



Delegated Report

Approval of Details Application

Planning Application No: 20240261

Location: Land At St Columbas Close Gravesend Kent

Description: Application for approval of the first part of condition 5 attached to planning permission reference number 20221179 relating to the implementation of an archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable.

Applicant: Sam Duckett

Submitted Documents/Plans

Application Form; and
Written Scheme of Investigation for an Archaeological Evaluation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240434	Application for approval of condition 12 attached to planning permission reference number 20221179 relating to details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED)	Under Consideration	
20240373	Application for approval of condition 10 attached to planning permission reference number 20221179 relating to details of how the development will offset biodiversity loss/enhance biodiversity.	Under Consideration	
20240372	Application for approval of condition 8 attached to planning permission reference number 20221179 relating to a arboricultural method statement being submitted and approved.	Under Consideration	
20240323	Application for approval of condition 6 attached to planning permission reference number 20221179 relating to the details of the lighting design and biodiversity.	Under Consideration	
20240319	Application for approval of conditions 7, 9 and 27 attached to planning permission reference number 20221179 relating to details of (7) Scheme of sustainable water drainage, (9) Foul and surface water sewage disposal and (27) Infiltration of surface water drainage.	Under Consideration	
20240260	Application for approval of condition 4 parts a, b and c attached to planning permission reference number 20221179 relating to a strategy to deal with the potential risks associated with any contamination of the site.	Under Consideration	

20240258	Application for approval of condition 3 attached to planning permission reference number 20221179 relating to a comprehensive Code of Construction Practice covering all environmental impacts of this development.	Under Consideration	
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permitted	06.04.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Consultations

KCC – Heritage Conservation

Thank you for consulting us on the submission of the Written Scheme of Investigation (PCA 2024) for the field evaluation stage of the programme of archaeological work in respect of Condition 5 of planning permission 20221179.

I am happy to recommend that the PCA document (Site Code KSCC24) could be formally approved so that work commences on this basis. This satisfies the first part of Condition 5. I recommend that Condition 5 is not discharged in full, however, until the completion of the field evaluation stage and the submission of a report and agreement on the scope of any mitigation that might be required and which is covered by the second part of Condition 5.

Officer's Analysis

This application is for the approval of the first part of condition 5 attached to planning permission reference number 20221179 relating to a field evaluation of the programmed of archaeological work.

Submitted Details

The following information has been submitted to discharge the first part of condition 5:

Application Form; and
Written Scheme of Investigation for an Archaeological Evaluation.

Condition 5

Archaeology

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 relation to Condition 5 was addressed with the submission of the PCA (Pre-Construct Archaeology) Written Scheme of Investigation for an Archaeological Evaluation dated March 2024.

The submitted PCA document (Site Code KSCC24) is considered to be acceptable in order that work commences on this basis. As such, this would satisfy the first part of Condition 5.

In relation to the second part of Condition 5, it is recommended that Condition 5 is not discharged in full, until the completion of the field evaluation stage and the submission of a report and agreement on the scope of any mitigation that might be required and which is covered by the second part of Condition 5.

The submitted details are considered acceptable and therefore sufficient detail has been submitted to satisfy the first part of Condition 5 of 20221179 as proposed.

Conclusion Recommendation

Sufficient information has been submitted to discharge the first part of Condition 5 of planning approval 20221179 which relates to the submission of a Written Scheme of Investigation for an Archaeological Evaluation. The second part of condition 5 requires the submission of a report and agreement on the scope of any mitigation that might be required and which is covered by the second part of Condition 5.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Miss Faye Hobbs
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Signed:	<i>A Cue</i>	Signed:	
Dated:	23 rd May 2024	Dated:	23 May 2024