

**Case Officer:** Tom Webster

**Recommendation: Partial  
Discharge**

**Applicant:** Kelvin Pearce

**Proposal:** Partial discharge of condition 18 (Archaeological Written Scheme of Investigation) of 16/02586/OUT (Relating to Phase 1B only)

**Expiry Date:** 25 March 2024

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site is situated to the south of Bicester and forms a contained parcel of land 3.18ha in area and is positioned to the east of the A41, west of Wendlebury Road, north of an unnamed road leading to Chesterton and south of Shouler Way (which links Wendlebury Road to the A41/ Vendee Drive roundabout).
- 1.2. The site is an open grassland field and contains the unused slip way to the A41. The land is surrounded by mature hedgerows, except for the northern boundary and has greater levels of vegetation to the south of the site. The land is relatively flat with some variation across the site with levels increasing on the parcel to the south of the unused slip way to adjoin the unnamed road to Chesterton which itself rises to cross the A41 on a bridge.
- 1.3. To the north of the site is the Holiday Inn Express and to the north east is the Bicester Avenue Garden Centre. To the east of the site is a roundabout leading to an industrial park. To the south is open countryside (also including Bicester Trailer Park) and the site of the Alchester Roman Town Scheduled Ancient Monument is to the south east. To the west, beyond the A41 is the Bicester Park and Ride site and to the northwest is the residential led development at Kingsmere.

### *Constraints*

- 1.4. The application site includes a public right of way which runs across the site in the south eastern corner between the unused slip way and the Wendlebury Road. The land might be contaminated and there is also some archaeological potential, particularly in the southern part of the site.
- 1.5. There are also drainage ditches close to the site and there is a Scheduled Ancient Monument (Alchester Roman Town) which is to the southeast of the site which gives the site an archaeological constraint.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The applicants are seeking to partially discharge Condition 18 (Archaeological Written Scheme of Investigation) of Planning Permission 16/02586/OUT relating to Phase 1b only. For completeness, Condition 18 reads:

*Prior to the commencement of development on an approved phase, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation for that phase 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 the National Planning Policy Framework.*

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

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

*20/00293/OUT – Outline application (Phase 1B) including access (all other matters reserved) for up to 4,413 sqm B1 office space (47,502 sqft) GIA, up to 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of café space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ ] 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards - *Granted on the 1/4/2021**

*21/02723/OUT - variation of condition 16 (phasing plan) of 20/00293/OUT - To remove the requirement to deliver the mixed use co-working hub as part of the first residential phase – *Granted on the 12/10/2021**

*16/02586/OUT -Phase 1 of the proposed new business park ("Bicester Gateway") comprising up to 14,972 sq m (Gross External Area) of B1 employment based buildings, plus a hotel (up to 149 bedrooms), with associated infrastructure, car parking and marketing boards – *Granted on the 26/7/2017**

*22/02025/REM - Reserved Matters to 16/02586/OUT - Access, layout, scale, appearance and landscaping details for Phase 1B for up to 12 No knowledge economy units in Use Class E (former Use Class B) (14,972 sq m gross external area) with associated parking, landscaping, utilities and access – *Granted on the 11/11/2022**

### **RESPONSE TO CONSULTATION**

4.1 OCC Archaeology:

*The written scheme of investigation submitted with this discharge application is acceptable and does meet the requirements of condition 18.*

*We are therefore satisfied that this condition (18) can be partially discharged (relating to phase 1B).*

*Condition 19 however requires that the archaeological investigation is undertaken in line with the approved WSI and the final report and archive produced. This has not been yet undertaken and we would therefore not recommend this condition (19) be discharged at this stage.*

### **APPRAISAL**

- 5.1. Condition 18 requires the applicants to submit to the Local Planning Authority a Written Scheme of Investigation prior to commencement of each approved phase. Consultation has been undertaken with Oxfordshire County Council's (OCC) Archaeologist.
- 5.2. As part of this application, the applicants submitted a Written Scheme of Investigation for Archaeological Monitoring and Recording (WSI) which had been prepared by Cotswold Archaeology and a supporting Archaeological evaluation document (also prepared by Cotswold Archaeology).

- 5.3. OCC's Archaeological department have confirmed, in writing, that the WSI is acceptable.
- 5.4. Given the above, the written scheme of investigation is considered to be acceptable, and Condition 18 can be partially discharged.

#### **RECOMMENDATION**

That Planning Condition 18 of 16/02586/OUT be partially discharged for Phase 1b based upon the following:

- Written Scheme of Investigation for Archaeological Monitoring and Recording document reference MK1025 Revision A dated January 2024 by Cotswold Archaeology.
- Archaeological evaluation document reference MK0480 Revision B dated January 2024, by Cotswold Archaeology

Case Officer: Tom Webster

DATE: 17 April 2024

Checked By: Caroline Ford

DATE: 19 April 2024

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