

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

22/01633/DISC

Case Officer: Katherine Daniels

Recommendation: Permitted

Applicant: Great Lakes UK Limited

Proposal: Discharge of condition 8 (details relating to services serving the development) 17 (hard surfacing) of 21/04158/F

Expiry Date: 12 September 2022

Extension of Time: Yes

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 conditions which the applicant wishes to discharge are conditions 8 and 17.
- 2.2. Condition 8 states the following: *Prior to the commencement of the development, all details relating to services serving the development shall be submitted to and approved in writing by the Local Planning Authority, including underground services unless details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Development Order) 1995 (as amended) have been agreed. Development shall be carried out in accordance with the agreed details.*
- 2.3. Condition 17 states the following: *No construction of any hard surfacing as shown on the approved plans shall commence until details of its method of construction, including any porous materials or provision to direct surface water to a permeable or porous area within the site, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details before the development is brought into use.*
- 2.4. The applicants have submitted a number of documents with the relevant information, and additional information relating to surface materials, as requested by the landscape officer.
- 2.5. **The details for Condition 8 are as follows:**

Combined Services Drawing (Site Wide Overview)
Combined Services Drawing (Sheet 1 of 13)
Combined Services Drawing (Sheet 2 of 13)
Combined Services Drawing (Sheet 3 of 13)
Combined Services Drawing (Sheet 4 of 13)
Combined Services Drawing (Sheet 5 of 13)
Combined Services Drawing (Sheet 6 of 13)
Combined Services Drawing (Sheet 7 of 13)
Combined Services Drawing (Sheet 8 of 13)
Combined Services Drawing (Sheet 9 of 13)
Combined Services Drawing (Sheet 10 of 13)
Combined Services Drawing (Sheet 11 of 13)
Combined Services Drawing (Sheet 12 of 13)
Combined Services Drawing (Sheet 13 of 13)

2.6. **The details for condition 17 are as follows:**

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 Works details (Sheet 1 of 2)
External Works details (Sheet 2 of 2)

3. RELEVANT PLANNING HISTORY

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

Application: 19/02550/F Appeal Allowed 16 March 2020
(Against Refusal)

Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping

Application: 21/04158/F Permitted 29 March 2022

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

4. RESPONSE TO CONSULTATION

- 4.1 Cherwell District Council (Landscape) – Is happy with the information as submitted, including the additional information relating to surface materials.
- 4.2 Cherwell District Council (Arboriculture) – No comments received
- 4.3 Cherwell District Council (Building Control) – No comments received.
- 4.4 Oxfordshire Council (Lead Local Flood Authority) – Have no comments

5. APPRAISAL

- 5.1. The information submitted with the application, and the additional information for the hard surfacing construction and services is considered to be appropriate. It is unfortunate that the conditions attached to the planning permission did not have reasons. However, it is considered that the proposal will not have a detrimental impact to the locality or the loss of existing vegetation that is due to be retained by the proposed development. In addition, the proposal will not have a detrimental impact on drainage following the comments of the LLFA.
- 5.2. It is considered that the details as submitted are deemed acceptable.

6. RECOMMENDATION

That Planning Condition(s) 8 and 17 of 21/04158/F be discharged based upon the following

Condition 8

In accordance with the drawing references for which are listed in letter dated 31 May 2022 from DP9.

Condition 17

In accordance with the drawing references for which are listed in letter dated 31 May 2022 from DP9.

Case Officer: Katherine Daniels

DATE: 18 July 2022

Checked By: Caroline Ford

DATE: 12 September 2022
