Vistry Group

Vistry East Anglia
Ashurst
Southgate Park
Bakewell Road
Peterborough
PE2 6YS

Huntingdonshire District Council - Planning
Pathfinder House,
St Mary's Street
Huntingdon
PE29 3TN

21 November 2024

Dear Officers,

APPLICATION TO DISCHARGE CONDITION 23 (ARCHAEOLOGY) OF OUTLINE PLANNING PERMISSION 19/00552/OUT.

RE: Land West Of The Avenue, Ramsey.

I write to submit an application to discharge Condition 23(Archaeology – part c, post excavation) of outline planning permission 19/00552/OUT (as varied by non-material amendment application 23/00554/NMA). The outline permission consented:

Residential development of up to 100 dwellings including access, open space, green infrastructure, landscaping and associated infrastructure including sustainable urban drainage features. All matters reserved apart from access.

This letter set out the enclosures and justification in supporting the discharge part c of the condition, and accordingly the full discharge of the whole condition.

Condition 23 (Archaeology)

Condition 23 states:

No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI which shall include:

a) The statement of significance and research objectives;
b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
c) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

Part c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Vistry Homes Limited
(Company No. 00397634)
Registered Office: 11 Tower View, Kings Hill,
West Malling, United Kingdom, ME19 4UY
Registered in England & Wales

There have been two previous submissions in seeking to discharge the condition.

- 22/80206/COND: This application permitted parts a) and b) of Condition 23, enabling the archaeological works to be carried out in accordance with the approved details. Part c) being the post excavation programme required to be discharged through a separate application. Accordingly, this submission part-discharged Condition 23; and

- 23/80386/COND: This application was refused, on the basis that: "*the Archaeology Planning Manager at CCC advised on 25th June 2024 that they were unable to recommend full discharge of the* ***condition as arrangements were not yet in place for the deposit of the project archive*** *(WSI section 6), for example, confirmation of transfer of title and commitment to deposit. No further updates have been provided from Cambridgeshire County Council and therefore based on the latest comments, the Local Planning Authority is not able to discharge condition 23(c) at this time"*.

For this new discharge submission, to discharge part c) and accordingly the full condition, please find attached a letter (dated 11th November 2024) by Dr Claire Finn of MOLA Archaeology.

This letter confirms the post-excavation processes described in part c) have been completed, including the approval of the archaeological mitigation report and supporting material by Mr Thomas (County Archaeologist), and archival processes including the transfer of the ownerhips material to the CHET (Cambridge Historic Environment Team).

Conclusion

I trust that the attached discharge submission is clear and that the submitted material will enable the Local Planning Authority to discharge part c) of the condition, and accordingly the condition in full.

If you have any queries with regards to this application, or require any clarification on matters, please do not hesitate to contact me.

Otherwise, I look forward to confirmation of receipt and validation of this application.

Kind regards

[redacted]

Jack Gandy MRTPI
Senior Planner

Enclosures

- Completed Application Form
- Planning Cover Letter
- Letter (dated 11th November 2024) by MOLA Archaeology.