



Historic England

Ms Genna Henry
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Direct Dial: 02079733015

Our ref: P01552264

11 March 2024

Dear Ms Henry

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND SURROUNDING EBBSFLEET UNITED FOOTBALL CLUB, BOUNDED BY
LOWER ROAD, RAILWAY LINE, GROVE ROAD AND THE RIVER THAMES,
NORTHFLEET, GRAVESEND
Application No. 20221064**

Thank you for your letter of 5 March 2024 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England do not object in principle to the proposed redevelopment of the Northfleet Harbourside site, but we continue to have concerns regarding the potential for impact on the historic environment. This is primarily because of the potential for harm to non-designated archaeology which may be of national importance.

The recent amendments do not appear to relate to the historic environment, therefore our previous advice to you (dated 25 September 2023 and 13 December 2022) remains current.

Recommendation

Historic England continues to have concerns regarding the application on heritage grounds. However, we recognise that the KCC heritage team have been in more direct discussion with the applicant and are best placed to advise on matters pertaining to non-designated archaeology. Therefore, we consider that any recommendations provided by your specialist conservation and archaeological advisors on this case are likely to address Historic England's concerns appropriately.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Historic England

In reaching a decision on this proposal, you will need to decide if the harm to potential non-designated archaeology that you judge to be of national importance, and thus subject to the relevant paragraphs in the National Planning Policy Framework for designated heritage, is properly described and the impacts understood, avoided or minimised, and outweighed by public benefits (NPPF, paras 200, 201 and 208).

Yours sincerely

Christina Reade

Inspector of Ancient Monuments

E-mail: Christina.Reade@historicengland.org.uk

cc: Casper Johnson, Senior Archaeological Officer, Kent County Council



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