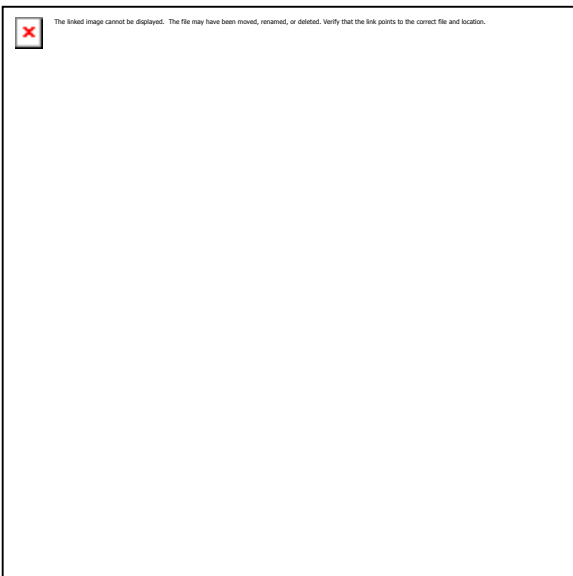




Delegated Report

Householder Planning Application

Planning Application No: 20220382

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of condition 5b & c attached to planning permission reference number 20200343 relating to the archaeological field investigation for the relevant phase and safeguarding measures.

Applicant: Reef Group

Submitted Documents/Plans

Application form;
Covering Letter; and
Post-excavation Assessment and updated Project Design.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210061	Application for approval of conditions 3, 4, 5 (a), 6, 7, 8 and 9 (1) (2) attached to planning permission reference no. 20200343 relating to phasing plan (3), code of construction practice (4), archaeology works (5) (a), highway works (6), managing car parks during closure (7), maintaining existing pedestrian and vehicular accesses to and through the site (8) and contaminated land strategy (9) (1) (2).	Approved	23.04.2021
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as	Approved	21.12.2020

	access, pedestrian links, landscaping, highway and other associated works.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Archaeological Sites

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Consultations, Publicity and Representations

Consultees

KCC – Heritage

The application has been submitted with a Post-excavation Assessment (PXA) report by Wessex Archaeology setting out the results of the archaeological mitigation recording at the site. The work revealed extensive ground-level and below-ground remains of the 19th and 20th century use of the site. No evidence for earlier activity was recorded but it is thought likely that the extensive and repeated construction during the 19th and 20th century may have removed any evidence of earlier activity.

Based on the archaeological work carried out at the site I do not think that any archaeological remains have been revealed that are of such significance that they should be preserved in situ. It is my opinion that the record made by Wessex Archaeology and subsequent analysis and publication of the results, will provide an appropriate mitigation of the impact of the present development.

The archaeological investigations have provided important facts about the nature of development across the site and in conjunction with more detailed documentary analysis, will allow a more refined interpretation of life in this part of Gravesend, during the 19th and 20th century. I therefore agree with the proposals in the PXA for further analysis and documentary research and this work will also provide a useful example of how archaeological recording of 19th and 20th century remains can challenge and aid interpretation based on historic map evidence.

If the applicant has agreed funding for the final analysis and reporting as set out in the PXA, I would be happy for Condition 5b to be discharged.

In addition, and as noted above I have no recommendations to make for a requirement for preservation in situ of any remains at the site, therefore, Condition 5c could also be discharged.

I hope that this is helpful and would be pleased to discuss any of the above further.

Officer's Analysis

Condition 5 b & c

"No development approved by this permission shall be commenced until the applicant, or their agents or successors in title shall:

a) ~~Submit a written scheme of archaeological investigation for approval in writing by the Local Planning Authority. The written scheme of archaeological investigation shall include the programme, timetable and methodology of any necessary further archaeological investigation and recording (including the phasing of any archaeological investigations).~~

~~Prior to the commencement of any development within each phase, the applicant, or their agents or successors in title, shall:~~

b) Implement any necessary further archaeological field investigation for the relevant phase(s) in accordance with the written scheme of archaeological investigation, or as agreed with the local planning authority; and

c) Implement any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological field investigation and recording in accordance with the written scheme of archaeological investigation".

The following information has been supported to discharge condition 5 b and c.

Application form;
Covering Letter; and
Post-excavation Assessment and updated Project Design.

KCC Heritage have been consulted (see comments in the consultation section) and are satisfied that 5 b can be discharged can confirms the following:

Based on the archaeological work carried out at the site I do not think that any archaeological remains have been revealed that are of such significance that they should be preserved in situ. It is my opinion that the record made by Wessex Archaeology and subsequent analysis and publication of the results, will provide an appropriate mitigation of the impact of the present development.

If the applicant has agreed funding for the final analysis and reporting as set out in the PXA, I would be happy for Condition 5b to be discharged

The applicant has agreed to the funding in writing on 27th May 2022.

With regards to 5 c no further information is required as KCC Heritage state;

In addition, and as noted above I have no recommendations to make for a requirement for preservation in situ of any remains at the site, therefore, Condition 5c could also be discharged

No further information is required.

Conclusion & Recommendation

Discharge Condition 5 b and c.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	27th May 2022	Dated:	27 May 2022