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Email: Jacob.warrender@kent.gov.uk
Ask for: Jacob Warrender

Date: 07/01/26

Re: 20250993

Outline application for the erection of up to 120 residential dwellings, public open space and associated works. Approval is sought for the principle means of vehicular access from Longfield Road and all other matters are reserved.

Location: Land Adjacent To, Longfield Road, 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. Evidence for which includes the Grade I listed St John the Baptist church, which is situated c. 600 southeast of the development site and a record of Anglo-Saxon buildings within the general area of the church. In the wider area of Meopham there is archaeological evidence for prehistoric and Romano-British activity including evidence of Romano-British archaeology within the vicinity of the church.

Historical mapping from the 19th century shows that Longfield road (B260) is extant from the earliest mapped periods and is potentially significantly older.

Aerial photography from 1940 shows three structures located off Longfield road to the north of the site and these are not present within later mapping or aerial photography and are likely to evidence of military heritage. If archaeological evidence of these structures in present we would expect this to be preserved 'in situ.'

The Heritage Statement and DBA (Pegasus Sept 2025) incorporating a geophysical survey has highlighted that the site lies within an area of archaeological potential and are accepted.

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While the DBA suggests that potential for evidence of for archaeological periods is low, it should be noted that the lack of known sites dating to these 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 archaeological sites. The Geophysical survey carried out on the site has detected several anomalies that are potentially archaeological in nature.

In view of the above the following staged condition is proposed:

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 hope the above is helpful and would be pleased to discuss further if required.

Yours sincerely

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Jake Warrender
Archaeological Officer

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