



Delegated Report

Approval of Details Planning Application

Planning Application No: 20230389

Location: Land At Former Cement Works The Shore Northfleet Gravesend

Description: Application for approval of condition 3 attached to planning permission reference number 20220078 relating to details of the archaeological watching brief.

Applicant: Bellway Homes Limited (Thames Gateway)

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Note on Archaeological Watching Brief – March 2023; and
Written Scheme of Investigation for Archaeological Excavation – December 2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230392	Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.	Approval of Details	09.06.2023
20230476	Application for approval of condition 4 attached to planning permission reference number 20220078 relating to further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works.	Under Consideration	
20230448	Application for approval of condition 12 attached to planning permission reference number 20220078 relating to a detailed soft landscaping scheme	Under Consideration	
20230442	Application for approval of condition 9 attached to planning permission reference number 20220078 relating to details of the appearance and form of street lighting equipment.	Under Consideration	
20230391	Application for approval of condition 7 attached to planning permission reference number 20220078 relating to the architectural details.	Approval of Details	08.06.2023
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Approval of Details	09.06.2023
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval	Under Consideration	

	EDC/22/0015.		
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

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
- 4 – Decision-making
- 15 – Conserving and enhancing the historic environment

Consultations

KCC – Heritage Conservation

Thank you for consulting Heritage Conservation on this application. I would be happy for the submitted details to be approved and for Condition 3 of 20220078 to be discharged. The same details have been submitted against EDC/22/0015.

I have agreed with the applicant that the detailed writing-up and interpretation of the watching brief on this site will be integrated into the final reporting for the wider former cement factory site.

Officer's Analysis

The following information has been submitted to discharge condition 3:

Planning Application Form;
Covering Letter;

Note on Archaeological Watching Brief – March 2023; and
Written Scheme of Investigation for Archaeological Excavation – December 2022.

Condition 3

Archaeological Watching Brief

3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, 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, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS09 and CS20.

In relation to Condition 3, the submitted archaeological watching brief and written scheme of investigation for archaeological excavation are considered acceptable and appropriate for the site and wider development area. Therefore sufficient details have been submitted to satisfy Condition 3 of planning approval 2022078.

No further information is required and condition 3 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 3 of planning approval 20220078.

Recommendation

ADET - Approval of Details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	14 th June 2023	Dated:	15th June 2023