



Historic England

LONDON OFFICE

Mrs Katherine Parkin
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Direct dial: 020 7973 36

Our ref: PL00799978

Your ref: 20250900

6st October 2025

Dear Mrs Parkin

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING OPINION
(Regulation 15 of the Town and Country Planning (Environmental Impact
Assessment) Regulations 2017)**

**Re: 20250900- LAND NORTH OF CAMER ROAD, MEOPHAM, GRAVESEND,
KENT**

Thank you for your letter of 16th September 2025 consulting us about the above EIA Scoping Opinion.

This development could, potentially, have an impact upon a number of designated heritage assets in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

There are no listed buildings or scheduled ancient monuments within the site boundary but the site forms part of the wider setting of several designated heritage assets. Accordingly, we consider that the effects of development proposals are mainly related to potential impact on their significance through change of their setting. On this basis, we consider that, besides archaeology, the built heritage should be also scoped in for the EIA process. It should, therefore added, among the topics to be assessed listed in the Icen EIA Scoping Report (September 2025).

The main designated heritage assets within 500m of the proposed development include the following:



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- Hook Green Conservation Area
- Waterditch (Grade II) (LEN: 1039914)
- Nevill House (Grade II) (LEN: 1096350)
- The White House (Grade II) (LEN: 1096349)
- Mulberry House (Grade II) (LEN: 1039911)
- Hook Green Farmhouse (Grade II) (LEN: 1350238)
- The Old Forge The Old Forge Cottage (Grade II) (LEN: 1367140)
- Evenden Farmhouse (Grade II) (LEN: 1096354)
- Camer Green Cottage (Grade II) (LEN: 1372283)
- 9 And 10, Camer Street (Grade II) (LEN: 1096345)
- Somers (Grade II) (LEN: 1350235)
- 5 And 6, Camer Street (Grade II) (LEN: 1096344)
- Bower Cottage (Grade II) (LEN: 1096313)
- Yeomans House (Grade II) (LEN: 1095063)
- Sole Street House (Grade II) (LEN: 1067728)
- Camer House (Grade II) (LEN: 1052357)
- Bailiffs House (Grade II) (LEN: 1052333)
- Building Approximately 30 Metres To West Of Camer House (Grade II) (LEN: 1350234)
- Norwood Farmhouse (Grade II) (LEN: 1039912)

It is important that the Environmental Statement is designed to ensure that all impacts are fully understood. In order to achieve this, the EIA should include a comprehensive Heritage Assessment devised as a separate document from the Landscape Visual Impact Assessment, due to the distinct content and purpose of the two reports.

We would also expect the Environmental Statement to consider the potential impacts on any other non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.

With regard to potential impact on archaeology, the site is located within two different Archaeological Notification Areas designated for their Medium Palaeolithic potential and as areas of multi-period background potential.

We note that a Desk-Based Assessment and a geophysical survey (GS) will be undertaken to further assess the potential for previously unknown archaeological



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deposits. The programme for the GS will be agreed with the Archaeological Advisory Team to GBC via a Written Scheme of Investigation and a method statement, including a specification for works. If significant archaeology is recorded during the geophysical survey, a trial trench evaluation may also be required, and/or clear options for post-determination flexibility in layout/design for preservation in situ and/or recording.

The Environmental Chapter should include the reports and results of these investigations as appendices.

The assessment should take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area.

The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits.

We would strongly recommend that you involve your own conservation officers and the archaeological staff in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely

Luciana Gallo

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