

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE
FOLLOWING DEVELOPMENT PROPOSAL**

District: Cherwell

Application no: 13-01102-F

Proposal: Two storey extension to existing hotel with roof accommodation to form 51 new bedrooms

Location: Bicester Golf And Country Club Akeman Street Chesterton Bicester Oxfordshire OX26 1TE

This report sets out Oxfordshire County Council's view on the proposal.

Annexes to the report contain officer advice and the comments of local members.

Overall view of Oxfordshire County Council:-

No overall comment – see comments in the annexes

Officer's Name: Daniel Round

Officer's Title: Locality Manager – Bicester and Banbury

Date: 03 September 2013

ANNEX 1
OFFICER ADVICE

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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TRANSPORT & PLANNING STRATEGY

Recommendation

- No objection

Key issues:

- The location of the existing Bicester Golf and Country Club and the rural character of the connecting road, Green Lane, make it very challenging to access by non-car means. There are no pedestrian and cyclist facilities to link the facility with the nearby Chesterton Village or to bus services that serve this village and connect onto Bicester or Oxford. Green Lane is essentially an unlit rural single carriageway which would be unattractive to pedestrians and cyclist wishing to access the site, largely due to the perceived safety risk and the inconvenience from the lack of facilities.
- The Planning, Design and Access Statement's conclusion that the proposal is 'sustainable' because there is no identified increase in traffic movements is very questionable. Sustainability should not just be determined on whether there is an impact on from traffic generation. It should also be based on the availability and proximity sustainable transport infrastructure and services, e.g. footways, cycleways and bus services. The developer's assessment fails to acknowledge access to the site by non-car means. Any extension of the hotel will generate increased travel demand from both guests and staff. Ideally, they should have a choice on mode of access, rather than being restricted to access by car or taxi.
- I acknowledge that this is an established facility and that this extension proposal is unlikely to have an adverse impact on the surrounding road network in terms of trip generation. For these reasons I have no objection to the proposal.

Legal Agreement required to secure:

None

Conditions:

None

Informatives:

None

Detailed Comments:

None

Officer's Name: Adam Kendall Ward

Officer's Title: Transport Planner

Date: 23 August 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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TRANSPORT DEVELOPMENT CONTROL

Recommendation

- No objection subject to the following conditions, legal agreement and informatives

Key issues:

- Sustainability
- Car parking provision
- Impact on the highway network
- Travel Plan required

Legal Agreement required to secure:

- N/A

Conditions:

- D20 Travel Plan

Informatives:

- N/A

Detailed Comments:

The location of the hotel is not considered to be sustainable in purely transport terms. However, the hotel is an established use on the site and in light the National Planning Policy Framework consideration must be given to wider sustainability issues and enabling the continued growth and use of an established business and social and leisure facility.

No change is proposed to the existing access or parking arrangements. The existing accesses are suitable for the likely increase in traffic. The existing car park is underused therefore the lack of increase in parking provision is considered acceptable. It is unlikely that overspill parking would result in parking on the highway or associated highway safety issues.

The additional 49 rooms proposed are unlikely to generate a significant amount of traffic, or to cause severe harm to the local highway network.

It is however suggested that an updated Travel Plan is submitted for approval to reduce trips to the site and encourage use of more sustainable modes of transport where possible.

Officer's Name: Victoria Butterworth

Officer's Title: Transport Planner

Date: 22 March 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Application no: 13-01102-F

Proposal: Two storey extension to existing hotel with roof accommodation to form 51 new bedrooms

Location: Bicester Golf And Country Club Akeman Street Chesterton Bicester Oxfordshire OX26 1TE

DRAINAGE

Recommendation

- Holding objection pending the receipt of further information from the applicant

Key issues:

- The application form states that a pond is being used to drain the proposed buildings surface water. Information is required on how this will be done and calculations need to be carried out ascertain whether there is sufficient capacity in the pond.
- The current documentation does not contain any information regarding surface water drainage and is therefore not acceptable in its current form.
- An assessment of the surface water drainage will be required.
-

Legal Agreement required to secure:

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Conditions:

-

Informatives:

-

Detailed Comments:

Officer's Name: Gordon Kelman

Officer's Title: Senior Drainage Engineer

Date: 12 August 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 13-01102-F

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Location: Bicester Golf And Country Club Akeman Street Chesterton Bicester Oxfordshire OX26 1TE

ARCHAEOLOGY

Recommendation

- No objection

Key issues:

- None

Legal Agreement required to secure:

- None

Conditions:

- None

Informatives:

- None

Detailed Comments:

The proposals outlined in in the proposal would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Officer's Name: Richard Oram
Officer's Title: Planning Archaeologist
Date: 13 August 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**District:** Cherwell**Application no:** 13-01102-F**Proposal:** Two storey extension to existing hotel with roof accommodation to form 51 new bedrooms**Location:** Bicester Golf And Country Club Akeman Street Chesterton Bicester Oxfordshire OX26 1TE

MINERALS & WASTE POLICY**Recommendation**

- No comment

Key issues:

-

Legal Agreement required to secure:

-

Conditions:

-

Informatives:

-

Detailed Comments:**Officer's Name:** Peter Day**Officer's Title:** Minerals & Waste Policy Team Leader**Date:** 06 August 2013
