

## Lucinda Babij

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**From:** dcregistration  
**Sent:** 10 February 2020 14:56  
**To:** Lucinda Babij  
**Cc:** Tracey Whitfield; Emily Sanders; Baljinder Singh; Janet Boffin; Simone Neat  
**Subject:** FW: Planning Application Ref: PP- Bicester Gateway (outline)  
**Attachments:** 200206-Phase 1B DAS.pdf; OUT \_ PL 04 - Indicative Masterplan \_ 2020 02 06.pdf; 200206-Ecology Part 1.pdf; 200206-Ecology Part 2.pdf; 200206-Ecology Part 3.pdf

**Importance:** High

Hi Lucy

Please capture, remove previous and print the above.

Application ref:- 20/00293/OUT

Thanks

**Validation officers copied for awareness.**

Sam

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**From:** Planning <Planning@Cherwell-DC.gov.uk>  
**Sent:** 10 February 2020 11:41  
**To:** dcregistration <dcregistration@Cherwell-DC.gov.uk>  
**Subject:** FW: Planning Application Ref: PP- Bicester Gateway (outline)  
**Importance:** High

**From:** Tom Darwall-Smith <Tom@maddoxassociates.co.uk>  
**Sent:** 10 February 2020 10:34  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** Re: Planning Application Ref: PP- Bicester Gateway (outline)  
**Importance:** High

Dear Sir/ Madam

Please find enclosed the following documents which we would like to superseded in the current planning submission, as follows:

- Design and Access Statement;
- OUT \_ PL 04 - Indicative Masterplan \_ 2020 02 06;
- Ecology Briefing Note Part 1;
- Ecology Briefing Note Part 2, and;
- Ecology Briefing Note Part 3.

I trust these can be accommodated and look forward to getting confirmation of validation.

Kind regard's

Tom

**Tom Darwall-Smith**  
Consultant

m: 07749 369 103  
t: 0845 121 1706  
w: [maddoxassociates.co.uk](http://maddoxassociates.co.uk)

# MADDOX

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**From:** Tom Darwall-Smith <[Tom@maddoxassociates.co.uk](mailto:Tom@maddoxassociates.co.uk)>  
**Date:** Wednesday, 5 February 2020 at 17:48  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** Re: Planning Application Ref: PP- Bicester Gateway (outline)

Dear Sir/ Madam

Further to my previous email, the following documents are attached to this email marked green in the list below:

- Planning statement, prepared by Maddox Planning;
- Covering letter;
- 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;
- 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

**Tom Darwall-Smith**  
Consultant

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**From:** Tom Darwall-Smith <[Tom@maddoxassociates.co.uk](mailto:Tom@maddoxassociates.co.uk)>  
**Date:** Wednesday, 5 February 2020 at 17:45  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** Planning Application Ref: PP- Bicester Gateway (outline)

Dear Sir/ Madam

Further to our submission of the above application, please find enclosed documents in support.

Furthermore, it is necessary for use to request an amendment to the description of development so that it read as follows:

*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.*

Documents included in this email are marked in green on the list below:

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- The following drawings:
  - Site Location Plan (1:1250) ref: OUT \_ PL 01, prepared by SpaceStrategy;
  - Constraints Plan (1:500) ref: OUT \_ PL 02, prepared by SpaceStrategy;
  - Regulating Plan (1:500) ref: OUT \_ PL 03, prepared by SpaceStrategy;
  - Indicative Masterplan (illustrative; 1:500) OUT \_ PL 04, prepared by SpaceStrategy;
  - Access Plan (1:500) ref: 46463/5501/001, prepared by PBA Stantec;
  - Landscape Strategy (illustrative; 1:250) ref: MCA2005 01 [E], prepared by MCA;
  - Landscape Strategy Plan (illustrative; 1:1250) ref: MCA2005 02 [A], prepared by MCA;
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Kind regards

Tom

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