

Richard Hart
Principal Planner (Major Sites)
Planning and Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent, DA12 1AU

Date: 5th April 2022

Dear Richard,

Land at Market Square and Horn Yard Car Parks (The Charter), New Swan Yard, Gravesend, DA12 2EN | Discharge of Condition

As you will be aware, Knight Frank have been appointed by Reef Group (hereinafter 'the Applicant') to submit an application to discharge Condition 5(b) pursuant to the Full Planning Permission (Ref. 20200343), at Land at Market Square and Horn Yard Car Parks (hereinafter 'the Site').

Full Planning Permission was granted by Gravesham Borough Council on 21st December 2020 for:

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.

This application seeks the discharge of Condition 5(b) pursuant to the above Full Planning Permission.

Condition 5 (b) – Contamination

Condition 5 reads as follows:

"No development approved by this permission shall be commenced until the applicant, or their agents or successors in title shall:

a) Submit a written scheme of archaeological investigation for approval in writing by the Local Planning Authority. The written scheme of archaeological investigation shall include the programme, timetable and methodology of any necessary further archaeological investigation and recording (including the phasing of any archaeological investigations).

Prior to the commencement of any development within each phase, the applicant, or their agents or successors in title, shall:

b) Implement any necessary further archaeological field investigation for the relevant phase(s) in accordance with the written scheme of archaeological investigation, or as agreed with the local planning authority; and

c) Implement any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological field investigation and recording in accordance with the written scheme of archaeological investigation".

An application to discharge Condition 5(a) (Ref. 20210061) was discharged on 23rd April 2021.

This application seeks to discharge Condition 5(b), insofar that it provides information regarding further archaeological field investigation.

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This application is submitted alongside a Post-Excavation Assessment. The purpose of the Post-Excavation Assessment is to provide the provisional results of the excavation and to assess the potential of the results to address the research aims outlined in the WSI.

We trust that the Post-Excavation Assessment satisfies the requirements of Condition 5(b), and that this condition can now be discharged.

Summary

The application fee of £116.00 (excluding service charge) has been sent by BACS directly to the Planning Portal as requested by the Council.

We trust that you find the enclosed planning application in order to meet the full requirements of Condition 5(b) and look forward to hearing confirmation of the application's validation.

Should you have any queries or require any further information please contact me on the details below.

Kind regards



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