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**Heritage Conservation
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Ask for: Jacob Warrender
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03 September 2026

Re: 20260649

Proposed Development: Development for up to 100 residential dwellings (Class C3), including the formation of new accesses from The Drove Way, the provision of new areas of public open space and all other associated infrastructure and ancillary works (all detailed matters reserved other than means of access).

Location: Land North Of, The Drove Way, Istead Rise, Gravesend Kent

Thank you for consulting us on the above planning application.

The application has been submitted with a desk-based assessment (GHC archaeology and Heritage) that aims to assess the heritage interest and potential for the survival of archaeological remains within the area of the site.

The assessment has concluded that there is the moderate potential for prehistoric to Roman period remains although it posits that the preservation level of any archaeological remains present on site would be very low. However this is primarily based upon a supposition regarding the impact of removal of trees following the previous land use as a plantation, and would require ground truthing. The site has not been geophysically surveyed which would have been recommended to inform upon the archaeological potential within the area.

Multi-period archaeology activity including pre-historic and Roman settlement and mortuary activity has been recorded within the general surrounding area of the site and undated chalkwells/tunnels have been recorded within the immediate vicinity of the site and may be present within the site.

I would therefore recommend the following condition is placed on 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, 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 pleased to discuss any of the above further

Yours sincerely

Jacob Warrender
Senior Archaeological Officer
Heritage Conservation