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

Date: 02/12/25

Re: 20250992

Outline application for the erection of up to 350 residential dwellings, public open space and associated works. Approval is sought for the principle means of vehicular access from Wrotham Road and all other matters are reserved.

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. 200 south 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 within the vicinity of the church.

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

The Desk based assessment suggests a possible paleochannel extends into the site through superficial head deposits and considers the potential for Palaeolithic archaeology within the Site to be moderate. While the DBA suggests that potential for evidence of settlement from later 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 has detected several anomalies that are potentially archaeological in nature.

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Built heritage assets are located on the boundaries of the site to the north and west. The green lane telephone exchange bunker dating to the Cold War is located to the immediate north of the site.

Specifically, regarding access to the site from Wrotham Road, two built moments present on the road should be considered when siting the access point these are TQ 6438 6663 a milestone and TQ 66 NW 126 George VI pillar box.

In view of the size of the site and the potential for as yet unknown significant archaeology, I would recommend that a programme of pre-determination trial trenching is carried out the site targeting identified geophysical anomalies and the area of the site to the south located towards the St John Church.

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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