Our Ref: 24/80423/COND
Your Ref: Ramsey West Avenue, C23 Archa...

29 January 2025

Mr Jack Gandy
Vistry East Anglia
Ashurst
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Pathfinder House, St Mary's Street
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Dear Mr Gandy

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 23 Part C (Archaeology) for 19/00552/OUT

Site address: Land West Of The Avenue Ramsey

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

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Dear Mr Gandy

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

Proposal: Discharge of Condition 23 Part C (Archaeology) for 19/00552/OUT

Site address: Land West Of The Avenue Ramsey

I refer to your application above received on 3 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 23 - Archaeology
Condition wording:
"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.

Reason - To ensure that the significance of historic environment assets is conserved in accordance with Policy LP34 of the Huntingdonshire Local Plan and the requirements of section 16 of the National Planning Policy Framework."

Submission:
Letter by Dr Claire Finn of MOLA Archaeology (dated 11th November 2024)

Assessment:
There have been two previous submissions in seeking to discharge the condition.
22/80206/COND - Parts a) and b) of Condition 23 discharged, enabling the archaeological works to be carried out in accordance with the approved details.

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".

The Archaeology Planning Manager at CCC has confirmed in an email dated 28th January 2025 that Transfer of Title has now been completed and arrangements for the deposit of the archive are complete.

Conclusion:
This completes the requirements of the approved WSI and there is no objection to the full discharge of the archaeological condition. It is considered that the development accords with Policy LP34 of the Huntingdonshire Local Plan and the requirements of section 16 of the National Planning Policy Framework.

Condition 23 is discharged in full.

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: 29 January 2025