

Planning and Development

David Peckford, Assistant Director – Planning and Development



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Your Ref: **DP4819**

29 March 2022

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.: 21/03164/OBL

Applicant's Name: DP9

Proposal: Discharge of Golfing obligations of Schedule 2 of the Great Wolf Resort Section 106 Agreement of 19/02550/F

Location: Land Approx. 1 Mile from J9 East of M40, Part of M40 Through Chesterton Parish, Chesterton, Bicester

Parish(es): Chesterton

Re: Planning Obligation by Deed of Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011

Submission of details pursuant to Clauses 3.1 and 4.1 to Schedule 2 of the S106 dated 24 March 2021

Land Approx. 1 Mile from J9 East of M40, Part of M40 Through Chesterton Parish, Chesterton, Bicester – Discharging of Great Wolf Resort Golfing Obligations at Bicester Hotel Golf & Spa, Green Lane, Chesterton

I write with reference to the information submitted relating to the discharge of golfing obligations associated with Clause 3.1 (the Golf Course Scheme) and Clause 4.1 (the Scholarship Scheme) to Schedule 2 of the S.106 attached to planning permission 19/02550/F, dated 24 March 2021 and granted consent under appeal Ref: APP/C3105/W/20/32591893.

The submission is accompanied by: a DP9 Cover letter, dated 13 September 2021; a Golf Course Project Scope, dated August 2021 from Swan Golf Designs; a suggested Great Wolf Lodge Golf Course Works Programme, dated September 2021; two undated support statements from Bicester Hotel Golf and Spa entitled 'Management of the Retained Golf Course' and 'Bicester Hotel Golf & Spa

Club Junior Development Programme – Recruit, Retain, Represent’; and a supplemental Golf Course Scheme – Explanatory Note, dated 13 December 2021, prepared by Swan Golf Designs [as required by clauses 3.1 (the Golf Course Scheme) and 4.1 (the Scholarship Scheme) of Schedule 2 to the S106].

I can confirm that with the specific exception of the Practice Facility Range Netting that is separately referenced below, all the other proposals listed in the Swan Golf Designs and Bicester Hotel Golf and Spa documents in terms of Golf Course Design & Development, Golf Course Operation, Practice Facilities Design & Development and Practice Facilities Operation, are accepted.

Given that the Driving Range Practice Facility comprising its 10 playing Bays and 3 teaching Bays will be no longer than a maximum of 225 yards and that the land to either side of the Range and proposed Par-3 Academy Course is in Third Party ownership and used for outdoor recreational swimming and agricultural purposes and all those surrounding areas would be within reasonable striking distance from stray golf balls, the proposed 10m-high, 25mm gauge mesh netting will need to extend all around the perimeter of the range, not simply confined to a total perimeter of 550m as originally proposed in order to ensure public safety.

You are reminded that Great Wolf Resort are not to commence the approved leisure resort development until the Golf Course Scheme and Scholarship Scheme hereby approved have been completed.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D.P.', is positioned above the printed name and title.

David Peckford
Assistant Director – Planning and Development

Checked by: Andy Bateson, Team Leader – Major Development