Our Ref: 25/80029/COND
Your Ref: Application to discharge cond...

7 April 2025

Mr Michael Crabtree
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The Old Brewery
High Court
Leeds
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Pathfinder House, St Mary's Street
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Dear Mr Crabtree

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 4 (archaeology) of 22/01238/FUL

Site address: Land East Of Grove Farm Close Offord Darcy

Your client: Edmund Thornhill

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 Crabtree

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

Proposal: Discharge of condition 4 (archaeology) of 22/01238/FUL

Site address: Land East Of Grove Farm Close Offord Darcy

Applicant: Edmund Thornhill Thornhill Estates

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

The following condition is Approved

Condition 4 - Archaeology
Condition 4 (Archaeology) wording of application reference 22/01238/FUL:

"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."

Submitted Documents/Drawings:
-Archaeological trial trench evaluation Part 1 (9-page document) Report No. 024/138 by Robert Simister at Mola, dated December 2024, received by the Local Planning Authority on 5th February 2025.
-DOC REF P24-285-AER-v1 titled 'Features in Trench 3", unauthored, undated received by the Local Planning Authority on 5th February 2025.
-DOC REF P24-285-AER-v1 titled 'Plan and Section of [204] in Trench 2", unauthored, undated received by the Local Planning Authority on 5th February 2025.
-Document titled 'Discussion' (5-page document) by Mola, undated received by the Local Planning Authority on 5th February 2025.

Assessment:
Cambridgeshire County Council's Archaeology Team have considered the submitted documentation and have commented:

"The site has been subject to an archaeological evaluation, intended to determine the extent of significance of archaeology within the application area. The evaluation report submitted in support of this application demonstrates that significant archaeology will not be affected by this development. Consequently we have no objection to the discharge of the condition."

Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with the National Planning Policy Framework (DLUHC 2024) and Policy LP34 of Huntingdonshire's Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 4 of planning approval reference 22/01238/FUL - received by the Local Planning Authority on 5th February 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. It remains for the works 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: 7 April 2025