

Case Officer: Katherine Daniels

Recommendation: Approve

Applicant: Great Lakes UK Limited

Proposal: Discharge of conditions 3 (finished floor levels), 7 (fire hydrants), 20 (soundproofing scheme), 30 (bus facilities) & 33 (green roof details) & partial discharge of condition 9 (landscaping scheme - Resort Landscape) of 21/04158/F

Expiry Date: 26 May 2022

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 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 (granted at Appeal) for the redevelopment of this same part of the golf course to provide a new leisure resort incorporating a waterpark with external slide tower, family entertainment centre, 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.

2. CONDITIONS PROPOSED TO BE DISCHARGED STATE HERE THE CONDITIONS TO BE DISCHARGED, AND THE INFORMATION SUBMITTED TO DISCHARGE THEM

2.1. The proposed conditions which they wish to discharge are, 3 (finished floor levels), 7 (fire hydrants), 20(soundproofing scheme), 30 (Bus facilities) and 33 (Green roof details) and partial discharge of Condition 9 (Landscaping scheme – Resort Landscape) of 21/04158/F.

2.2. Condition 3 states the following: *'No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved levels.'*

2.3. The applicants have provided 23 plans on levels (External Levels 1 of 23 etc). These clearly show the levels around the site. The plans are the following:

- External Levels Sheet 1 of 23
- External Levels Sheet 2 of 23
- External Levels Sheet 3 of 23
- External Levels Sheet 4 of 23
- External Levels Sheet 5 of 23
- External Levels Sheet 6 of 23
- External Levels Sheet 7 of 23
- External Levels Sheet 8 of 23
- External Levels Sheet 9 of 23
- External Levels Sheet 10 of 23
- External Levels Sheet 11 of 23
- External Levels Sheet 12 of 23
- External Levels Sheet 13 of 23
- External Levels Sheet 14 of 23
- External Levels Sheet 15 of 23
- External Levels Sheet 16 of 23
- External Levels Sheet 17 of 23
- External Levels Sheet 18 of 23
- External Levels Sheet 19 of 23
- External Levels Sheet 20 of 23

- External Levels Sheet 21 of 23
- External Levels Sheet 22 of 23
- External Levels Sheet 23 of 23
- External Levels Site Overview
- Overall Landscape General Arrangement
- Landscape General Arrangement Sheet 1 of 4
- Landscape General Arrangement Sheet 2 of 4
- Landscape General Arrangement Sheet 3 of 4
- Landscape General Arrangement Sheet 4 of 4

- 2.4. Condition 7 states the following: *‘Prior to the commencement of any above ground works, full details of the fire hydrants to be provided on the site shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation of the development, the fire hydrants shall be provided in accordance with the approved details and retained thereafter.’*
- 2.5. The applicants have submitted the following information to support the discharge in planning condition: Combined Services, site Fire Hydrant Layout.
- 2.6. Condition 20 states the following: *‘Prior to commencement of development, a scheme for the soundproofing of the buildings shall be submitted to and approved in writing by the local planning authority. Thereafter, the measures shall be implemented in strict accordance with the approved details prior to occupation of the development and shall be retained as such.’*
- 2.7. The applicants have submitted the following information: Great Wolf Resort Bicester. Soundproofing of buildings by Hoare Lea. Environmental Health have been consulted in respect to the proposal.
- 2.8. Condition 30 states the following: *‘Prior to the commencement of the development, full details shall be submitted to and approved in writing by the local planning authority of bus facilities within the site including a turning loop suitable for a 12m long single-deck bus, bus shelter, seating, flagpole and timetable case. Thereafter, the facilities shall be provided in accordance with the approved details and shall be maintained and retained unobstructed for the purpose of facilitating a public bus service to the site.’*
- 2.9. The applicants have submitted the following information: Proposed Ground Floor Bus Facilities Plan.
- 2.10. Condition 33 states the following: *‘The development shall not be commenced until full details of the green roof to be installed in accordance with the following submitted plans 10875-EPR-00-03-DR-A-TP-0203 and 10875-EPR-00-05-DR-A-TP-0204 have been submitted to and approved in writing by the local planning authority. Those details shall include the precise extent of green roof proposed, the form of design including waterproofing and moisture retention layers, the planting scheme and how the green roof will be maintained for the lifetime of the development. The development shall be carried out in accordance with the approved green roof design and details.’*

2.11. The applicants have submitted the following information, Proposed Green Roof Build Up.

2.12. The applicants also would like to partial discharge condition 9 regarding the 'resort landscape'. Condition 9 states the following: *'Prior to commencement of development, precise details of a scheme for enhanced landscaping along the north-eastern boundary hedgerow of the site with the A4095, along the south/south-eastern boundary with the Bicester Hotel, Golf and Spa, the Public Right of Way and the neighbouring properties of Stableford Cottage and Vicarage Farm and within the nature trail area shall be submitted to and approved in writing by the local planning authority, which shall include details relating to: a) the proposed additional tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e., depth of topsoil, mulch etc); b) the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation; c) the hard and soft landscaping including hard surface areas, pavements, pedestrian areas and steps and the proposed screen bunding mounds. The approved scheme shall be implemented by the end of the first planting season following occupation of the development and shall thereafter be maintained. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent for any variation.'*

2.13. They have submitted a number of details:

- Overall Landscape General Arrangement
- Landscape General Arrangement Sheet 1 of 4
- Landscape General Arrangement Sheet 2 of 4
- Landscape General Arrangement Sheet 3 of 4
- Landscape General Arrangement Sheet 4 of 4
- Planting Plan Sheet 1 of 4 (revised July 2022)
- Planting Plan Sheet 2 of 4 (revised July 2022)
- Planting Plan Sheet 3 of 4 (revised July 2022)
- Planting Plan Sheet 4 of 4 (revised July 2022)
- Planting Schedules (revised July 2022)
- Typical Tree Pit Details 1
- Typical Tree Pit Details 2
- Typical Tree Pit Details 3
- Typical Tree Pit Details 4
- Typical Tree Pit Details 5

- Typical Tree Pit Details 6
- Typical Soft Details 1
- Typical Soft Details 2
- Typical pond detail and section
- NBS Landscape Specification
- Landscape and Management Plan (amended 8th June 2022)

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
- 3.2. 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.
- 3.3. 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 (Environmental Health) – Having read the noise report provided I am satisfied that condition 20 can be discharged.
- 4.2 Oxfordshire County Council (Local Highway Authority) – No Objection
- 4.3 Oxfordshire Fire and Rescue - With regard to condition 7, fire hydrants, we have no adverse comments with regard to indicative positions on the assumption that the on-site main is a minimum of 90mm in diameter, fed from a suitably sized water main providing sufficient flow and pressure.
- 4.4 Cherwell District Council (Building Control) – No adverse comments or observations

- 4.5 Cherwell District Council (Ecology) - With regard to the above discharge of conditions I am happy for condition 33 to be discharged on the basis of the submitted plans for the green roof by EPR Architects.

For Condition 9 I have no issues with the proposed planting. The landscape management and maintenance schedule is generally fine except that I would recommend that following the five year period, an ecologist is also involved in a review and has input into the long term management plan/strategy. Particularly as this will need to include the measures required under their great crested newt licence. In addition there a large number of wildlife features to be installed across the landscaping – sandy bee banks, bird and bat provisions, hibernacula, log/brush piles, hedgehog and badger fence gaps and I think that some sort of reference to these needs to be included within this management and maintenance schedule even if only as a reference to plans and instructions elsewhere. This would ensure that they are included in the wider landscaping management and not forgotten, blocked up or ‘tidied’. If this document is to be used by landscaping contractors it would be easy for these important aspects to be managed incorrectly if they are not mentioned.

- 4.6 Cherwell District Council (Landscape) – Following the submission of the amended details, Condition 9 can be discharged.

5. APPRAISAL

- 5.1 The levels which have been provided are appropriate to the locality and the development will not have a detrimental impact upon the character of the surrounding area.
- 5.2 Overall, the proposed levels are acceptable and condition 3 can be discharged.
- 5.3 Comments from the Oxfordshire Fire and Rescue Service have no adverse comments with regard to the indicative positions of the fire hydrants. Therefore, there is no reason to withhold discharging condition 7.
- 5.4 Environmental Health have considered the submitted information for condition 20, and they do not have an objection that the condition can be discharged. Therefore, the submitted information is considered to be acceptable.
- 5.5 The Local Highway Authority do not have an objection to Condition 30 being discharged. The submitted information is considered to be acceptable.
- 5.6 The Ecologist is satisfied that Condition 33 can be discharged; therefore, it is considered that the submitted information is acceptable.
- 5.7 Comments have been received from the Landscape Officer in regard to the planting. Following the amendments, the Landscape Officer is satisfied that Condition 9 can be discharged.

6. RECOMMENDATION

That Planning Condition(s) 3, 7, 20, 30, 33 of 21/04158/F be discharged and condition 9 can be partially discharged in relation to the resort landscape based upon the following:

Condition 3

In accordance with the plans referenced in the cover letter (ref: DP4819) supporting this application.

Condition 7

In accordance with drawing number: 10875-HLE-ZZ-XX-DR-CS-100-001

Partial Discharge for Condition 9 'Resort Landscaping'

In accordance with drawing numbers: BMD.19.010.DR.P001H;
BMD.19.010.DR.P101E; BMD.19.010.DR.P102E; BMD.19.010.DR.P103E;
BMD.19.010.DR.P104G; BMD.19.010.DR.P301D; BMD.19.010.DR.P302D;
BMD.19.010.DR.P303D; BMD.19.010.DR.P304E; BMD.19.010.DR.P305E;
BMD.19.010.DR.P601; BMD.19.010.DR.P602; BMD.19.010.DR.P603;
BMD.19.010.DR.P604; BMD.19.010.DR.P605; BMD.19.010.DR.P606;
BMD.19.010.DR.P607; BMD.19.010.DR.P608; BMD.19.010.DR.P609;
BMD.19.010.SP.P005; and BMD.19.010.SP.P006A

Condition 20

In accordance with drawing number: DOC-1013652-5A-AS-20220316

Condition 30

In accordance with drawing number: 10875-EPR-00-GF-DR-A-TP-0200

Condition 33

In accordance with drawing number: 10875-EPR-00-ZZ-SK-A-TP-0033

Case Officer: Katherine Daniels

DATE: 26th July 2022

Checked By: Paul Ihringer

DATE: 29/7/22
