

# Planning Condition Statement

## F/TH/23/1039

(Condition 4)

### Proposed Development:

**Pack House Extension,  
Thanet Earth,  
Barrow Man Road,  
Birchington,  
Kent. CT7 0AX**

## **INTRODUCTION**

This document is being submitted to Thanet District Council with reference to the proposed extension to the Pack House at Thanet Earth, Barrow Man Road, Birchington, Kent CT7 0AX

### Description of development as stated on Planning Approval F/TH/23/1039

Erection of extension to Pack House together with associated vehicle hardstanding.

### Pre-Commencement Planning Conditions

The following condition is stated as required to be discharged prior to commencement:

- Condition 4 Archaeology

This application seeks to discharge this planning condition.

### Planning Condition 4

- 4 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

#### **GROUND**

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

## Discharge of Planning Condition 4

This planning condition was included on the planning approval to address the potential for archaeological features and items to be found on the application site.

The Thanet Earth site has previously revealed items of archaeological interest across this landscape.

Previously the Thanet Earth site has been explored for archaeology. Prior to the construction of the original Pack House at Thanet Earth an extensive archaeological excavation was undertaken and recorded in the following document:

### **Excavations at Thanet Earth 2007-2008**

Assessment Report Volume 1

Project Code: TE-EX-07

Planning Ref: TH/05/0237

NGR: 6289 1667 centred Report No: 2010/78

Archive No: 2635

August 2010

The archaeological excavation and assessment report was undertaken by Canterbury Archaeological Trust Ltd.

Following grant of this planning approval, dialogue with undertaken with Canterbury Archaeological Trust Ltd. relating to the planning requirement for a watching brief.

Canterbury Archaeological Trust Ltd have advised in correspondence between Andy Linklater of Canterbury Archaeological Trust and Adair Giuliano of Sterling Architecture that the application site area was previously subjected to a total area strip of its overlying topsoil to reveal the chalk bedrock geology beneath. The application site area falls wholly within the boundary of the stripped area of Plateau 8, and thus is within an area previously archaeologically sterilised during the previous extensive scheme of archaeological excavations.

A copy of the correspondence received from Canterbury Archaeological Trust and a drawing prepared by Canterbury Archaeological Trust to demonstrate their findings is included overleaf.

## Conclusion

It is therefore concluded that there is no requirement for an archaeological watching brief to be undertaken and therefore this information provided is considered sufficient to discharge Planning Condition 4 of Planning Approval F/TH/23/1039.

Correspondence from Canterbury Archaeological Trust Ltd.

**From:** Andy Linklater <[Andy.Linklater@canterburytrust.co.uk](mailto:Andy.Linklater@canterburytrust.co.uk)>

**Date:** Monday, 22 January 2024 at 09:09

**To:** ADAIR GIULIANO <[ag@sterlingarchitecture.co.uk](mailto:ag@sterlingarchitecture.co.uk)>

**Subject:** RE: Thanet Earth - Extension to Pack House - Canterbury Archaeological Trust

Good morning Adair

Apologies for the delay in getting this to you, but an exceptionally busy site case load has kept me from the office until now.

With regards to the proposed new extension to the Packhouse with associated vehicle hardstanding at the Thanet Earth complex (Thanet District Council Planning Ref: TH/23/1039), following examination of our records as the commissioned archaeological organisation who undertook all the preconstruction archaeological groundworks associated with this earlier scheme of construction, the site of the proposed new development is within an area previously dealt with by Canterbury Archaeological Trust (CAT). Falling within the designated CAT Area: Plateau 8; (Fig attached), this area was subjected to a total area strip of its overlying topsoil to reveal the chalk bedrock geology beneath. Numerous archaeological features were encountered during this phase of works, each cutting into the upper surface of the geology and included numerous postholes (some possibly associated with structures and fence lines), rubbish pits and a single small ring ditch, presumably associated with a burial(s). As can be seen on the attached figure, the entire area of the proposed new development, though being located towards the northern boundary of the stripped area of Plateau 8, falls well within the area encompassing Plateau 8 and thus is within an area previously archaeologically sterilised during the previous extensive scheme of archaeological excavations.

I hope this statement assists with your discussions with the local planning authority?

Kind regards

Andy Linklater

CANTERBURY ARCHAEOLOGICAL TRUST LTD. A REGISTERED CHARITY	PROJECT Thanet Earth Packhouse Extension,	DRAWN BY AL	SCALE 1:2500
15a Broad Street, Canterbury, Kent, CT1 2LU Tel: 01227 462500 Fax: 01227 796754 Email: <a href="mailto:admin@canterburytrust.co.uk">admin@canterburytrust.co.uk</a>	COMMENTS	DATE 19/01/24	LAST REVISION
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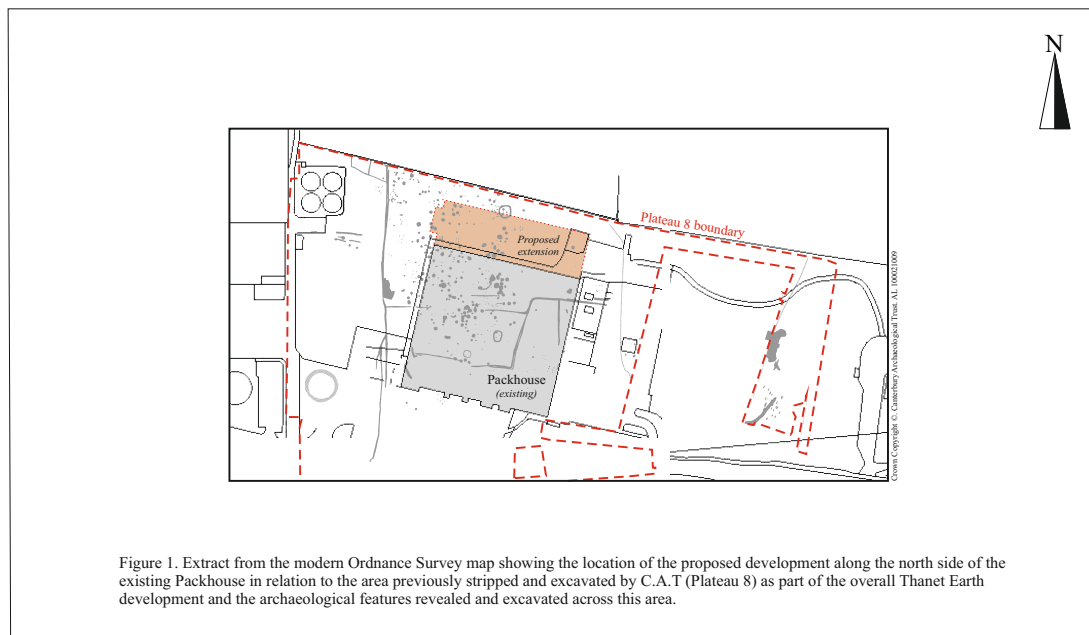


Figure 1. Extract from the modern Ordnance Survey map showing the location of the proposed development along the north side of the existing Packhouse in relation to the area previously stripped and excavated by C.A.T (Plateau 8) as part of the overall Thanet Earth development and the archaeological features revealed and excavated across this area.