



Delegated Report

Application No:	20230200
Location:	Clifton Slipways, West Street, Gravesend
Description:	Application for the approval of condition 6 attached to planning permission 20191122 relating to the implementation of a programme of archaeological work in accordance with a written specification and timetable which relates to the phasing plan submitted pursuant to Condition 3 and which has been submitted to and approved by the Local Planning Authority.
Applicant:	Mr Ben Geering

Submitted Documents/Plans

Application form
Written Scheme of Investigation for stage 1 archaeological evaluation

Relevant Planning History

20191122	**Revised Description** The erection of two buildings to provide a total of 227no. dwellings with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of a 23 storey tower on the north side of West Street to provide 121no. dwellings with 1no business Unit (B1a) comprising 90 sqm of floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide 106no. dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of 16no. Business(B1a) units comprising a total of 510 sqm of floor space; and a cafe (A1/A3) comprising up to 60 sqm of floor space.
Approved	4 December 2020

Consultations, Publicity and Representations

KCC Archaeology

Thank you for consulting us on the submission of the Written Scheme of Investigation by Canterbury Archaeological Trust for Phase 1 field evaluation at Clifton Slipways. I would be happy for the submitted WSI to be approved and for the work to go ahead on this basis. There may be subsequent phases of work that are needed (e.g. further evaluation, excavation and/or preservation in situ) as well as all necessary analysis of data, reporting and archiving, and therefore it would be preferable if the WSI could be approved without discharging the condition at this stage.

Analysis

Condition 6 of 20191122 states:

Prior to the commencement of the development the applicant, or their agents or successors in title, will commence the implementation of a programme of archaeological work in accordance with a written specification and timetable which relates to the phasing plan submitted pursuant to Condition 3 and which has been submitted to and approved 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 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review 1994.

The applicant has supplied a Written Scheme of Investigation in support of discharging this condition. Whilst it may be the preference to not fully discharge the condition in case further phases of work are required the application can only be discharged in full or refused in full. In this case the information submitted is acceptable and there is no reason to not discharge in full.

Recommendation:

Approve details.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 12 April 2023	Dated: 12 th April 2023