Our Ref: 25/80077/COND
Your Ref: Chesterton Lodge, Chesterton

25 April 2025

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr McCrae

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

Proposal: Discharge of Condition 6 (a,b and c) (Archaeology) for 24/00617/FUL

Site address: Chesterton Lodge Farm Great North Road Chesterton Peterborough

Your client: Ms Alison Waterworth

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
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25th April 2025

Dear Mr McCrae

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

Proposal: Discharge of Condition 6 (a,b and c) (Archaeology) for 24/00617/FUL

Site address: Chesterton Lodge Farm Great North Road Chesterton Peterborough

Applicant: Ms Alison Waterworth R.H. Waterworth Ltd

I refer to your application above received on 5 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - Archaeology
Condition:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological investigation, including archaeological historic building recording, 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:

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 Policy LP34 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2023).

Documents:

*Written Scheme of Investigation (Project Design) for Historic Building Recording prepared by Wardell Armstrong, dated November 2024 and edited February 2025 provided to the Local Planning Authority (LPA) on the 5th of March 2025.

*Written Scheme of Investigation (Project Design) for an Archaeological Evaluation prepared by Wardell Armstrong and provided to the LPA by the Historic Environment Team at Cambridgeshire County Council (CCC) on the 18th of March 2025.

These shall thereafter be referenced as WSI

Consultee comments:

CCC's Historic Environment Team (H.E.T) have been consulted and have reviewed the document submitted with the discharge of condition application as well as an associated document which they have requested is added to the file. One deals with the historic building recording whilst another deals with the evaluation stage. They have advised that at this stage they cannot recommend the discharge of any part of the condition on the basis of an evaluation WSI, because further pre-commencement archaeological work (mitigation excavation) may be needed depending on the results of the evaluation. In short, a further evaluation is required and it can then be confirmed if further mitigation is required which would require a further WSI

Conclusion:

Officers have considered the comments made by the H.E.T and have balanced their determination on the level of risk associated with it. The applicant has sought only to discharge parts a, b and c of the condition. Whilst the concerns raised by H.E.T are noted, it is considered that the documents provided satisfy the requirements of parts a, b and c of the condition. Without the approval of the submission works cannot commence (which would allow for the further investigations and eventual discharge of part d) and there is no scope to proceed. Officers consider that the risks of approving the discharge of part a, b and c are relatively low (with a refusal based upon a technicality) and are therefore satisfied that the submission element of parts a, b and c of Condition 6 of 24/00617/FUL can be discharged. It remains for the works to be carried out in accordance with the approved details. Should the investigation works undertaken in accordance with the WSI require the need for further investigation works, then there will be a need to re-discharge the condition on the basis of this further information.

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: 25 April 2025
Agent