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Ask for: Casper Johnson
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14 April 2022

Re: 2022 0238 Lomer Farm Estate, Wrotham Road, Meopham, Gravesend Kent

Redevelopment of land at Lomer Farm, Meopham, comprising the creation of 6 no. commercial units in a flexible E(g)/B8 use (formerly B1/B8 uses) and 3 no. residential units with associated access and parking, following the demolition of existing commercial, agricultural and stable buildings.

Thank you for consulting us on this application.

The site lies within an area of multi-period archaeological potential and Lomers farm (as it was called in the 19th century) is an historic farmstead with buildings recorded on the early 19th century Tithe map. Some of the buildings proposed for demolition are of mid- and later-19th century date but earlier elements may also be preserved at the site.

The application should be accompanied by an archaeological desk-based assessment including of the historic farmstead and buildings. Guidance on the assessment of historic farmsteads to inform the proposals, including mitigation of impacts by conservation and re-use as well as through new design can be found here:

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>. This information should be available to inform a planning decision but I recognise the site has a long planning history.

If a planning decision is made on the presently submitted details, I recommend that the following conditions be 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 a programme of historic building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

And

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, 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 hope that this is helpful and would be happy to discuss further and provide a brief for the historic building recording upon request. Historic building recording would be expected to be to at least Historic England Level 2.

Yours sincerely

Casper Johnson
Senior Archaeological Officer