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Planning Validation Team
Development Management
Gravesham Brough Council

**Heritage Conservation
Planning & Environment**
County Hall
Maidstone
Kent,
ME14 1XQ

Email: Jacob.warrender@kent.gov.uk
Ask for: Jacob Warrender

Date: 06/03/26

Re: 20250874

Proposal: Demolition of the existing residential buildings on the site and the erection of 29no. new affordable homes, with associated vehicular parking and landscaping.

Location: Land At 7 To 39, Rose Avenue, Gravesend, Kent DA12 2LN.

Thank you for consulting us on the above planning application.

The site lies within an area of multi-period archaeological potential, and the application has been made with an archaeological desk-based assessment (CAT 2025). The document helpfully sets out the presently known and recorded heritage information for the site and surrounding area. It is recognised that the 1930s development has some heritage interest, as well as there being the potential for below-ground archaeological remains which have survived the 20th century development of the site.

KCC have previously commented regarding this application on the 17th September 2025, suggesting that archaeological conditions in the form of evaluation trenching would be required.

I have reviewed this advice and am in full agreement with the previous advice and would I recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

To assess and mitigate the impacts of development on significant archaeological remains:

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,

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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 that features of archaeological interest are properly examined and recorded in accordance with policies in the Local Plan and the National Planning Policy Framework.

I would be happy to discuss any of the above further and provide a brief for the necessary archaeological recording works.

Yours sincerely

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Jacob Warrender
Senior Archaeological Officer

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