



Delegated Report

Approval of Conditions Application

Application No:	20241121
Location:	Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB
Description:	Application for the approval of condition 5 (Partial) attached to planning reference number 20230136 relating to Archaeological field evaluation works.
Applicant:	Elkins Construction

Submitted Documents/Plans

- Application Form – dated 19 November 2024;
- Specification for a Programme of Archaeological Watching Brief – by Allen Archaeology Limited (dated 17 February 2025).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Consultations, Publicity and Representations

KCC Heritage –

First Comment (08 January 2025)

Thank you for consulting us on this application for the approval of condition 5 (Partial) attached to planning reference number 20230136 relating to Archaeological field evaluation works.

Condition 5 (Archaeology) of 20230135 is as follows:

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an 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. Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable shall be submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that features of archaeological interest are properly examined and recorded in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC7 of the Gravesham Local Plan First Review (1994).

In my letter of 23 March 2023 in response to the planning application, I had recommended a condition for an archaeological watching brief.

In either case, the applicant has not submitted a Written Scheme of Investigation, but only a page from the desk-based assessment, submitted with the original application in 2023.

I still consider that a targeted watching brief of specific groundworks would be the most appropriate mitigation in this case. Are you able to ask the applicant to submit a WSI for a targeted watching brief and ask that this would be approved in this case, instead of a WSI for field evaluation?

I would be happy to discuss this with the applicant and/or their archaeological contractor to help move things forward. If that would be helpful then please do pass on my email - casper.johnson@kent.gov.uk

Second Comment (19 February 2025)

I would be happy for you to formally approve the WSI (Allen Archaeology) for an archaeological watching brief for Land at Worcester Close.

Officer's Analysis

This is an application for the approval of condition 5 attached to planning permission reference 20230136 relating to Archaeological field evaluation works.

Condition 5 states the following:

5. *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an 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. Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable shall be submitted to and approved in writing by the Local Planning Authority.*

This condition was attached to ensure that features of archaeological interest are properly examined and recorded.

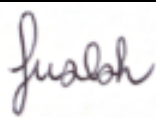
The application has been reviewed by Kent County Council Heritage and following the submission of additional details and the complete 'Specification for a Programme of Archaeological Watching Brief', are happy for the condition to be discharged. Therefore, sufficient information has been submitted to discharge condition 5.

Conclusion

The details submitted are adequate to discharge Condition 5 (Archaeology).

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	20 th February 2025	Dated:	20 February 2025