

# EDGARS

Planning Department  
Bodicote House  
White Post Road  
Bodicote  
Banbury  
OX15 4AA

Date: 05/12/2023  
Your ref: PP-12611656  
Edgars ref: 689/3790

Dear Sir/Madam,

Reserved matters application for appearance, landscaping, layout and scale pursuant to outline permission 23/01941/F at The Innovation Quarter, Bicester Motion, Buckingham Road, Bicester OX26 5HA.

On behalf of our client, Bicester Motion, Edgars hereby submit this application providing details of the reserved matters in relation to application ref. 23/01941/F. Application 23/01941/F was approved on 12<sup>th</sup> October 2023 for the following:

*“Variation of Condition 3 (plans) of 19/02708/OUT - To vary the approved parameter plans”*

Application ref. 19/02708/OUT was approved on 27<sup>th</sup> August 2021, and had the following description of development:

*“Outline:- Provide new employment units comprising B1 (Business), B2 (General Industrial), B8 (Storage) and D1 (Education) uses with ancillary offices, storage, display and sales, with all matters reserved except for access”*

The application fee has been settled through the Planning Portal.

The following documents have been submitted in support of this application:

- Application forms.
- Covering letter (this document).
- Planning Statement (ref. 689/3790).

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- Design and Access Statement (ref. 220127-3DR-XX-XX-RP-A-09034\_P03\_DAS Stage 3).
- Drawings:
  - Existing Wider Site Plan (ref. 220127-3DR-ZZ-00-DR-A-08000\_P01).
  - Existing Site Plan (ref. 220127-3DR-ZZ-00-DR-A-08001\_P02).
  - Site & Finished Floor Levels (ref. 220127-3DR-ZZ-00-DR-A-08006\_P05).
  - Proposed Site Location Plan (ref. 220127-3DR-ZZ-00-DR-A-08010\_P05).
  - Proposed Site Plan (ref. 220127-3DR-ZZ-00-DR-A-08011\_P04).
  - Proposed Ground Floor & 1<sup>st</sup> Floor – Single Tenant (ref. 220127-3DR-ZZ-00-DR-A-08020\_P03).
  - Proposed Ground Floor & 1<sup>st</sup> Floor – Split Tenancy (ref. 220127-3DR-ZZ-01-DR-A-08021\_P03).
  - Proposed Roof Plan (ref. 220127-3DR-ZZ-XX-R1-A-08022\_P03).
  - Existing Contextual Side Elevations (ref. 220127-3DR-ZZ-ZZ-DR-A-08100\_P01).
  - Proposed Contextual Side Elevations (ref. 220127-3DR-ZZ-ZZ-DR-A-08101\_P03).
  - Proposed Contextual Side Elevations (ref. 220127-3DR-ZZ-ZZ-DR-A-08102\_P03).
  - Proposed Side Elevations (ref. 220127-3DR-ZZ-ZZ-DR-A-08103\_P03).
  - Proposed Front Elevation (ref. 220127-3DR-ZZ-ZZ-DR-A-08104\_P03).
  - Proposed Rear Elevations – Option 1 & 2 (ref. 220127-3DR-ZZ-ZZ-DR-A-08105\_P04).
  - Proposed Rear Elevations – Options 3 & 4 (ref. 220127-3DR-ZZ-ZZ-DR-A-08106\_P04).
  - Proposed Long Sections AA & BB (ref. 220127-3DR-ZZ-ZZ-DR-A-08200\_P04); and
  - Proposed Short Sections CC & DD (ref. 220127-3DR-ZZ-ZZ-DR-A-08201\_P04).

Additional information submitted for context / background

- Heritage Impact Assessment Addendum Report (ref. 230705 BICESTER MOTION HIA ADDENDUM); and
- Rebuttal to Historic England Advice (ref. 230928 WA response).

I trust that the information provided is sufficient to enable the validation of the application. Should you have any questions or require further information, please do not hesitate to contact me.

Yours sincerely,



Director  
BA (Hons) DipTP MRTPI  
Edgars Limited