



Archaeological Desk Based Assessment

Rose Farm, Istead
Rise, Gravesham,
Kent

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Non-Technical Summary

This archaeological desk-based assessment has been prepared by HCUK Group, on behalf of Esquire Developments Ltd, to inform proposals for an outline planning application for up to 154no. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road at Rose Farm, Istead Rise, Kent (centred at NGR TQ 63185 69687).

The assessment has confirmed that the Site contains no designated archaeological assets such as scheduled monuments or registered battlefields. The assessment identified 125 archaeological monument records, documented on the Kent County Council Historic Environment Record (KHER) within the 1km study area radius.

Based on information held by the KHER, supplemented by historic mapping, LiDAR and Satellite Imagery and documentary research it has been determined that there is a low to high potential for archaeological remains to be identified within the Site. The potential varies, by period, as it is thought to be medium-high for the Prehistoric period, medium for the Roman period, low-medium for the Early Medieval and Medieval periods, and high for the Post Medieval and Modern periods.

Information recorded on the KHER shows evidence for Prehistoric activity within close proximity to the Site, primarily relating to cropmarks and findspots of Bronze Age and Iron Age date. The Archaeological Notifications Areas (ANAs) which cover the Site also highlight the potential for Palaeolithic remains within the Site. The Site also lies at the north-eastern end of a palaeochannel of probable Prehistoric date, the route of which likely runs through the centre of the Site.

Considerable quantities of Roman metalwork has been recovered during metal-detecting within the study area. This points to the presence of Roman activity and probable settlement within the vicinity of the Site, thereby indicating a potential that remains may be encountered within the Site itself. Similarly, findspots of Early Medieval metalwork within the study area may also indicate activity dating to this period in the vicinity. Equally, this activity could also extend to within the Site itself.

During the Medieval period the Site lay within the hinterland between the settlements of Southfleet, to the north-west, and Nurstead, to the south-east. It is likely that the area was utilised for agricultural purposes at this time. Findspots of Medieval metalwork, largely concentrated to the north-west of the Site, point to activity within the vicinity of the Site, and which may have extended to within the Site itself.

Historic map regression has shown the presence of several former field boundaries and various buildings within the Site during the Post Medieval and Modern periods. The most notable of these is a large building shown on the 1838 tithe map and 1865-7 Ordnance Survey maps, but which has been demolished by the time of the 1895-8 Ordnance Survey map. This building was associated with Downs Farm, immediately to the north of the Site, and which is attested from at least the early 17th century.

The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the nominated archaeological advisor to the local planning authority.

1. Introduction

Background

- 1.1** This archaeological desk-based assessment has been prepared by James Danter ACIfA of HCUK Group on behalf of Esquire Developments Ltd. The report will be used to support an outline planning application for up to 154no. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road at Rose Farm, Istead Rise, Kent.
- 1.2** The site in question is known as Rose Farm, Istead Rise, Gravesham, Kent (Figure 1), occupying an area of c.9.57ha and centred at NGR TQ 63185 69687. It is hereafter referred to as the Site.
- 1.3** By way of introduction, the Site is formed of a mixture of arable fields, paddocks, woodland, garden space, and agricultural barns and stabling as well as two residential dwellings.
- 1.4** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant archaeological heritage assets identified. The report is informed by site inspection, historical information, and by data relating to heritage assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (design, engineering etc) where necessary. The report will not address designated or non-designated built heritage and which is covered by a separate Heritage Impact Assessment.¹
- 1.5** The report considers heritage assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.

¹ HCUK Group 2025.

- 1.6** This assessment has been prepared in accordance with Standards and Guidance for Historic Environment Desk-Based Assessment² published by the Chartered Institute for Archaeologists (CIfA). It takes into account the National Planning Policy Framework (NPPF) and other local planning policy and guidance where relevant.
- 1.7** This desk-based assessment comprises an examination of digital data held by the Kent Historic Environment Record (KHER) together with documentary research. It incorporates a map regression indicating the impact of change over time.
- 1.8** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

Geology and Topography

- 1.9** The British Geological Survey identifies the underlying solid geology across the Site as being Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation – Chalk. This is a sedimentary bedrock formed between 93.9 and 72.1 million years ago during the Cretaceous period. The majority of the underlying solid geology is overlain by a superficial deposit of Head – Clay, silt, sand and gravel. This is a sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.³
- 1.10** The soils of the Site are classified as being within the Soilscape 5 class which is described as being 'freely draining lime-rich soils'.⁴

Site Visit

- 1.11** A site visit/walkover was undertaken on 27th March in sunny, clear conditions and with good visibility. No archaeological finds or features were identified during the Site visit other than an area of possible quarrying in the centre of the Site.

² CIfA 2022

³ British Geological Survey 2025.

⁴ Cranfield University. 2025.

1.12 Photographs taken on the site visit:



Photograph 1: View south-west showing the easternmost field within the Site.



Photograph 2: View north-east showing part of the woodland area in the south-eastern end of the Site.



Photograph 3: View north-east showing a shed within the wooded area in the south-east end of the Site.



Photograph 4: View south-east showing the south-eastern corner of the arable field in the centre of the Site.



Photograph 5: View north-east showing the arable field in the centre of the Site.



Photograph 6: View north showing the arable field in the centre of the Site.



Photograph 7: View north-west showing the arable field in the centre of the Site.



Photograph 8: View north showing an area of possible quarrying within the wooded strip in the centre of the Site.



Photograph 9: View south showing the former palaeochannel to the south of the Site within the landscape. The former roadway shown on the 1838 tithe map ran along the base of the depression.



Photograph 10: View north-east showing the paddocks in the western end of the Site.



Photograph 11: View north in the central north-west part of the Site.



Photograph 12: View north-east in the central north-western part of the Site.



Photograph 13: View east in the central north-western part of the Site.



Photograph 14: View north showing the hay barn in the central north-western part of the Site.



Photograph 15: View north-east showing the menage in the central north-western part of the Site.



Photograph 16: View south-west showing the landscaping associated with the menage.



Photograph 17: View north-west showing the brick-built stable in the central north-western part of the Site.



Photograph 18: View west showing a Modern stables within the central north-western part of the Site.



Photograph 19: View south-west showing additional stabling within the central south-western part of the Site.



Photograph 20: View north-east showing Modern pigsties in the central north-western part of the Site.



Photograph 21: View north showing the field in the northern part of the Site.



Photograph 22: View west showing the field in the north of the Site. Note the effects of cattle in the foreground.



Photograph 23: View north-east showing the farmhouse in the central northern part of the Site.



Photograph 24: View north-east showing the house in the eastern end of the Site.

2. Methodology

Sources

2.1 In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Kent HER for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the study area).
- Maps and documents held by Kent Record Office and online.
- The British Geological Survey (BGS) onshore digital maps at 1:50 000 scale.
- Soils Survey of England and Wales.
- The National Heritage List for England (Historic England).
- Air photographs held by Historic England and other sources.
- Other relevant books, journals and grey literature reports that were identified in the course of the data collection.
- LiDAR data.

2.2 The information gathered from the above sources has been verified and augmented as far as possible by assessment and site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

Assessment

2.3 The assessment seeks to understand and define the significance of heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest, historic interest, architectural interest and artistic interest.

2.4 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

2.5 The assessment also considers change to the setting and significance of heritage assets, where appropriate.

Archaeological Potential

2.6 The report includes:

- an assessment of the archaeological potential of the Site,
- an assessment of the significance of any archaeological remains that may be present, and
- an assessment of the likely effects of the proposed development on heritage assets, both in terms of physical impact and (where relevant) change to setting.

3. Relevant Policy Framework

National Planning Policy Framework

3.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2025 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest.

3.2 Paragraph 216 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

"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."

3.3 Footnote 75 of the NPPF, which is attached to paragraph 213, states that "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets." Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence", and paragraph 041 which in full reads as follows:

"What are non-designated heritage assets of archaeological interest and how important are they?"

The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

*The reason why many nationally important monuments are not scheduled is set out in the document *Scheduled Monuments*, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.*

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."

3.4 Paragraph 218 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

Relevant Local Policies

3.5 The following local policies are relevant to the historic environment and this assessment. The Gravesham Local Plan Core Strategy which sets out the planning framework for the area, this was adopted in September 2014.⁵

⁵ Gravesham District Council. 2014.

Table 2: Local Policies

Local Plan	Relevant Policy
Gravesham Local Plan Core Strategy 2014	<p>Policy CS20: Heritage and the Historic Environment</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>

4. Archaeological Background

Introduction

- 4.1** There are no designated archaeological monuments, such as scheduled monuments or registered battlefields within the Site or wider 1km study area.
- 4.2** There are 125 archaeological monuments recorded on the KHER within the 1km study area, of which none are within the Site itself. (Figure 3)
- 4.3** The KHER contains records of four previous archaeological investigations within the 1km study area, but none of which were within the Site itself. (Figure 4)
- 4.4** Assessment of potential impacts to non-designated or designated heritage assets of the built environment such as standing buildings are outside the scope of this archaeological assessment. However the location of these assets have been included for completeness.

Timescales

- 4.5** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic –	c.450,000 – 12,000 BC	Prehistoric
Mesolithic –	c. 12,000 – 4000 BC	
Neolithic –	c.4000 – 1800 BC	
Bronze Age –	c.1800 – 600 BC	
Iron Age –	c.600 BC – AD 43	
Roman (Romano-British) –	AD 43 – c. AD 410	Historic
Early Medieval –	c. AD 410 – AD 1066	
Medieval –	1066 –1485	
Post Medieval Period –	1485 – 1901	
Modern –	1901 – Present	

Designated Archaeological Monuments

- 4.6** There are no designated archaeological monuments within the Site or 1km study area .

Listed Buildings

- 4.7** There are three Listed Buildings recorded within the 1km study area.
- 4.8** These constitute three Grade II listed buildings, the closest of which is the 18th-century Downs Hall (NHLE1350211) c.40m to the north of the Site.

Non-Designated Archaeological Monuments

- 4.9** There are 125 non-designated archaeological assets within the 1km study area.

Prehistoric

- 4.10** The KHER holds records for eight monuments of Prehistoric date within the 1km study area, none of which are within the Site itself.

Table 4: Prehistoric monuments recorded on the KHER within the 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MKE1747	Enclosed settlement - cropmark	Enclosed Settlement	Prehistoric
MKE58050	Iron Age gold coin	Findspot	Prehistoric
MKE58806	Iron Age gold coin	Findspot	Prehistoric
MKE66849	Iron Age copper alloy coin	Findspot	Prehistoric
MKE66902	Bronze Age copper alloy spear	Findspot	Prehistoric
MKE78121	Prehistoric flint and an undated bank, Isted Rise	Findspot; Bank (Earthwork)	Prehistoric
MKE1440	Nurstead: surface-find of a broken Palaeolithic handaxe	Findspot	Prehistoric
MKE120873	Iron Age Copper alloy Scabbard	Findspot	Prehistoric

Palaeolithic

- 4.11** The earliest phase of the Prehistoric period is the Palaeolithic. This is considered the earliest known period of human culture and evidence from this period often consists of lithic scatters, found within river gravels and terraces. In approximately 46,000BC, during the Anglian Glaciation, there were major variations in climate

which affected where people settled. During the beginning of the Upper Palaeolithic (30,000-10,000 BC) Britain was still connected to Europe.

- 4.12** An unstratified surface-find of a broken handaxe of Palaeolithic date (MKE1440) was found c.745m to the south of the Site. An Archaeological Notification Area (ANA) which covers the majority of the Site (see Figure 5) notes how there is a medium potential for Palaeolithic remains within the area. This will be based on the presence of superficial geology comprising Head deposits laid down in the Quaternary Period. Similarly, a separate ANA which covers only the very north-eastern ends of the Site notes that there is some Palaeolithic potential in those areas.

Mesolithic

- 4.13** During the subsequent Mesolithic period the ice sheets had receded, temperatures and sea-levels were rising, and Britain was still connected to the continent by land bridge. The hunter-gatherers who utilised the area were highly mobile, and due to the changing conditions often only settled seasonally. Finds from this period tend to come in the form of stray finds within disturbed deposits, and *in situ* settlement sites are a rare find. No finds of Mesolithic date are known within the Site or study area.

Neolithic

- 4.14** The subsequent Neolithic period in Britain is characterised by the advent of farming practices which signal a move away from the more itinerant hunter-gatherer type lifestyle of preceding periods. Although farming encouraged a more permanently, or at least seasonally, settled landscape during this period, this practice was still supplemented by the gathering and hunting of food in the wild. An assemblage of Prehistoric flints (MKE78121), c.805m to the north of the Site, include lithics of possible Neolithic date.

Bronze Age

- 4.15** The Bronze Age saw a continuation of the shift towards more permanent settlement and with much less hunter-gatherer type activity. Funerary monuments such as round barrows begin to be constructed on a larger and more frequent scale and the advent of bronze metalworking saw a technological revolution which permeated into many aspects of people's lives.

- 4.16** Evidence for Bronze Age settlement within the study area can be seen c.875m to the north-east of the Site, where cropmarks show the presence of an enclosed settlement (MKE1747). This is further supported by the find of a Bronze Age copper alloy spearhead (MKE66902) nearby, c.660m to the north-east of the Site.

Iron Age

- 4.17** The subsequent Iron Age continued the trends of the preceding periods. Evidence for Iron Age activity within the study area appears concentrated to the west and north-west of the Site. Two of these findspots (MKE66849 and MKE58050) appear to correlate to known cropmarks c.110m to the east of the Site, and c.631m to the north-west of the Site, respectively. A further findspot, not apparently associated with known cropmarks, relates to an Iron Age copper alloy scabbard and which was found c.140m to the north-west of the Site.

- 4.18** It is considered that the potential to encounter remains dating to the Prehistoric period is medium-high. This is due to the clear evidence of Palaeolithic, Bronze Age, and Iron Age findspots and cropmarks within the study area as well as the ANAs which cover the Site itself. If encountered, remains are likely to be of *medium (regional) importance*.

Roman

- 4.19** The KHER holds records for 23 monuments of Roman date within the 1km study area, none of which are within the Site itself.

Table 5: Roman monuments recorded on the KHER within the 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MKE57988	Roman copper alloy coin	Findspot	Roman
MKE58073	Roman copper alloy brooch	Findspot	Roman
MKE58136	Roman copper alloy coin	Findspot	Roman
MKE58376	Roman copper alloy coin	Findspot	Roman
MKE58380	Roman copper alloy coin	Findspot	Roman
MKE58381	Roman copper alloy stylus	Findspot	Roman
MKE58639	Roman copper alloy brooch	Findspot	Roman
MKE66640	Roman copper alloy brooch	Findspot	Roman
MKE67275	Roman copper alloy coin	Findspot	Roman
MKE67282	Roman copper alloy coin	Findspot	Roman

MKE67283	Roman copper alloy coin	Findspot	Roman
MKE67447	Copper alloy brooch	Findspot	Roman
MKE67279	Roman copper alloy coin	Findspot	Roman
MKE67280	Roman copper alloy coin	Findspot	Roman
MKE94981	Roman Copper alloy coin	Findspot	Roman
MKE110585	Roman copper alloy brooch	Findspot	Roman
MKE110587	Roman copper alloy coin	Findspot	Roman
MKE110588	Roman copper alloy coin	Findspot	Roman
MKE110589	Roman copper alloy coin	Findspot	Roman
MKE67281	Roman copper alloy coin	Findspot	Roman
MKE110605	Roman copper alloy coin	Findspot	Roman
MKE110603	Roman copper alloy brooch	Findspot	Roman
MKE113271	Roman copper alloy coin	Findspot	Roman

4.20 All 23 findspots of Roman date within the study area relate to unstratified finds of metalwork recovered during metal-detecting. These include 16 coins, six brooches, and one stylus. The closest of these findspots relates to a copper alloy coin from the reign of the Emperor Hadrian (MKE58136) c.150m to the west of the Site.

4.21 Although no stratified Roman remains are recorded within the study area, that such high numbers of finds have been identified within it shows that there is a clear background of activity dating to this period. As such, it is considered that the potential to encounter remains dating to the Roman period would be medium. These remains are likely to be considered to be of *low (local)* to *medium (regional)* importance, depending on the nature of the remains encountered. Further findspots would be local (low) and settlement, if present, could be local to regional (low to medium) importance.

Early Medieval

4.22 The KHER holds records for seven monuments of Early Medieval date within the 1km study area, of which none within the Site itself.

Table 6: Early Medieval monuments recorded on the KHER within the 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MKE57993	Early Medieval copper alloy brooch	Findspot	Early Medieval
MKE58337	Early Medieval copper alloy harness	Findspot	Early Medieval
MKE66983	Early Medieval copper alloy harness	Findspot	Early Medieval

MKE67117	Early Medieval lead gaming piece	Findspot	Early Medieval
MKE66668	Early Medieval copper alloy stirrup	Findspot	Early Medieval
MKE110581	Early Medieval copper alloy bridle bit	Findspot	Early Medieval
MKE113265	Early Medieval silver coin	Findspot	Early Medieval

4.23 Similarly to finds of Roman date, the only tangible evidence recorded on the KHER for the Early Medieval period relates findspots of metalwork, over half of which constitutes horse fittings. Outside of the study area, Early Medieval settlement is attested, c.3.5km to the north of the Site, at Northfleet and Gravesend, both of which were important centres of trade and industry during this period.

4.24 It is considered that the potential to encounter remains dating to the Early Medieval period is low-medium. There is clearly a background of activity during this period within the study area and, as such, there remains potential to encounter further remains within the Site. It is considered that these remains, if found, are likely to be of *low (local) to medium (regional) importance*, depending on the nature of the remains encountered.

Medieval

4.25 The KHER holds records for 49 monuments of Medieval date within the 1km study area, of which none are within the Site itself.

Table 7: Medieval monuments recorded on the KHER within the 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MKE15409	Medieval Ditches at New Barn Lane, Southfleet	Ditch	Medieval
MKE1742	Leaden matrix of a seal of thirteenth century	Findspot	Medieval
MKE57917	Medieval silver coin	Findspot	Medieval
MKE57951	Medieval copper alloy finger ring	Findspot	Medieval
MKE57964	Medieval copper alloy ring	Findspot	Medieval
MKE57989	Medieval silver coin	Findspot	Medieval
MKE57990	Medieval silver coin	Findspot	Medieval
MKE58002	Medieval silver coin	Findspot	Medieval
MKE58066	Medieval copper alloy buckle	Findspot	Medieval
MKE58070	Medieval copper alloy harness pendant	Findspot	Medieval
MKE58084	Medieval copper alloy crotal	Findspot	Medieval
MKE58112	Medieval copper alloy cauldron	Findspot	Medieval
MKE58113	Medieval copper alloy cauldron	Findspot	Medieval

MKE58123	Post Medieval lead token	Findspot	Medieval
MKE58126	Medieval silver coin	Findspot	Medieval
MKE57944	Medieval copper alloy buckle	Findspot	Medieval
MKE57945	Medieval copper alloy key (locking)	Findspot	Medieval
MKE58484	Medieval silver coin	Findspot	Medieval
MKE58849	Medieval silver coin	Findspot	Medieval
MKE58850	Medieval silver coin	Findspot	Medieval
MKE58909	Medieval copper alloy sword	Findspot	Medieval
MKE58910	Medieval silver coin	Findspot	Medieval
MKE58521	Medieval copper alloy seal matrix	Findspot	Medieval
MKE58562	Medieval silver coin	Findspot	Medieval
MKE66972	Medieval silver coin	Findspot	Medieval
MKE66984	Medieval silver coin	Findspot	Medieval
MKE67029	Medieval copper alloy strap fitting	Findspot	Medieval
MKE66666	Medieval copper alloy sword	Findspot	Medieval
MKE66669	Medieval copper alloy harness pendant	Findspot	Medieval
MKE67570	Silver coin	Findspot	Medieval
MKE67571	Silver coin	Findspot	Medieval
MKE110578	Medieval copper alloy purse	Findspot	Medieval
MKE110586	Medieval copper alloy mount	Findspot	Medieval
MKE110592	Medieval copper alloy buckle	Findspot	Medieval
MKE76667	Anglo-Norman silver penny, Isted Rise	Findspot	Medieval
MKE110606	Medieval copper alloy buckle	Findspot	Medieval
MKE110604	Medieval ceramic vessel	Findspot	Medieval
MKE113264	Medieval lead seal matrix	Findspot	Medieval
MKE113272	Medieval copper alloy strap end	Findspot	Medieval
MKE113273	Medieval copper alloy clasp	Findspot	Medieval
MKE113285	Medieval copper alloy purse	Findspot	Medieval
MKE113270	Medieval lead seal matrix	Findspot	Medieval
MKE120889	Medieval Silver Coin	Findspot	Medieval
MKE120890	Medieval Silver Coin	Findspot	Medieval
MKE120891	Medieval Silver Coin	Findspot	Medieval
MKE120893	Medieval Copper alloy Seal Matrix	Findspot	Medieval
MKE120894	Medieval Silver Coin	Findspot	Medieval
MKE120895	Medieval Copper alloy Ring	Findspot	Medieval
MKE120877	Medieval Silver Coin	Findspot	Medieval

4.26 With the exception of some ditches of Medieval date (MKE15409) c.765m to the south-west of the Site, all of the findspots recorded on the KHER relate to finds recovered as a result of metal-detecting. The majority of these findspots are concentrated to the west and north-west of the Site, towards the village of Southfleet c.2km to the north-west. Southfleet was an established settlement

during this period and the concentration of finds likely indicates that the Site lay within the agricultural hinterland between Southfleet and Nurstead, to the south-east.

4.27 It is considered that the potential to encounter remains dating to the Medieval period is low-medium. This is primarily due to the quantity of Medieval material culture that has been recovered within the study area. If found, these remains would likely be considered to be of *low (local) importance* related to isolated findspots and agricultural remains.

Post Medieval & Modern

4.28 The KHER holds records for 31 monuments of Post Medieval and Modern date within the 1km study area, of which none are within the Site itself.

Table 8: Post Medieval and Modern monuments recorded on the KHER within the 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MKE27582	Tudor Cottage	Site; Timber Framed House	Post Medieval
MKE27766	Downs Hall	Site; House; House	Post Medieval
MKE27767	Nash Street Farmhouse	Site; House; Farmhouse	Post Medieval
MKE58071	Post Medieval silver coin	Findspot	Post Medieval
MKE58107	Post Medieval silver coin	Findspot	Post Medieval
MKE58239	Post Medieval copper alloy firearm	Findspot	Post Medieval
MKE58377	Post Medieval copper alloy pipe tamper	Findspot	Post Medieval
MKE57942	Post Medieval lead token	Findspot	Post Medieval
MKE58601	Post Medieval copper alloy token	Findspot	Post Medieval
MKE58904	Post Medieval silver coin	Findspot	Post Medieval
MKE58524	Post Medieval silver coin	Findspot	Post Medieval
MKE66985	Post Medieval silver coin	Findspot	Post Medieval
MKE67503	copper alloy mount	Findspot	Post Medieval
MKE67507	lead token	Findspot	Post Medieval
MKE79323	Post Medieval silver hooked tag	Findspot	Post Medieval
MKE84169	Frog's Island	Farmstead	Post Medieval
MKE84170	Downs Hall (Downs Farm)	Farmstead	Post Medieval
MKE84171	Outfarm south west of Downs Hall	Farmstead	Post Medieval
MKE84229	Nash Street Farm	Farmstead	Post Medieval
MKE84230	Tudor Cottage	Farmstead	Post Medieval
MKE84231	Outfarm north east of Nash Street Farm	Farmstead	Post Medieval

MKE95427	Post Medieval Copper alloy button	Findspot	Post Medieval
MKE95453	Copper alloy coin weight	Findspot	Post Medieval
MKE95454	Lead thimble	Findspot	Post Medieval
MKE110590	Post Medieval copper alloy bell	Findspot	Post Medieval
MKE110616	Post Medieval copper alloy dress fastener (dress)	Findspot	Post Medieval
MKE120869	Post Medieval Lead Token	Findspot	Post Medieval
MKE120892	Post Medieval Silver Coin	Findspot	Post Medieval
MKE120925	Post Medieval Copper alloy Finger Ring	Findspot	Post Medieval
MKE120887	Post Medieval Silver Coin	Findspot	Post Medieval
MKE44094	The Conifers, New Barn	Garden	Modern

4.29 During the Post Medieval period the land upon which the Site lies continued to be largely agricultural in nature. A farm located immediately to the north of the Site, known as Downs Farm (MKE84170), is attested from the early 17th century.

4.30 All other Post Medieval and Modern monument records within the 1km study area are considered not to contribute further to the archaeological potential of the Site. Therefore historic mapping has been analysed to further understand potential archaeological remains which could be present within the Site.

4.31 The 1839 Northfleet Parish Tithe Map (Figure 9) shows the Site as being split across ten plots being utilised for mixed-use agricultural purposes. In the central part of the Site, the map shows that part of the Site covers part of the orchard area associated with Downs Farm, as well as a large building, probably a barn, at the southern end of the farmyard. A roadway leading from the farmyard, through the centre of the Site, and to the south-west is also depicted and would have lay within the base of one of the shallow valley-like elements of the landscape created from a Prehistoric palaeochannel.

Table 9: Land holdings on the Northfleet Tithe Apportionment, dated 23rd February 1839.

Plot Number	Landowner	Occupier	Name and Description of Lands and Premises	Cultivation Type
705	Uvedale Thomas Strudd Price Esq.	Robert French	Elms Land	Arable
710	Uvedale Thomas Strudd Price Esq.	Robert French	Landway Field	Arable
711	Uvedale Thomas Strudd Price Esq.	Robert French	Shaw	Wood
712	Uvedale Thomas Strudd Price Esq.	Robert French	Barn Croft	Meadow

713	Uvedale Thomas Strudd Price Esq.	Robert French	Farm Yard Garden & Buildings	-
714	Uvedale Thomas Strudd Price Esq.	Robert French	Orchard	Orchard & Pasture
716	Uvedale Thomas Strudd Price Esq.	Robert French	Hop Garden	Hop Garden
717	Uvedale Thomas Strudd Price Esq.	Robert French	Chequers	Arable
722	Uvedale Thomas Strudd Price Esq.	Robert French	Roadway	Pasture
735	Uvedale Thomas Strudd Price Esq.	Robert French	Shaw	Wood

4.32 The 1865-7 Ordnance Survey map (Figure 10) shows little change to the Site other than a field boundary in the eastern end of the Site is no longer depicted. A barn is shown in the centre of the Site and which likely relates to the KHER entry for an outfarm (MKE84171).

4.33 By the time of the 1895-8 Ordnance Survey map (Figure 11) there has been a clear reduction in the size of Downs Farm, including the loss of the large barn which had previously been within the Site. The secondary barn first identified on the 1865-7 map appears to have been reduced in size.

4.34 The 1907 Ordnance Survey map (Figure 12) shows that much of the north-western parts of the Site have been subdivided into smaller field units, including the apparent creation of two orchards and the construction of two buildings. Outside of the Site, some development has begun to take place to the north-west of the Site. The 1931 Ordnance Survey map (Figure 13) shows further subdivision and building construction within the Site. Similarly, further development to the north-west of the Site shows that Istead Rise has begun to take shape as a settlement in its own right. The 1938-9 Ordnance Survey map (Figure 14) continues to show the trend of construction both within and outside of the Site.

4.35 The 1955 Ordnance Survey map (Figure 15) shows no discernible change to the Site other than in the western end of the Site where one field which had an orchard is no longer shown to have one as it has now been established in the field to the west. By the time of the 1965-6 Ordnance Survey map (Figure 16) further plot boundary changes and building construction has been noted within the Site as well as additional orchard areas in the west and east of the Site. Similarly, other than

the loss of a field boundary in the centre of the Site, no significant change is visible on the 1977-9 Ordnance Survey map (Figure 17).

4.36 Similarly, the 2001, 2010, and 2025 Ordnance Survey maps (Figures 18, 19, 20) all show only limited change within the Site.

4.37 It is considered that the potential to encounter remains dating to the Post Medieval and Modern period is high. This is due to the known presence of buildings and field boundaries which have been variously identified within the Site through historic map regression. If encountered, these remains are likely to be of *low (local) importance*.

Undated

4.38 The KHER holds records for seven Undated monuments date within the 1km study area, of which none are within the Site itself.

Table 10: Undated monuments recorded on the KHER within the 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MKE1446	Linear feature, cropmark	Linear Earthwork	Undated
MKE1730	Chalk Tunnels	Tunnel	Undated
MKE1743	Pits, Cropmarks	Pit	Undated
MKE1445	Rectilinear enclosure & feature, cropmark	Rectangular Enclosure	Undated
MKE1441	Cropmark	Site	Undated
MKE1425	Rectangular Enclosures	Rectangular Enclosure	Undated
MKE9466	Cropmark of trackway	Trackway	Undated

Previous Archaeological Work

4.39 The KHER holds records for four previous archaeological investigation within the 1km study area.

Table 11: Previous archaeological investigations recorded on the KHER within 1km of the Site.

Event ID	Name	Event Type
EKE11483	Field walking along the Shorne to Farningham gas pipeline route	Systematic Fieldwalking Survey
EKE8325	Evaluation at New Barn Lane, Southfleet	Evaluation
EKE16900	An Archaeological Watching Brief at Court Wood House, New Barn Road, Southfleet	Watching Brief
EKE23578	High View, New Barn Road, Southfleet, Kent, Archaeological desk-based assessment, 2018	Desk Based Assessment
EKE11482	Desk based assessment of the Shorne to Farningham proposed pipeline	DESK BASED ASSESSMENT

Aerial Photographs

4.40 A review of modern aerial photographs through Google Earth shows little significant change to the Site between 1990 and the time of writing.

4.41 An aerial photograph taken on 11th October 1946⁶ shows the Site clearly and corroborates the information gleaned from the historic map regression, as does another aerial photograph dating to 16th August 1961.⁷ An aerial photograph dating from 2008 shows clearly the former roadway running from the south-west and into the centre of the Site.⁸

LiDAR

4.42 LiDAR data (1m resolution from 2022, Figure 7) has been downloaded for the Site to enable interrogation through QGIS software using hillshade settings and variations of light angles and azimuth heights. This shows little significant remains within the Site other than some of the former field boundaries identified through historic map regression. A dark shadow aligned south-west to north-east and bisecting the north-west to south-east alignment of the Site probably represents the line of a palaeochannel.

⁶ https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_cpe_uk_1789_rp_3155

⁷ https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_4626_f43_0035

⁸ https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/26024_023

Historic Landscape Characterisation (HLC)

- 4.43** The Site contains two historic landscape characterisation (HLC) types. Most of the Site is characterised as 'rectilinear with wavy boundaries (?late medieval to 17th/18th century enclosure)'. However, part of the north-east and the eastern end of the Site falls within the 'Post 1810 settlement (general)' type.

5. Impact Assessment

Proposed Development

- 5.1** The proposed development will comprise up to 154no. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road at Rose Farm, Istead Rise, Kent.

Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere⁹, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.
- 5.4** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There are also Peat rich area where soil deposits can be significantly deeper. The Site lies at the north-eastern end of a Prehistoric palaeochannel and, as such, there remains potential for this feature to be present within the Site.
- 5.5** Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.

⁹ Historic England 2016.

5.6 Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

5.7 Evidence of possible historic quarrying activities were noted within the woodland in the central area of the Site and which may have affected potential earlier remains. The Site otherwise appears to have remained in agricultural use from the medieval through to modern period, with a few former buildings that previously stood within the area.

Assessment of Significance

5.8 This assessment of significance has been guided by the National Planning Policy Framework, which defines significance as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*¹⁰

Furthermore it will be guided by Historic England's guidance *Conservation Principles, Policies, and Guidance*. This states:

*'heritage values that can be ascribed to place' can be grouped into four values: Evidential, Historic (illustrative or associative), Aesthetic and Communal.*¹¹

5.9 Information recorded on the KHER shows evidence for Prehistoric activity within close proximity to the Site, primarily relating to cropmarks and findspots of Bronze Age and Iron Age date. The ANAs which cover the Site also highlights the potential for Palaeolithic remains within the Site. As such, there is potential to encounter additional features and findspots within the Site. These remains would be of *evidential value* due to their ability to add to the existing corpus of evidence for Prehistoric activity within the area. They would also be of *historical illustrative value* as it would expand upon the known timeline of the Site. These remains would be considered to be of *regional significance*.

¹⁰ MHCLG 2023

¹¹ Historic England 2008

- 5.10** Considerable quantities of Roman metalwork has been recovered during metal-detecting within the study area. This points to the presence of Roman activity and probable settlement within the vicinity of the Site, thereby indicating a potential that remains may be encountered within the Site itself. These remains would be of *evidential value* as they would be able to help clarify the use of the landscape during this period. They would also be of *historical illustrative value* as it would expand upon the known timeline of the Site. These remains would be of either *local* or *regional significance*, depending on the nature of the remains found.
- 5.11** Similarly, findspots of Early Medieval metalwork within the study area may also indicate activity dating to this period in the vicinity. Equally, this activity could also extend to within the Site itself. These remains would be of *evidential value* as they would be able to help clarify the use of the landscape during this period. They would also be of *historical illustrative value* as it would expand upon the known timeline of the Site. These remains would be of either *local* or *regional significance*, depending on the nature of the remains found.
- 5.12** During the Medieval period the lay within the hinterland between the settlements of Southfleet, to the north-west, and Nurstead, to the south-east. It is likely that the area was utilised for agricultural purposes at this time. Findspots of Medieval metalwork, largely concentrated to the north-west of the Site, point to activity within the vicinity of the Site, and which may have extended to within the Site itself. These remains would be of *evidential value* as they would be able to help clarify the use of the landscape during this period. They would also be of *historical illustrative value* as it would expand upon the known timeline of the Site. These remains would be of *local significance*.
- 5.13** Historic map regression has shown the presence of several former field boundaries and various buildings within the Site during the Post Medieval and Modern periods. The most notable of these is a large building shown on the 1838 tithe map and 1865-7 Ordnance Survey maps, but which has been demolished by the time of the 1895-8 Ordnance Survey map. This building was associated with Downs Farm, immediately to the north of the Site, and which is attested from at least the early 17th century. These remains, if encountered, would be of *evidential value* due to their ability to clarify the date and function of this building, as well as to inform on land use during this period. They would also be of *historical illustrative value* as potential finds recovered from these features could assist in helping to identify a

more precise date for when they were established. These remains would likely be considered to be of *local significance*.

Potential Effects

- 5.14** There is a potential for direct physical impacts to non-designated archaeological remains during the construction phase of any future development of the Site, as any ground moving activities associated with the proposed works would have the potential to expose, damage or destroy hitherto unknown remains. Such activities could include but are not exhaustive of; ground investigations, piling, topsoil stripping, ground reduction, digging of service trenches and landscaping as well as the construction of temporary compounds and access roads.
- 5.15** Historic map regression has shown that the proposed development has the potential to impact upon features dating from at least the Post Medieval period onwards.

6. Conclusions

6.1 The Site contains no known designated archaeological assets, where there would be a presumption in favour of their physical preservation *in situ* and against development.

6.2 Based on the information within the KHER, supplemented by historic mapping, the Site is considered to have a high potential for archaeological remains dating to the Post Medieval and Modern periods, a medium-high potential for remains dating to the Prehistoric period, a medium potential for remains dating to the Roman period, and a low-medium potential for remains dating to the Early Medieval and Medieval periods.

6.3 The following table details the archaeological potential ascribed to the Site by period and an assessment of the likely archaeological importance of any remains of those periods should they survive.

Table 12: Assessed Archaeological Potential and Importance by period

Period	Archaeological Potential	Archaeological Importance
Prehistoric	Medium – High	Medium (Regional)
Roman	Medium	Low (Local) – Medium (Regional)
Early Medieval	Low – Medium	Low (Local) – Medium (Regional)
Medieval	Low – Medium	Low (Local)
Post Medieval	High	Low (Local)
Modern	High	Low (Local)

6.4 Information recorded on the KHER shows evidence for Prehistoric activity within close proximity to the Site, primarily relating to cropmarks and findspots of Bronze Age and Iron Age date. The ANAs which cover the Site also highlights the potential for Palaeolithic remains within the Site. The Site also lies at the north-eastern end of a palaeochannel of probable Prehistoric date, the route of which likely runs through the centre of the Site.

6.5 Considerable quantities of Roman metalwork has been recovered during metal-detecting within the study area. This points to the presence of Roman activity and probable settlement within the vicinity of the Site, thereby indicating a potential that remains may be encountered within the Site itself. Similarly, findspots of Early

Medieval metalwork within the study area may also indicate activity dating to this period in the vicinity. Equally, this activity could also extend to within the Site itself.

- 6.6** During the Medieval period the lay within the hinterland between the settlements of Southfleet, to the north-west, and Nurstead, to the south-east. It is likely that the area was utilised for agricultural purposes at this time. Findspots of Medieval metalwork, largely concentrated to the north-west of the Site, point to activity within the vicinity of the Site, and which may have extended to within the Site itself.
- 6.7** Historic map regression has shown the presence of several former field boundaries and various buildings within the Site during the Post Medieval and Modern periods. The most notable of these is a large building shown on the 1838 tithe map and 1865-7 Ordnance Survey maps, but which has been demolished by the time of the 1895-8 Ordnance Survey map. This building was associated with Downs Farm, immediately to the north of the Site, and which is attested from at least the early 17th century.
- 6.8** On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF. The site has been subject to desk-based assessment and the archaeological potentials and importance have been assessed.
- 6.9** The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the Archaeological Advisor to the local planning authority.

7. Bibliography

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1931 County Series Ordnance Survey map

1938-9 County Series Ordnance Survey map

1955 Provisional Ordnance Survey map

1965-6 National Grid Ordnance Survey map

1977-9 National Grid Ordnance Survey map

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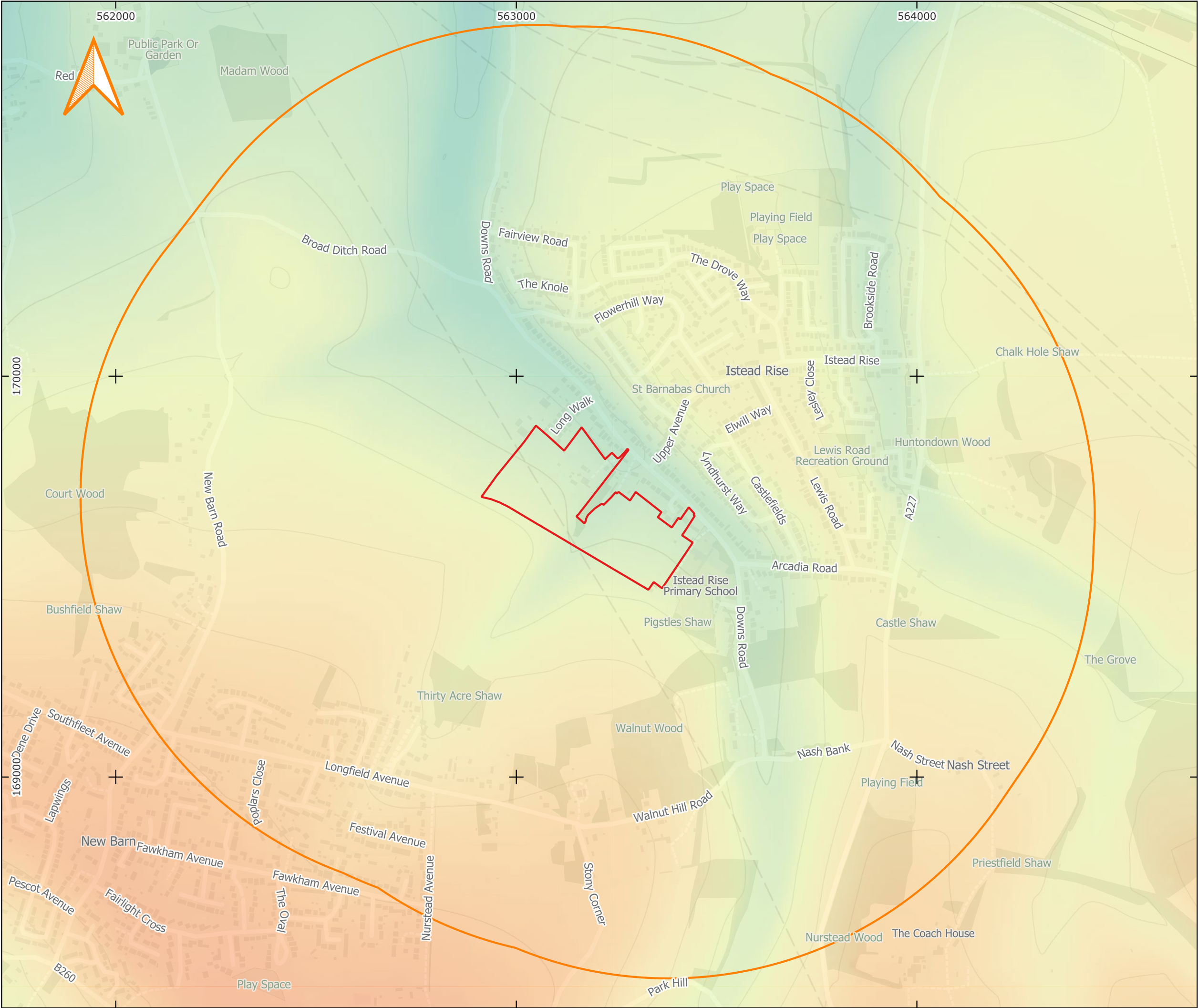
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8. Figures



Figure 1: Site Location



Key:

- Site Boundary
- 1km Study Area

Height aOD, metres

- 0
- 15
- 30
- 45
- 60
- 75
- 90
- 105
- 120
- 135

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0 100 200 300 400 500 m

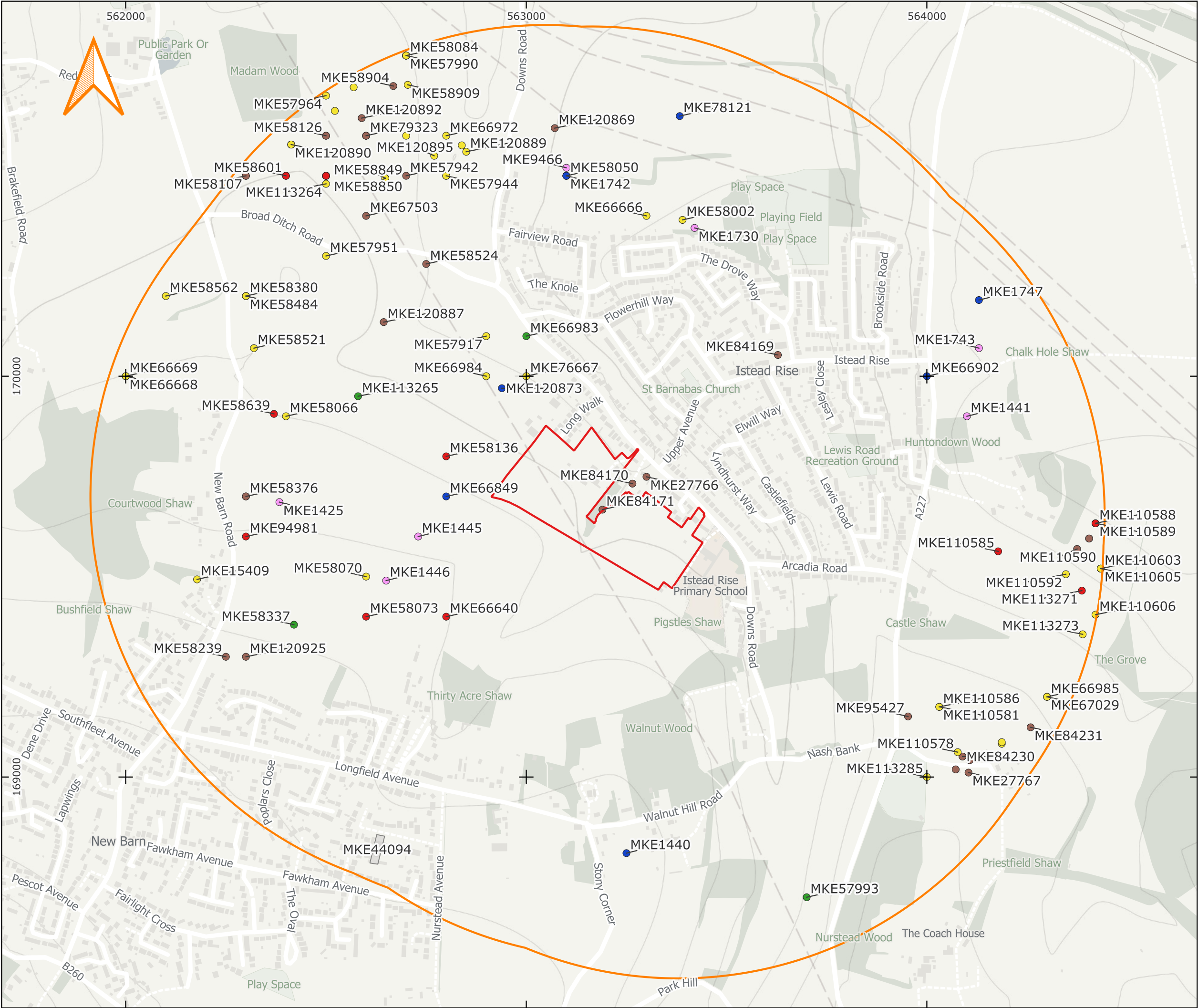
Rose Farm, Isted Rise, Kent

HCUK
GROUP

Figure 2

Topography of the 1km study area

Project No.10881A | 7/11/2025 | Drawn By: JD



Key:

- Site Boundary
- 1km Study Area
- Monument (polygon)
 - Modern
- Monument (point)
 - Prehistoric
 - Roman
 - Early Medieval
 - Medieval
 - Post Medieval
 - Undated

0 100 200 300 400 500 m

Rose Farm, Isted Rise, Kent

HCUK
GROUP

Figure 3

Archaeological monuments recorded on the KHER within the 1km study area

Project No.10881A | 7/11/2025 | Drawn By: JD