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

17 July 2025

Dear Ethan,

Re: 20250630 - Rose Farm, Downs Road, Istead Rise, Gravesend Kent

Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of the residential development proposal at Rose Farm, Downs Road, Istead Rise.

Thank you for consulting us on the above request for a screening opinion.

I will defer to your Conservation Officer in respect of Built Heritage matters and focus here on archaeological interest.

The site lies within an area of multi-period background archaeological potential. However, there is presently little known about the below-ground archaeological potential of the site, which will include geoarchaeological interest related to a dry valley in the centre of the site. There are no designated archaeological sites within the site or within 1km of the site.

The existing archaeological evidence and a consideration of potential does not indicate that the proposed development would trigger the need for EIA but any future planning application must be accompanied by an Archaeological Desk-Based Assessment, which should include a section on development impact assessment and mitigation proposals, and this work should include and make use of the results of a geophysical magnetometer survey. This combination of rapid, non-intrusive geophysical survey and desk-based assessment would allow for an informed planning decision to be made.

To provide for the management of the subsequent mitigation that would be required, including options for trial trenching and subsequent preservation of any significant archaeological remains and/or excavation, recording, post-excavation assessment, analysis, reporting and archiving, where remains would be destroyed, I recommend that 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 that features of archaeological interest are properly examined and recorded.

I would be happy to discuss any of the above further and provide the applicant with a brief for the archaeological works on request.

Yours sincerely

Casper Johnson FRSA MCIfA FSA
Senior Archaeological Officer
KCC Heritage Conservation