

Case Officer: Linda Griffiths

Recommendation:

Applicant: Ms Sarah Griffiths

Proposal: Discharge of condition 44 (programme of archaeological evaluation, investigation and recording) of 14/01932/OUT (resubmission of 20/00277/DISC)

Expiry Date: 4 October 2021

Extension of Time: 18 November 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site is the larger part of the Banbury 17 allocation in the adopted Cherwell Local Plan 2011-2031 for up to 1,000 residential dwellings and associated infrastructure. The site has outline consent, but development has yet to start on site which is anticipated for the New Year.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 44 of the outline consent, which requires the submission and approval of an archaeological evaluation, investigation and recording in accordance with the previously approved Written Scheme of Investigation. The application is accompanied by a Post-excavation assessment produced by Oxford Archaeology.

3. RELEVANT PLANNING HISTORY

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

14/01932/OUT – outline consent for up to 1,000 dwellings and associated infrastructure;

20/00277/DISC – discharge of condition 43 – WSI.

4. RESPONSE TO CONSULTATION

- 4.1 OCC – Archaeology – initial comments 16th August – condition discharge not recommended as a number of evaluation trenches had been omitted from the report.

Update 12th October – condition cannot be discharged, whilst the assessment has addressed a number of previous comments, drawings have been omitted

Update 12th November 2021 – this is the agreed version and we do now have confirmation that the post excavation and archiving budget has been agreed and so this condition can be met.

5. APPRAISAL

- 5.1 An earlier submission of condition 44 was previously withdrawn as the archaeology works at that time were not complete. This condition requires a detailed programme of archaeological evaluation to be submitted to and approved in writing prior to the commencement of any construction on the site within areas of sensitivity to archaeological potential.
- 5.2 The submission has been assessed by OCC County Archaeologist. The initial post excavation assessment (v3) was submitted for consideration in July 2021 but was not acceptable at the time as a number of revisions were necessary.
- 5.3 Following the submission of version 4, the County Archaeologist further advised that the condition could still not be discharged, as the drawings had been omitted and he had also previously requested that further details of the burial be included. Version 5 dated October 2021 was then submitted for further consideration in November 2021. Having assessed the document, OCC Archaeologist has now confirmed that the condition can finally be discharged.
- 5.4 The original application was EIA development. The condition to be discharged does not raise any additional issues and the details to be submitted and agreed specifically address conditions relating to the outline consent and following the information submitted with the Environmental Statement at that time. 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.

6. RECOMMENDATION

That Planning Condition 44 of 14/01932/OUT be discharged based upon the following:

Condition 44

Archaeological Post-Excavation Statement Issue 5 dated October 2021 and produced by Oxford Archaeology on behalf of L&Q Estates.

Case Officer: Linda Griffiths

DATE: 15 November 2021

Checked By: Andy Bateson

DATE: 16th November 2021
