Our Ref: 25/80137/COND
Your Ref: Great Stukeley 10 (WSI)

9 April 2026

Mr Andrew Hodgson
Pegasus Group
Suite 4 - Pioneer House
Vision Park
Histon
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CB24 9NL

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

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

Proposal: Discharge of Condition 10 (Archaeology) on 25/00394/FUL

Site address: 21 Church Road Great Stukeley Huntingdon PE28 4AL

Your client: Oleksandra Greenland and Matthew Valentine

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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Dear Mr Hodgson

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

Proposal: Discharge of Condition 10 (Archaeology) on 25/00394/FUL

Site address: 21 Church Road Great Stukeley Huntingdon PE28 4AL

Applicant: Oleksandra Greenland and Matthew Valentine

I refer to your application above received on 9 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 10 - Archaeology
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 national policies contained in the National Planning Policy Framework (DLUHC 2024).

Informatives:
Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.
Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Submission: Written Scheme of Investigation March 2025 Approved (Version 3) received 2nd June 2005, and Archaeological Evaluation July 2025 Approved (Version 2) received 9th September 2025.

The Archaeology Officer has reviewed the submission and confirms the submitted documents are acceptable. The proposal therefore accords with Policy LP34 of the Local Plan. Condition 10 is therefore discharged. It remains for the development to be carried out in accordance with the approved details.

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: 9 April 2026
Agent