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Cherwell District Council  
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Bodicote  
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OX15 4AA

31 January 2020

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## 0791 Bicester Gateway: Outline planning application at OS Parcel 2200 Adjoining Oxford Road North of Promised Land Farm

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Dear David

Please accept this application for outline consent with all matters reserved except access, submitted on behalf of our client, Bicester Gateway Ltd, in respect of development proposals at Bicester Gateway, OS Parcel 2200 Adjoining Oxford Road North of Promised Land Farm.

The proposed description of development is:

*Outline application (Phase 1B) including access (all other matters reserved) for approximately 4,413 sqm B1 office space (47,502 sqft) GIA, approximately 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of café space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards.*

This application is submitted by the following items:

- Planning statement, prepared by Maddox Planning;
- Planning application forms, certificates and notices;
- Completed CIL questions;
- Design & Access Statement, prepared by SpaceStrategy;
- The following drawings:
  - o Site Location Plan (1:1250) ref: OUT \_ PL 01, prepared by SpaceStrategy;
  - o Constraints Plan (1:500) ref: OUT \_ PL 02, prepared by SpaceStrategy;
  - o Regulating Plan (1:500) ref: OUT \_ PL 03, prepared by SpaceStrategy;
  - o Indicative Masterplan (illustrative; 1:500) OUT \_ PL 04, prepared by SpaceStrategy;
  - o Access Plan (1:500) ref: 46463/5501/001, prepared by PBA Stantec;
  - o Landscape Strategy (illustrative; 1:250) ref: MCA2005 01 [E], prepared by MCA;
  - o Landscape Strategy Plan (illustrative; 1:1250) ref: MCA2005 02 [A], prepared by MCA;
- Illustrative CGI images (No. 3);
- Transport Assessment, prepared by PBA Stantec;
- Framework Travel Plan, prepared by PBA Stantec;
- Landscape and Visual Impact Assessment (LVIA) and Arboricultural Statement Addendum, prepared by Cordle Design;
- Arboricultural statement and tree constraints plan for Phase 1A and 1B, prepared by The Complete Arboricultural Consultancy;

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- Flood Risk and Drainage Assessment (FRDA), prepared by Alan Wood & Partners;
  - Ecology Briefing Note, prepared by Ecology Solutions Ltd;
  - Archaeological Summary Note, prepared by Cotswold Archaeology;
  - Energy Statement, prepared by Kyoob;
  - Market evidence "Bicester Gateway, Oxfordshire", prepared by VSL & Partners (June 2019);
  - Economic research "Bicester Gateway - Knowledge Economy Catalyst", prepared by Ramidus Consulting Ltd (December 2019);
  - Footpath statement, prepared by Bloombridge LLP (December 2016);
  - Statement of Community Involvement, prepared by Bloombridge LLP.

I trust that the application may be registered promptly, and I look forward to receiving confirmation shortly.

Yours sincerely



Thomas Darwall-Smith  
Consultant

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cc: Mr R Cutler, Mr B Usher, Bloombridge LLP

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