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**Heritage Conservation
Planning & Environment**
County Hall
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Ask for: Jacob Warrender
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19 January 2026

Re: 20251233 - Rose Farm, Downs Road, Istead Rise, Gravesend Kent

Outline application for the demolition of 64 Downs Road and erection of up to 154No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.

Location: Land West Of, Norwood Lane, Meopham, Gravesend, Kent

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

I will defer to your Conservation Officer in respect of Built Heritage matters and focus here on archaeological interest.

The site lies within an area of multi-period background archaeological potential. However, there is presently little known about the below-ground archaeological potential of the site, which will include geoarchaeological interest related to a dry valley in the centre of the site. There are no designated archaeological sites within the site or within 1km of the site.

The useful DBA included as part of the application highlights that there is evidence for pre-historic activity within close proximity to the Site, primarily relating to cropmarks and findspots of Bronze Age and Iron Age date and that considerable quantities of Roman metalwork has been recovered during metal-detecting within the general vicinity of the site.

No geophysical magnetometer survey has been carried out on the site, and this would have been our preferred methodology to inform our opinion potentially followed by targeted trial trenching. This has been previously recommended by my predecessor when asked for an opinion in July 2025 and it is still recommended that

a magnetometer survey is carried out at this stage, if possible due to access constraints.

Given the above I do not raise an objection to the proposed development but recommend that provision is made in any forthcoming consent for archaeological evaluation to be followed by mitigation and / or further investigation as appropriate.

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 would be happy to discuss any of the above further and provide the applicant with a brief for the archaeological works on request.

Yours sincerely

Jacob Warrender

Senior Archaeological Officer
KCC Heritage Conservation