

**Land Approx 1 Mile from J9 East of M40
Part of M40 Through Chesterton Parish
Chesterton**

22/00175/DISC

Case Officer: Katherine Daniels

Recommendation: APPROVE

Applicant: Great Lakes UK Limited

Proposal: Land Approx 1 Mile from J9 East of M40
Part of M40 Through Chesterton Parish
Chesterton

Ward: Fringford And Heyfords

Expiry Date: 16 March 2022

Time Extension: 17 June 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site was granted consent on appeal under planning ref 19/02550/F and comprises the western nine holes of an existing 18-hole golf course that forms part of Bicester Hotel, Golf and Spa (BHGS) near Chesterton, a village located immediately to the southwest of Bicester.
- 1.2. The site is located immediately to the east of the M40 (which runs south to north) and to the southwest of the A4095 (which runs roughly east to west). M40 Junctions 9 and 10 are located about 1km and 2.3km to the south and north, respectively. The BHGS site is located beyond the western developed edge of Chesterton, in open countryside, with the site comprising the westernmost part of the BHGS site. The approved development involves the development of part of the existing golf course delivering a new indoor leisure resort comprising a 498-bed hotel, waterpark, restaurants, adventure games, attractions, family bonding experiences, arcade games, retail and more. The proposed development will provide extensive landscaping works, enhancing the existing landscaped context, and including a new circa 6ha nature trail for public use.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks approval of details pursuant to Condition 12 of Planning ref; 19/02550/F – (PROPOSED GREAT WOLF LODGE, LAND TO THE EAST OF M40 AND SOUTH OF 14095, CHESTERTON, BICESTER).
- 2.2. Condition 12 states: *“Prior to commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include:*
 - a) *Description and evolution of landscape and ecological features to be managed, including locations shown on a site map.*
 - b) *Site constraints that might influence management.*
 - c) *Aims and objectives of management.*
 - d) *Appropriate management options for achieving aims and objectives.*

- e) *Prescriptions of management actions.*
- f) *Preparations of a work schedule (including annual work plan capable of being rolled forward over a 5- year period).*
- g) *Details of the body or organisation responsible for implementation of the plan.*
- h) *On-going monitoring and remedial measures.*
- i) *The LEMP shall include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer with management body responsible for its delivery; and*
- j) *The plan shall set out (where the results of monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.*

The LEMP shall be implemented in full accordance with the approved details and ensure delivery of a net biodiversity gain which shall be provided/created prior to the first occupation of the development (and shall thereafter by maintained in accordance with the LEMP)."

- 2.3. The applicant has submitted a 'Landscape and Ecological Management Plan', prepared by BMD to meet as given by Condition 12 above.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

19/02550/F – Redevelopment of part of golf course to provide a new leisure resort (sui generis) incorporating water park, family entertainment centre, hotel, conferencing facilities and restaurants associated access, parking and landscaping. Initially refused but subsequently allowed at appeal.

21/04158/F – Variation of Condition 2 (Plans) of 19/02550/F – Comprising: 1. Alterations to the family entertainment centre including adjustments to the number and types 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 does 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 (a 3.6m move of all buildings westward) 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 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; and 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones. Approved.

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions were undertaken regarding this application.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper.
- 5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. Comments: None received.

CONSULTEES

- 6.3. Ecology Officer – The amended LEMP is clearer and they have largely addressed the points. I am happy enough for this to be discharged therefore.

7. APPRAISAL

- 7.1. The applicants have provided details of the LEMP which appears to be very detailed and covers all the points requested within the condition. The ecologist has no objection to this being discharged. The condition should therefore be discharged.

RECOMMENDATION

That Condition 12 of planning permission 21/04158/F be discharged based upon the following:

The Landscape & Ecological Management Plan (LEMP), dated January 2022, prepared by BMD Ref: BMD.21.0056.RPE.MP.805.LEMP, received by the Local Planning Authority on 11th January 2022.

Case Officer: Katherine Daniels

DATE: 17th June 2022

Checked By: Andy Bateson

DATE: 17th June 2022
