

EDGARS

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

Date: 09/02/2024
Your ref: PP-12782691
Edgars ref: 689/3934

Dear Rebekah,

Reserved matters application for appearance, landscaping, layout and scale pursuant to outline permission 23/01941/F for a mixed-use HQ building (Classes E(g), B2 and B8) at The Innovation Quarter, Bicester Motion, Buckingham Road, Bicester OX26 5HA.

Further to our recent telephone conversation, Edgars hereby submit this application on behalf of our client, Bicester Motion, providing details of the reserved matters in relation to application ref. 23/01941/F. Application 23/01941/F was approved on 12th 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 27th 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. 689/3934).

The Old Bank
39 Market Square
Witney OX28 6AD

01865 731700
enquiries@edgarslimited.co.uk
edgarslimited.co.uk



Directors: Jayne Norris BA(Hons) MSc DipTp MRTPI, David Norris BA(Hons) MRICS AMaPS, Jon Westerman BA(Hons) DipTp MRTPI
Associate Directors: Paul Slater BSc(Hons) MSc MRTPI, Miriam Owen MA(Hons) MSc MRTPI
Associate: Katie Dickson BA Hist/Arch, MSc Hist Con, Pg. Cert, Alex Edge BSc(Hons) MA MRTPI

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VAT No. 768 4805 83



- Design and Access Statement (ref. 230214-3DR-XX-XX-RP-A-09000-S2-P08_BM-IQ DAS).
- Ecology Note (ref. 7884M.SPY.EcologyNote.vf2).
- Transport Statement (ref. R01-bmspy-Transport Statement 2024-02-08).
- Heritage Impact Assessment Addendum (ref. 240207 Bicester Heritage SPY HIA Addendum).
- Landscape and Visual Impact Assessment Addendum (ref. 1395-G513 LVIA Addendum Rev B).
- Drawings:
 - Existing Location Plan (ref. 230214-3DR-XX-00-DR-A-08000_P04).
 - Proposed Location Plan (ref. 230214-3DR-XX-00-DR-A-08001_P05).
 - Existing Block Plan (ref. 230214-3DR-XX-00-DR-A-08002_P04).
 - Proposed Block Plan (ref. 230214-3DR-XX-00-DR-A-08003_P04).
 - Proposed Site and Finished Floor Levels (ref. 230214-3DR-XX-00-DR-A-08005_P04).
 - Proposed Ground Floor (ref. 230214-3DR-XX-00-DR-A-08006_P06).
 - Proposed First Floor (ref. 230214-3DR-XX-00-DR-A-08007_P04).
 - Proposed Developable Areas (ref. 230214-3DR-XX-00-DR-A-08009_P03).
 - Proposed Open Space / Landscape (ref. 230214-3DR-XX-00-DR-A-08010_P04).
 - Proposed Roof Plan (ref. 230214-3DR-XX-XX-R1-A-08008_P04).
 - Existing and Proposed Site Sections (ref. 230214-3DR-XX-ZZ-DR-A-08100_P05).
 - Proposed Contextual Side Elevations (ref. 230214-3DR-XX-ZZ-DR-A-08101_P05); and
 - Proposed Front and Rear Elevations (ref. 230214-3DR-XX-ZZ-DR-A-08102_P05).

I trust that the information provided is sufficient to enable the validation of the application. Once the application is validated, we would welcome the opportunity to have a meeting to talk through the planning 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