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Heritage Conservation

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

8 November 2024

Re: 20240856 - Former Tollgate Hotel, Watling Street, Gravesend, Kent

Demolition of existing buildings to provide an EV charging hub and petrol filling station, including 24 charging bays and supporting electrical infrastructure (12 charging upstands, three substations and two network cabinets), six pump islands with canopy above, a forecourt shop/amenity building, customer parking, two air and water spaces and associated hardstanding and landscaping, accessed from the Wrotham Road/eastbound A2 roundabout junction.

Dear Alison,

Thank you for consulting us on the above planning application.

The site lies within an area of high, multi-period archaeological potential and the planning application is supported by a useful Archaeological Assessment (EDP, 2024) which presents the existing data about the site and the surrounding area. It is noted that past development is likely to have impacted some below-ground deposits, reducing the potential significance of any remains. However, as it noted in the desk-based assessment, there is the potential for burials in this area and they, by their nature, are relatively small and discrete and could survive within the site.

Groundworks, associated with the proposed development, may impact negatively on any surviving below-ground archaeological remains within pockets of undisturbed ground at the site and therefore to understand the potential and allow for an informed decision on appropriate mitigation, I recommend that the following condition is applied to any forthcoming consent:

No development (including demolition of existing buildings) shall take place until the applicant, or their agents or successors in title, has secured the implementation of

i. archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and

ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.

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.

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

Yours sincerely

Casper Johnson FRSA MCIfA FSA
Senior Archaeological Officer
KCC Heritage Conservation