

Delegated Report

Approval of Details Application

Planning Application No: 20250115

Location: Brookers Farm Luddesdown Road Luddesdown Gravesend

Description: Application for the part approval of condition 4 attached to planning reference number 20240091 for archaeological field evaluation and safeguarding measures to ensure preservation.

Applicant: Mr Steve Chappell

Submitted Documents/Plans

Application Form
Archaeological Evaluation Report
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20240996	Application for approval of condition 4 attached to planning permission reference number 20240091 relating to the implementation of archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable and any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording, reporting and dissemination of the results.	Approval of Details	23.12.24
20240091	Engineering works to construct a formal car parking area for Vineyard Farms Ltd office, winery and vineyard workers, and other users of Brookers Farm.	Permitted	05.04.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to

assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

KCC Heritage and Conservation Officer

Thank you for consulting us on the above application regarding the submission of the field evaluation report (Canterbury Archaeological Trust, 2025). I monitored the field evaluation works and can confirm that the field evaluation report can be formally approved and Condition 4 of 20240091 could be discharged in full. The field evaluation demonstrated that the construction of the car park would not impact on below ground archaeological remains at this location.

Officer's Analysis

Condition 4 of 20240091 states:

4. *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of*
 - i. *archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and*
 - ii. *following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording, reporting and dissemination of the results, in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure that features of archaeological interest are properly examined and recorded and in accordance with Policy CS20 of the Gravesham Local Plan: Core Strategy (2014).

The first part of this condition was approved under planning ref 20240996, which provided the Written Scheme of Investigation for an Archaeological Evaluation. This application seeks to discharge the

second part of the condition and an Archaeological Evaluation Report has been submitted for this purpose.

The KCC Senior Archaeological Officer confirmed that the report is acceptable and that they monitored the field evaluation works. The outcome demonstrated that the construction of the car park would not impact on below ground archaeological remains.

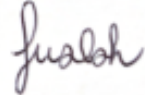
Conclusion

It is considered that the documents submitted with the application meet the requirements of condition of 20240091 and in doing so would address the reason for its inclusion '*To ensure that features of archaeological interest are properly examined and recorded...*'.

Recommendation

The recommendation is to discharge both parts of condition 4 of 20240091.

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	13th February 2025	Dated:	14 February 2025