

1. Once The Lodge is extended to 76 rooms there are no legitimate, properly assessed, and established planning grounds to retain the right to a 123-bed hotel or any other hotel at the Racecourse. It makes no sense to build on the site of the presently permitted 123-hotel, that is, between the Grandstand and the Central area apartments, a hotel with only the remaining 47 bedrooms. Such a second hotel at the Racecourse has never been envisaged.
2. It would be ridiculous, in order to build the 123-bedroom hotel as intended since 2009 between the Grandstand and the Central area apartments, then to leave the extended hotel at The Lodge as a redundant building with no apparent alternative purpose or use, and with no planning consent. A 76-bed hotel building could never revert back to being just a racing related hostel or have any other sensible use.
3. The justified suspicion is that this application is a stalking horse and that there will, if it granted, follow an application to use the Lodge site for an even larger hotel taking up much, if not all, of the original 123 bedroom consent.
4. The history of The Lodge gives support for that happening. First, The Lodge was only to be a hostel. Next, as soon as the adjacent residential dwellings had been built and sold, it opened as a hotel and there followed a 'temporary' planning consent for hotel use on non-racedays. In fact, it was used as a hotel on racedays and also advertised to outsiders for provision of food and drink in its bar and inside and outside dining and drinking areas (i.e., as an unofficial public house). Then, with no regard to the expiry of the temporary consent, there followed the current two linked applications, both with the unequivocal commitment to abandon the 123-hotel. Now it is proposed that not even that should apply.
5. It would be manifestly unfair on the adjacent residents to The Lodge to be left with the real risk of The Lodge being extended to 123 bedrooms, because NRC can rely on the terms of the s.106 agreement to avoid arguments that such a proposal should start entirely afresh with a full sequential assessment to justify a later further enlargement.
7. Under existing permissions the permitted 123-bedroom hotel should have been built before the houses and apartments in the Eastern Area. There's been no application to explain that non-compliance; instead, NRC appears to be disregarding its planning obligations and the interests of the racecourse community to pursue its own commercial interests.
8. Short notice has prevented any review by the affected town and parish councils.