

Our ref: Q230712/ag/el
Your ref: 16/02586/OUT
Email: alexander.gaskell@quod.com
Date: 26 January 2024



Development Management
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

By Planning Portal (**PP-12757069**)

Dear Officers,

Bicester Gateway – Application to Discharge Condition

On behalf of our client Albion Land, please find enclosed an application for the approval of details required by condition 18 under Outline Planning Permission reference 16/02586/OUT.

The following documents are enclosed in order to discharge these condition:

- Written Scheme of Investigation for Archaeological Monitoring and Recording (“WSI”), prepared by Cotswold Archaeology, dated January 2024; and
- Archaeological Evaluation (“AE”), prepared by Cotswold Archaeology, dated January 2024.

This Cover Letter sets out the relevant background and explains how the submitted documents relate to the respective element of each condition.

The planning application fee of £145 (exclusive of the service charge) has been made via the Planning Portal. This is calculated in full accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Relevant Context

Outline planning permission (ref. 16/02586/OUT) was granted at OS Parcel 2200 Adjoining Oxford Road North Of Promised Land Farm, Oxford Road, Bicester, Chesterton on 11th January 2017 for:

Phase 1 of the proposed new business park ("Bicester Gateway") comprising up to 14,972 sq m (Gross External Area) of B1 employment based buildings, plus a hotel (up to 149 bedrooms), with associated infrastructure, car parking and marketing boards.



The Site subject to the above permission is split into 2 phases, 1A and 1B¹. Phase 1A is under different ownership and has been brought forward separately. This application refers solely to Phase 1B.

Condition 18 – Archaeological Written Scheme of Investigation

Condition 18 requires the submission of an Archaeological Written Scheme of Investigation for approval by the Local Planning Authority prior to any development commencing on the relevant phase.

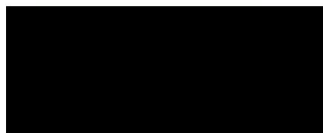
The enclosed WSI (and AE, which supports the WSI) was prepared by Cotswold Archaeology in line with the requirements of the condition, and has been subject to detailed pre-submission discussions with the County Archaeologist, who has informally indicated their approval.

Condition 18 can therefore be discharged in part, as it relates to Phase 1B².

Summary

I trust that the enclosed is to your satisfaction and look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries please do not hesitate to contact me.

Yours faithfully,



Alexander Gaskell
Assistant Planner

enc. As noted

¹ As set out in condition discharge ref. 17/00547/DISC

² It has previously been discharged in relation to Phase 1A under ref. 17/00426/DISC