Our Ref: 25/80171/COND
Your Ref: 2501 CD 03 & 11

24 July 2025

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Dear Sir/Madam

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

Proposal: Discharge of conditions 3 (Archaeology) and 11 (CEMP) of 24/01701/FUL

Site address: Land Adjacent 26 West Perry Perry

Your client: Mr J Duberly

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

Yours faithfully

Clara Kerr
Chief Planning Officer

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24th July 2025

Dear Sir/Madam

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

Proposal: Discharge of conditions 3 (Archaeology) and 11 (CEMP) of 24/01701/FUL

Site address: Land Adjacent 26 West Perry Perry

Applicant: Mr J Duberly

I refer to your application above received on 4 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Refused

**Condition 3 - Archaeology**
Condition 3 wording:
"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: 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 Local Plan Policy LP34 and national policies contained in the National Planning Policy Framework (2023)."

Submitted documents:
- Archaeological Evaluation (Contour Archaeology) Version V1 dated May 2025

Consultation:
No objection to the discharge of the pre-commencement element of condition (parts a - c), advising that part d is retained until the applicant has submitted a final report.

Assessment:
The submitted report details findings of medieval ridge and furrow cultivation only, implying the site lies outside the village core in the medieval period, in an area utilised for agricultural practices. No further archaeological mitigation is required and the land can be released for development.

Conclusion:
Notwithstanding the above assessment, submissions made within this application pursuant to other condition(s) are not acceptable. It is not possible to partially approve one element of a condition discharge application where the application in its entirety cannot be approved.

Condition 3 is therefore considered to be acceptable but not discharged. A further condition discharge application will in any event be required in due course in order to seek the approval of part (d) of condition 3 and its full and final discharge.

**Condition 11 - CEMP**
Condition 11 wording:
"No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water.
It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To safeguard the amenities of the adjoining premises and the area generally, having regard to Policy LP14 of Huntingdonshire's Local Plan to 2036."

Submitted documents:
- Construction Environmental Management Plan (Rachel Furze Design) dated June 2025

Consultations:
- Local Highway Authority: notes that no details of site compound, contractor car parking, or construction access have been provided
- Environmental Health Officer: the submitted document is acceptable in principle albeit no details of communication arrangements with residents and businesses have been provided

Assessment:
The submitted document is generally acceptable but does not contain sufficient details to meet the information submission requirements set out in the condition.

Conclusion:
The information submitted is insufficient for condition 11 to be approved and consequently, the application for its discharge is hereby refused.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 24 July 2025

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**Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse the approval of details required by condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details can be found on the .GOV.UK website (https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries).

Agent