

TABLED UPDATE FOR ITEM 2.2

22/500601/FULL - Radfield House And Farm, London Road, Tonge, Sittingbourne, Kent, ME9 9PS

1. Environmental Health were contacted to see if any further comments in regard to the Air Quality were required. The following response was provided:

'In terms of this application, I'm happy with the inclusion of damage cost in the S106 and do not have any further comments concerning Air Quality to make'.

2. Members are reminded that they must consider Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting. The act also includes the requirement to consider the special architectural or historic interest which it possesses.
3. Further to paragraph 8.16 (on page 154 of the agenda), the Council has an updated housing land supply position as published in December 2022. The latest published position within the 'Statement of Housing Land Supply 2021/22 Swale Borough Council December 2022', identifies that the Council has a 4.83-year Housing Land Supply. This is a slight improvement, though the Council cannot demonstrate a 5-year supply and presumption in favour of sustainable development must be applied under paragraph 11 of the NPPF.
4. Kent County Council Archaeology comment as follows:

"I have reviewed the case which involves the conversion of historic Radfield House and a 19th century farm building, the demolition of a number of modern (20th century farm units) sited on large areas of hard standing plus the construction of new residential units (on the approximate footprint of existing buildings), the creation of access and parking areas and the excavation of a surface water pond. The latter features will include areas that are not presently developed with hard standing and are laid to soft landscaping / grass.

Radfield House is a Grade II Listed building that dates according to analysis in the accompanying Heritage Statement to at least the 15th century and was originally a hall house. It includes a number of additions. Radfield House is proposed for conversion to two units. A further farm building which appears on 19th century maps is to also be retained and converted. The property also includes a 19th century walled garden. I note that the Council's Design and Conservation Manager is advising on the appropriate treatment of the built heritage of the site and will not comment on this aspect. As the proposals do involve the conversion of the historic properties and the alterations of the grounds I recommend that if consent is forthcoming, provision is made for a programme of historic building recording to enhance the record and

analysis that has already been undertaken. This can be secured through the following condition:

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

Reason: To ensure that historic building features are properly examined and recorded.

The site is located in an area that is particularly rich in archaeological remains. Radfield is a known focus for Romano-British remains with investigations dating to the 19th century and the later 20th century having taken place in the area. Remains include metallised surfaces, pottery assemblages, building evidence and both inhumation and cremation burials. The precise location of the findings is difficult to follow but it is possible that some of the remains were found within the present site during the redevelopment of the farm in the late 1960s to 70s. As noted above the development is largely focused on areas that have been built on with hard standing and modern farm buildings where archaeological remains would have been eroded, but may potentially survive. There are areas that are presently less affected where significant remains could survive relatively well preserved. Given the potential for the development to impact on archaeological remains I would recommend that in any forthcoming consent provision is made for a programme of archaeological works. This should include an initial stage of evaluation trenching to determine whether significant remains occur on the site and inform on their mitigation. I recommend that the following staged condition would be appropriate:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.

B) Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.

C) The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.

D) Within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:

- a. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;***
- b. an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;***
- c. a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.***

E) The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record. “

5. Members will note that two sets of retractable bollards are proposed to ensure that vehicles are only able to access the development via Dully Road and the track running from it to the site. An additional condition is required to control the specification of the bollards and to ensure that they are provided in the positions shown on the submitted 'proposed site plan' before the development is 1st occupied and then subsequently retained in perpetuity.
6. The NHS ICB (Integrated Care Board) were asked to confirm that threshold for requesting S.106 developer contributions on planning applications which seek new residential development is 20 dwellings, but no response has been received.
7. The recommendation remains as set out at paragraph 10 of the report, on page 168 of the agenda, but with delegation to add the additional conditions mentioned above.

JRW – 11/1/2023