

Crossway
156 Great Charles Street Queensway
Birmingham
B3 3HN

eilidh.mccallum@carneysweeney.co.uk

17 January 2024

Mr Thomas Webster
Cherwell District Council
Development Management
Place and Growth Directorate
Bodicote House
Banbury
OX15 4AA

Dear Thomas,

SUBMISSION OF A DISCHARGE OF CONDITION APPLICATION ATTACHED TO PLANNING PERMISSION REFERENCE: 17/02534/OUT AT LAND NORTH OF BICESTER AVENUE GARDEN CENTRE, OXFORD ROAD, BICESTER

PLANNING PORTAL REFERENCE: PP-12371388

CarneySweeney have been instructed by Peveril Securities (the Applicant) to submit an application to seek the discharge of Condition 23 attached to Planning Permission Reference: 17/02534/OUT in respect of the Bicester Arc development.

It should be noted that a s73 application (ref: 23/01080/OUT) to vary Conditions 4, 30 and 34 of Planning Permission Reference 17/02534/OUT is currently being considered by Cherwell District Council. As no decision has yet been made on this application, this discharge application is being submitted against the original outline permission.

Following any grant of approval for the s73 application, further discharge of condition application(s) will be submitted to seek discharge of the submitted details against the s73 approval. Where the details submitted with this discharge application are approved prior to any s73 approval, and where they apply site wide, the Local Planning Authority may be minded to amend the relevant conditions to compliance conditions to avoid the need for re-discharge to take place.

Condition 23: Archaeological Reporting

Condition 23 states as follows:

“Following the approval of the Written Scheme of Investigation referred to in condition 22, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.”



Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence 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.”

To discharge Condition 23 for the Bicester Arc development, please find enclosed the following document for approval:

- Archaeological Evaluation, January 2024, Wessex Archaeology. Report ref: 270280.04. Issue 4, dated 15/01/2024

We trust the submitted details are satisfactory to enable the registration of this application and look forward to receiving confirmation on this matter. However, should you have any queries please do not hesitate to contact me via the above email address.

Yours sincerely,



Eilidh McCallum
Senior Planner
CarneySweeney

