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**Heritage Conservation
ECE**

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Ask for: Casper Johnson
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6 November 2024

20240402

Huggens College , College Road, Northfleet, Gravesend Kent

Demolition of existing buildings and erection of retirement living apartments (Use Class C3), together with the extension of the existing chapel and the provision of associated communal facilities and external amenity space, lodge keepers and guest accommodation, back-of-house facilities, parking, bicycle/mobility scooter parking, and associated works including the creation of a secondary, emergency access from College Road.

Thank you for consulting us on the above application.

The site of the proposed development lies in an area of multi-period archaeological potential and the application has been made with a useful archaeological and heritage desk-based-assessment (Border Archaeology 2024) which sets out the present archaeological and historical evidence for the site and its surroundings. I will defer to your Conservation Officer in respect of built heritage aspects of the development but groundworks associated with the proposed development may impact on below-ground archaeological remains at the site and which could date from early prehistory through to the post-medieval and modern periods.

Given the past development of the site, the existing buildings and proposed phased development, I think that it would be reasonable to condition a programme of archaeological mitigation works comprising initial stages of field evaluation followed by appropriate mitigation. I therefore recommend that if planning permission is granted the following condition is applied to any forthcoming consent:

No development 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 pleased to discuss the above further.

Yours sincerely

Casper Johnson MCIfA FRSA FSA
Senior Archaeological Officer
Heritage Conservation