

**Case Officer:** Tom Webster

**Recommendation:** Approval

**Applicant:** Peveril Securities Ltd

**Proposal:** Discharge of Condition 22 (Archaeological Written Scheme of Investigation) of 17/02534/OUT

**Expiry Date:** 20 December 2023

**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 22 (Archaeological Written Scheme of Investigation) of Planning Permission 17/02534/OUT. For completeness, Condition 22 reads as:

*Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason - To safeguard the recording of archaeological matters within the site in accordance with Government guidance contained within the National Planning Policy Framework (2019). This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme*

### **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:
- 3.2. 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*
- 3.3. 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*
- 3.4. 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 **28<sup>th</sup> November 2023** and a Press notice on the **9<sup>th</sup> November 2023** expiring **9<sup>th</sup> December 2023**.
- 4.2 No comments have been raised by third parties.

### **5. RESPONSE TO CONSULTATION**

- 5.1. OCC Archaeology: *This WSI is acceptable and meets the requirements of condition 22 and we are therefore satisfied that this condition (22) can be discharged.*

### **6. APPRAISAL**

- 6.1. The original application was EIA development and has only very recently been approved (6<sup>th</sup> 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.
- 6.2. Condition 22 requires the applicants to submit to the Local Planning Authority a Written Scheme of Investigation for Archaeological Trench Evaluation, and for that document to be assessed and approved by Oxfordshire County Council's (OCC) Archaeologist.
- 6.3. As part of this application, the applicants submitted a Written Scheme of Investigation for Archaeological Trench Evaluation (WSI) which had been prepared by Wessex Archaeology. OCC's Archaeological department were consulted. Following their review, they have confirmed, in writing, that the WSI is acceptable.
- 6.4. 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.

- 6.5. Given the above, the written scheme of investigation is considered to be acceptable, and Condition 22 can be discharged.

## **7. RECOMMENDATION**

That Planning Condition 22 of 17/02534/OUT be discharged based upon the following:

- Written Scheme of Investigation for Archaeological Trench Evaluation document reference 270280.01 dated September 2023 Issue no.3, by Wessex Archaeology.

Informative – EIA Note

Case Officer: Tom Webster

DATE: 15 February 2024

Checked By: Caroline Ford

DATE: 16 February 2024

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