



Planning & Regeneration Services
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Ask for: Jacob Warrender
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Date: 23/03/26

Re: 20260223

Location: Land North of High View, School Lane, Hisham, Rochester, Kent

Application for Outline application with all/some matters reserved for the development of up to 50 residential dwellings (including affordable housing), vehicular access road to School Lane, internal roads, car parking, landscaping, public open space and other associated works and infrastructure. All matters to be reserved with the exception of the main site access.

Thank you for consulting us on the above planning application.

The site lies in an area of multi-period archaeological potential and is within an area characterised by multi-phase agricultural use within the probable agricultural hinterland of the village of Higham.

The site is bounded to the east by School Lane which becomes Crutches Lanes to the south of Higham before joining the important Roman route of Watling Street approximately 2.2km to the south of the site. It is likely that the existing road of School Lane follows the path of an ancient track way as multiple finds spots and sites are located along the rout of the road which continues north of the site to the known historic settlements of Lower Highman and the remains of the Benedictine Abbey locate at Abbey farm c.3km to the north of the site.

Multiple crops marks are located in the vicinity of the proposed development; particularly to the east and north west these are undated so their significance is uncertain however pre-historic and Romano-British remains have been identified c.500m to the south of the site within Higham, so there is a potential that the site may have been utilised during these periods.

A Desk-based Assessment (Tetra Tech 2025) has been issued. This has been useful for placing the site within its wider archaeological context. However, this does not incorporate any geophysical survey data and therefore is primarily based upon previous existing work and findspots within the surrounding landscape which is extremely limited.

Considering the archaeological and topographic placement of the site and the potential impact of the development of 50 residential dwellings, I recommend that, in the event that planning permission is granted, the following condition is applied to 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 the above further and provide a brief for the evaluation on request.

Yours sincerely

Jacob Warrender

Senior Archaeological Officer
Heritage Conservation