

APPENDIX 2

19/503810/OUT– Land on the South East Side of Bartletts Close - TABLED UPDATE FOR ITEM 2.3

1. Further to the report at Pages 63 to 86 of the Agenda, KCC Archaeology have provided comments outlining that the site has potential for archaeological remains. The site lies on the lower slopes of two prominent hills at the west end of the island, Furze Hill and Barrows Hill. Prehistoric sites on Sheppey are known on the higher areas and KCC Archaeology expect this to be a particularly good focus. Given the potential for development of this site to impact on archaeological remains KCC Archaeology have requested that in any forthcoming consent provision is made for a programme of archaeological works via a condition. The agent has agreed to this pre-commencement condition, and this additional condition (condition 22) would read:

(22) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

2. Further to Paragraph 9.51 regarding ‘The Conservation of Habitats and Species Regulations 2017’ appraisal, Natural England raise no objection to the Appropriate Assessment undertaken, subject to securing appropriate mitigation via the SAMMS payment. As set out in the report the applicant has agreed to pay the SAMMS tariff and this will be secured via a S.106 agreement.
3. Recommendation: planning permission to be granted subject to conditions as set out in report, with the additional condition (22) outlined above, and to the signing of a suitably-worded section 106 agreement to secure developer contributions as itemised at Paragraph 9.39 to 9.42 of the report (on Pages 76 and 77).