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**Heritage Conservation  
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Email: [Jacob.warrender@kent.gov.uk](mailto:Jacob.warrender@kent.gov.uk)  
Ask for: Jacob Warrender

Date: 02/02/26

**Re: 20251305**

**Proposed development: Demolition of existing garages. Erection of a part-two, part-three storey building providing five residential units, with associated car parking, cycle storage, refuse storage, landscaping and all associated works.**

**Location: Garage Block Located at The Russets, Strand Close, Meopham, Gravesend, Kent**

Thank you for your letter consulting us on the above planning application.

The site lies within an area of archaeological potential associated with medieval and post-medieval settlement. In the wider area of Meopham there is archaeological evidence for prehistoric and Romano-British activity.

The Desk Based Assessment (Allen Archaeology 2025) puts the site into a broad archaeological context while highlighting that there is

*"...little recorded archaeological evidence for the location, layout and size of the medieval settlement of Meopham."*

While the DBA correctly highlights that positive evidence of archaeological deposits near the site are low, it should be noted that the lack of known sites dating to archaeological periods within the local area may be partially due to the paucity of archaeological work carried out within the local area rather than necessarily a lack of archaeology within the landscape. The medieval dated site of The Old Forge stands c.225m to the north of the proposed development site and contains internal evidence for a late 14th century hall house.

The site has been subject to modern construction and a level of ground truncation is likely to be associated with this. However the level of this truncation is unknown, and the construction of hardstanding and single-story garages are unlikely to have required significant formation depths. The survival of archaeological deposit is therefore considered possible within the confines of the site.

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In view of the above the following condition is proposed:

***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, reported on and the new information made publicly accessible. 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 the above is helpful and would be pleased to discuss further if required.

Yours sincerely

Jake Warrender  
Archaeological Officer

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