

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: On behalf of Orbit Homes (2022)

Proposal: Discharge of Condition 24 (Archaeological Written Scheme of Investigation) of 21/03644/OUT

Expiry Date: 14 August 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site comprises 3.11 hectares. Arable farmland lies to the northwest, west and south of the site. Residential development lies to the north (Thornbury Rise) and a residential development for up to 49 dwellings at the site has been granted planning permission (Ref: 21/03644/OUT). A public right of way runs along the northern boundary of the site (FP:120/24/10). Broughton Road bounds the southernmost part of the site.
- 1.2. The site does not lie within or close to any statutory ecological designations, such as a SAC or SSSI. The site does not form part of a statutory landscape designation.
- 1.3. The site does not lie within or near to a Conservation area, nor are there any listed buildings present on site. The closest listed building is Withycombe Farmhouse, which is Grade II listed. However, this is circa 350 metres away to the north and separated from the site by tree planting, the PRoW and intervening residential development.
- 1.4. According to Environment Agency mapping, the site lies within Flood Zone 1, which is the lowest risk for river flooding.
- 1.5. Reserved matters applications are still being considered following outline approval.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant seeks to discharge condition 24 (Archaeological Written Scheme of Investigation) of outline consent 21/03644/OUT.

3. RELEVANT PLANNING HISTORY

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

Application: 21/03644/OUT Permitted 27 June 2022

Erection of up to 49 dwellings, associated open space, sustainable urban drainage systems, and access from Balmoral Avenue

4. RESPONSE TO PUBLICITY

- 4.1 This application has not been publicised, but the consultation period runs until **17th July 2023**.

5. RESPONSE TO CONSULTATION

- 5.1. **OCC Archaeology:** The submitted Archaeological Written Scheme of Investigation (WSI) from Border Archaeology “*is acceptable and meets the requirements of condition 24 and we are therefore satisfied that this condition (24) can be discharged.*”

6. APPRAISAL

- 6.1. Condition 24 – This condition required a professional archaeological organisation acceptable to the Local Planning Authority to prepare an Archaeological Written Scheme of Investigation (WSI), relating to the application site area, to be submitted to and approved in writing by the Local Planning Authority.
- 6.2. This submission included a ‘Written Scheme of Investigation for Archaeological Excavation Balmoral Avenue (Phase 2)’ compiled by Border Archaeology on behalf of Orbit Homes Midlands, dated September 2022.
- 6.3. OCC Archaeology were consulted as part of this discharge of conditions application, and they concluded that the submitted WSI from Border Archaeology was acceptable and meets the requirements of condition 24, so the County Archaeologist was therefore satisfied that the condition could be discharged. Accordingly, with no other reason to withhold the discharge, it is concluded that Condition 24 of outline planning permission 21/03644/OUT can be discharged.

7. RECOMMENDATION

That Condition 24 of 21/03644/OUT be discharged based upon the following:

Condition 24:

In accordance with the Written Scheme of Investigation for Archaeological Excavation Balmoral Avenue (Phase 2) compiled by Border Archaeology on behalf of Orbit Homes Midlands, dated September 2022, as submitted with this application.

Case Officer: Lewis Knox

DATE: 17 July 2023

Checked By: Andy Bateson

DATE: 18th July 2023
