

Case Officer: Tom Webster

Recommendation: Approval

Applicant: Peveril Securities Ltd

Proposal: Partial discharge of Condition 23 (staged programme of archaeological mitigation) of 17/02534/OUT

Expiry Date: 15 March 2024

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to 13.1 hectares of predominantly arable land that surrounds the existing Tesco superstore adjacent to the A41 in Bicester. The application site forms the majority of the land strategically allocated as Bicester 4 through the Cherwell Local Plan 2011-2031 Part 1 (CLPP1) for the creation of a new office park. The site is generally flat and features a predominantly open boundary to Lakeview Drive, separated by only a line of newly planted trees planted along the verge.
- 1.2. A combination of trees, hedgerows and woodland form the western, southern and eastern boundaries together with a network of drainage ditches. An existing ditch passes through the site from Lakeview Drive and feeds a pond just beyond the southern boundary of the site.
- 1.3. To the east of the site lies Langford Brook and beyond this the sewage treatment works. To the south lies Bicester Avenue garden/retail centre. The land between the eastern boundary of the site and Langford Brook is all within the floodplain. With the exception of that there are no relevant statutory or planning policy constraints/designations affecting the site

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicants are seeking to discharge Condition 23 (Archaeological mitigation programme) of Planning Permission 17/02534/OUT. For completeness, Condition 23 reads as:

“Following the approval of the Written Scheme of Investigation referred to in condition 22, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

17/02534/OUT -- *“The erection of a business park of up to 60,000 sq.m (GEA) of*

flexible Class B1(a) office / Class B1(b) research & development floorspace; associated vehicle parking, landscaping, highways, infrastructure and earthworks” – Granted 6 May 2020

23/02985/DISC - Discharge of Condition 22 (Archaeological Written Scheme of Investigation) of 17/02534/OUT – Discharged on the 16 February 2024

07/01106/OUT - Outline - Construction of a 60000 sqm business park incorporating offices (B1) and hotel (C1), parking for up to 1837 cars, associated highway, infrastructure and earthworks (as amplified by additional information received 15.08.07, addendum to the Flood Risk Assessment received 07.09.07, additional information received 18.10.07 and Archaeological Trench Evaluation received 04.12.07). Granted 26 October 2010

12/01193/F - Proposed foodstore with associated car parking, petrol filling station with car wash/jet wash, recycling facilities, ancillary plant and equipment, landscaping, access and highway works - Granted 12 November 2013

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a Site Notice displayed near the site, expiring **14 May 2023** and a Press notice on the **23 May 2024** expiring **22 June 2024**
- 4.2 No comments have been raised by third parties.

5. APPRAISAL

- 5.1. The original application was EIA development and has only very recently been approved (6th May 2020), which means the EIA is still up to date. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.
- 5.2. Condition 23 requires the applicants to submit to the Local Planning Authority a Archaeological Mitigation Programme/Evaluation report for the assessment and approval of Oxfordshire County Council's (OCC) Archaeologist.
- 5.3. Accordingly, as part of this application, the applicants submitted an Archaeological Evaluation Report which had been prepared by Wessex Archaeology. OCC's Archaeological department were consulted. Following their review, they have confirmed that further archaeological mitigation will not be required in the area covered by this evaluation. However, they have raised concerns about the impact of the proposed pathways on the Mesolithic flint scatter recorded in an earlier phase of evaluation (email to Wessex Archaeology 6/11/2023 and response to 23/02715/REM) and advised further archaeological mitigation may be required in this area. On this basis they can recommend partial discharge of Condition 23 at this stage.
- 5.4. The original application was EIA development and this submission is a 'subsequent application' under the EIA Regulations. The information submitted pursuant to the discharge of this condition was not included within the Environmental Statement submitted with the application although it will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. For these reasons, the EIA is considered adequate for the purposes of

considering the information provided for this condition and it has been taken into account in considering this subsequent application.

- 5.5. Given the above, the Archaeological Evaluation Report is considered to be acceptable, and Condition 23 can be partially discharged.

6. RECOMMENDATION

That Planning Condition 23 of 17/02534/OUT be partially discharged based upon the following:

- Archaeological Evaluation Report - document reference 270280.04 Issue no. 4, dated January 2024, by Wessex Archaeology.

Informative – EIA Note

The Local Planning Authority have agreed a partial discharge of this condition due to comments made from the OCC Archaeologist relating to application 23/02715/REM regarding the impact of the proposed pathways on the Mesolithic flint scatter recorded in an earlier phase of evaluation and further archaeological mitigation may be required in this area.

Case Officer: Tom Webster

DATE: 24 June 2024

Checked By: Caroline Ford

DATE: 27 June 2024
