Our Ref: 25/80046/COND
Your Ref: Stileway Planning Condition D...

3 April 2025

Mr Chris McCrae
Campbell McCrae Ltd
Chapel House
5 The Stiles
Godmanchester
Huntingdon
PE29 2JF

Pathfinder House, St Mary's Street
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Dear Mr McCrae

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of condition 4 (Archaeology) parts a, b and c only of 24/01605/HHFUL

Site address: 10A Pinfold Lane Godmanchester Huntingdon PE29 2JG

Your client: Mr John Brown

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

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3rd April 2025

Dear Mr McCrae

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of condition 4 (Archaeology) parts a, b and c only of 24/01605/HHFUL

Site address: 10A Pinfold Lane Godmanchester Huntingdon PE29 2JG

Applicant: Mr John Brown

I refer to your application above received on 13 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Archaeology
Condition - No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall
include:
a. The statement of significance and research objectives;
b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c. The timetable for the field investigation as part of the development programme;
d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason - A pre-commencement condition is needed in order to safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2023).

Documents/Drawings:
Written Scheme of Investigation for Archaeological Monitoring and Recording prepared by Wardell Armstrong dated February 2025 ref BE11245 WSI Monitoring V1, received on the 13th February 2025

Assessment:
Cambridgeshire County Archaeology have fully reviewed the submitted details and have confirmed that they have no objection to the discharge of parts a, b, and c, including the pre-commencement element of the condition. As such there is no objection to the commencement of development, however this should only be undertaken within the bounds of the approved WSI, ie under archaeological monitoring. Part d of the condition is retained to cover post-excavation works, such as reporting and archiving.

Having regard to the level of detail submitted, alongside the advice of specialists, the Local Planning Authority are satsified that the submission element can be discharged.

Therefore, Condition 4 Parts a, b, and c,are discharged. Part d. is retained and will be dealt with under a future submission.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 3 April 2025
Agent