

# OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

**District:** Cherwell

**Application no:** 21/04158/F

**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.

**Location:** Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton

**Response date:** 28th March 2022

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This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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## **General Information and Advice**

### **Recommendations for approval contrary to OCC objection:**

If within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via [planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

### **Outline applications and contributions**

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

### **Where a S106/Planning Obligation is required:**

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee - TBC**  
This is an estimate of the amount required to cover the monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

**Security of payment for deferred contributions** - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more
- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

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### **Strategic Comments**

This proposal is for material amendments to planning application reference 19/02550/F for the Great Wolf Leisure Resort.

The County Council is raising Lead Local Flood Authority objections to the proposal. Also attached are Transport, Archaeology and Landscape/Green infrastructure comments.

**Officer's Name: Jonathan Wellstead**

**Officer's Title:** Principal Planner

**Date:** 28 March 2022

**Application no: 21/04158/F**

**Location:** Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton

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## **Transport Schedule**

**Recommendation:**

**No objection.**

**Comments:**

The proposed Minor Material Amendments will not have any impact on the local highway network, trip generation, car parking, etc. This is confirmed by the "Transportation - Note of No Impact" document.

A linking agreement may be required to ensure that all obligations in the original permission are carried across to this application, if permitted.

**Officer's Name: Roger Plater**

**Officer's Title: Transport Planner**

**Date: 25 March 2022**

**Application no: 21/04158/F**

**Location:** Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton

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### **Lead Local Flood Authority**

#### **Recommendation:**

Objection

#### **Key issues:**

- Updated drainage drawings, calculations and FRA to be provided to include the updated plans.

#### **Detailed comments:**

The variation of condition 2 of application 19/02550/F includes changes to roofs, drop off areas, paved areas, building footprint and extensions which has implications on the impermeable areas and therefore on the drainage. Please update the drainage drawings, calculations and FRA accordingly to include the updates.

**Officer's Name: Kabier Salam**

**Officer's Title: LLFA Engineer**

**Date: 22 March 2022**

**Application no: 21/04158/F**

**Location:** Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton

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## **Archaeology**

### **Recommendation:**

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

### **Detailed comments:**

Thank you for consulting with us in relation to the above application. The site has been subject to an archaeological evaluation which produced negative results, and therefore, no further archaeological works are needed in connection to this application.

**Officer's Name: Victora Green**

**Officer's Title:** Planning Archaeologist

**Date:** 16th March 2022

**Application no: 21/04158/F**

**Location:** Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton

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## **Landscape / Green Infrastructure**

### **Recommendation:**

Consult District Council Landscape Officer.

### **Landscape comments:**

The District Council Landscape Officer should be consulted, and his comments taken into account.

**Officer's Name: Haidrun Breith**

**Officer's Title:** Landscape Specialist

**Date:** 24 March 2022