



Planning Department
Civic Centre,
Windmill Street,
Gravesend
DA12 1AU

Our ref: TS/33852

18 July 2025

Dear Sir/ Madam,

APPLICATION TO DISCHARGE PRE-COMMENCEMENT PLANNING CONDITIONS 4, 7 AND 13 RELATING TO PLANNING PERMISSION 20250053 AT THE LION, LUDESDOWN ROAD, LUDESDOWN, GRAVESEND, KENT, DA13 OXE

This letter accompanies an application to discharge Conditions 4 (Hard Landscaping) Condition 13 (Construction Environmental Management Plan) and Condition 7 (Archaeology) from the above planning permission (ref. 20250053) on behalf of our client Vineyard Farms Ltd in relation to the extension and alteration of the Lion Pub at Ludesdown.

Condition 4 – Hard Landscaping

No development shall take place until a scheme of hard landscaping for the site frontage (i.e. the carpark), to include details of a permeable surface, parking layout to show spaces of at least 5m x 2.5m and any retaining structures or other means of enclosure, has been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping scheme shall thereafter be carried out in full prior to the brining into use of the extensions herein approved.

Reason: In order to ensure a satisfactory standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Condition 7- Archaeology

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Specification which has been submitted to, and approved in writing, by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.



C) Within 6 months of the completion of the watching brief a Report 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 local and national planning policy.

Condition 13- Construction Environmental Management Plan

No development shall commence until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- (a) Routing of construction and delivery vehicles to / from site.*
- (b) Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths.*
- (c) Timing of deliveries, avoiding network and school peaks where possible.*
- d) Provision of wheel washing facilities.*
- e) Measures to prevent the discharge of surface water onto the highway.*
- (f) Temporary traffic management / signage.*

Reason: To safeguard conditions of amenity in accordance with Policy CS19 of the Gravesham Core Strategy 2014.

A Construction Environment Management Plan (CEMP) has been prepared by DHA Transport to discharge Condition 13.

Submitted Documents

This letter should be read in conjunction with the following plans and document:

- Hard Landscaping Plan- DHA Planning Drawing No. DHA/35449/10
- Written Scheme of Investigation (WSI) for an Archaeological Watching Brief – Invicta Archaeological Services Ltd (IAS).
- Construction Environment Management Plan (CEMP)- DHA Transport

Drawing No. DHA/35449/10 has been produced and submitted to discharge Condition 4. The drawing confirms that the dimensions of the parking spaces and the materials of all the hardstanding proposed at the site. It confirms that the car park will be constructed of a permeable gravel grid system. Therefore, the submitted drawing satisfies the requirements of Condition 4. We therefore request that this condition is formally discharged.



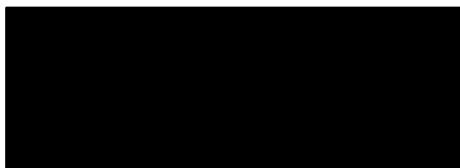
Invicta Archaeological Services Ltd were instructed to produce a Written Scheme of Investigation (WSI) for an Archaeological Watching Brief to discharge Condition 7. The submitted WSI details the nature and methodology of the archaeological watching brief to be undertaken by the approved archaeological contractor as required by Part A of Condition 7.

DHA Transport have prepared a CEMP to meet the requirements of Condition 13 set out above. The CEMP sets out how construction vehicles will be managed, timed and controlled to prevent disturbance to the local highway network and what mitigation measures are incorporated to reduce environmental impacts from the construction phase of development.

I can confirm that the applicant has paid the £383 application fee (including the planning portal admin fee) via the Planning Portal.

I trust you have sufficient information to validate the application, and I look forward to receiving an acknowledgement of its receipt. If, however, you require additional information, please let me know.

Yours sincerely,



Seth Tyler MRTPI

Senior Planner

Email: seth.tyler@dhaplanning.co.uk