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Development Management
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Heritage Conservation

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Ask for: Casper Johnson
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7 January 2025

**Re: 20241059 - Petrol Filling Station Morrisons Coldharbour Road Northfleet
Gravesend Kent DA11 8AB**

Creation of charging zone, erection of EV chargers, erection of canopies, sub-station enclosure, LV panel, meter cabinet, jet wash bays, plant room and associated works.

Dear Amanda,

Thank you for consulting us on the above planning application.

The site lies within an area of multi-period archaeological potential. The area was subject to field evaluation and archaeological excavation in 1993/4 which revealed evidence for a Bronze Age trackway to the southwest of this present development site area, and Iron Age activity to the northeast. The trial trenching was used to define two main areas for detailed excavation and this present development site lies between those two areas. It is possible that discrete archaeological remains, such as pits, ditches and post-holes, may survive below the site and be impacted by groundworks. From the existing evidence the archaeological potential would not represent a significant constraint on development, but I recommend that if planning permission is granted the following condition is applied to any forthcoming consent, to ensure that features of archaeological interest are properly examined and recorded during development works:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and

in accordance with a Specification which has been submitted to, and approved in writing, by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with local and national planning policy

Yours sincerely

Casper Johnson FRSA MCIfA FSA
Senior Archaeological Officer
KCC Heritage Conservation