

EDGARS

Rebekah Morgan
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA
[by email]

Our Ref: 689/016
Your Ref: 2000475/F

2nd April 2020

Dear Rebekah,

ADDITIONAL INFORMATION REQUESTED IN RESPECT OF APPLICATION 20/00475/F

I am writing to you regarding your request for additional information relating to application 20/00475/F at the New Technical Site, Bicester Heritage, Bicester. The description of development is:

Variation of conditions 1 (approved plans) & 3 (use of buildings) of 19/02275/F - to allow the B1(a) (Business) use at the New Technical Site

Further to our recent meeting, I can confirm the applicant seeks the B1(a) office use to allow building 141 to be used by Motorsport UK. As set out in the planning statement submitted with the application, the location for Motorsport UK's HQ building at Bicester Heritage (at the heart of 'motorsport valley') is ideal.

The New Technical Site is under construction and the new building is of a suitable shape and size to create the high-quality office space required within the Bicester Heritage and Bicester Motion cluster. Tenants will be responsible for fitting out the building to meet their requirements and it is understood the building will comfortably deliver all the tenants' requirements.

Having regard to our discussion regarding the existing technical site, on behalf of the applicant I can confirm that building 141 on the New Technical Site is also more appropriate for the following reasons:

- The technical site is mostly fully restored with nearly all buildings occupied.
- The few remaining buildings which are not yet occupied are currently undergoing restoration work or are under consideration for future plans for more sympathetic and appropriate uses.
- Any others are the subject of preparatory work, including one building on the site which is a slightly larger than others.
- Preparatory work, including condition, background on heritage value, the internal layout and location on the site, indicates it will be better suited to a more sympathetic conversion delivered by

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a smaller office user, including for example the Bicester Motion team who will need suitable office space through expansion.

- Overall, it is considered there are no buildings on the technical site are suitable to provide the required level of high-quality office accommodation for Motorsport UK due to their layout, design and location.

I trust that this provides the clarity requested to enable you to determine the application.

Yours sincerely,

William Sparling

William Sparling
Senior Planner
Edgars