**From:** Caroline Clapson
**Sent:** 23 February 2018 16:26
**To:** Matthew Parry
**Cc:** Jenny Barker
**Subject:** Application ref. 17/02557/REM: Reserved matters to 16/02586/OUT - Erection of hotel and associated works | Hotel Bicester Gateway Business Park Wendlebury Road Chesterton Bicester OX25 2BX

Matt,

As discussed here are the Bicester Delivery Team’s comments on this application. Given that many of the principles of this development have already been approved at the outline stage, and also that you will receive comments from other relevant Council sections (e.g. Planning Policy, Design and Conservation), I will confine my response to 3 key areas of interest for the Bicester team:

1. Design

I note from your committee report on the outline application that you expressed some concerns about the scale of the proposed hotel development in relation to the site area  (paragraph 8.40 onwards), but that these could be overcome through a contemporary and high quality building design. You also noted that this gateway location to Bicester should create a sense of arrival and so should contain buildings of some scale, architectural merit and presence. Regrettably the proposed building design falls well short of what is required in this location (by CLPP1 Policy Bicester 10) in that although it is contemporary, its monolithic design combined with its scale and massing create a somewhat ugly and over dominant visual impact in this location, which is scarcely mitigated by the proposed landscaping treatment. The grey based palette of materials only exacerbate the bleak and uninspiring effect created by the building. The Bicester team would urge  you to seek amendments to the building design to tackle the above concerns, given that this could well set an unacceptable precedent for the treatment of the rest of the development approved under the outline consent.

1. Travel Plans

I note that the decision notice for the outline consent contains a condition which seeks the submission of a travel plan prior to the occupation of each phase. The Bicester Delivery Team is currently recruiting a Community Transport Planner, one role of whose will be to monitor the implementation of such documents. I am flagging this up early, but would ask that when you receive the Travel Plan for this development, you could let us know.

1. Construction Apprenticeships

I note that there was no planning obligation which sought the submission of an Employment, Skills  and Training Plan by the developer in which a target number of construction apprenticeships should be specified. I would ask that this issue is rectified through this reserved matters application via a condition if that would be more appropriate (than a S106 obligation) in line with Appendix 13 of CDC’s Developer Contributions SPD which is being considered for adoption on 26/2/18. This seeks 3 apprenticeships per 1000 sq m of floorspace.

I hope this is helpful, but do come back to me if you would like to discuss.

Kind regards,

Caroline

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