

Consultee Comment for planning application 21/04158/F

Application Number	21/04158/F
Location	Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton
Proposal	Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. 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. 4. 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. 5. 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. 6. 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. 7. Relocation of Great Wolf entrance statue. 8. Roof updates in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones
Case Officer	Ray Deans
Organisation	Conservation (CDC)
Name	Conservation (CDC)
Address	Conservation Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>Thank you for consulting the Conservation Team on the above application. I commented on the original application (19/02550/F) as follows Thank you for consulting the Conservation and Design Team on the above application. The proposed development is located a short distance from Chesterton Conservation Area. It is not immediately adjacent , but is off-set from the area. The Northern Character Area is subject to the greatest impact and is identified as lying within ZTV visual barriers established within the Environmental Statement. Therefore it is likely that the setting of the conservation area will be compromised to a degree. The NPPF states "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably." The proposed development is not considered to enhance or better reveal the setting of the Chesterton Conservation Area. The Chesterton Conservation Area Appraisal also identifies that the Northern Character Area "suffers from the high levels of traffic, which uses the A4095, a popular short cut". The proposed development is likely to have a significant impact on traffic through and around the settlement which will negatively impact on the character and appearance of this rural setting. The development is also located immediately adjacent to Bignell Park house and its associated parkland. This has not been formally designated as a non-designated heritage asset as it has not been assessed as part of any programme, but would be considered to be a non-designated heritage asset and consideration should be given to the impact of its setting. The NPPF states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" The original scheme was refused by the local authority and granted on appeal. There was no specific heritage reason for refusal and heritage assets are dealt with in passing in the appeal statement under Landscape and Visual Impact. It is concluded that the area of the development did not constitute parkland and that on balance there was not a significant or adverse effect on the landscape character of the area.</p> <p>Variation of plans The proposed alterations to the site relate to the detail of elements of the scheme and the overall scale, massing and landscaping is not substantially changed. It is considered that the revised plans are not likely to cause additional harm to the setting of</p>

surrounding heritage assets. If there are any particular concerns with specific aspects of the detail of the alterations please do not hesitate to discuss or re-consult on the specific elements.

Received Date

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Attachments