

Our ref: Q100411/rf/eb
Your ref: -
Email: richard.frudd@quod.com
Date: 29 June 2021



Development Management
Place & Growth Directorate
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

Dear Sir/Madam

**Application on behalf of Created Life Three (Bicester) Limited
Land to the east of the Launton Road Roundabout**

Please find enclosed a full planning application for the following form of development:

Construction of a coffee unit with drive-thru facility and indoor seating, with associated access, car parking, landscaping and servicing parking.

The application submission is supported by the following documents:

No	Title	Author
1	Application Cover Letter	Quod
2	Application Form	Quod
3	Planning Statement (including Sequential Assessment)	Quod
4	Design and Access Statement	Harris Partnership
5	Planning Application Drawings	Harris Partnership
6	Application Drawing Schedule	Quod
7	Transport Statement	ADL
8	Travel Plan	ADL
9	Archaeology and Built Heritage Assessment	Pegasus Group
10	Phase 1 Geo-Environmental Report	Risk Management
11	Site Investigation	Risk Management
12	Flood Risk Assessment	RSK Biocensus
13	Drainage Assessment	Paul Owen Associates

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RICS





14	Preliminary Ecological Appraisal	RSK Biocensus
15	Biodiversity Assessment	RSK Biocensus

Payment to the sum of £1,386 (excluding the Planning Portal's £28 administration charge) has been made via the Planning Portal in full accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017.

I trust that the enclosed is acceptable, and look forward to receiving formal confirmation of validation in due course.

In the meantime, please do not hesitate to contact me should you have any queries or require further information.

Yours sincerely



Richard Frudd
Director

enc. As noted

cc: Skimmingdish Land Design Team