

## Groom Design Ltd

27 Lambridge Wood Road  
Henley on Thames  
RG93BP  
6/7/22

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Dear Sirs

Ref 21/04156/F

Proposal -Erection of new building to accommodate a new cafe, pro shop, indoor practice room, lockers and viewing gallery

Location - Bicester Hotel Golf and Country Club, Akeman Street, Chesterton, OX26 1TE

Further to the recent planning approval and associated Planning conditions, our response is as follows to allow the process to formally discharge the conditions.

*1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.*

Agreed

*2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form, the Design and Access Statement dated Nov 2021 and drawings refs. 1 A and 2 A*

Agreed

*3. No development shall commence above slab level unless and until a schedule of materials and finishes for the external walls, balustrade and roof(s) of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include an*

*image of a 1m2 stone sample panel to show the natural stone and mortar to be used. The development shall not be carried out other than in accordance with the approved schedule and shall be retained as such thereafter.*

I enclose drawing 7020 PC1

*4. No development shall commence above slab level unless and until details of how the developer will incorporate Secured by Design principles and/or standards into the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.*

I enclose a document SBD official police initiative that provides guidance  
In addition, the Current Building Regulations Part Q is to be adhered to.

*5. Prior to the installation of any mechanical plant required as part of the development hereby approved, full details of a scheme to acoustically enclose all items of mechanical plant and equipment within the building, including compressor motors and fans, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first use of the building, the development shall be carried out in full accordance with the approved details and shall be maintained as such thereafter.*

The main contractor's mechanical engineer's specialist is to provide full details on appointment

*6. Prior to the installation of any extraction system associated with the café hereby approved, full details including the design and colour/finish of any flues or grilles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the café and shall be retained and maintained as such thereafter.*

The main contractor's mechanical engineer's specialist is to provide full details on appointment

*7. No development shall commence above slab level unless and until a method statement for enhancing the biodiversity on the site has been submitted to and approved in writing by the Local*

*Planning Authority. The biodiversity enhancement measures shall be carried out in full accordance with the approved details and shall be retained as such thereafter.*

We have commissioned a report by the Ecology Co Op and will forward in receipt.

*8. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development is resumed or continued.*

Agreed

*9. Prior to the first use of the building hereby approved, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the dwellings and shall be retained as such thereafter.*

Further justification is required as the condition relates to additional dwellings and this clearly is not a residential dwelling, we look forward to hearing regarding this point.

*10. The cafe, pro shop, indoor practice room, lockers and viewing gallery hereby permitted shall be provided solely as ancillary facilities operated in conjunction with and not separate from the main Bicester Hotel, Golf and Spa and shall thereafter be used and operated at all times solely in conjunction with the use of the main Bicester Hotel, Golf and Spa development.*

Agreed

I trust that the information provided, or to be provided, is acceptable and look forward to hearing.

Yours Sincerely

M Groom  
Director

Groom Design Ltd