

**Our ref:** EW/TR/Q200773  
**Your ref:** P22/02500/F  
**Email:** tim.rainbird@quod.com  
**Date:** 3<sup>rd</sup> January 2024



Planning Department  
South Gloucestershire Council  
Department for Environment and Community Services  
Strategic Planning  
Bristol  
BS37 0DD

Submitted via Planning Portal (PP-12707201)

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Plot 3, Land at Western Approach, Severn Beach, South Gloucestershire, BS35 4JX**  
**Approval of details reserved by Condition 6 (Post-Excavation Assessment) of**  
**planning permission ref. P22/02500/F (dated 15<sup>th</sup> February 2023)**  
**Submitted on behalf of BGO Wire Propco Ltd**

We are instructed by our client, BGO Wire Propco Ltd ('the Applicant'), to discharge Condition 6 (Post-Excavation Assessment) of planning permission ref. PSS/02510/RM, relating to the approved development at Plot 3, Land at Western Approach, Severn Beach, South Gloucestershire, BS35 4JX ('the Site').

The application has been submitted via the Planning Portal (PP-12707201) and includes the following documents in line with South Gloucestershire Council's (SGC) validation requirements:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. P22/02500/F); and**
- **Archaeological Excavation Assessment Report, prepared by RPS (dated November 2023)**

A payment of £145 has been made to South Gloucestershire Council on the day of submission, along with the planning portal administration fee.

## 1 Background

On 27<sup>th</sup> November 1957, outline planning permission was granted (ref. SG4244) for the following development:

- i. Development of an area of 1,000 acres for the construction of factories for the production of chemicals and other industrial uses;*



- ii. *Development of an area of 545 acres for offices; warehouses; stores; reservoirs; pumphouses; canteens; clubs; hostels; training establishments; amenity and welfare buildings; sports pavilion and playing fields;*
- iii. *Development of an area of 1,100 acres for the construction of ancillary engineering operations for the factory development permitted under part (i);*
- iv. *The change of use of the existing farmland for pseudo residential and office use; and*
- v. *The construction of access to existing public highway points.*

The outline permission was subject to 10no. conditions including Condition 1 which required the submission of details relating to building appearance, layout and scale where land within the outline area was located within the perimeter zone which is the case with Plot 3. The outline permission remains extant (hereafter referred to as ‘the Extant Outline Permission’) and capable of implementation, as confirmed by SGC through the site’s planning history.

On 15<sup>th</sup> February 2023, a planning application seeking approval of details pursuant to Condition 1 of the Extant Outline Permission was granted in respect of Plot 3 (ref. P22/02510/RM). The details concerned the appearance, layout and scale of 1no. commercial building within Use Class B8 (storage and distribution). The permission was subject to 20no. conditions.

In tandem, planning permission was also granted on 15<sup>th</sup> February 2023 (ref. P22/02500/F) for off-site drainage works (hereafter referred to as ‘the Drainage Works’) associated with the development of Plot 3. The Drainage Permission was granted subject to 7no. conditions and a copy of the Decision Notice is enclosed.

This application seeks to discharge Condition 6 of the Drainage Permission (ref. P22/02500/F).

## **2 Condition 6 (Post-Excavation Assessment)**

Condition 6 requires, within 12 months of the date of the consent, the submission of a post-excavation assessment detailing the results of the archaeological excavation undertaken. Specifically, the condition reads:

*“Within 12 months of the date of this decision, the post-excavation assessment of the results of the archaeological excavation already undertaken, including a detailed plan and timetable for the post-excavation analysis and publication, shall be submitted to the Local Planning Authority for written approval. Thereafter, and within a period of two years of the date of that approval, the post-excavation analysis and publication shall be implemented in its entirety in accordance with the approved detailed plan and timetable.”*



This application is supported by an Archaeological Excavation Assessment Report, prepared by RPS (dated November 2023). The assessment provides a review of the results of archaeological fieldwork undertaken on Site between August 2021 and October 2022.

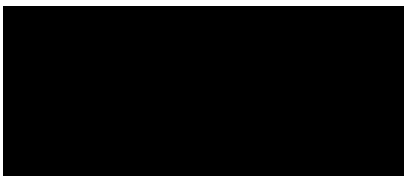
As per the requirements of Condition 6, the Assessment also includes a detailed plan and timetable for the post-excavation analysis and publication. Condition 6 can therefore be discharged without delay.

### **3 Conclusion**

We are instructed by our client, BGO Wire Propco Ltd, to discharge Condition 6 (Post-Excavation Assessment) of planning permission ref. P22/02500/F relating to the proposed development at Plot 3 Land at Western Approach, Severn Beach, South Gloucestershire, BS35 4JX. The requisite details have been provided to enable South Gloucestershire Council to discharge the condition.

We trust that this information is sufficient for you to register this application and discharge the condition outlined in this submission. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,



Tim Rainbird  
Senior Director

Encs.

Cc BGO Wire Propco Ltd.