

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

**22/00771/DISC**

**Case Officer:** Katherine Daniels

**Recommendation:** Approve

**Applicant:** Great Lakes UK Limited

**Proposal:** Discharge of condition 28 (great crested newt compensation) of  
21/04158/F

**Expiry Date:** 10 May 2022

**Extension of Time:** 13 June 2022

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**1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site extends to 18.6 hectares and comprises the western nine holes of the existing 18-hole golf course that forms part of the Bicester Hotel Golf and Spa (BHGS). It is situated on the western edge of the village of Chesterton (approximately 0.5km from the village centre).
- 1.2. Little Chesterton is situated approximately 1.3 km to the southeast of the application site and Bicester town centre is 1.3km from the application site to the east. The site is located immediately to the east of the M40, which runs north to south along the western boundary of the site. Large parts of this boundary are buffered with existing trees, woodland and established shrubs and vegetation. M40 Junction 9 is 2.2km to the south of the site and serves Oxford via the A34 and Bicester via the A41 and M40 Junction 10 is 2.5km to the north.
- 1.3. To the north of the site runs the A4095, which runs east to west and to the south and east of the site is land and buildings associated with BHGS. To the east of the site are buildings associated with BHGS and two residential properties being Stableford House and Vicarage Farm. Further east and along the A4095 is another residential property; Tanora Cottage.
- 1.4. A public right of way crosses the site and there are several ditches (some dry some not) and ponds present.
- 1.5. The site has full planning consent (initially granted at appeal) for redevelopment of this same part of the golf course to provide a new leisure resort incorporating a waterpark with external slides tower, family entertainment centre, a 498-room hotel, conferencing facilities and restaurants with associated access, parking and landscaping.
- 1.6. To the northwest of the built section of the development publicly accessible open space is proposed with nature trails, play space and picnic areas. The water park and hotel proposed is the first of its kind in the UK and Europe proposed by Great Wolf Resorts; an American company who own and operate a chain of indoor waterparks with hotels in the United States and Canada.
- 1.7. No development has commenced on site but required pre-commencement works to the retained golf course and driving range are underway.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The proposal is to discharge Condition 28 of planning permission 21/04158/F which relates to Great Crested Newts and the licence with Naturespace. The condition states:

*'No development hereby permitted shall take place unless and until a certificate (as set out in the District Licence WML-OR48-2019-01), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the Local Planning Authority and the local authority has provided authorisation for the development to proceed under the district newt licence'.*

- 2.2. The applicants provided a Naturespace Great Crested Newt District Licensing scheme, certificate.

## **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. RESPONSE TO CONSULTATION**

- 4.1. Cherwell District Council (Ecology) – Have no objection to the GCN condition being discharged.

## **5. APPRAISAL**

- 5.1. The application to discharge condition 28 is considered to be acceptable, as the applicants have received the relevant certificate from Naturespace, and the CDC Ecologist is happy that the condition can be discharged.

**6. RECOMMENDATION**

That Planning Condition 28 of 21/04158/F be discharged based upon the submission of the Naturespace Great Crested Newt District Licensing Scheme Certificate – NSP268ChDC, dated 3<sup>rd</sup> March 2022.

Case Officer: Katherine Daniels

DATE: 9 June 2022

Checked By: Andy Bateson

DATE: 13<sup>th</sup> June 2022

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