

Case Officer: Bernadette Owens

Recommendation: Approve

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

Proposal: Discharge of condition 22 (Archaeological scheme of investigation)
19/01746/OUT

Expiry Date: 20 November 2020

Extension of Time: 25 June 2021

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 comprising an existing chicken farm and associated buildings. The land benefits from outline planning permission for B1 office employment development. Planning permission was granted under ref. 19/01746/OUT.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge planning condition 22 of 19/01746/OUT, which requires 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: Initial objections and comments were raised in response to the original submitted Written Scheme of Investigation. The applicant has been liaising with the County Archaeologist and a revised WSI (dated May 2021) has now been submitted. This is now considered to be satisfactory and the condition can be discharged.

5. APPRAISAL

- 5.1. Condition 22 requires 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 now been submitted to the satisfaction of the County Archaeologist and there is no objection to the discharge of the condition.

5.3. The original application 19/01746/OUT 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 22 of 19/01746/OUT be discharged based upon the following:

Condition 22

Cotswold Archaeology

Written Scheme of Investigation for Archaeological Evaluation

CA Project: MK0255

May 2021

Case Officer: Bernadette Owens

DATE: 21 June 2021

Checked By: Andy Bateson

DATE: 21st June 2021
