

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell

DISTRICT COUNCIL
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Please ask for: **Sarah Stevens**

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Your Ref: **WOTTOS\667\01-58-03444**

2nd September 2020

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.: 19/02550/F

Applicant's Name: Great Lakes UK Ltd

Proposal: Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping

Location: Land to the east of M40 and south of A4095
Chesterton
Bicester
Oxon

Parish(es): Chesterton

I write in response to your letter dated 25 June 2020, in which you notify the District Council of your client's intention to submit an appeal against the Council's decision to refuse planning permission for the development described above. David Peckford asked me to respond as I have line management responsibility for the Major Projects Team in Development Management. Please accept my apologies for the delay in responding; I have needed to review the application file and Committee papers and discuss my response with both David and the interim Senior Manager, Sarah Stevens.

In your letter, you ask the Council to respond to a number of points, in an effort to narrow the issues between the parties. The points appear to be concerned with either seeking clarification regarding the reasons for refusal, or seeking an updated position from the Council, taking account of information that was submitted by the applicant late in the application process.

Having reviewed the Council's decision notice dated 12 March 2020, I am satisfied that the reasons for refusal are clear and furthermore that the decision notice makes clear which plans and documents comprised the application that the Council's decision was based on. Whilst the applicant sought to submit various amendments and additional information late in the application process, in accordance with the Council's published position on negotiating submitted applications, these submissions were not

accepted. The applicant was advised by the case officer at the time of the reasons why these submissions were not accepted. You can view the Council's "Negotiating Submitted Applications Protocol" online [using this link](#).

The case officer's report to Planning Committee along with the written updates circulated on the day of Planning Committee provide the Council's assessment of the application against planning policy and guidance and expand on the reasons for refusal. You can view these documents online by [clicking on this link](#).

The Council recognises and supports the Government's expectation, as set out in its Planning Practice Guidance (PPG), that *"before making any appeal the party seeking permission should first consider re-engaging with the local planning authority to discuss whether any changes to the proposal would make it more acceptable and likely to gain permission"*. As such, we would be happy to review and provide advice on additional information and amendments seeking to overcome our reasons for refusal, through our pre-application advice service.

Due to the resource implications of engaging with applicants outside the statutory procedures, there is a charge for this service. You can view details of the service online by [clicking on this link](#). You may be aware that your clients previously entered into a Planning Performance Agreement (PPA) in respect of pre-application advice given prior to the submission of the application (our ref: 18/00058/PREAPP). We would be happy to re-open this PPA and to negotiate an additional fee (based on the hourly rate of £120 per hour of officer time) to cover the additional advice now being sought.

If you have any questions or queries regarding the above or require further clarification, please don't hesitate to contact Sarah Stevens using the details provided above.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Alex Keen', with a stylized flourish at the end.

Alex Keen – Deputy Senior Manager and Majors Manager, Development Management