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Archaeological Desk-Based Assessment

Land at Camer Road, Meopham

Iceni Projects Limited on behalf of
The McManus Family

October 2025

ICENI PROJECTS LIMITED
ON BEHALF OF THE
MCMANUS FAMILY



Iceni Projects

Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT

Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ

Glasgow: 201 West George Street, Glasgow, G2 2LW

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M26FW

t: 020 3640 8508 | w: [iceniprojects.com](https://www.iceniprojects.com) | e: mail@iceniprojects.com
linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

Archaeological Desk-Based
Assessment

Archaeological Desk-Based Assessment
of the Proposed Development at
Land at Camer Road, Meopham

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Report by	Giulia Rossi, ACIfA Senior Archaeologist, Archaeology
Reviewed by	Nina Olofsson Senior Project Manager, Archaeology
Approved by	Stefano Ricchi, MCIfA Senior Project Manager, Archaeology
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Non-technical Summary

Iceni Project has been commissioned by The McManus Family to carry out an Archaeological Desk-Based Assessment in advance of the Proposed Development on the Site Land at Camer Road, Meopham.

This Archaeological Desk-Based Assessment assesses the potential presence and significance of archaeological assets on the Site, and the impact of the Proposed Development on such assets. Historic structures, above-ground heritage assets and their setting are not specifically considered in this assessment except where they are relevant to the archaeological interpretation of the Site.

The Proposed Development comprises up to 760 dwellings, a two-form entry primary school, open space, including sports and recreation facilities, and landscaping.

This assessment concludes that the potential presence and Significance of archaeology on the Site is as follows:

- **Low Potential** for prehistoric remains relating to occasional or ephemeral activities of **Local Significance**.
- **Low Potential** for Roman remains relating to stray finds associated with low-intensity or transient activity of **Local Significance**
- **Low Potential** for medieval remains relating to residual finds related to the broader historic landscape and associated land use of **Local Significance**
- **Moderate Potential** for post-medieval remains relating to domestic, agricultural, and local trade activities of **Local Significance**.

This report concludes that the Proposed Development has potential to impact buried heritage assets within the Site, where present.

This document will assist the Local Planning Authority in determining whether planning consent is permissible with consideration to the Local Plan and the National Planning Policy Framework. Furthermore, this assessment will assist the Local Planning Authority in determining whether further non-intrusive and/or intrusive archaeological evaluation is required in this instance to inform a decision on the planning application, or whether any such requirement can be addressed via planning condition.

1. Introduction

1.1. Overview

- 1.1.1 This Archaeological Desk-Based Assessment (DBA) has been prepared by Iceni Projects on behalf of Mrs Gail McManus to support a full planning application at Site Land at Camer Road, Hook Green, Gravesend DA13 0XY ('the Site', Figure 1). The purpose of this document is to assess, as far as reasonably possible using existing records, the potential nature, extent, and significance of the buried heritage within the Site, identify the potential for unknown assets, and evaluate the potential impact on the historic environment arising from the development ('the Proposed Development').
- 1.1.2 This document has also been undertaken in accordance with the relevant Legislation, Policy, and Technical Guidance. A full summary of the relevant professional Technical Guidance is provided in **Section 3** and **Appendix A**, which also includes an overview of the relevant Historic England policy and Chartered Institute for Archaeologists (CIfA).
- 1.1.3 A Historic Environmental Record (HER) search of a 1km radius from the Site boundary has been utilised to produce a comprehensive baseline of the archaeological background of the Site (Figure 2 and Figure 3).

1.2. Site Location

- 1.2.1 The Site is located to the east of the village of Meopham and to the southwest of the village of Sole Street within the administrative area of Gravesham Borough Council. The site comprises approximately 43ha of arable land.
- 1.2.2 The approximate centre of the Site lies at National Grid Reference 565058, 167488.
- 1.2.3 The site lies in two Archaeological Notification Areas (ANAs) designated for its Medium Palaeolithic potential and as an area of multi-period background potential.

1.3. Planning Background and Description of Development

- 1.3.1 In the context of planning and development, the conservation of the historic environment is a material consideration. Section 16 of the National Planning Policy Framework (NPPF) (updated December 2024) specifically Paragraphs 202 to 221 address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development.

Policy CS20: Heritage and the Historic Environment included in the Gravesham Local Plan Core Strategy and Local Plan Policies Map (2014) addresses the archaeological heritage assets as follow:

The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay

or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present.

5.16.11 Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough.

These include:

- *Gravesend Town Centre, its development as a heritage riverside town, and its*
- *setting;*
- *The Borough's urban and rural conservation areas; and*
- *Surviving built features and archaeology relating to the Borough's maritime,*
- *military, industrial and transport history.*

5.16.12 When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

1.3.2 A comprehensive summary of all the relevant planning legislation and policy is provided in **Appendix A.**

1.4. Consultation

1.4.1 On the 18th of July 2025, a HER search of a 1km radius from the Site boundary was submitted to the Kent HER (KHER). This was acknowledged, and the records issued on the 28th of July 2025 by the HER Officer.

1.4.2 Once complete, this assessment will be sent to the Archaeological Advisor.

2. Objectives

2.1. Scope

2.1.1 Paragraph 207 of the National Planning Policy Framework (NPPF) advises that:

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.1.2 The aim of this DBA is to provide the Local Planning Authority with sufficient information to determine whether or not consent is justifiable with consideration to how the Proposed Development will affect any buried heritage assets surviving on site.

2.1.3 The purpose is to identify all known assets potentially affected by the Proposed Development, and the potential for currently unknown buried heritage assets; to gain an understanding of the buried heritage resource in order to understand their Significance and to inform strategies for evaluation, mitigation, or management as appropriate.

2.1.4 Any archaeological remains present with Site have the potential to contribute to the research questions and research agenda set out in the South East Research Framework.¹

2.2. Standard and Guidance

2.2.1 This document has been undertaken pursuant to the professional guidance issued within the ClfA guideline (2014b) for Desk-Based Assessments as:

Standard

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent, and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

Guidance

A desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature,

¹ <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national, or international context as appropriate.

2.2.2 To summarise, the key aims of this Archaeological DBA are to:

- Identify and map all the known designated heritage assets and non-designated buried heritage assets within the Site and surrounding Study Area;
- Describe the Significance of such assets;
- Assess the potential for unknown buried heritage assets that may be affected by the proposals;
- Identify the extent of previous ground disturbance which may have affected buried heritage assets survival; and,
- Assess the likely impacts upon the significance of the assets arising from the Proposed Development.

3. Methodology and Sources Consulted

3.1.1 This section presents the definition and describes the technical methods used to determine the **Archaeological Potential** of the Site, and the **Significance** of the buried heritage assets potentially affected by the Proposed Development.

3.2. *Archaeological Potential*

3.2.1 **Archaeological Potential** takes into consideration the possibility that unrecorded buried heritage assets may survive within the Site in addition to the known baseline.

3.2.2 The **Archaeological Potential** is assessed based on existing baseline evidence and the likely preservation of known or unknown buried heritage assets within the Site, considering previous ground disturbances. However, the physical nature and extent of any surviving archaeological resources cannot be fully confirmed without further investigation. As such, the potential is determined through professional judgment and expertise, informed by the available baseline data.

3.2.3 The **Potential** for surviving unknown buried heritage assets of various periods is defined within this assessment as presented in Table 1:

Table 1 Archaeological Potential

Potential	Description of Assets
High	The available evidence suggests a high likelihood for past activity within the Site and a strong potential for archaeological evidence to survive intact or reasonably intact.
Moderate	The available evidence suggests a reasonable likelihood for past activity within the Site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant.
Low	The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the Site, although some minor land-use may have occurred.
Uncertain	Insufficient information to assess.

3.2.4 Archaeological potential may be reduced based on known historic or modern impacts.

3.3. *Archaeological Significance*

3.3.1 Archaeological Significance considers the relative importance of heritage assets, whether known or yet to be discovered, in terms of their historic, cultural, scientific, or social value. This includes both designated assets and non-designated assets that may contribute to our understanding of the past.

3.3.2 The Significance of archaeological remains is assessed based on a range of factors, such as rarity, condition, context, potential for future research, and contribution to broader historic narratives. While some aspects of significance can be inferred from baseline data, full understanding often requires detailed investigation. Therefore, significance is determined using professional judgment, informed by established criteria and the best available evidence.

3.3.3 Significance may be reduced based on known historic or modern impacts.

3.3.4 The Significance of buried heritage assets is defined in this report as presented in Table 2:

Table 2 Archaeological Significance

Significance	Designation of Asset
International (Very High / Highest Importance)	Heritage assets of international importance, subject to the highest level of protection. Essential for understanding the cultural, historic, architectural, and aesthetic significance of the environment. Examples: • World Heritage Sites: Outstanding universal value on an international level. • Scheduled Monuments: Sites with exceptional archaeological interest, protected under UK law. • Grade I Listed Buildings: Buildings of exceptional architectural and historical value. • Grade I Registered Parks and Gardens: Parks and gardens of exceptional historical or artistic significance. • Protected Wrecks: Submerged historic remains, legally protected. • Well-Preserved Historic Landscapes: Integral to understanding past societies, often subject to the highest conservation standards.
National (High)	Archaeological sites designated or undesignated, with well-preserved or in situ structures, significant historical sensitivity, or strong evidence of past human activity. These sites offer historical, archaeological, and sometimes cultural value. Examples: • Grade II Registered Parks and Gardens: Sites of special historical or artistic value. • Conservation Areas: Areas of special architectural or historic interest. • Designated Historic Battlefields: Sites of significant historical battles. • Grade II Listed Buildings: Buildings of special architectural or historical value. • Burial Grounds: Sites with archaeological or cultural value. • Protected Heritage Landscapes: Such as Ancient Woodland, preserved for their historical, ecological, or cultural significance.
Regional (Medium)	Undesignated sites with evidence of past human activity, contributing to local or district-level research and knowledge. These assets have potential historical value and may contain structures or features with research potential. Examples: • Historic Village Settlements: Evidence of past settlements. • Historic Field Systems and Boundaries: Agricultural or land-use patterns. • Historic Road Systems: Evidence of past transportation routes.
Local Area / Parish (Low)	Heritage assets with local significance, contributing to community or regional history but lacking broader importance. These sites often have limited research value and typically lack significant preservation. Examples: • Historic Field Systems and Boundaries: Local remains of land-use patterns. • Agricultural Features: Such as ridge and furrow field systems. • Ephemeral Archaeological Evidence: Temporary or poorly preserved remains. • Artefacts of Poor Contextual Stratigraphy: Items with limited archaeological value.

Negligible (Very Low)	Assets with minimal or no archaeological or historical value. They are highly disturbed, damaged, or destroyed, offering little to no insight into the past. These assets have no significant contribution to research or heritage understanding. Examples: • Destroyed Objects: Items no longer in existence. • Buildings of No Architectural Merit: Structures of no historical or architectural value. • Modern Landscape Features: Features like quarries or modern drains. • Disturbances: Modern intrusions that compromise historic integrity.
Unknown	Insufficient information exists to assess the significance of the asset or assets. Further investigation is required to determine the value.

3.3.5 Potential and Significance definitions detailed above are based on guidance in the following documents:

- ClfA, 2014, *Standards and Guidance for Historic Environment Desk-Based Assessment*;
- Historic England, 2017, *Good Practice Advice in Planning Note 3*;
- Historic England, 2017, *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*
- Historic England 2022, *Planning and Archaeology: Historic England Advice Note 17*

3.4. Sources

3.4.1 The following sources were consulted in the production of this assessment:

- **Archaeological Data Service (ADS)** - A comprehensive archive of published and unpublished fieldwork reports.
- **British Geological Survey (BGS)** - Solid and Drift geology digital mapping and geological borehole data where applicable.
- **Details of the Proposed Development** - Existing and proposed development plans, topographical survey, geotechnical / site investigation report, contamination report, unexploded ordnance assessment, details of existing services and utilities report.
- **Historic England** - Information on statutory designated assets data including the National Heritage List for England (NHLE), World Heritage Sites, Scheduled Monuments, Listed buildings, and any identified Heritage at Risk.
- **Historic Environment Record (HER)** – Information on archaeological findspots, locally listed buildings, archaeological designation, and the results of previous archaeological investigations within the Site and in the surrounding Study Area. The HER Data was obtained in July 2025;
- **Host Authority planning policies** - Details within the Gravehsam Local Plan's and other information on historic environment policies, conservation areas and locally listed buildings where published online.
- **National Library of Scotland (NLS)** - Ordnance Survey (OS) maps from their historic first edition through to modern OS mapping. Earlier historic maps were also consulted where available.

- **LIDAR** - Lidar imagery as available from:
<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=d45dabecf5541f18255e12e5cd5f85a&mobileBreakPoint=300;>
- **Site Reports** - Reports on past archaeological investigations within the Site.

3.5. *Site Visit / Archive Visit*

3.5.1 A site visit was undertaken by the Iceni Archaeology Team in September 2025, during which a visual assessment and photographic survey have been carried out to understand topography, ground disturbance, the existing land use and to assess the suitability for any intrusive archaeological work required. Where relevant, the results of the site visit have been incorporated in **Section 5: Archaeological and Historical Background**.

3.5.2 For the production of this assessment, an archive visit was not undertaken, due to the variety of resources available at the time of the writing (Section 3.4.1). These sources were deemed sufficient to assess the nature, extent and significance of the historic environment within the Site.

4. Limitations and Assumptions

4.1. *Limitations*

- 4.1.1 The KHER is not a record of all surviving heritage assets, but only of all the known buried heritage assets recorded in the area. The HER data does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 4.1.2 The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained without ground investigation.
- 4.1.3 Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.
- 4.1.4 No recent geotechnical data is available for the Site.

4.2. *Assumptions*

- 4.2.1 The assessment has relied upon data and records provided by third parties, and therefore it has been assumed that this information is accurate and up to date at the time of reporting.

5. Archaeological and Historical Background

5.1. Study Areas and scope

- 5.1.1 To assess the archaeological potential and significance of the Proposed Development, data has been obtained from the Kent HER within a 1km radius of the boundary of the Site. The KHER data has been examined to identify known archaeological sites and to develop an archaeological baseline by predicting potential archaeological survival on Site.
- 5.1.2 References to archaeological interventions, findspots, and monuments in Figures 2 and Figure 3 will be presented in parenthesis throughout this document.
- 5.1.3 Historic structures (Built Heritage) are not specifically considered within this assessment except where they are relevant to the archaeological interpretation of the Site.

5.2. Geology

- 5.2.1 British Geological Survey (BGS, 2025) records show that the Site is primarily underlain by the Seaford Chalk Formation, comprising white, fine- to medium-grained chalk with occasional flint nodules. An area of the Thanet Formation has been identified in the eastern part of the Site. In the northeastern and northwestern parts, superficial deposits are also recorded, specifically Head deposits, which consist of poorly sorted clay, silt, sand, and gravel formed by solifluction (Figure 4).

5.3. Topography

- 5.3.1 The Site comprises approximately 43 hectares of arable land, located to the east of Meopham and southwest of Sole Street, within the administrative area of Gravesham Borough Council. Irregular in shape, it is bounded by Norwood Lane to the west and south, Camer Road to the south and east, and a railway line running along the northern edge. The topography of the Site slopes gently from south to north, with ground levels falling from c. 102 m above Ordnance Datum (AOD) in the south to around 90 m AOD at the northern boundary. Field boundaries are generally open, defined mainly by roads, with limited internal subdivision. The Site lies within a semi-open agricultural landscape, with views across the surrounding countryside partially influenced by boundary features and local infrastructure.

5.4. Designated Heritage Assets²

- 5.4.1 The Site does not contain any heritage assets designated as being of national importance, such as listed buildings or Parks and Gardens of Special Historic Interest. However, the Site is surrounded by Grade II listed buildings, such as Norwood Farmhouse on the western boundary of the Site (LEN: 1039912). The nearest Grade I listed building is Parish Church of St John the Baptist, approximately 1km south-west of the Site. The nearest Scheduled Monument is deserted medieval manorial settlement of Cossington, approximately 1.2km from the Site.

² The Description of the Scheduled Monuments is provided in Appendix D.

5.5. *Archaeological Notification Areas (ANAs)*

5.5.1 The Site is located within two different ANAs. Most of the Site falls within ANA 59, whilst the portion along the northern edge falls within ANA 3 (Figure 5). Both areas are designated as having medium or some potential for Palaeolithic and multi-period archaeological deposits.

5.6. *Prehistoric period (Palaeolithic to Iron Age – before AD 43)*

5.6.1 The prehistoric is a broad period comprising the Palaeolithic (c.500,000 – 10,000BC), Mesolithic (c.10,000 – 4,000BC), Neolithic (c.4,000 – 2,500BC), Bronze Age (c.2,500 – 700BC), and Iron Age (c.700BC – 43AD). Continuous human occupation of Britain began as the climate improved at the end of the last Ice Age, with nomadic hunter gatherer societies exploiting wild plants and animals. Farming was first introduced from the continent to Britain around 4000BC and was accompanied by changes in pottery, burial customs, new types of monuments and a sedentary population. The arrival of metalworking in the Bronze Age saw a gradual shift in burial practices, an increase in permanent occupational evidence, distinctive field systems and ceremonial landscape monuments. During the Iron Age, elaborate hillfort type structures are constructed, with evidence of ritual offerings and fine iron metalwork suggestive of a warrior aristocracy and the emergence of extensive tribal territories.

5.6.2 Although there are no records of prehistoric finds or features within the Site recorded on the KHER, the Study Area has yielded a variety of significant prehistoric finds, spanning from the Palaeolithic through to the Iron Age, though these discoveries are relatively sparse and are the result of occasional recoveries by the public and amateur archaeologists.

5.6.3 Surface finds from the late 19th century include eight Palaeolithic handaxes, with at least seven additional handaxes documented in the 1960s, and, located 990m south of the Site (MWX20789). A Mesolithic stone lithic implement was found 700m east of the Site (MKE66663). From the Neolithic period, a polished axe was discovered approximately 180m east of the Site (MKE1382), while a Bronze Age axe was found 600m northeast of Site (MKE1363) and a Bronze Age copper alloy awl was discovered 560m north of the Site (MKE67121). Additionally, coins from various periods have been unearthed in the area; in Cobham, coins include a Phoenician, a Carthaginian, one of Alexander the Great, four from Syracuse from the third century B.C., a Greek coin, and one from Cilicia dating to about 200 B.C., as well as two Egyptian coins from the 2nd century B.C. found 600m from the Site (MKE1355). Iron Age copper alloy coins have been recorded c. 935m north (MKE66685; MKE67175) and 900m south of the Site (MKE120866; MKE95448). Furthermore, a sarsen stone incorporated into the fabric of St John the Baptist Church in Meopham, located 980m south of the Site, suggests prehistoric or Roman significance, although its importance is not clearly established (MKE1433).

5.6.4 The scattered nature of the prehistoric evidence within the Study Area suggests limited activity during the prehistoric period, with no indication of permanent settlement. This pattern implies that the region was likely used intermittently for specific or seasonal activities rather than sustained occupation. In the western part of the Study Area, where Head deposits are recorded

and the topography begins to slope towards a dry valley, there may be Palaeolithic potential.

5.7. *Roman period (AD 43 – 410)*

5.7.1 The Roman invasion in AD43 brought an end to the prehistoric period in Britain.

5.7.2 Although there are no records of Roman finds or features within the Site recorded on the KHER, the Roman period is represented in the study area by a scattered distribution of artefacts, with no evidence for settlement, suggesting low-intensity and possibly transitory activity. Within the Site itself, a Roman copper alloy *nummus* of Constantine I has been recorded towards the southern boundary (MKE120881).

5.7.3 Other isolated finds include a Roman copper alloy disc brooch located approximately 800m to the northeast (MKE66608), and a plate brooch in the form of a sandal sole found around 920m north of the Site (MKE66664). In Henley Wood, c. 900m southeast of the Site, several discoveries have been made, including a small vase of Durobrivian ware, a Castor urn, and references to a possible enclosure formed by a rampart and shallow ditch, although the interpretation remains uncertain (MKE1368).

5.7.4 Roman pottery was also recovered from St Mildred's churchyard, approximately 650m northwest of the Site, during test-pitting in 2011, where mid-2nd to late 3rd century sherds were found sealing a grave (EKE11540; MKE78330).

5.7.5 Additional isolated coin finds include a worn As of Vespasian from Nurstead Wood (MKE1407), sparse coins approximately 415m northwest of the Site (MKE58423), and a small group of Roman coins with an enamelled brooch fragment found c. 860m to the north (MKE66661). Further coins have been recorded in the surrounding area (MKE67176; MKE67177; MKE67091; MKE67090).

5.7.6 An account from the early 20th century adds to the record an urn (MKE113301) containing coins (MKE113305) found in a field near Little Buckland, formerly known as 'Old Lands', by a local man, who reported the discovery had taken place approximately fifty years earlier. This find, located roughly 1km east of the Site, is of uncertain Roman date.

5.7.7 Taken together, these finds suggest occasional Roman-period presence or activity in the wider landscape, but no evidence for sustained occupation or settlement within the immediate vicinity of the Site.

5.8. *Saxon and Medieval Period (AD 410 –1485)*

5.8.1 Meopham is the closest historic village to the Site and is recorded in the Domesday Book of 1086 under the name "Mepeham". At the time, it was part of the Lathe of Aylesford and within the Hundred of Toltingtrough, in the county of Kent. The entry describes Meopham as a relatively substantial settlement with arable land, meadow, and woodland, along with a church, indicating an established and organised community. The recorded population included villagers, smallholders, and slaves, suggesting a structured and economically active agricultural settlement by the late 11th century.

5.8.2 Documentary evidence indicates that Meopham was an Anglo-Saxon settlement, described in secondary sources as a group of Saxon wooden buildings located c. 880 m south of Site

(MKE1447), with primary sources mentioning the area as early as 788, and again in 939, 955–995, and 961. Of particular note is the will of Byrhtic, dating to around 955–995, as recorded by a 16th-century antiquarian. Further evidence of medieval activity includes a ruined building, possibly medieval in date, adjoining Nurstead Court c. 605 m west of the Site (MKE1435), and the parish church built of flint and ragstone in the 14th or 15th century, located c. 635m northwest of the Site (MKE1404).

5.8.3 The Church of St John the Baptist (MKE1392), a Grade I listed building located c. 1 km south of the Site, was constructed between 1320 and 1325 during the primacy of Simon de Mepham. The church, built of ragstone and flint, suffered partial rebuilding after the earthquake of 1326. It comprises a large chancel, the Lady Chapel (now vestry), a two-aisled nave, north and south porches, and a west tower. Nineteenth-century restorations included reroofing in 1858 and raising the tower and refurbishing the chancel in 1874. Inside is a pulpit made in 1682, originally from St Margaret's, Westminster.

5.8.4 Artefactual finds include a copper alloy mirror case recorded c. 540 m northwest (MKE57960), and an early medieval silver hooked tag c. 972 m northwest of the Site (MKE67168). Additional early medieval finds in the southern part of the study area include a lead gaming piece (MKE110610) and a copper alloy mount (MKE110609), located approximately 600m and 660m south of the Site, respectively.

5.8.5 To the northeast, c. 800m from the Site, a lead weight has been recorded (MKE66648), along with a copper alloy dagger (MKE66645) and multiple coin finds ranging from 660m to 700m northeast (MKE66643; MKE66644; MKE66646; MKE66653; MKE66654; MKE66655).

5.8.6 Overall, these finds indicate more concentrated and sustained activity during the medieval period in the surrounding landscape, with Meopham functioning as an established rural centre.

5.9. *Post-medieval to Modern Period (AD 1485 – present)*

5.9.1 Meopham parish developed as a linear settlement along the main Gravesend-Wrotham Road, with manorial estates shaping its medieval landscape. The 19th century saw the construction of the turnpike road in 1825 and railway station constructed in 1861 with a larger suburban expansion focussed in the northern part of Meopham in the early-late 20th century.

5.9.2 Within and around the Site, evidence from the post-medieval period reflects a landscape of established rural activity, agricultural development, and local trade. Standing structures demonstrate the organised farming practices of the period. A range of small finds indicate everyday domestic use, personal ownership, and the circulation of currency in the local area. Collectively, these remains illustrate the Site's role as part of a working rural community during the post-medieval period, contributing to both subsistence farming and the wider local economy.

5.9.3 Within the western boundary of the Site lies a loose courtyard plan farmstead with buildings on two sides of the yard (MKE84228). This 17th century structure is closely associated with Norwood Farmhouse, a Grade II listed building, and reflects the agricultural organisation of the period (MKE27575; LEN: 1039912). On the eastern edge of the Site, a post-medieval outfarm

of regular L-plan form (MKE84310) provides further evidence of the area's long-standing farming activity.

- 5.9.4 Adjacent to the eastern boundary, Camer Park (MKE43971) was laid out in the 18th century as a country park of unknown size, representing a shift from purely agricultural land use to landscaped amenity space. It remained privately owned until becoming a public park in 1971.
- 5.9.5 The Tithe Map of 1838 (not reproduced) depicts most of the land within the Site in ownership of William Masters Smith (1802 – 1861) who was the landholder of the nearby Camer Estate. In 1875 the land within the Site and the wider Camer estate was inherited by William Smith-Masters (1850 – 1937). The land is shown as a mixture of meadows, arable grazing land, with small number of copses. The OS Map (not reproduced) shows the Site as large open agricultural fields, likely maintained as such owing to the long period of ownership by the Masters Family from the 16th century until the late 20th century.
- 5.9.6 A Varnish factory was located on a small portion of the north west of the Site, which has since been developed with housing. It was first established in the late 18th century by Mr Leeming and possibly built on land formerly in the ownership of the Smith family. It was demolished in the late 20th century and developed as housing.
- 5.9.7 The Chatham Line runs along the northern boundary of the Site, forming part of a key regional transport route (MKE440410). The East Kent Railway Company, inaugurated in 1853, was authorised to construct an extension from the North Kent Line at Strood to Canterbury, with a further link to Faversham Quay and a planned branch to join the South Eastern at Chilham—although the latter was never completed. As part of this development, Sole Street Station (MKE8411), immediately north of the Site, opened in 1860, providing improved transport connections and contributing to local population growth. By 1888, St Mary's Church Room (MKE106286), one of the original 'Tin Tabernacles', had been built c. 140 m north of the Site to serve the expanding community centred around the station.
- 5.9.8 OS maps from 1896 (Figure 6) and 1908 (Figure 7) depict the Site in a form that is still largely recognisable today. By the late 19th century, Blundells Shaw small woodland was already well established at the centre of the Site, forming a prominent natural feature within the surrounding agricultural landscape. The overall pattern of field divisions was also firmly in place, indicating that the basic agricultural framework had been set by this time. Norwood Farmhouse, along with the farmhouse located within the Site boundary (MKE84228; MKE84310), are both clearly shown, reflecting the continued presence of established farmsteads that had likely been in operation for centuries. The northeast and northwest portions of the Site appear more intensively subdivided on these historic maps, with a greater number of allotment-like plots than exist today, suggesting a period of more intensive local cultivation or a different approach to land management at the turn of the century. Despite these smaller-scale variations, the principal field layout visible on the 1896 and 1908 maps has endured, remaining virtually unchanged into the present day and preserving a strong sense of the Site's historic rural character.
- 5.9.9 The 20th century saw the area take on strategic importance during wartime. In 1941, Hansworth

House (MKE41927), a large brick house with a pitched roof c. 600 m north of the Site, was used as a Second World War divisional headquarters, a role it appears to have fulfilled until at least 1942. Not far away, Hartland House (MKE41930), c. 510 m north of the Site, became the Home Guard Command Post, adapted from an existing brick house with a pitched roof. Remarkably, until 1968, one room still contained a map showing the positions of A, B, and C Platoons of the Cobham Home Guard.

- 5.9.10 Around the end of 1939, a park for civil defence vehicles (MKE41897) was established in the grounds of the Railway Tavern at Sole Street, c. 40 m northeast of the Site. Designed to accommodate 16 vehicles, it also included a First Aid Post and splinter-proof shelter for its staff. A Second World War anti-aircraft searchlight site (MKE41767) was positioned in a paddock just south of Sole Street, c. 45 m east of the Site, while a balloon barrage site (MKE41761) was located east of an orchard at Hook Green, near Meopham, c. 570 m west of the Site. Neither of these sites now retains visible remains.
- 5.9.11 In the Cold War period, the Green Lane telephone exchange bunker (MKE41939) was constructed c. 425 m south of the Site, adding a later layer of defensive infrastructure. A dew pond (MKE127659), recorded only on the 2nd edition map, lay c. 530 m southeast of the Site and is a reminder of the area's earlier rural water-management practices.
- 5.9.12 A number of isolated finds further enrich the picture of the Site's history. 17th century discoveries include a broken copper-alloy crotal bell (MKE75672) found c. 585 m west of the Site, and a complete copper-alloy half penny token (MKE67488) from c. 430 m west. Near the farmstead, c. 35m west from the Site boundary, a cast copper-alloy medallion dating to c. 1700-1800 (MKE120868) was recovered. Other finds include a post-medieval silver coin (MKE120884) from c. 785 m south, a copper-alloy seal matrix (MKE66609) from c. 700 m northeast, and both a copper-alloy token (MKE66650) and copper-alloy vessel (MKE66649) from c. 790 m northeast. These artefacts, alongside the surviving buildings and landscape features, reflect everyday rural life, trade, and personal identity in the post-medieval period.
- 5.9.13 The Site has broadly remained as arable parcels into the 20th century with some erosion of former field boundaries, subdivision, expansion and clearing of shaw's. The land has broadly maintained dimensions similar to its historic form apart from the areas of the suburban expansion to the north within parcels of the former varnish factory and around Norwood Farmhouse. Routes through the Site were more frequently utilised and better defined but have largely degraded in the present to tracks along field boundaries.

5.10. *Undated*

- 5.10.1 An undated cropmark feature has been identified approximately 1km south of the Site, visible on a 2013 Google Earth image. The cropmark appears to show a number of possible ring ditches to the north of Foxendown Farm, c. 1 km south of the Site (MKE91248). Although the exact date and function of these features remain unclear, they are located not far from the supposed location of the Saxon village at Meopham (MKE1447), raising the possibility of a relationship with early historic activity in the area.

5.10.2 Camer Road is encompasses an ancient road following a ridgeway. The wider HER data outside the Study Area indicate settlements following the ancient ridgeway.

5.11. *Archaeological Investigation as part of the Proposed Development*

5.11.1 A geophysical survey was requested by the Archaeological Advisor to the LPA to further ascertain the potential of the buried archaeological assets. The survey was undertaken in September 2025 concluding anomalies of natural and undermined origin with modern activity in the form of green waste visible in the data (Magnitude Surveys 2025).

6. Archaeological Potential and Significance

6.1. *Factors affecting archaeological survival*

- 6.1.1 A review has been undertaken of the sources detailed in **Section 5** to inform the statement on the potential for archaeological evidence originating from the various periods summarised below.
- 6.1.2 HER data provides only a partial reflection of the buried archaeological record, and the true archaeological potential of the area may therefore be higher than suggested. Historic impacts, such as past land use and development, are also taken into consideration when assessing potential.
- 6.1.3 It should be noted that there is currently a lack of archaeological field evaluation data for the site. Consequently, any comments on the potential and significance of archaeological remains must be treated with caution. Our understanding is based primarily on desk-based research and the geophysical survey undertaken on Site, which provides a limited perspective on what may survive below ground.
- 6.1.4 Historic and modern impacts are taken into consideration when assessing **Potential** and **Significance** of archaeological assets.
- 6.1.5 Cartographic sources suggest that the Site has seen consistent use as agricultural land from at least the late 19th century, with the core field pattern, farmsteads, and Blundells Shaw woodland remaining largely unchanged into the present day. Historic maps indicate only minor alterations, such as a greater subdivision of fields into allotment-like plots in the northeast and northwest during the late 19th century, which were later consolidated. The presence of Norwood Farmhouse, ancillary agricultural buildings, and later transport infrastructure such as the Chatham Line and Sole Street Station reflect incremental but localised change, without large-scale redevelopment. Overall, the map regression indicates long-term stability of land use, with agricultural and woodland cover likely contributing to good preservation potential for subsurface archaeological deposits, except in areas subject to building construction.
- 6.1.6 It is expected that localised disturbances and truncations related to the removal or addition of field boundaries, as well as the construction and demolition activities associated with structures and ancillary buildings, may have had a localised detrimental effect on archaeological deposits present within the footprint of these activities.
- 6.1.7 Ploughing and other routine agricultural activities may also have truncated or disturbed archaeological deposits across the Site. However, the extent and severity of any such impacts remain uncertain, as the level, depth, and presence of archaeological remains are currently unknown.

6.2. *Archaeological Potential and Significance*

Prehistoric

- 6.2.1 There is **Low Potential** for well-preserved prehistoric remains within the Site, with any surviving deposits likely relating to occasional or ephemeral activities rather than permanent occupation. The significance of such remains is considered **Negligible** to **Local** in scale

depending on their nature, extent and state of preservation.

Roman

- 6.2.2 There is **Low Potential** for substantial Roman archaeological deposits within the Site. Broadly, surviving Roman remains, if present, are expected to consist of scattered artefacts such as coins and small items related to fleeting human activity rather than permanent settlement or extensive land use. The intensity of Roman activity appears low and episodic. Any remains present are likely to be limited to stray finds associated with low-intensity or transient activity, resulting in a significance level assessed as **Negligible** to **Local**. This range reflects the current uncertainty regarding the presence, extent, and preservation of archaeological deposits.

Saxon and medieval

- 6.2.3 There is **Low Potential** for substantial Saxon and Medieval archaeological deposits within the Site. Remains, if present, are expected to consist of scattered artefacts such as metal objects, coins, and structural remnants associated with intermittent rural settlement and agricultural activities rather than dense habitation or urban development. The intensity of Saxon and Medieval activity in the area appears moderate and focused around nearby Meopham as an established rural centre. Any deposits are likely limited to residual finds related to the broader historic landscape and associated land use. Overall, the significance of any Saxon and Medieval archaeological remains within the Site is considered **Negligible** to **Local**.
- 6.2.4 This range reflects the current uncertainty regarding the presence, extent, and preservation of archaeological deposits.

Post-medieval

- 6.2.5 There is **Moderate Potential** for post-medieval archaeological deposits within the Site, reflecting established rural and agricultural use from the 17th century onward. Surviving remains are likely to include farmstead structures, outbuildings, field boundaries, and artefacts related to domestic, agricultural, and local trade activities. The significance of post-medieval archaeological remains within the Site is assessed as **Local**.

7. Impact of Proposals

7.1.1 The Proposed Development (Figure 8) is described as follows:

“erection of up to 760 dwellings, a two-form entry primary school, open space including sports and recreation facilities, and landscaping.”

7.1.2 At the time of writing, the Proposed Development has not reached the design freeze stage, so the full depth, type, and extent of development impacts and the extent of design and construction impacts are unknown.

7.1.3 Design and construction impacts can include, but are not limited to: ground clearance, levelling, landscaping, stripping, and all types of excavation, including those for services, foundations, and crane bases.

7.1.4 Other types of indirect impacts (i.e. not associated with the design) may also impact upon below ground remains such as ground compaction associated with hardstanding/ the installation of welfare as well as wheel-rutting from excavators and machinery.

7.1.5 As the depth of the archaeological horizon is currently not know, any topsoil removal or below ground level impact may result in detrimental effects on any surviving archaeological remains, in the form of partial or complete truncation, compaction and displacement.

7.1.6 A high level, provisional assessment of the development impact is as follows:

- Attenuation features and SuDS - these features which are likely to require deep excavation likely to fully truncate and remove any surviving archaeology;
- New structures – may require deep excavation depending on the extent of the proposed foundations which would fully truncate and remove any surviving archaeology. The footprint of the proposed buildings (if / where foundations are not required), would partially truncate, compact or displace archaeology; and,
- Proposed landscaping – the proposed localised landscape works (focal spaces, drives and throughfares and recreational routes) may require localised excavation and ground levelling, which may partially truncate, compact and / or displace archaeology.

7.1.7 This impact assessment will require updating when detailed designs are finalised

8. Conclusion

8.1. Conclusion

- 8.1.1 The primary objectives of this DBA were to identify all known assets potentially affected by the Proposed Development, and the potential for currently unknown buried heritage assets; to gain an understanding of the buried heritage resource in order to understand their Significance; and, to inform subsequent strategies for evaluation, mitigation, or management as appropriate.
- 8.1.2 No designated assets are present within the Site boundary, and there are no records of previous archaeological excavations on the site. However, the site lies within two ANAs.
- 8.1.3 With consideration to the archaeology recorded within the 1km Study Area and the nature of the Site's topography, geology, archaeological, and historical background there is **Low Potential** for surviving archaeological remains of Prehistoric, Roman, and medieval period, and **Moderate Potential** for remains of post-medieval date. If present, any surviving archaeological remains are likely to have **Negligible** or **Local Significance**.
- 8.1.4 It also recognises that the substantial lack of intrusive investigations within the Site and its immediate surroundings may limit the visibility of archaeological potential, but does not preclude the discovery of further, currently unknown, elements of the historic environment. If there is surviving archaeology identified on Site, it may have the potential to contribute to the South East Regional Research Framework.
- 8.1.5 Given the current lack of archaeological data for the site, a geophysical magnetometer survey was undertaken to assess subsurface potential. The survey concluded anomalies of natural and undetermined origin were identified on the Site, possibly representing variations in the soil and underlying geology.
- 8.1.6 Therefore, it is considered that any surviving archaeological deposits would be of **Local to Regional Significance**, however further investigation may be required to provide more detail regarding archaeological potential for the Site.
- 8.1.7 The impacts likely arising from the Proposed Development as currently understood, range between causing partial truncation, displacement and compaction to full truncation, displacement and compaction on any surviving archaeological deposits.
- 8.1.8 This document has been set out to provide Archaeological Advisor and Local Planning Authority (LPA) with sufficient information to determine whether or not planning consent is permissible with consideration to a) the potential and significance of buried heritage assets surviving on site and b) how they will be affected by the proposed development. Furthermore, this assessment will the Local Planning Authority in determining whether further non-intrusive and/or intrusive archaeological evaluation is required in this instance to inform a decision on the planning application, or whether any such requirement can be addressed via planning condition.

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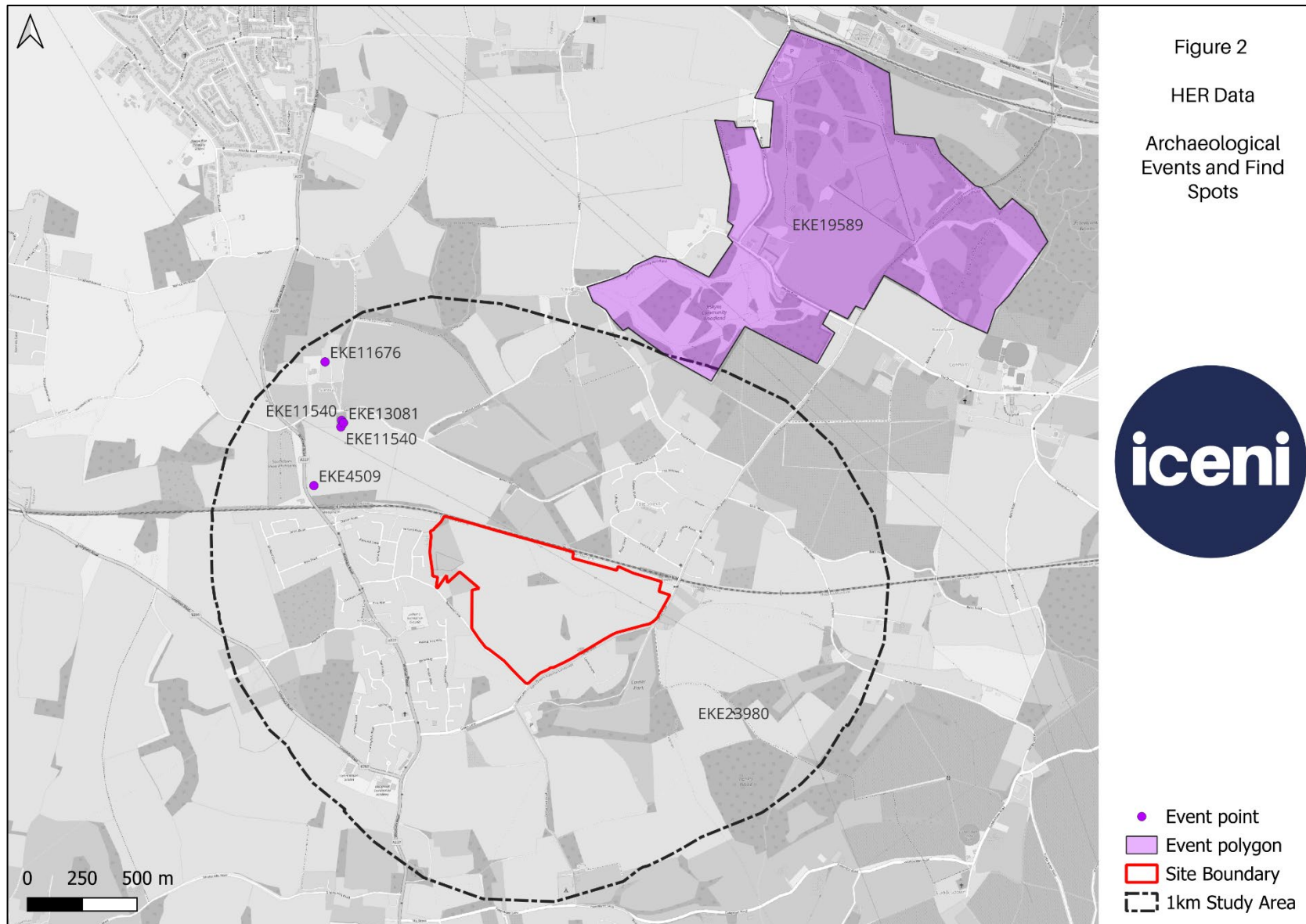
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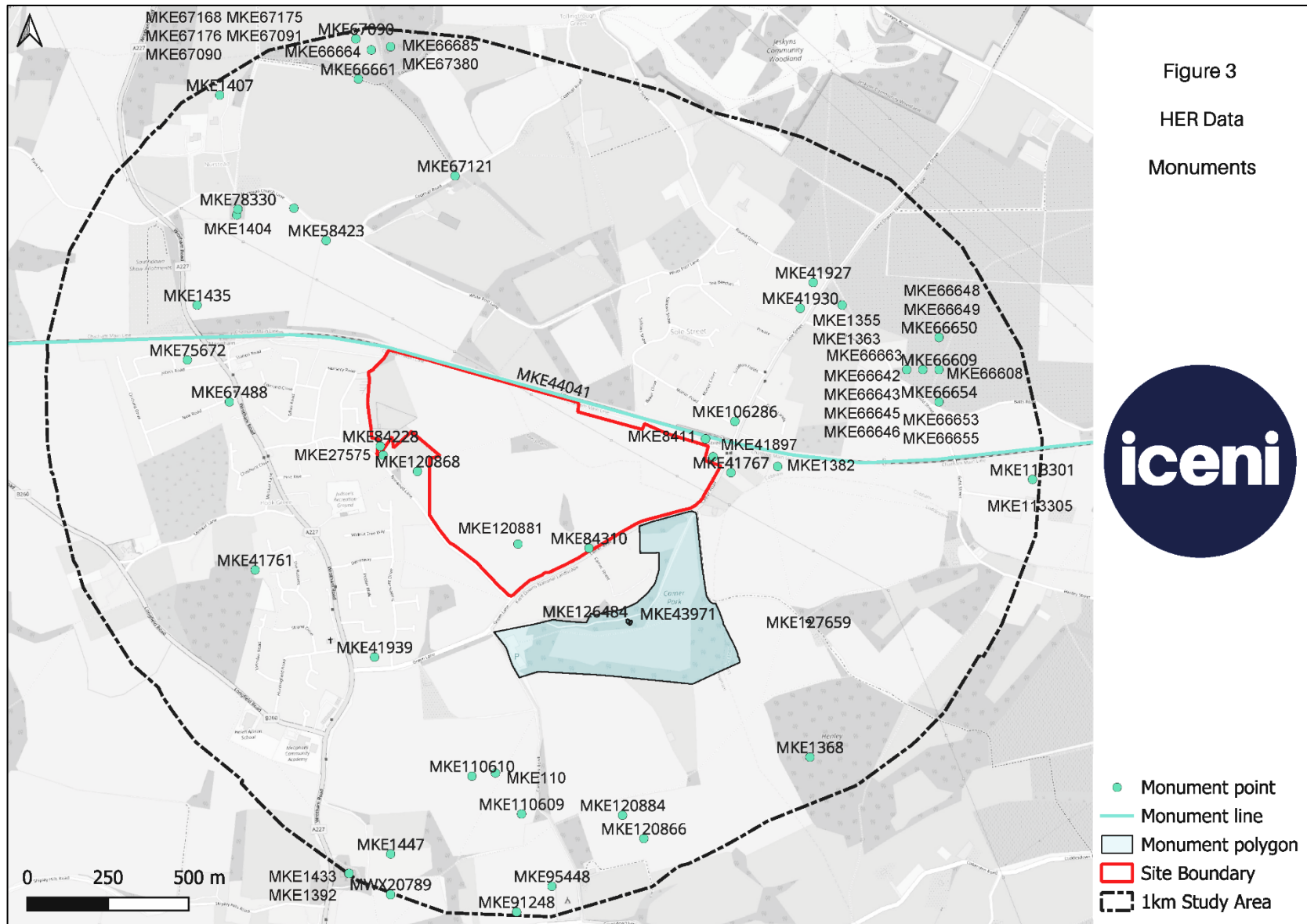
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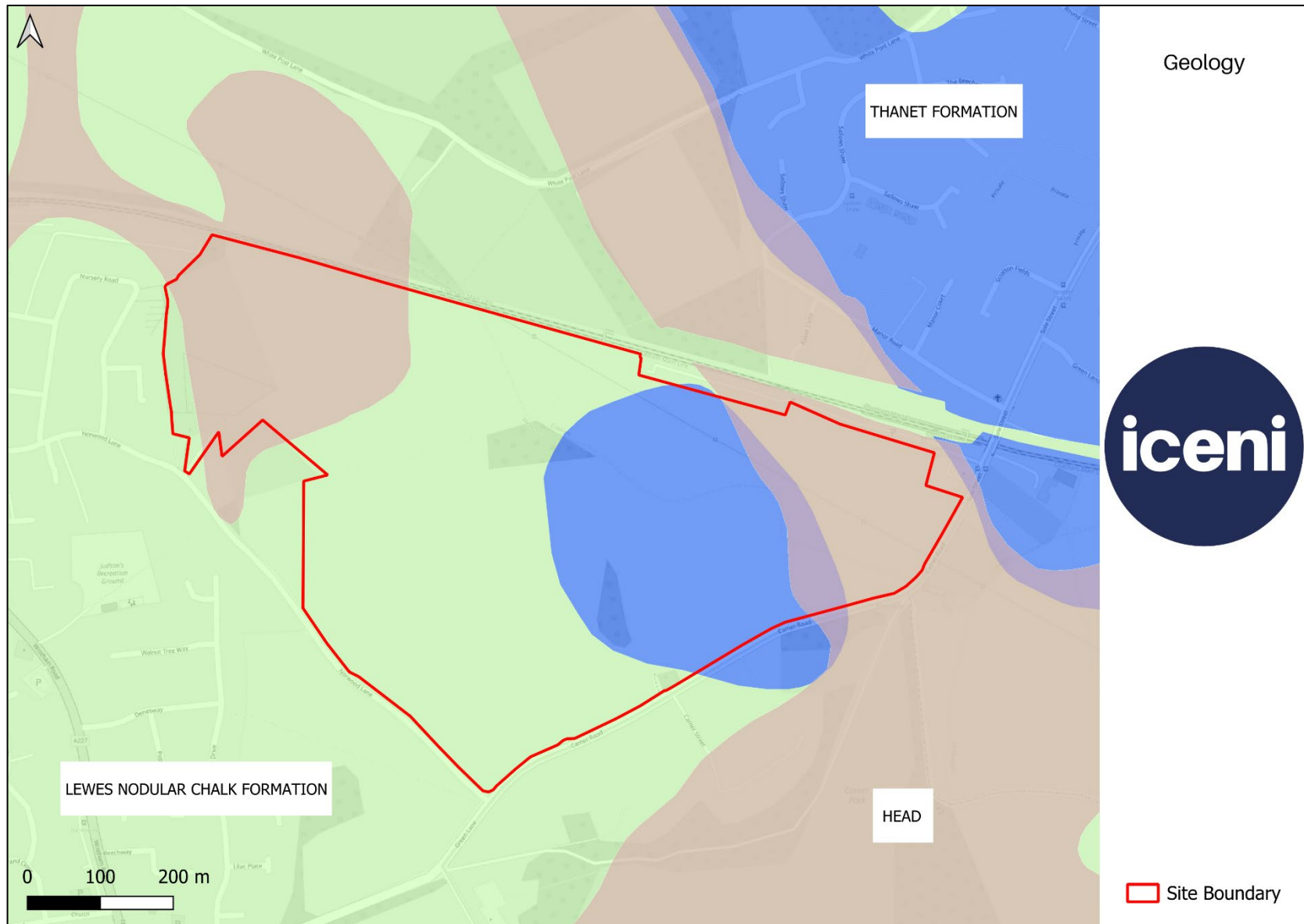
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10. Figures









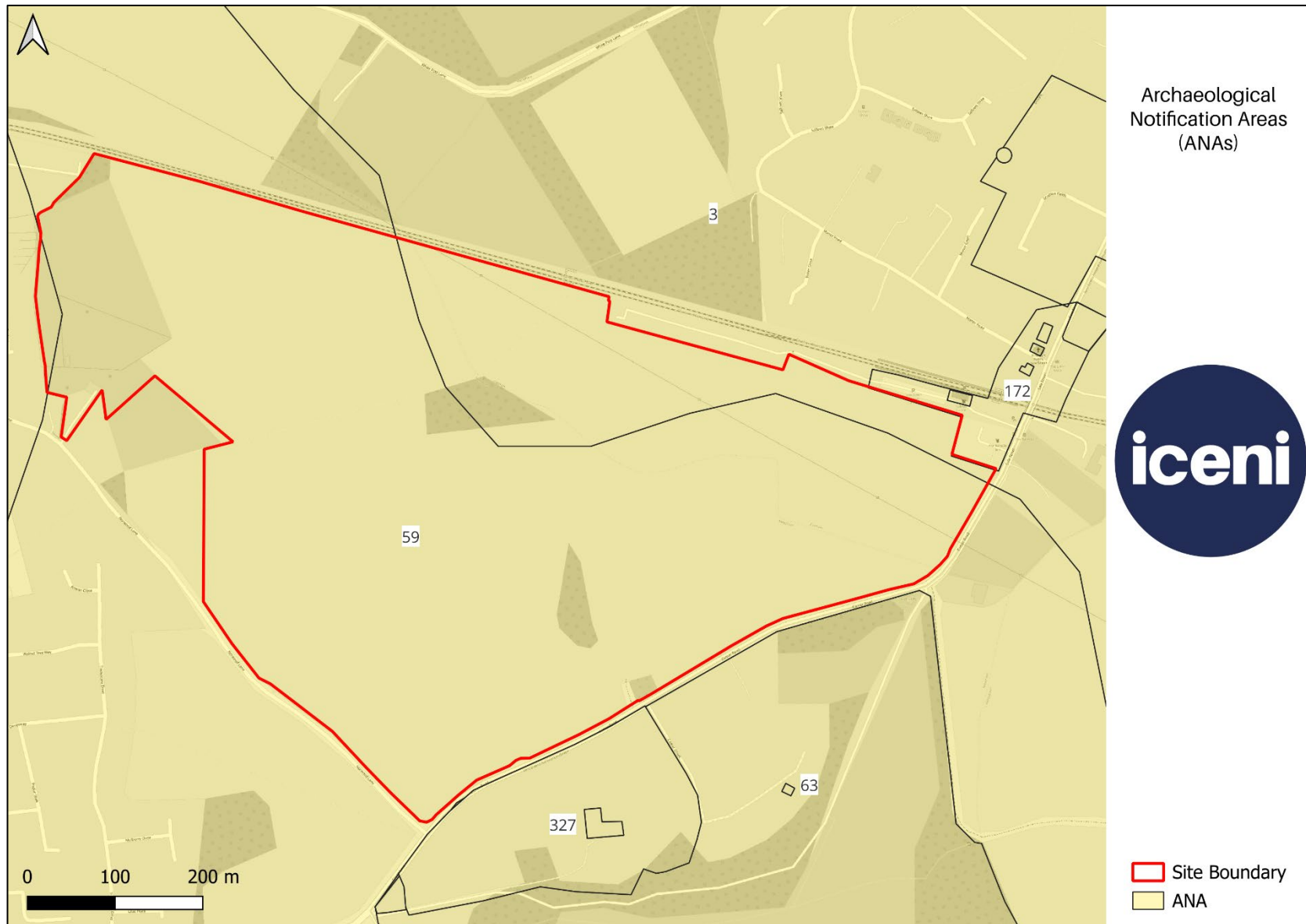


Figure 5 Archaeological Notification Areas

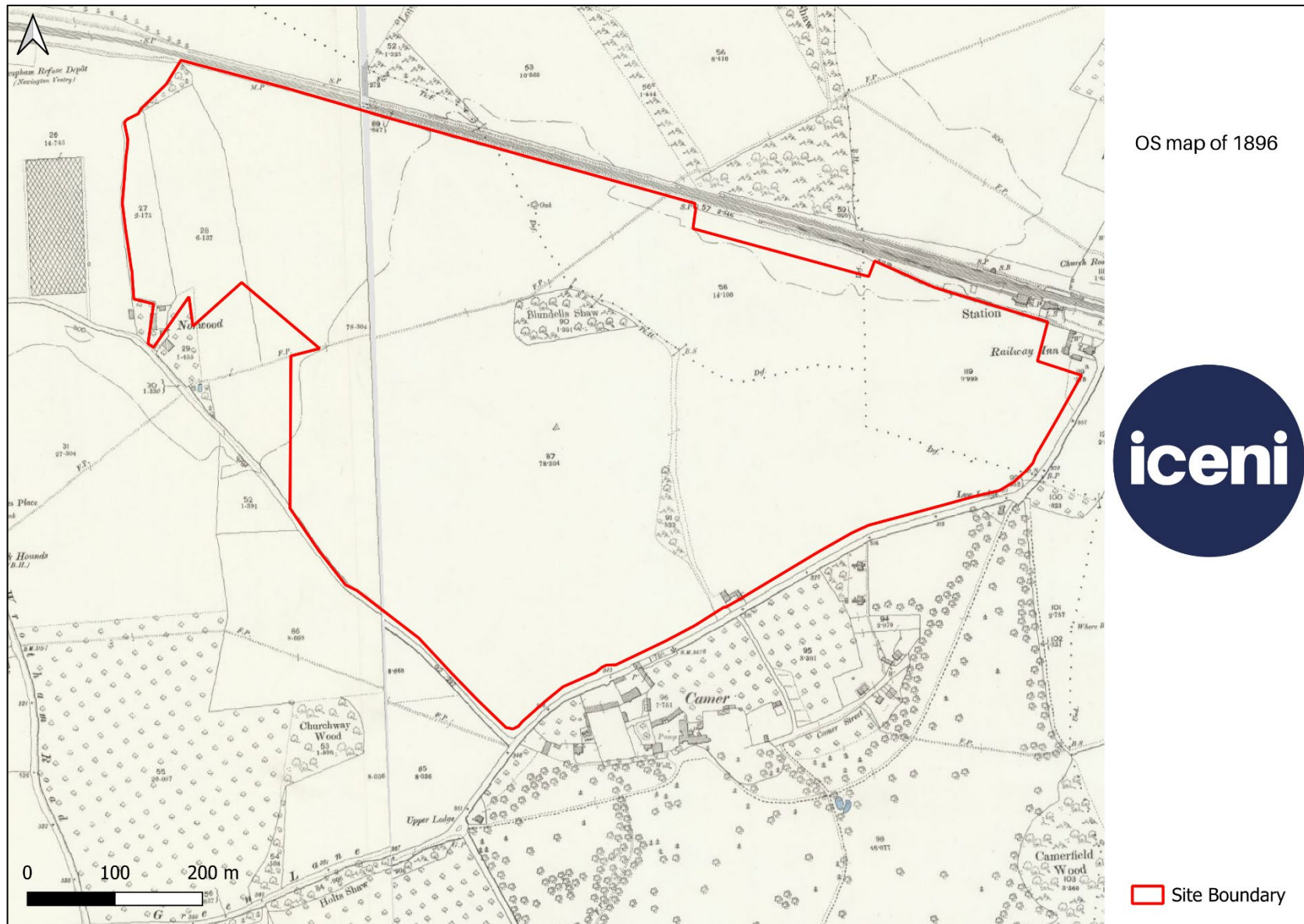


Figure 6 OS map of 1896

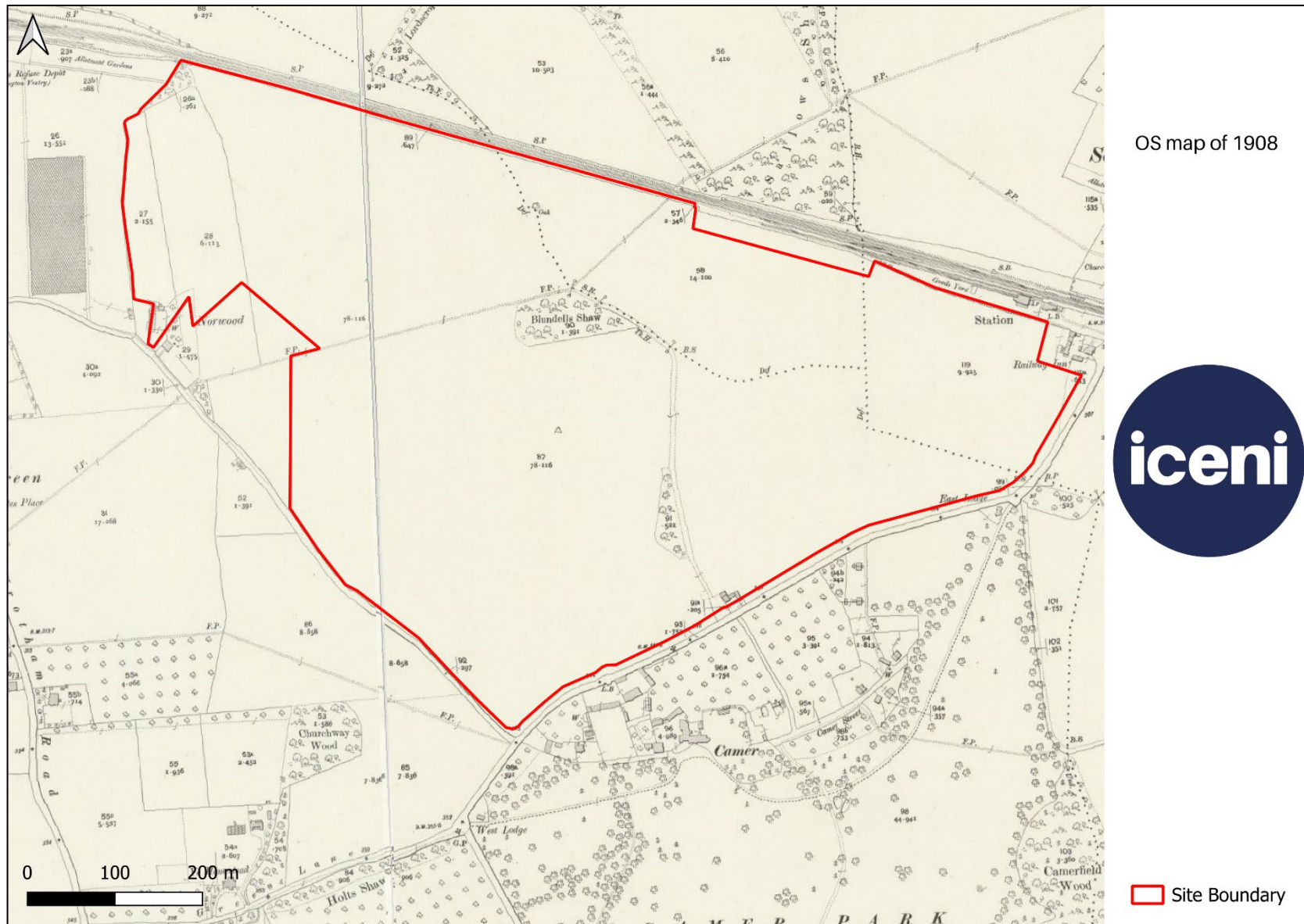


Figure 7 OS map of 1908



Figure 8 Masterplan

Appendix A: Legislation, Planning Policy and Professional Guidance

Ancient Monuments and Archaeological Areas Act 1979 – Part I Ancient Monuments: Protection of Scheduled Monuments

This legislation established the protection of archaeological heritage in England, Wales and Scotland, and further introduced the legal protection of sites of national significance/archaeological importance as 'Scheduled Monuments'. Through this Act, damage to a scheduled monument became a criminal offence.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) is an overarching document which sets out government planning policy for development outside of the NSIP regime in England, and how this is expected to be applied by local authorities and developers. The NPPF can be an important and relevant consideration for NSIPs as well, but in the event of any conflict, the NPS policy prevails. The NPPF provides a framework for local sustainable development via local plans. **Section 16** focusses specifically on 'conserving and enhancing the historic environment'.

Conserving and enhancing the historic environment

The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 of the NPPF as being the *"value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic". Significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined in Annex 2 as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve"*.

Paragraph 207 of the NPPF states that *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

Paragraph 208 states that *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*

Considering potential impacts

Paragraph 212 states that *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

Paragraph 2013 states that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”*

Paragraph 214 states that *“where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.”*

Paragraph 215 states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Paragraph 216 states that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

Paragraph 217 states that *“local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”*

Paragraph 218 states that *“local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”*

Paragraph 219 states that *“local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

Paragraph 220 states that *“not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”*

Paragraph 221 states that *“local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”*

Local Planning Policy: Gravesham Local Plan Core Strategy and Local Plan Policies Map (2014)

Policy CS20: Heritage and the Historic Environment

5.16.10 The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present.

5.16.11 Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough.

These include:

- Gravesend Town Centre, its development as a heritage riverside town, and its setting;
- The Borough's urban and rural conservation areas; and
- Surviving built features and archaeology relating to the Borough's maritime, military, industrial and transport history.

5.16.12 When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

Professional National Guidance

[Planning Practice Guidance \(2023\)](#), [Historic Environment \(2019\)](#)

This guidance sets out the key issues on enhancing and conserving the historic environment. This guidance sets out how the historic environment should be addressed in local plans, the designation process for designated and non-designated heritage assets, the overarching heritage consent process, as well as further information on the consultation process for and other planning issues associated with heritage related proposals.

[English Heritage \(2008\) Conservation Principles, Policies and Guidance](#)

English Heritage, now Historic England, published guidance which aids best practice for a wide range of stakeholders in regard to the historic environment. This guidance mainly focuses on creating and implementing a management regime for its users and further defines value and significance upon heritage receptors.

[Historic England \(2015\), Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 1. The Historic Environment in Local Plans \('GPA2'\)](#)

This advice note provides information to a wide range of stakeholders in aid of implementing national historic environment policy within the NPPF and PPG. Therefore, this advice from Historic England should be utilised to support national policy implementation. This guidance further outlines that information required for planning and listed building consent should be proportionate, and any activities around conservation or investigation should again be balanced against heritage significance.

[Historic England \(2017\) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3. Historic England and Historic Environment Forum](#)

This advice note provides information to a wide range of stakeholders, in tandem with NPPF and PPG guidance, on managing modification to the setting of several heritage assets. This document furthermore gives practitioners advice on understanding what heritage setting is and how it contributes to the overall heritage significance.

Historic England (2007, updated 2019) Piling and Archaeology guidance and good practice

This document specifically provides information on piling types, impacts, and solutions for sustainable foundation design to assist planning authorities and archaeological officers, developers and their consultants to make clear and informed decisions about piling schemes and their potential impact upon archaeological remains..

Historic England (2020) Good Practice in Planning 4: Enabling Development and Heritage Assets

This document specifically outlines guidance regarding development to safeguard a heritage asset, which would not normally be approved through the planning system nor be in-line with national or local planning policy. Therefore, this direction from Historic England is to encourage developers and authorities to work together to ensure appropriate development and acceptability, and if required any alternative arrangements.

Historic England (2022) Planning and Archaeology: Historic England Advice Note 17

This advice note sets the context for archaeology within the planning system. The guidance produced by Historic England summarises responsibility that planning authorities and developers have regarding archaeology through a planning application, how legislation, national policy and guidance should be applied, promoting accuracy and the benefits of implementation.

Professional Regulations and Standards & Guidance

In addition to the above, the following professional regulations, standards and guidance have been considered::

- Chartered Institute for Archaeologists (CIfA), 2023, Standard for archaeological excavation
- Chartered Institute for Archaeologists (CIfA), 2023, Standard for archaeological monitoring and recording
- Chartered Institute for Archaeologists (CIfA), 2014a, Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials (revised 2020)
- Chartered Institute for Archaeologists (CIfA), 2014b, Standard and Guidance for Archaeological Field Evaluation (revised 2023)
- Chartered Institute for Archaeologists (CIfA), 2014c, Code of Conduct (revised 2022)
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- Chartered Institute for Archaeologists (CIfA), 2014f, Standard and guidance for historic environment desk-based assessment (revised 2020)
- The British Association for Biological Anthropology and Osteoarchaeology (BABAO) 2019, Code of Ethics and Code of Practice