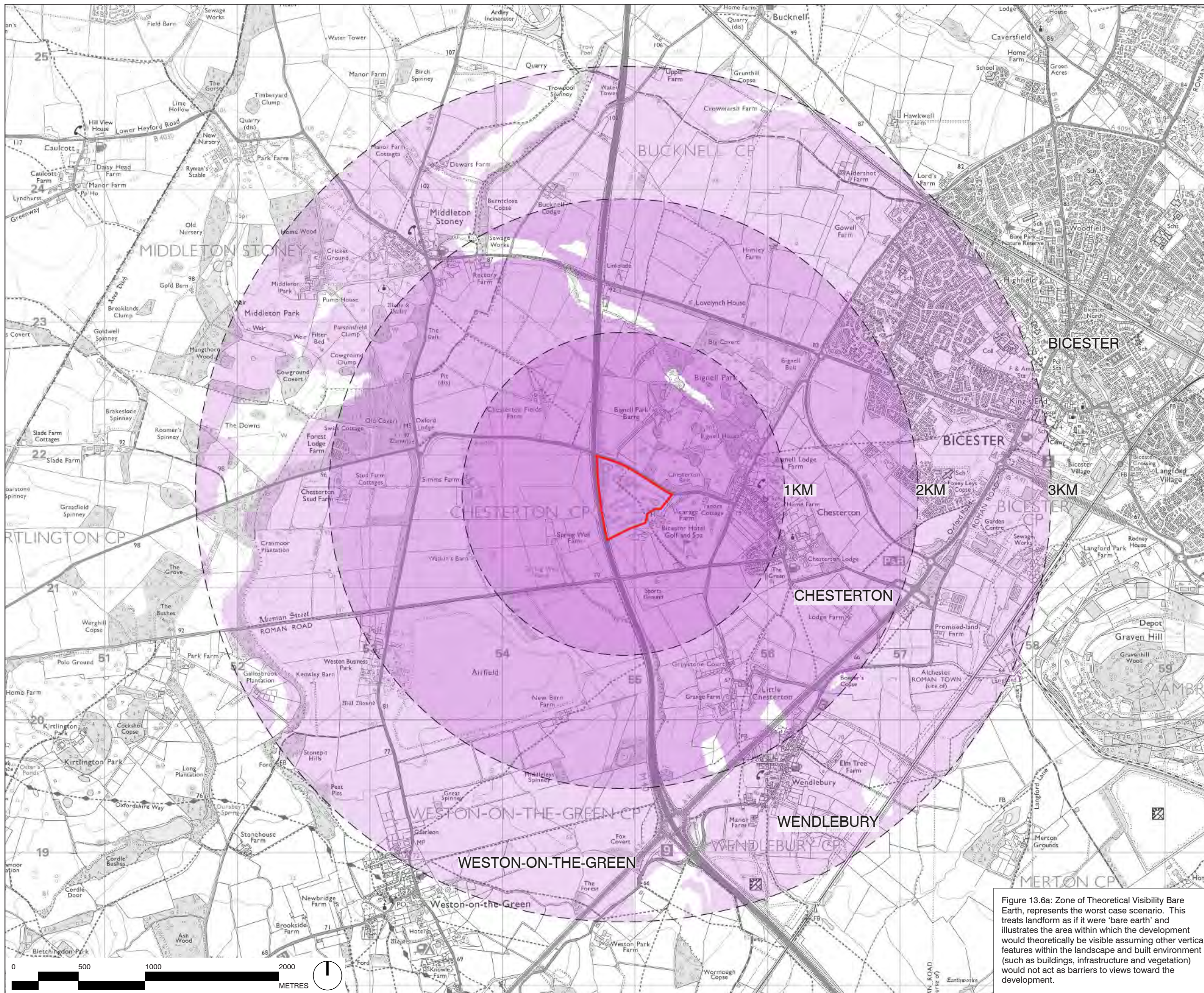


Figure 13.6a: Zone of Theoretical Visibility Bare Earth, represents the worst case scenario. This treats landform as if it were 'bare earth' and illustrates the area within which the development would theoretically be visible assuming other vertical features within the landscape and built environment (such as buildings, infrastructure and vegetation) would not act as barriers to views toward the development.



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Figure 13.6a - ZTV - BARE EARTH			
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BMD.19.010.LVIA.FIG.13.6a			





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-  SITE BOUNDARY
-  DISTANCE FROM CENTRE OF SITE

PROPOSED AMENDED DEVELOPMENT ZONE OF THEORETICAL VISIBILITY (ZTV)




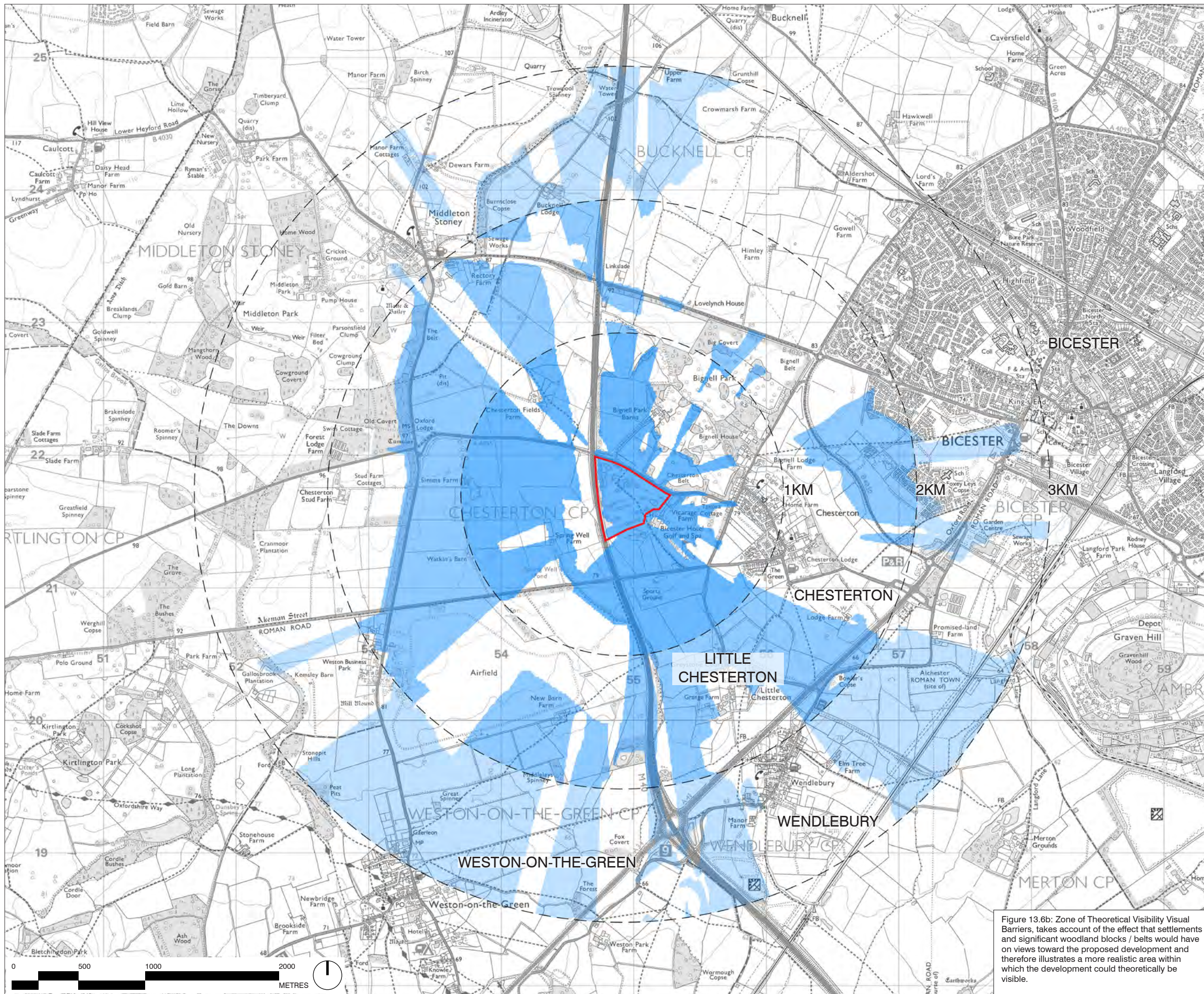
-  1KM RADIUS
-  ZTV - BUILT FORM OF VARYING HEIGHT UP TO 23M
-  3KM RADIUS

Figure 13.6a: Zone of Theoretical Visibility Bare Earth, represents the worst case scenario. This treats landform as if it were 'bare earth' and illustrates the area within which the development would theoretically be visible assuming other vertical features within the landscape and built environment (such as buildings, infrastructure and vegetation) would not act as barriers to views toward the development.

A	UPDATED TO SHOW NEW BUILDING FOOTPRINT	19.11.21	
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Figure 13.6a - ZTV - BARE EARTH			
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LEGEND

- SITE BOUNDARY
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CONSENTED DEVELOPMENT ZONE OF THEORETICAL VISIBILITY (ZTV)

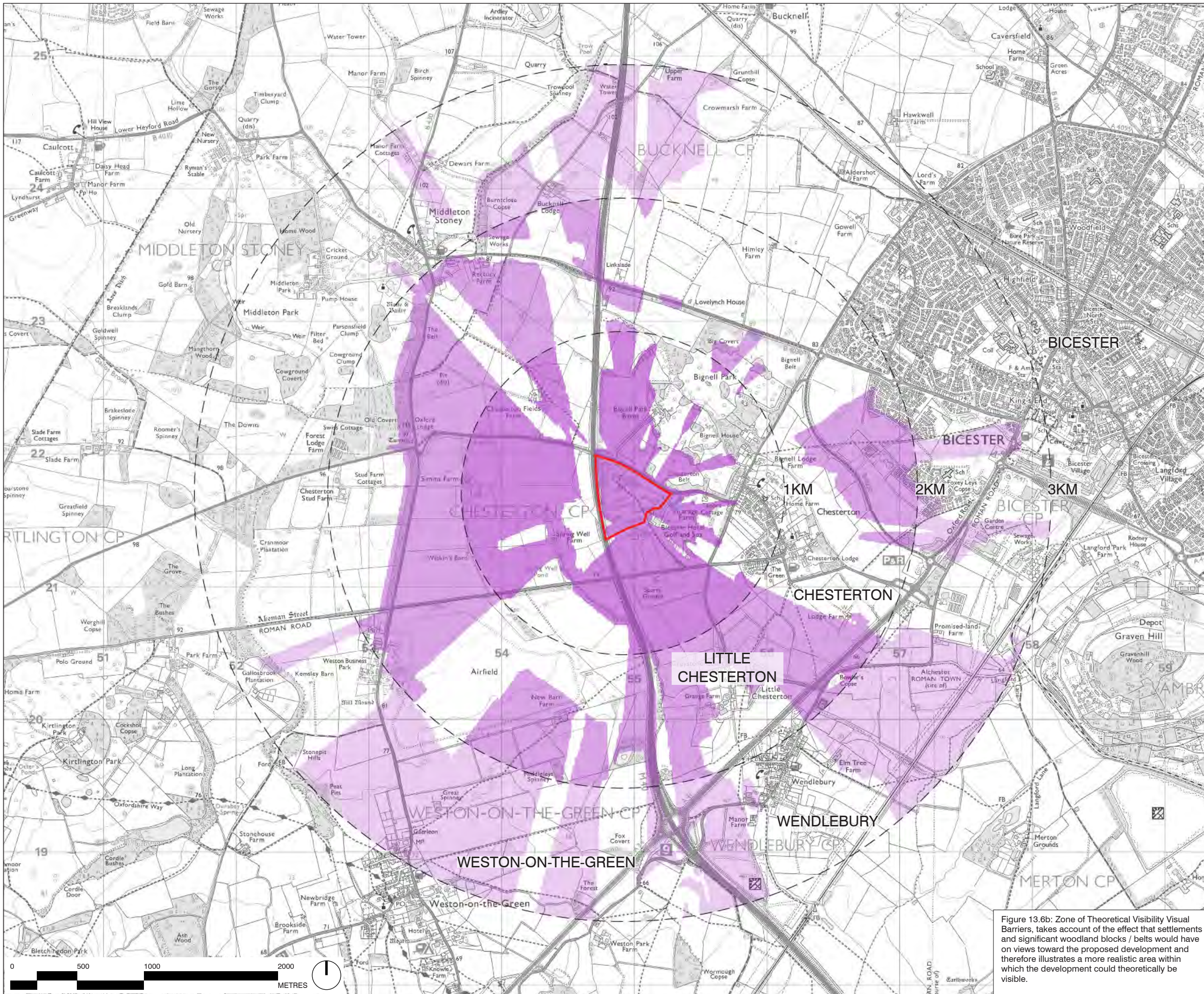
- 1KM RADIUS
- 2KM RADIUS
- 3KM RADIUS

ZTV - BUILT FORM OF VARYING HEIGHT UP TO 23M

Figure 13.6b: Zone of Theoretical Visibility Visual Barriers, takes account of the effect that settlements and significant woodland blocks / belts would have on views toward the proposed development and therefore illustrates a more realistic area within which the development could theoretically be visible.


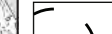
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Figure 13.6b: ZTV - VISUAL BARRIERS			
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-  SITE BOUNDARY
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PROPOSED AMENDED DEVELOPMENT ZONE OF THEORETICAL VISIBILITY (ZTV)




-  1KM RADIUS
-  ZTV - BUILT FORM OF VARYING HEIGHT UP TO 23M
-  3KM RADIUS

Figure 13.6b: Zone of Theoretical Visibility Visual Barriers, takes account of the effect that settlements and significant woodland blocks / belts would have on views toward the proposed development and therefore illustrates a more realistic area within which the development could theoretically be visible.

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Figure 13.6b: ZTV - VISUAL BARRIERS			
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