

**Our ref:** Q080666 el/jn  
**Your ref:**  
**Email:** emma.lancaster@quod.com  
**Date:** 19 August 2019

Caroline Ford  
Cherwell District Council  
Bodicote House  
Bodicote  
OX15 4AA

By email

Dear Caroline,

## **Catalyst Bicester**

On behalf of our client, Albion Land (the Applicant), please find enclosed two planning applications, submitted concurrently, for land at Promised Land Farm, Wendlebury Road, Bicester (known as Catalyst Bicster).

The Applications are made separately in recognition that the majority, but not all, of the Site is allocated within the Cherwell Local Plan (2015). The Applications disaggregate the proposals for the allocated and un-allocated parts of the Site.

You will note that the Applications can potentially deliver 4 development scenarios. These are described in the Planning Statement and other accompanying documents. For avoidance of doubt, it is the Applicant's preference to deliver a business park which incorporates a health and racquet club. As detailed in the submission, a range of benefits would accrue from the health and racquet club and there is a substantial body of evidence to indicate that such provision would complement and catalyse the wider business park.

The Applications comprise:

### **Application 1: Hybrid Planning Application**

Outline planning permission - (all matters reserved except for access) for up to 23,400sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas; and associated infrastructure works.

Full planning permission – health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.

### **Application 2: Outline Planning Application**

Outline planning permission – (all matters reserved except for access) for up to 10,200sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works.

### Scope of Submissions

A full list of the submission documents and schedule of drawings for both applications is provided within Appendix 1 of the Planning Statement. The submission accords with what was agreed during pre-application discussion.

The applications have also been submitted via the planning portal (Application 1 ref no: PP08076497; Application 2 ref no: PP-08077221).

For Application 1, an online payment for £29,786 has been made via the Planning Portal. As agreed, the payment for the detailed component (£27,137) will be paid separately to Cherwell District Council via a BACS payment. For Application 2, an online payment for £14,330 has been made via the Planning Portal.

The fees are in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

I trust the enclosed details are acceptable to you and look forward to receiving confirmation of validation shortly. Please do not hesitate to contact me should you require any further information.

Yours sincerely



Emma Lancaster  
Associate

Enc As noted