

Case Officer: Katherine Daniels

Recommendation: Approval

Applicant: Great Lakes UK Limited

Proposal: Discharge of condition 15 (construction, materials and surfacing of the access road) of 21/04158/F

Expiry Date: 26 April 2023

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. A S73 application (21/04158/F) was latterly granted to amend the scheme by varying conditions attached to the permission granted at appeal.

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 15 states the following: *'Details of the proposed construction, materials and surfacing of the access road and its junction with the A4095 shall be submitted to and approved in writing by the local planning authority prior to commencement of those works. The development shall be carried out in accordance with the approved details before the first occupation of the building(s) and thereafter permanently retained'*

2.2. The applicants have submitted a number of supporting documents to discharge the condition. These include:

Standard Details Sheet 1 (2109087-S278-0-0801 Rev C)
Standard Details Sheet 2 (2109087-S278-0-0802 Rev B)
Road Sign Schedule Sheet 1 (2109087-S278-0-1211 Rev D)
General Arrangement – Sheet 3 of 8 (2109087-S278-1-0103 Rev C)
General Arrangement – Sheet 4 of 8 (210908-S278-1-0104 Rev C)
General Arrangement – Sheet 5 of 8 (2109087-S278-1-0105 Rev C)
Setting Out – Sheet 3 of 8 (2109087-S278-1-0303 Rev C)
Setting Out – Sheet 4 of 8 (2109087-S278-1-0304 Rev C)

Setting Out – Sheet 5 of 8 (2109087-S278-1-0305 Rev C)
Proposed Levels – Sheet 3 of 8 (2109087-S278-1-0313 Rev C)
Proposed Levels – Sheet 4 of 8 (2109087-S278-1-0314 Rev C)
Proposed Levels – Sheet 5 of 8 (2109087-S278-1-0315 Rev C)
Proposed Longitudinal Sections – 1 of 2 (2109087-S278-1-0321 Rev A)
Proposed Longitudinal Sections – 2 of 2 (2109087-S278-1-0322 Rev A)
Proposed Cross Sections – 2 of 5 (2109087-S278-1-0332 Rev B)
Proposed Cross Sections – 3 of 5 (2109087-S278-1-0333 Rev B)
Proposed Drainage – Sheet 3 of 8 (2109087-S278-1-0503 Rev C)
Proposed Drainage – Sheet 4 of 8 (2109087-S278-1-0504 Rev C)
Proposed Drainage – Sheet 5 of 8 (2109087-S278-1-0505 Rev C)
Proposed Earthworks (2109087-S278-1-0601 Rev A)
Construction Areas – Sheet 3 of 8 (2109087-S278-1-0703 Rev D)
Construction Areas – Sheet 4 of 8 (2109087-S278-1-0704 Rev D)
Construction Areas – Sheet 5 of 8 (2109087-S278-1-0705 Rev D)
Road Signs and Markings – Sheet 3 of 8 (2109087-S278-1-1203 Rev C)
Road Signs and Markings – Sheet 4 of 8 (2109087-S278-1-1204 Rev D)
Landscape GA's - Sheet 4 of 4 (BMD.19.010.DR.P104G)

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 OCC Highways – No Objection

4.2 OCC LLFA – No comment

5. APPRAISAL

5.1 The application relates to the access road and its junction with the A4095. The Local Highway Authority and Lead Local Flood Authority have been consulted on this application. The LLFA have no comment, and the Highway Authority has no objection to the condition being discharged. The access will also be subject to a S278 agreement with the Highway Authority. The access finish is acceptable and has been agreed via application 22/00967/DISC (Landscaping scheme).

5.2 Overall, it is considered the information submitted with the application is sufficient to discharge Condition 15.

6. RECOMMENDATION

That Planning Condition 15 of 21/04158/F be discharged based upon the following

Condition 15

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Proposed Levels – Sheet 3 of 8 (2109087-S278-1-0313 Rev C)
Proposed Levels – Sheet 4 of 8 (2109087-S278-1-0314 Rev C)
Proposed Levels – Sheet 5 of 8 (2109087-S278-1-0315 Rev C)
Proposed Longitudinal Sections – 1 of 2 (2109087-S278-1-0321 Rev A)
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DATE: 1 February 2023

Checked By: Caroline Ford

DATE: 26/04/2023
