

Delegated Report

Condition Discharge Application

Planning Application No:	20251284
Location:	Milton Place Car Park Gravesend Kent DA12 2BT
Description:	Application for the partial approval of condition 9 Part A (Archaeology) attached to planning reference number 20250167.
Applicant:	Miss Esme Foley
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Written Scheme of Investigation for an Archaeological Watching Brief (October 25)

Relevant Planning History

Reference	Description	Decision	Decision Date
20250167	Construction of 76 dwellings and associated infrastructure.	Permitted	15.12.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

National Planning Policy Framework (2024)

- Section 16 – Conserving and enhancing the historic environment

Consultations, Publicity and Representations

External Consultees

KCC Heritage

I have read and reviewed the WSI for the WB at Milton Place Car Park and can confirm that is accepted and recommend discharge of condition 9A (archaeology)

Neighbour Representations

As this is an application for the discharge of conditions there is no requirement to consult neighbouring properties.

Officer's Analysis

Condition 9 (Archaeology)

Condition 9 states as follows:

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

- (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 Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 207 of the National Planning Policy Framework (2024).*

A Written Scheme of Investigation for an Archaeological Watching Brief (October 25) has been submitted in relation to this condition.

KCC Heritage has commented that the submission is acceptable in relation to part (a) of the condition and can be discharged. The condition requires further details to be submitted forming parts (b) and (c), and these must be completed in order to fully discharge the condition.

It is considered that sufficient detail has been provided to satisfactorily discharge part (a) of condition 9. The details would ensure features of archaeological interest are properly examined and recorded, in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 9.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20250167 for the construction of 76 dwellings. It is considered that part (a) of condition 9 can be discharged but further details are required to fully discharge the condition.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	2nd February 2026	Dated:	03 February 2026

