

Simon Newall

From: Jeffery, Sally - Oxfordshire County Council <Sally.Jeffery@Oxfordshire.gov.uk> on behalf of Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>
Sent: 20 October 2022 13:00
To: Planning; Simon Newall
Cc: Nichols, Chris - Oxfordshire County Council; Planning Consultations - E&E
Subject: FW: 22/02025/REM RE: Bicester Gateway
Attachments: R01-FC-RSA Design Response-V1 - issued 191022.pdf; 41347.pdf; 226701_PD02 Rev A_Proposed Access Visibility Assessment (Wendlebury Road).pdf; 226701_PD03 Rev -_Intervisibility Assessment at Existing Uncontrolled Pedestrian Crossing Charles Shouler Way.pdf; 226701-Bicester Gateway-RSAS1 - 141022.pdf

Hi Simon

Under the Single Response process we require a formal consultation letter for this amendment therefore please can you send this. Without this letter we are unable to process this amendment.

Many thanks.

Kind regards

Sally

Sally Jeffery
Major Planning Applications Officer
Planning Process Team
07920 084512

From: Francois Chate <Francois.Chate@vectos.co.uk>
Sent: 19 October 2022 14:08
To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>; Richard Cutler <richard@bloombridge.com>
Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; 'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>; Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Planning@Cherwell-DC.gov.uk
Subject: 22/02025/REM RE: Bicester Gateway

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Hi Chris,

Please see attached the RSA Stage 1 and Designer's Response relevant to the Bicester Gateway Phase 1b scheme. I also attach the drawings that feature in appendix to the Designer's Response.

I believe this is the only remaining piece of information we needed to provide, and I would be grateful if you could confirm.

Kind regards

Francois

Francois Chate
Associate Director

-
0117 203 5240
07999 716 503

-
3rd Floor, Brew House, Jacob Street
Bristol, BS2 0EQ



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From: Francois Chate

Sent: 14 October 2022 08:38

To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>; Richard Cutler <richard@bloombridge.com>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; 'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>; Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Planning@Cherwell-DC.gov.uk

Subject: RE: Bicester Gateway

Hi Chris,

Please find attached the note requested.

Kind regards

Francois

From: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>

Sent: 13 October 2022 12:51

To: Francois Chate <Francois.Chate@vectos.co.uk>; Richard Cutler <richard@bloombridge.com>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; 'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>; Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Planning@Cherwell-DC.gov.uk

Subject: FW: Bicester Gateway

Francois,

Please see below. Have you been able to submit your car park accumulation analysis to Cherwell District Council?

Regards,

Chris Nichols

From: Nichols, Chris - Oxfordshire County Council

Sent: 10 October 2022 17:49

To: Francois Chate <Francois.Chate@vectos.co.uk>; Richard Cutler <richard@bloombridge.com>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; 'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council

<Joy.White@Oxfordshire.gov.uk>

Subject: RE: Bicester Gateway

Francois,

We have reviewed your car park accumulation analysis for this site and the methodology and data sources look sound. It would seem sensible that the resultant maximum 90% accumulation is sufficiently close to capacity that it should justify a 10% additional contingency provision to reduce the incidence of overspill parking on adjacent sites. Under this scenario the accumulation analysis justifies the proposed provision at this site and the County will now lift its objection. In order for this to be possible it is important that the accumulation analysis, together with explanatory notes, is formally submitted to the planning authority. I can then make reference to it when responding to your technical note of 22 September 2022.

I should note that the County's position is based entirely on the result of your parking accumulation analysis for this site and is not an acknowledgement of the relevance or otherwise of the rate of parking provision at adjacent sites which have previously been permitted.

I hope this helps.

Best regards,

Chris

From: Francois Chate <Francois.Chate@vectos.co.uk>

Sent: 05 October 2022 17:00

To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>; Richard Cutler <richard@bloombridge.com>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>;

'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>

Subject: RE: Bicester Gateway

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Chris,

Further to your request we have revisited the TRICS database to predict potential parking demands. For the purposes of this assessment we have referred to Business Parks as this ensures a worst case assessment is followed. This is clearly shown in the supporting TS through reference to the evidence submitted in respect of the adjacent Catalyst site that the site will not be as trip intensive as a Business Park.

You will note from the attached that we have manually selected sites based on their car parking ratio to ensure that the assessment reflects the proposed ratio of 1:35. I am sure you would agree to rely on sites that have a more generous provision would not be representative given it would facilitate more trips to be undertaken by car. We have also been keen to focus on sites that have employee to floor space ratios that are not as intensive as 'traditional' office space to reflect the fact that the vast majority of floor space will be workspace where higher end production and research activities will be undertaken.

Based on this assessment it can be seen that the peak demands for parking will be equivalent to approximately 90% of the spaces provided. This confirms that the level of parking is appropriate and there can be no suggestion that it would render the scheme contrary to planning policy. This is particularly pertinent for all the reasons that have been raised to date, which include the draft standards (at very best) limited weight; the draft standards not forming part of the development plan; conformity with the principles established for the outline application and, perhaps

most pertinent of all, the fact an adjacent scheme that is also predicated on a 1:35 sqm parking ration has been recommended for approval by OCC. The County (via Rashid Bbosa) has not objected to the reserved matters application for Catalyst, submitted shortly before our client's application for Phase 1B, nor has an accumulation study been required. Catalyst is located approximately 10 metres to the east of Bicester Gateway.

I sincerely trust that we can now draw a line under this matter and progress to delivering some much needed local jobs for the residents of Bicester and its surrounds - and, of course, economic growth for Oxfordshire and the nation.

In an increasingly difficult funding market for commercial development, my client cannot afford any further delays. Could we therefore please set a strategy that enables OCC to remove its objection and for the application to be approved under delegated powers this month, October 2022.

Kind regards

Francois

Francois Chate
Associate Director

-

0117 203 5240
07999 716 503

-

3rd Floor, Brew House, Jacob Street
Bristol, BS2 0EQ



Consider the environment. Do you really need to print this email?

From: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>

Sent: 28 September 2022 11:56

To: Richard Cutler <richard@bloombridge.com>; Francois Chate <Francois.Chate@vectos.co.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>;

'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>

Subject: RE: Bicester Gateway

Importance: High

Hello Richard,

I can confirm that the County has the Vectos technical note which I have put out for internal sub-consultation as the County's response was coordinated from a number of different disciplines. I will formulate a coordinated response to the technical note in due course.

Regarding parking, I should advise that the County Council responses that you note below are based on *standards* that prevailed at the time for non-residential uses which the County uses to advise Local Planning Authorities on planning applications. These have never been formally adopted and therefore can't be described correctly as formal *policy*. As such the County will adhere to the standards set out in its response of 19 August 2022.

There is however, a potential route that you may wish to follow in pursuit of this matter. The County's comments in response to the outline application (16/02586/OUT) note that: "...we would expect the amount of parking proposed to be suitably justified so as to prevent the likelihood of overspill parking either onto Wendlebury Road (there TROs may be necessary) or into the Park and Ride site or Bicester Avenue's car park." In this connection you may wish to consider

conducting analysis, based on observed data, to establish the number of parking spaces required to serve the development. Such analysis is generally referred to as car park accumulation analysis and your transport planning consultant should be familiar with the methodology to use. If such analysis were to demonstrate that the size of the car park required is larger than standards indicate and may lead to overspill parking at adjacent sites then it would be given due consideration by the County.

The position outlined above will be set out in the County's response to the Vectos technical note.

I hope this helps to clarify the situation.

Best regards,

Chris Nichols

From: Richard Cutler <richard@bloombridge.com>

Sent: 27 September 2022 18:33

To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>; Francois Chate <Francois.Chate@vectos.co.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>;

'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>

Subject: Re: Bicester Gateway

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Chris,

As below – can you please confirm that we are moving towards a resolution on these transportation matters; notably, from my point of view, what constitutes the current policy on parking ratios. It is 1:30. On other matters, you have the Technical Note from Vectos, which responds positively to all other matters on which the County has sought clarification.

Best wishes,

Richard Cutler
Partner

Bloombridge

M: +44 (0)7771 968227

T: +44 (0)203 0867950

www.bloombridge.com

4th Floor, Venture House, 27-29 Glasshouse Street, London, W1B 5DF

From: Richard Cutler <richard@bloombridge.com>

Date: Friday, 23 September 2022 at 22:45

To: "Nichols, Chris - Oxfordshire County Council" <Chris.Nichols@Oxfordshire.gov.uk>, Francois Chate <Francois.Chate@vectos.co.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>, Bruce Usher <bruce@bloombridge.com>, "Tom@maddoxassociates.co.uk" <Tom@maddoxassociates.co.uk>, "White, Joy - Oxfordshire County Council" <Joy.White@Oxfordshire.gov.uk>

Subject: Re: Bicester Gateway

Chris,

Thank you. The reason I asked about policy is because we have obtained planning permission for a number of commercial developments in Cherwell in the last 20 years, and the comments below are typical, all based on County Council formal responses to various planning applications:

From Oxford Technology Park, 2021, the County stated:

Car and cycle parking

The number of car parking spaces proposed has been based on the OCC standard for an Office development (one space per 30m²), plus an additional 9 spaces above that. Considering the application is for Research and Development floor space rather than Office space, which is typically more intensive, it would appear that there is an overprovision of parking being proposed. This is likely to further encourage car travel to the site and results in the layout being proposed where the majority of the site area is given over to car parking.

The county council does not have a recommended standard for Research and Development and it is noted that the two uses now fall within the same use class (E). Therefore, the county council does not object on this basis, but recommends that further consideration is given to the number of car parking spaces being proposed.

From Catalyst, 2019:

2.0 PARKING PROVISION

2.1 Cherwell District Council Local Plan (CDCLP) car parking standards do not differentiate between the different sub-classes of B1 employment use.

2.2 In terms of car parking requirement, for B1 use the requirement is expressed as a maxima at 1 space per 30m². B1(c) can reasonably be expected to be similarly considered to B2, despite not being explicitly referred, and the Catalyst consent allows for a higher office content. For B2 are again expressed as maxima, at 1 space per 50m². This results in a consequential range of parking provision maxima for each of the units depending whether they are occupied by a primarily B1b or B1c occupier.

And the County Council's response (19/01746/OUT, 23 October 2019):

Parking

The number of parking spaces intended to be allocated within the outline application has not been specified, but we would expect parking levels to be suitably justified so as to prevent the likelihood of overspill parking either onto Wendlebury Road and neighbouring parking facilities such as the Bicester Park and Ride site or Bicester Avenue's car park.

Then, from PBA's Transport Assessment for the outline application at Bicester Gateway (dated December 2016), and approved by the County:

4 Development Proposals

4.1 Development Proposals

4.1.1 The developer provided details of the proposed first phase of development at Bicester Gateway and the following land use mix has been assumed as part of this study:

- 150-bedroom hotel and
- Up to 180,000sqft of B1(a).

4.2 Parking Provision

4.2.1 Parking on site will be provided in line with OCC's parking standards. In doing so the developer considers that parking on site will be sufficient to meet the needs of the development while not encouraging car use to and from the site, to meet transport sustainability objectives set within the Framework Travel Plan.

4.2.2 Table 4.1 summarises the maximum car parking standards to be applied to the proposed development.

Table 4.1: Proposed Car Parking Provision

| Land use | Maximum number of allocated car spaces |
|-----------|--|
| B1 Office | 1 space per 30m ² |
| Hotel | 1 space per bedroom |

I have therefore provided three incidences of the parking policy being applied in Cherwell (from 2017 – 2022) all showing a consensus that 1:30 is the appropriate standard for B1 development. These three developments have all been approved, and endorsed by the County. Could you therefore please explain why you are saying, below, that there is “no formal policy”. There is such a policy, and I have evidenced its application in practice (with the approval of both Cherwell and the County). No other standard has been adopted.

I hope this clarification, in addition to the submission made by Stantec this week, helps you to understand our position; and I hope you will now be sympathetic and withdraw your objection based on a May 2022 paper that had a very narrow consultation and which is plainly not policy. I do not think we should be wasting any more time on this matter.

Best wishes,

Richard Cutler
Partner



M: +44 (0)7771 968227
T: +44 (0)203 0867950

4th Floor, Venture House, 27-29 Glasshouse Street, London, W1B 5DF

From: "Nichols, Chris - Oxfordshire County Council" <Chris.Nichols@Oxfordshire.gov.uk>
Date: Friday, 23 September 2022 at 11:08
To: Richard Cutler <richard@bloombridge.com>, Francois Chate <Francois.Chate@vectos.co.uk>
Cc: James Bancroft <james.bancroft@vectos.co.uk>, Bruce Usher <bruce@bloombridge.com>, "Tom@maddoxassociates.co.uk" <Tom@maddoxassociates.co.uk>, "White, Joy - Oxfordshire County Council" <Joy.White@Oxfordshire.gov.uk>
Subject: RE: Bicester Gateway

Hello Richard,

The County currently does not have any formal policy regarding number of spaces for non-residential developments. It is therefore advising the planning authority on the basis of its emerging policy, as set out in the report to Cabinet.

Chris

From: Richard Cutler <richard@bloombridge.com>
Sent: 22 September 2022 12:43
To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>; Francois Chate <Francois.Chate@vectos.co.uk>
Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; 'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>; White, Joy - Oxfordshire County Council <Joy.White@Oxfordshire.gov.uk>
Subject: Re: Bicester Gateway

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Chris,

Thank you.

I too have been putting a note together on the parking issue, as it is so critical to the economic prospects of Bicester Gateway. In this regard, could you please confirm what the County uses as the current policy on parking standards?

Other than parking, I hope you will see that we have responded positively and constructively to your consultation response.

Best wishes,

Richard Cutler
Partner

Bloombridge

M: +44 (0)7771 968227
T: +44 (0)203 0867950

4th Floor, Venture House, 27-29 Glasshouse Street, London, W1B 5DF

From: "Nichols, Chris - Oxfordshire County Council" <Chris.Nichols@Oxfordshire.gov.uk>
Date: Thursday, 22 September 2022 at 12:16
To: Francois Chate <Francois.Chate@vectos.co.uk>
Cc: James Bancroft <james.bancroft@vectos.co.uk>, Bruce Usher <bruce@bloombridge.com>, Richard Cutler <richard@bloombridge.com>, "Tom@maddoxassociates.co.uk" <Tom@maddoxassociates.co.uk>, "White, Joy - Oxfordshire County Council" <Joy.White@Oxfordshire.gov.uk>
Subject: RE: Bicester Gateway

Hello Francois,

Thank you for this. Have been drafting a response to you regarding the parking issue as I have now received instruction. I will put that to one side for now and read and respond to your Technical Note.

Regards,

Chris

From: Francois Chate <Francois.Chate@vectos.co.uk>
Sent: 22 September 2022 11:24
To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>
Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; Richard Cutler <richard@bloombridge.com>; 'Tom@maddoxassociates.co.uk' <Tom@maddoxassociates.co.uk>
Subject: RE: Bicester Gateway

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Hi Chris,

Please see attached a Technical Note addressing the points raised in your response to the application ref 22/02025/REM (CDC). I look forward to your feedback.

Kind regards


Francois

Francois Chate
Associate Director

-
0117 203 5240
07999 716 503

-
3rd Floor, Brew House, Jacob Street
Bristol, BS2 0EQ

vectors. | PART OF **SLR** 

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From: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>
Sent: 07 September 2022 11:52
To: Francois Chate <Francois.Chate@vectos.co.uk>
Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; Richard Cutler <richard@bloombridge.com>
Subject: RE: Bicester Gateway

Hi Francois,

I have consulted but not heard back yet. Leave it with me to chase.

Chris

From: Francois Chate <Francois.Chate@vectos.co.uk>
Sent: 06 September 2022 13:51
To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>
Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; Richard Cutler <richard@bloombridge.com>
Subject: RE: Bicester Gateway

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Hi Chris,

I wonder if you have had a chance to consult with colleagues to clarify the points flagged in my email below, including:

7. HGV tracking – This is provided in Appendix F of the submitted Transport Statement – Please can you clarify asap if additional tracking information is required by your colleague so that we can incorporate as part of our TN response
8. 30mph and TRO – The Outline consent on the site makes provision for a contribution to a TRO in order to achieve a reduction in speed limit on Wendlebury Rd – please look at Appendix B of the Transport Statement. This includes the S106 Agreement relating to the outline consent on the site. The reduction in speed limit is referred to at Schedule 1 item (1) C.
9. Long sections and vertical alignment – Please can your colleagues clarify along which sections of the scheme these should be prepared so that we can incorporate as part of our TN response?
10. Visibility Splays – These are provided in Appendix E of the Transport Statement.

In relation to the RSA, we are preparing a RSA Brief to cover the work required. Please could you provide the contact details for your colleagues dealing with RSAs, so we can deal with them direct?

I look forward to your feedback.

Kind regards

Francois

Francois Chate
Associate Director

-

0117 203 5240
07999 716 503

-

3rd Floor, Brew House, Jacob Street

From: Francois Chate

Sent: 26 August 2022 15:27

To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>; Bruce Usher <bruce@bloombridge.com>; Richard Cutler <richard@bloombridge.com>

Subject: RE: Bicester Gateway

Hi Chris,

Thank you for your time just now. We discussed all points raised in your response (attached) and agreed that Vectos would prepare a written response in the form of a Technical Note (TN) submitted to the County via Cherwell. In order for us to produce such a note, there are points where we would require some clarifications, please. There are also points we agreed/OCC can be sign posted to which I also cover in this email.

Taking each point in turn, we discussed:

1. Parking provision – We will cover in our TN response
2. EV Charging – We will provide a masterplan illustrating the level of provision requested
3. Cycle parking – We will provide a masterplan illustrating how a policy compliant level of provision can be delivered
4. CTMP – This can be conditioned
5. Framework Travel Plan – We will cover in our TN response
6. Cycle route extension – We will cover in our TN response
7. HGV tracking – This is provided in Appendix F of the submitted Transport Statement – Please can you clarify asap if additional tracking information is required by your colleague so that we can incorporate as part of our TN response
8. 30mph and TRO – The Outline consent on the site makes provision for a contribution to a TRO in order to achieve a reduction in speed limit on Wendlebury Rd – please look at Appendix B of the Transport Statement. This includes the S106 Agreement relating to the outline consent on the site. The reduction in speed limit is referred to at Schedule 1 item (1) C.
9. Long sections and vertical alignment – Please can your colleagues clarify along which sections of the scheme these should be prepared so that we can incorporate as part of our TN response?
10. Visibility Splays – These are provided in Appendix E of the Transport Statement.
11. RSA Stage 1 – We will provide this – Please can your colleagues clarify the aspects of the scheme that they wish audited. Is it simply the proposed vehicular access into the site?

We are aiming to address the points above as rapidly as possible, so feedback on the points of clarification required early next week would be appreciated (that will be point 7, 9, 11).

On the RSA, we will need to agree a RSA Brief with you. We will aim to do this next week, so that our auditors can be on site w/c 5th September.

Kind regards

Francois

From: Francois Chate

Sent: 26 August 2022 10:10

To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>

Subject: RE: Bicester Gateway

Thank you. I suggest setting up a Teams call for 2.00pm. Invite to follow.

Kind regards

Francois

From: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>

Sent: 26 August 2022 10:05

To: Francois Chate <Francois.Chate@vectos.co.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>

Subject: RE: Bicester Gateway

Hello Francois,

I'm happy to talk this through. I'm busy all morning today but can talk after 2pm and before 4pm. Otherwise I can do next Friday 2nd in the afternoon or anytime w/c 5th September. Let me know what suits you.

Chris

From: Francois Chate <Francois.Chate@vectos.co.uk>

Sent: 26 August 2022 09:37

To: Nichols, Chris - Oxfordshire County Council <Chris.Nichols@Oxfordshire.gov.uk>

Cc: James Bancroft <james.bancroft@vectos.co.uk>

Subject: Bicester Gateway

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Hi Chris,

I am contacting you in relation to the Bicester Gateway project and a recently submitted Reserved Matters Application, to which you responded. See attached your response.

I would like to discuss your response with you in order to clearly set out the additional information you would require. Ideally, we could have a conversation today. Otherwise please could you give me your availability for either Friday 2nd Sept in the afternoon, or then w/c 5th September, for a Teams call.

I look forward to your feedback.

Kind regards

Francois

Francois Chate
Associate Director

-

0117 203 5240

07999 716 503


Francois.Chate@vectos.co.uk

-

3rd Floor, Brew House, Jacob Street
Bristol, BS2 0EQ



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