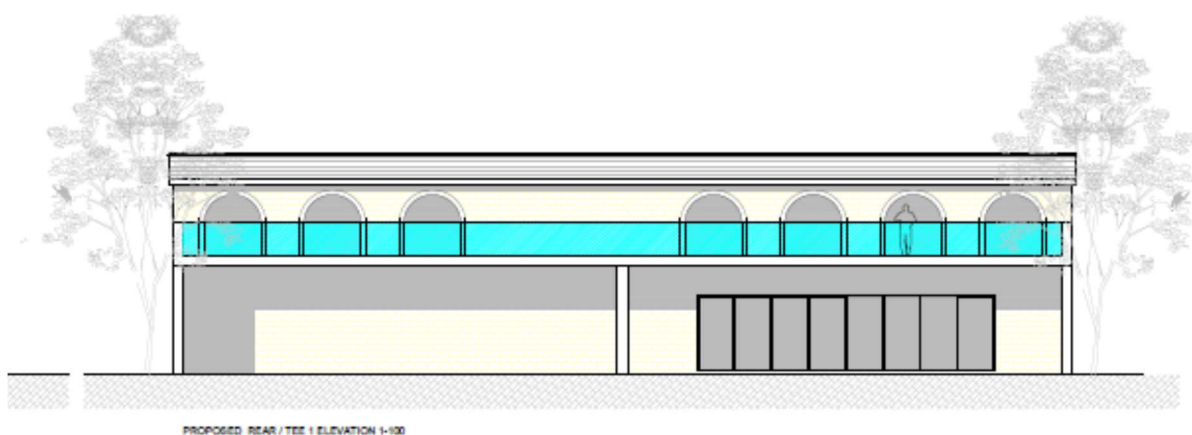

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Design and Access Statement Bicester Hotel Golf and Spa Chesterton Bicester OX261TE



Nov 2021

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1.0 INTRODUCTION

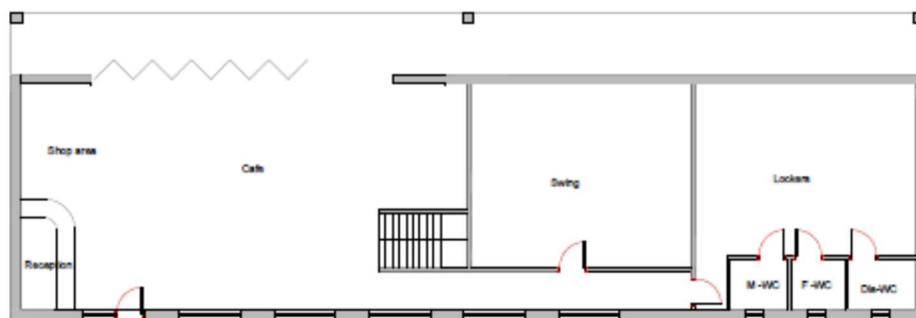
1.1 The application site is located at Bicester Hotel and Spa, Chesterton, Oxfordshire OX261TE

1.2 The application site, is an established leisure and recreational complex lying southwest of Bicester town. The Complex is a popular well-established business that provides numerous employment opportunities for local people (full and part time) both professional and manual.

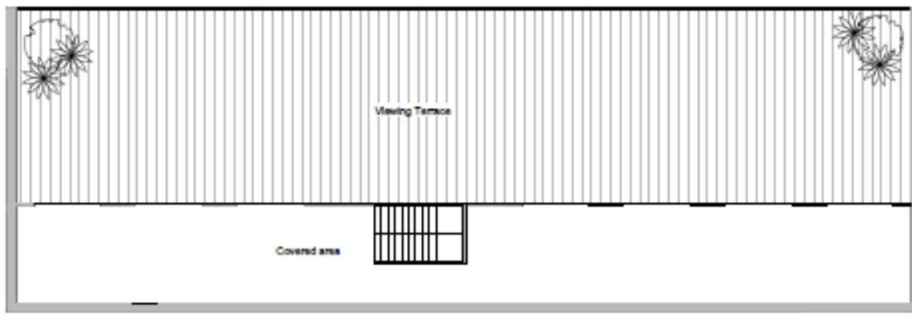
2.0 PROPOSAL

2.1 The applicant seeks planning permission to provide a new Pro Shop, café, indoor Swing room and Lockers with a first floor viewing deck.

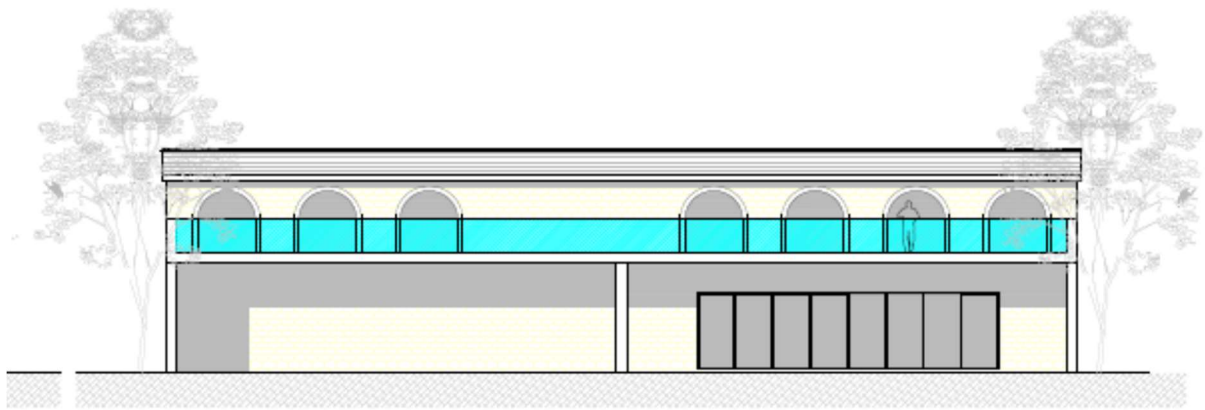
2.2 The new building will be single storey formed in local materials, Cotswold stone walls with a part slate roof to match its surroundings.



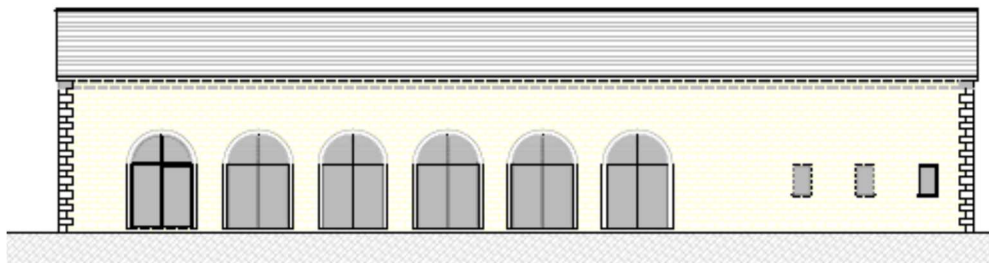
PROPOSED GROUND FLOOR 1-100



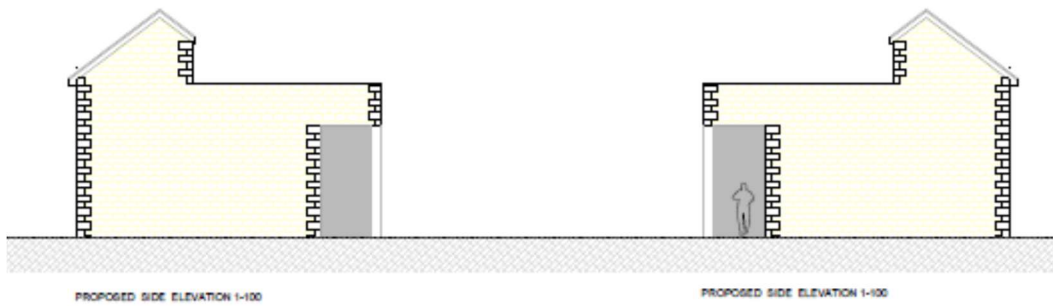
PROPOSED UPPER DECK 1-100



PROPOSED REAR / TEE 1 ELEVATION 1-100



PROPOSED FRONT ELEVATION 1-100



3.0 POLICY & GUIDANCE

Cherwell Local Plan Part 1 In Cherwell's vision for 2031, the district will:

- Develop a sustainable economy with good transport links and infrastructure.
- Support a diverse, sustainable rural economy not reliant entirely on agriculture. Policy PSD 1: Presumption in Favor of Sustainable Development When considering development proposals, the Council will take a proactive approach to reflect the presumption in favor of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission

unless material considerations indicate otherwise – considering whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in the Framework indicate that development should be restricted. Policy SLE 1: Employment Development New employment proposals within rural areas on non-allocated sites will be supported if they meet the following criteria:

- They will be outside of the Green Belt, unless very special circumstances can be demonstrated.

- They will be designed to very high standards using sustainable construction and be of an appropriate scale and respect the character of villages and the surroundings.

- The proposal and any associated employment activities can be conducted without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features

- The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing

- Economic – the proposal will bring new employment opportunities.

- The Existing Hotel, Golf and spa has a history of engaging with local suppliers for its on-site food and beverage establishments as well as its retail operations. It would look to continue this in the surrounding area and would welcome approaches from local suppliers.

4.0 HIGHWAYS

4.1 The access to the site remains unchanged, there will be a small loss of some existing parking bays, however ample parking will remain to serve the new and existing facilities, whilst the facilities are popular no parking issues have been recorded.

5.0 TREES

8.1 There are no immediate trees surrounding the new building that will have any diverse effects

6.0 LANDSCAPING

9.1 The proposal will be overlooking the first hole and will not result in a loss of trees or planting so it is considered no additional landscape enhancement will be necessary, the first floor viewing deck will be provided with a series of pot plants to soften the appearance.

7.0 ENERGY STATEMENT

7.1 The proposed new dwelling will achieve a 40% reduction in carbon emissions compared to 2013 Building Regulations.

- Triple glazed A rated windows will be used.
- An air source heating system will be used.
- The plans will be assessed with an SAP assessor.

8.0 CONCLUSION

8.1 The Hotel/ leisure/golf course has a significant benefit to the local economy and will provide further employment.

8.2 The application proposal is in accordance with relevant development plan policies and national planning policy. It is considered that, subject to conditions, the proposal would not cause any undue harm to the character and appearance of the surrounding area, or the amenity of adjoining occupiers.