



Ethan Bonthron
Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

**Heritage Conservation
GT EPE**
Invicta House
County Hall
MAIDSTONE
ME14 1XX

Ask for: Casper Johnson
Email: casper.johnson@kent.gov.uk

28 February 2024

Re: 2024 0071 - 4 Gouge Avenue, Northfleet, Gravesend, Kent DA11 8DP

Outline application with some matters reserved for the demolition of existing dwelling and erection of 4 no. residential dwellings, with layout and access to be determined.

Dear Ethan,

Thank you for consulting us on this application.

The application site lies within an area of high Palaeolithic, and general multi-period archaeological potential with evidence for Mesolithic activity recorded c.300m to the west of the site. This area, north of Perry Street was largely developed during the early 20th century before modern archaeological investigations and therefore our understanding of the archaeological potential of this site is limited. It would appear from historic aerial photography that much of the site may not have been heavily impacted by modern development and thus any below-ground archaeological remains may have survived relatively undisturbed, although it should be noted that even where there has been a building, it is possible that below-ground archaeological remains may survive.

On the basis of the existing Kent Historic Environment Record data for the area and the fact that development would include significant groundworks which could adversely impact any below-ground archaeological remains, I recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

To evaluate and mitigate the impacts of development on heritage assets with archaeological interest:

A) Prior to any development ground 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 in writing by the local planning authority.

B) Following completion of archaeological field evaluation works, no development groundworks 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 archaeological mitigation excavation 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, mitigation excavation and recording shall be completed 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, report and disseminate 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 that features of archaeological and palaeo-environmental interest are properly examined and recorded in accordance with relevant Local and the National Planning Policy.

I would be happy to discuss any of the above further.

Yours sincerely

Casper Johnson MCIfA FSA
Senior Archaeological Officer
KCC Heritage Conservation