

Case Officer: Katherine Daniels

Recommendation: Approval

Applicant: Great Lakes UK Limited

Proposal: Discharge of condition 16 (water drainage scheme) of 21/04158/F

Expiry Date: 1 November 2022

Extension of Time: 1 November 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. Condition 16 is proposed to be discharged. This condition relates to surface water drainage, which states the following:

No development shall commence until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- a) a compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- b) full micro-drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- c) a Flood Exceedance Conveyance Plan;
- d) comprehensive groundwater monitoring and modelling to understand the groundwater flows across the site;

e) detailed design drainage layout drawings of the SuDS proposals including cross-section details;

f) detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and

g) details of how water quality will be managed during construction. The scheme shall also include the following details of the tank proposed for the storage of surface water;

h) full details of the design and proposed location of the tank and the pipes and the conduits to be installed to convey water to and from the tank, such details to include the materials from which the tank, pipes and conduits are to be made;

i) full details of the proposals for the installation of the tank, including the means by which the tank will be anchored;

j) full details of the proposed means of operation of the tank, including the control of discharge;

k) full details of on-going maintenance of the tank and the pipes and conduits to be installed to convey water to and from the tank and a scheme for on-going monitoring of its operation. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local planning authority for deposit with the Lead Local Flood Authority in its Asset Register. The details shall include:

l) as built plans in both .pdf and .shp file format;

m) photographs to document each key stage of the drainage system when installed on site;

n) photographs to document the completed installation of the drainage structures on site; and

o) the name and contact details of any appointed management company information.

2.2. Originally the applicants submitted a Sustainable Drainage Strategy by Elliot Wood, however during the application process, further information as requested by the Lead Local Flood Authority has been submitted. Two technical notes have been submitted, one in August 2022, and one in October 2022.

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

5.1. Oxfordshire County Council (Lead Local Flood Authority) – Final Comments:

a) a compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;

Discharged according to: Planning condition discharge report, 218050, Rev P1

b) full micro-drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;

Discharged according to: 2180501-EWP-ZZ-XX-CA-C-0001.MDX, 15/06/2022

c) a Flood Exceedance Conveyance Plan;

Discharged according to: Overland flood route, Rev P1

d) comprehensive groundwater monitoring and modelling to understand the groundwater flows across the site;

Discharged according to: Geotechnical and Geoenvironmental Interpretative Report, March 2022

e) detailed design drainage layout drawings of the SuDS proposals including crosssection details;

Discharged according to drainage drawings:

1000-1006, Rev P4

1007-1018, Rev P5

1019, Rev P4

1020, Rev P4

1021, Rev P5

1022, Rev P4

0998, Rev P2

0999, Rev P3

f) detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and

Discharged according to: Planning condition discharge report, 218050, Rev P1

g) details of how water quality will be managed during construction. The scheme shall

also include the following details of the tank proposed for the storage of surface water;

Discharged according to: Planning condition discharge report, 218050, Rev P1

h) full details of the design and proposed location of the tank and the pipes and the conduits to be installed to convey water to and from the tank, such details to include the

materials from which the tank, pipes and conduits are to be made;
Discharged according to: Technical note, 2180501-EWP-XX-ZZ-TN-C-0006,
October
2022

i) full details of the proposals for the installation of the tank, including the means by which the tank will be anchored;

Discharged according to: Technical note, 2180501-EWP-XX-ZZ-TN-C-0006,
October
2022

j) full details of the proposed means of operation of the tank, including the control of discharge;

Discharged according to: Technical note, 2180501-EWP-XX-ZZ-TN-C-0006,
October 2022

k) full details of on-going maintenance of the tank and the pipes and conduits to be installed to convey water to and from the tank and a scheme for on-going monitoring of its operation.

Discharged according to: Planning condition discharge report, 218050, Rev P1

5. APPRAISAL

6.1. The applicants have submitted a number of revisions/technical notes to overcome the concerns of the Lead Local Flood Authority (LLFA). The application is quite a complex condition, as there is a requirement for a number of items to be agreed by the LLFA.

6.2. The applicants have now provided the additional information that has been requested by the LLFA, and they have no comment to make on this. Therefore the condition can be discharged.

6. RECOMMENDATION

That Planning Condition 16 of 21/04158/F be discharged based upon the following

Condition 16

a) a compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;

Discharged according to: Planning condition discharge report, 218050, Rev P1

b) full micro-drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;

Discharged according to: SW Network Summary and Results 2180501-EWP-ZZ-XX-CA-C-0001.MDX, 15/06/2022

c) a Flood Exceedance Conveyance Plan;

Discharged according to: Overland flood route, Rev P1

d) comprehensive groundwater monitoring and modelling to understand the groundwater flows across the site;

Discharged according to: Geotechnical and Geoenvironmental Interpretative Report, March 2022

e) detailed design drainage layout drawings of the SuDS proposals including cross section details;

Discharged according to drainage drawings:

- Proposed Below Ground Drainage Sheet 1 of 23 (2180501-Z1-EX-DR-C1000 P4)
- Proposed Below Ground Drainage Sheet 2 of 23 (2180501-EWP-Z2-EX-DR-C-1001 P4)
- Proposed Below Ground Drainage Sheet 3 of 23 (2180501-EWP-Z2-EX-DR-C-1002 P4)
- Proposed Below Ground Drainage Sheet 4 of 23 (2180501-EWP-Z2-EX-DR-C-1003 P4)
- Proposed Below Ground Drainage Sheet 5 of 23(2180501-EWP-Z2-EX-DR-C-1004 P4)
- Proposed Below Ground Drainage Sheet 6 of 23 (2180501-EWP-Z2-EX-DR-C-1005) P4
- Proposed Below Ground Drainage Sheet 7 of 23 (2180501-EWP-Z2-EX-DR-C-1006) P4
- Proposed Below Ground Drainage Sheet 8 of 23 (2180501-EWP-Z8-EX-DR-C-1007 P5)
- Proposed Below Ground Drainage Sheet 9 of 23 (2180501-EWP-Z8-EX-DR-C-1008 P5)
- Proposed Below Ground Drainage Sheet 10 of 23 (2180501-EWP-Z8-EX-DR-C-1009 P5)
- Proposed Below Ground Drainage Sheet 11 of 23 (2180501-EWP-Z8-EX-DR-C-1010 P5)
- Proposed Below Ground Drainage Sheet 12 of 23 (2180501-EWP-Z8-EX-DR-C-1011 P5)
- Proposed Below Ground Drainage Sheet 13 of 23 (2180501-EWP-Z8-EX-DR-C-1012 P5)
- Proposed Below Ground Drainage Sheet 14 of 23 (2180501-EWP-Z8-EX-DR-C-1013 P5)
- Proposed Below Ground Drainage Sheet 15 of 23 (2180501-EWP-Z8-EX-DR-C-1014 P5)
- Proposed Below Ground Drainage Sheet 16 of 23 (2180501-EWP-Z8-EX-DR-C-1015 P5)
- Proposed Below Ground Drainage Sheet 17 of 23 (2180501-EWP-Z8-EX-DR-C-1016 P5)
- Proposed Below Ground Drainage Sheet 18 of 23 (2180501-EWP-Z8-EX-DR-C-1017 P5)
- Proposed Below Ground Drainage Sheet 19 of 23 (2180501-EWP-Z8-EX-DR-C-1018 P5)
- Proposed Below Ground Drainage Sheet 20 of 23 (2180501-EWP-Z8-EX-DR-C-1019 P4)
- Proposed Below Ground Drainage Sheet 21 of 23 (2180501-EWP-Z8-EX-DR-C-1020 P4)
- Proposed Below Ground Drainage Sheet 22 of 23 (2180501-EWP-Z8-EX-DR-C-1021 P5)
- Proposed Below Ground Drainage Sheet 23 of 23 (2180501-EWP-Z8-EX-DR-C-1022 P4)
- Below Ground Drainage Overview Drawing Northern Park (2180501-EWP-ZZ-EX-DR-C-0998 P2)
- Below Ground Drainage Overview Drawing (2180501-EWP-ZZ-EX-DR-C-0999 P3)

f) detailed maintenance management plan in accordance with Section 32 of CIRIA

C753 including maintenance schedules for each drainage element; and

Discharged according to: Planning condition discharge report, 218050, Rev P1

g) details of how water quality will be managed during construction. The scheme shall also include the following details of the tank proposed for the storage of surface water;

Discharged according to: Planning condition discharge report, 218050, Rev P1

h) full details of the design and proposed location of the tank and the pipes and the conduits to be installed to convey water to and from the tank, such details to include the materials from which the tank, pipes and conduits are to be made;

Discharged according to: Technical note, 2180501-EWP-XX-ZZ-TN-C-0006, October 2022

i) full details of the proposals for the installation of the tank, including the means by which the tank will be anchored;

Discharged according to: Technical note, 2180501-EWP-XX-ZZ-TN-C-0006, October 2022

j) full details of the proposed means of operation of the tank, including the control of discharge;

Discharged according to: Technical note, 2180501-EWP-XX-ZZ-TN-C-0006, October 2022

k) full details of on-going maintenance of the tank and the pipes and conduits to be installed to convey water to and from the tank and a scheme for on-going monitoring of its operation.

Discharged according to: Planning condition discharge report, 218050, Rev P1

Case Officer: Katherine Daniels

DATE: 31 October 2022

Checked By: Caroline Ford

DATE: 01 November 2022
