



Delegated Report

Discharge of Condition Application

Planning Application No: 20240996

Location: Brookers Farm Luddesdown Road Luddesdown Gravesend

Description: Application for approval of condition 4 attached to planning permission reference number 20240091 relating to the implementation of archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable and any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording, reporting and dissemination of the results.

Applicant: Mr Steve Chappell, Vineyard Farms Ltd

Submitted Documents/Plans

Application Form
Written Scheme of Investigation for an Archaeological Evaluation
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20240091	Engineering works to construct a formal car parking area for Vineyard Farms Ltd office, winery and vineyard workers, and other users of Brookers Farm.	Permitted	05.04.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 2 – Achieving sustainable development
- 12 – Achieving well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

KCC Heritage and Conservation Officer

Thank you for consulting us on the submission of the Written Scheme of Investigation (Canterbury Archaeological Trust) for archaeological trial trenching field evaluation at the above site.

I would be happy for the submitted document to be formally approved and for the work to go-ahead on this basis.

Officer's Analysis

Condition 4 of 20240091 states:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- i. 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; and*
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording, reporting and dissemination of the results, in accordance with a Written Scheme of Investigation and timetable 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 and in accordance with Policy CS20 of the Gravesham Local Plan: Core Strategy (2014).

To address the condition, a Written Scheme of Investigation for an Archaeological Evaluation has been submitted. The KCC Heritage and Conservation Officer has reviewed the information and considers the document acceptable to discharged.

Conclusion

It is considered that the documents submitted with the application meet the requirements of condition of 20240091 and in doing so would address the reason for its inclusion 'To ensure that features of archaeological interest are properly examined and recorded...'.
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Recommendation

The recommendation is to discharge condition 4 of 20240091.

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	18th December 2024	Dated:	18th December 2024