

Case Officer: Bernadette Owens

Recommendation: Approve

Applicant: Albion Land (2013) Limited c/o Quod

Proposal: Discharge of conditions 16 and 43 (Archaeological written scheme of investigation) of 19/01740/HYBRID

Expiry Date: 20 November 2020

Extension of Time: N/A

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a parcel of land to the west of Bicester and east of Wendlebury Road. The land benefits from outline planning permission for B1 development on the main part of the site with full detailed planning permission for a health club within a smaller parcel within the north west corner of the site. Planning permission was granted under ref. 19/01740/HYBRID

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge planning conditions 16 and 43 of 19/01740/HYBRID which require the submission and approval of an Archaeological Written Scheme of Investigation.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
19/01740/HYBRID

'Hybrid' planning application comprising: - Outline planning permission (all matters reserved except for access) for B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.

19/01746/OUT

Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works

4. RESPONSE TO CONSULTATION

- 4.1 OCC Archaeology: No objection to the discharge of the conditions.

5. APPRAISAL

- 5.1. Conditions 16 (relating to the detailed planning permission) and 43 (relating to the outline planning permission) require that no development shall take place until an Archaeological Written Scheme of Investigation has been submitted and approved to secure the provision of archaeological investigation and the subsequent recording of remains.

- 5.2. A Written Scheme of Investigation has been submitted to the satisfaction of the County Archaeologist and there is no objection to the discharge of the conditions.

- 5.3. The original application 19/01740/HYBRID was EIA development. This DISC application is a subsequent application. However, Archaeology was not considered within the Environmental Statement submitted with the application and heritage impact was considered through the submission of other supporting information to the satisfaction of the local planning authority. As such the EIA remains sufficient for the purposes of considering the information provided to support the discharge of these conditions.

6. RECOMMENDATION

That Planning Condition(s) 16 and 43 of 19/01740/HYBRID be discharged based upon the following:

Condition 16

Cotswold Archaeology

Written Scheme of Investigation for an Archaeological Excavation

CA Project: MK0254

July 2020

Condition 43

Cotswold Archaeology

Written Scheme of Investigation for an Archaeological Excavation

CA Project: MK0254

July 2020

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Checked By: Rebekah Morgan

DATE: 21 October 2020
