Our Ref: 25/80054/COND
Your Ref: Murketts Archaeology WSI

16 April 2025

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Ms Sarah Ballantyne-Way
Lochailort St Ives Ltd
108-110 Eagle House
Fourth Floor N
Jermyn Street
London
SW1Y 6EE

Dear Ms Ballantyne-Way

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

Proposal: Discharge of Condition 36 (Archaeology) for 18/02726/FUL

Site address: Former Car Showroom London Road St Ives PE27 5EZ

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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16th April 2025

Dear Ms Ballantyne-Way
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Condition 36 (Archaeology) for 18/02726/FUL

Site address: Former Car Showroom London Road St Ives PE27 5EZ

I refer to your application above received on 19 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 36 - Archaeology
Condition wording: No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which 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 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 timetable for the field investigation as part of the development programme;
d) The programme for the analysis, publication & dissemination, and deposition of resulting material.
Part (d) 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 - A pre-commencement condition is considered necessary to ensure that the significance of the historic environment is conserved in accordance with Section 16 of the NPPF and the requirements of Policy LP34 of the Huntingdonshire Local Plan to 2036.

Submission: A Written Scheme of Investigation for an Archaeological Evaluation dated 12th February 2025 and produced by AOC Archaeology Group (received by the LPA on 21st March 2025)
Figure 2. Possible Mitigation Area - 01/80084/DSR/02/01 (received by the LPA on 16th April 2025)
Figure 3. Possible Mitigation Area - 01/80084/DSR/03/01 (received by the LPA on 16th April 2025)

Comments from Historic Environment Team (CCC): The WSI has been reviewed by this office and is approved however it is the WSI for the evaluation only. We recommend that at this stage the archaeological condition is retained in full.

Officer assessment:
The submitted WSI details how the archaeological evaluation will be undertaken comprising the supervised machine excavation and/or hand cleaning of four trenches up to 10m long in the northern area of the site (the location of the former gasworks). In addition, a 2m by 0.5m test pit excavated in the southern area of the site to assess the level of disturbance and potential for the survival of archaeological remains in this area and to accommodate a footing trench (paragraph 1.7 of the WSI).

As per paragraph 5.1 of the WSI, the objective of the document is to determine the likely presence of any surviving archaeological remains liable to be threatened by the proposed development, in order to enable the CCC Historic Environment Team to make an informed decision on the requirement for future work. The submitted WSI may therefore only cover the initial stage of archaeological works and a revised WSI may be required if significant archaeological remains are identified (paragraph 6.9 of the WSI). The works covered by the submitted WSI have been undertaken and the Evaluation Report is being considered under a separate application (ref 25/80087/COND). CCC Historic Environment Team have advised under that application that "an archaeological evaluation has now been undertaken at the site illustrating very good sub surface survival of what we believe to be the remains of the 't' shaped retort building for the historic gas works that once occupied the site...In order to fully understand the remains of the former gasworks and mitigate them by record an area of archaeological investigation by excavation is required, and we are awaiting a Written Scheme of Investigation for this phase. This will require demolition of the buildings on site."

The maximum area requiring further archaeological work is shown on the Figure 2 and 3 received by the LPA on 16th April 2025 and the scope of works is to be agreed with CCC Historic Environment Team who have confirmed there is no requirement for further archaeological work on the remainder of the site (shown in blue).

CCC Historic Environment Team has confirmed that there is no objection to development commencing outside of the area edged in orange (area in blue) on Figure 2 and 3, subject to there being no encroachment or sub-surface disturbance within the archaeological mitigation area e.g. the area is not to be used for spoil management, heavy vehicle movements etc until archaeological fieldwork has been completed.

In summary, the submitted WSI is acceptable for the initial stage of archaeological works and there is no requirement for archaeological work on the part of the site edged in blue on Figure 2 and 3. As such, the requirements of the condition have been met for the area edged in blue only and Condition 36 can be discharged in so far as it relates to this area and development may commence within this area subject to compliance with other conditions. The full condition wording remains for the part of the site edged in orange on Figure 2 and 3

in accordance with the recommendation by Historic Environment Team (CCC) and no development as otherwise approved under 18/02726/FUL shall commence in that area.

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: 16 April 2025