

**Our ref:** Q230712/ag/el  
**Your ref:** PP-12972061  
**Email:** emma.lancaster@quod.com  
**Date:** 16 May 2024



Development Management  
Cherwell District Council  
Bodicote House  
Banbury  
OX15 4AA

By Planning Portal (Ref. PP-12972061)

Dear Officers,

## Catalyst Bicester – Phase 4 Full Planning Application

Please find enclosed a full application for a flexible employment development at Bicester Gateway.

The proposed description of development is as follows:

*Full planning permission for employment development (Use Classes E(g)i and/or E(g)ii and/or E(g)iii), and associated infrastructure, access (including diverted public right of way), parking, and landscaping*

The Applicant, Albion Land (Three) Limited, have now acquired an interest in this last undeveloped parcel of land in the Bicester Gateway allocation, and are seeking to deliver Phase 4 on this site (having already delivered Phases 1, 2 and 3 on the neighbouring business park), bringing forward a number of direct and indirect planning benefits.

Full details of the scheme, the relevant background, technical assessment and justification is set out within the comprehensive application package.

In addition to this cover letter and the application form, a full suite of supporting documents have been submitted as part of this application, as identified in the below table. A separate Drawing Schedule has been provided which lists the submitted plans.

Ref.	Document	Prepared by
1	Planning Report	Quod
2	Market Report	CBRE
3	Design and Access Statement	Cornish Architects
4	Energy Strategy	Engineering Services Consultancy
5	BREEAM Pre-Assessment	Scott White and Hookins



6	Transport Assessment	David Tucker Associates
7	Framework Travel Plan	David Tucker Associates
8	Ecology Impact Assessment	Tyler Grange
9	Statutory Biodiversity Metric	Tyler Grange
10	Arboricultural Impact Assessment	Tyler Grange
11	Archaeological Written Scheme of Investigation	Cotswold Archaeology
12	Flood Risk Assessment and Drainage Strategy (including Ground Investigation)	Bailey Johnson Hayes
13	SuDS Maintenance and Management Plan	Bailey Johnson Hayes
14	Landscape Management Plan	Laird Bailey Landscape Architects
15	Soft Landscape Specification	Laird Bailey Landscape Architects
16	Construction Management Plan	Parkway Construction
17	CGI Aerial Views	Blink Image

The fee of £52,442 (excl. the Planning Portal service charge) has been paid, calculated in line with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

I trust that the enclosed is acceptable and look forward to receiving confirmation of validation at the earliest opportunity.

Yours faithfully,



Emma Lancaster  
Director

enc. As noted  
cc. Albion Land