

Archaeological Desk-Based Assessment  
in advance of the Proposed Development at  
Great Chart Golf Course, Bear's Lane, Great Chart,  
Ashford, Kent TN23 3BW

NGR: TQ 9602 4306



Report for Mr Kay

Date of Report: 18/08/2016

**SWAT. ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent

ME13 8UP

Tel; 01795 532548 or 07885 700 112

[www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

## Contents

<i>Appendix 1 Archaeological Sites</i> .....	23
<i>List of Plates</i> .....	iii
<i>List of Figures</i> .....	iii
1. SUMMARY.....	5
2. INTRODUCTION.....	6
2.1 Geology and Topography.....	7
2.2 Planning Background.....	7
2.2.1 Conserving and Enhancing the Historic Environment.....	7
2.3 The Proposed Development.....	9
2.4 Project Constraints.....	9
3. AIMS AND OBJECTIVES.....	9
3.1 Introduction.....	9
3.2 Desktop Study – Institute For Archaeologists (revised 2011).....	9
4. METHODOLOGY.....	10
4.1 Desk-Based Assessment.....	10
4.1.1 Archaeological databases.....	10
4.1.2 Historical documents.....	10
4.1.3 Cartographic and pictorial documents.....	10
4.1.4 Aerial photographs.....	12
4.1.5 Geotechnical information.....	12
4.1.6 Secondary and statutory resources.....	12
5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	12
5.1 Introduction.....	12
5.2 History of the Site.....	12
5.3 Archaeological and Historical Development.....	12
5.4 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas.....	14

5.5	Walkover Survey.....	15
6.	ARCHAEOLOGICAL POTENTIAL.....	16
6.1	Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	16
6.2	Roman-British.....	16
6.3	Iron Age.....	16
6.4	Anglo-Saxon.....	17
6.5	Medieval.....	17
6.6	Post-Medieval and Modern.....	18
6.7	Summary of Potential.....	18
7.	IMPACT ASSESSMENT.....	18
7.1	Introduction.....	18
7.2	Existing Impacts.....	19
7.3	Proposed Impacts.....	20
7.3.1	The general development of the site.....	20
7.4	Proposed mitigation for the impact of the construction process.....	21
8.	MITIGATION.....	21
9.	OTHER CONSIDERATIONS.....	21
9.1	Archive.....	22
9.2	Reliability/limitations of sources.....	22
9.3	Copyright.....	22
10.	REFERENCES & BIBLIOGRAPHY.....	22

## List of Plates

- Plate 1. Google Earth view 1940
- Plate 2. Google Earth view 1960
- Plate 3. Google Earth view 1990
- Plate 4. Google Earth view 2003
- Plate 5. Google Earth view 2015
- Plate 6. View of Site (looking North)
- Plate 7. View of Site (looking East)
- Plate 8. View of Site (looking South)
- Plate 9. View of Site (looking West)

## List of Figures

- Cover Andrews Dury map of 1769
- Fig.1 Site location 1:20,000
- Fig.2 Site location 1:2500
- Fig.3 Historic mapping OS 1:2500 1871
- Fig.4 Historic mapping OS 1:2500 1897
- Fig.5 Historic mapping OS 1:2500 1907
- Fig.6 Historic mapping OS 1:2500 1940
- Fig.7 Historic mapping OS 1:2500 1971
- Fig.8 Historic mapping OS 1:2500 1991
- Fig.9 Historic mapping OS 1:1250 1993
- Fig.10 Historic mapping OS 1:2500 1994
- Fig.11 Kent HER Monuments
- Fig.12 Kent HER Events
- Fig.13 Kent HER Historic Landscape Character

## **Archaeological Desk-Based Assessment in Advance of the Proposed Development at Great Chart Golf Course, Bear's Lane, Ashford, Kent TN23 3BW**

NGR: TQ 9602 4306

### **1 SUMMARY**

*Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development at Great Chart Golf Course, Bear's Lane, Ashford, Kent TN23 3BW as part of the planning application submitted by Mr Kay.*

*This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources.*

*Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:*

- *Prehistoric: Low*
- *Iron Age: Low*
- *Romano-British: Low*
- *Anglo-Saxon: Low*
- *Medieval: Low*
- *Post-medieval: Low*
- *Modern: Moderate*

*The Desk Based Assessment concludes that:*

- *The site has **low** potential for any archaeological discoveries.*

*The PDA is located in the village of Great Chart and the civil parish of Great Chart with Singleton and the Ashford Borough in the county of Kent and the south east of England. Great Chart is situated 2 miles (3.2 km) west of Ashford. The proposed*

*development area (PDA) is used as a golf course and is formed of around 29 acres of grassland bounded to the east and west by dense woodland, to the north by agricultural fields and to the south by the railway. The site is characterised as Golf Courses, surrounded by pre 1810 woodland and late medieval to post medieval rectilinear fields with wavy boundaries (Fig.1-2).*

## **2 INTRODUCTION**

SWAT Archaeology has been commissioned by Mr Kay to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed development at Great Chart Golf Course, Bear's Lane, Ashford TN23 3BW (Figures 1-2). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference: TQ 9602 4306.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in to the assessment. This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development.

It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

There have been no archaeological assessments carried out within the assessment area. In 1999, an Archaeological and Historical Assessment of the Stour Valley (EKE14738) was carried out by English Heritage.

## **2.1 Geology and Topography**

The Geological Survey of Great Britain (1:50,000) shows that the PDA is Bedrock Geology of Weald Clay Formation (Mudstone), a sedimentary bedrock formed approximately 125 to 134 million years ago in the Cretaceous Period in a local environment previously dominated by swamps, estuaries and deltas.

These rocks were formed in marginal coastal plains with lakes and swamps periodically inundated by the sea; or estuaries and deltas, and shallow seas.

No superficial deposits are recorded.

The PDA sits at an average height of 130ft (39.6m) AOD.

## **2.2 Planning Background**

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

### **2.2.1 Conserving and Enhancing the Historic Environment**

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.2.2 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 assets' 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 (NPPF 2012).

### **Regional Policies**

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as "the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset's physical presence, but also it's setting". The setting of the heritage asset is also clarified in the Glossary 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".

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding



archaeological mitigation for the proposed development and associated planning applications.

### **2.3 The Proposed Development**

The proposed development will comprise of a planning application for residential development with associated parking, access roads and landscaping.

### **2.4 Project Constraints**

No project constraints were encountered during the data collection for this assessment.

## **3 AIMS AND OBJECTIVES**

**3.1** The Desk-Based Assessment was commissioned by Mr Kay in order to supplement a planning application for the proposed development at Great Chart Golf Course, Bear's Lane, Ashford, Kent (TQ 96020 43060), to establish the potential for archaeological features and deposits.

### **3.2 Desktop Study – Institute for Archaeologists (revised 2011)**

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (2014). A desktop, or desk-based assessment, is defined as being:

*“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, 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". (CIFA 2014)*

## **4 METHODOLOGY**

### **4.1 Desk-Based Assessment**

#### *4.1.1 Archaeological Databases*

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Canterbury.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

#### *4.1.2 Historical Documents*

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

#### *4.1.3 Cartographic and Pictorial Documents*

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 4-11).

In the A Drury, W Herbert Map of 1769 (54cm x 71cm) the PDA is located in a rural area of small villages and hamlets surrounded by fields joined by roads and trackways (Front cover).

### **Map Regression 1871 - 1993**

In the OS Map of 1871 the PDA is formed of fields 106, 107 and 267 and three small fields to the west that are not numbered. The east boundary is a hedge, the west boundary is a trackway (108) that will become Bear's Lane and the south boundary is the railway track of the South Eastern railway and the 'Electric Telegraph'. Fields surround the northern part of the site and tracks lead into the woodland to the west. To the east is further woodland (270/109). An undefined boundary crosses the PDA and follows the west boundary (Fig.3).

In the OS Map of 1897 the fields have been redesignated and the PDA is now made up of 222 (1.730), 581 (4.219), 580 (16.791), 583 (2.469) and the four small fields to the west that are not numbered. A small trackway leads from the eastern trackway, now Bear's Lane and the woodland that bounds it to the east is now known as Bear's Lane Wood 223 (1.559) and 582 (8.409) (Fig.4).

In the OS Map of 1907 the area remains unchanged (Fig.5).

In the OS Map of 1940 field 580 has been redesignated as 580 (8.454), 580a (5.700) and 580b (2.301) and the western field has been numbered 220a (3.099). The small trackway that runs through the PDA has been extended to the south (Fig.6).

In the OS Map of 1971 the fields have again been redesignated and an electrical substation has appeared adjacent to the railway track (Fig. 7).

In the OS map of 1991 a Golf Driving Range has appeared to the south of the railway and a Ward Boundary is now in place to the east of the PDA (Fig. 8).

In the OS Map of 1993-94 the area remains unchanged (Figs. 9-10).

#### 4.1.4 *Aerial Photographs*

The study of the collection of aerial photographs held by Google Earth was undertaken. In 1940 the PDA is divided into five separate fields (Plate 1). A trackway leads across the fields close to the southern boundary and just beyond this is the railway track. Woodland bounds the PDA to the east and west and beyond this are agricultural fields. By 1960 the woodland to the west has been mostly cleared and the electrical sub-station is visible adjacent to the railway track at the southeast corner of the PDA (Plate 2). In the 1990 image (Plate 3), a weaving track has appeared around the perimeter of the southern fields within the PDA. The woodland to the west has been replanted and an area of shrubbery has been cultivated to the boundary of the railway track. A Golf driving Range is being developed to the south of the railway track and by 2003 it is complete (Plate 4). The PDA has been developed into a golf course (Plate 5).

#### 4.1.5 *Geotechnical Information*

To date, no known geotechnical investigations have been carried out at the site.

#### 4.1.6 *Secondary and statutory resources*

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are considered appropriate to this type of study and have been included within this assessment where necessary.

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC

	Iron Age	c. 600 BC – c. AD 43
	Romano-British	AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day

**Table 1 Classification of Archaeological Periods**

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on this page in **Table 1**.

## 5.2 History of the site

Due to the vicinity of the Roman Road it is probable that a Roman settlement existed here, close to the Roman Road, the River Stour and the forest. The road cut through the Chart Hills and woods that lay along the northeastern fringe of the Weald, running from Lympe to Chart Sutton and on to Rochester, however, no archaeological record of a settlement survives.

The village of Great Chart is first mentioned in 762 AD as '*Seleberhtes Cert*' or simply '*Cert*'. '*Seleberhtes*' is thought to relate to the collective name of the Jutish people or their leader; '*cert*' meaning rough common or clearing – an area occupied by Jutish peoples. The Jutes invaded and settled in southern Britain in the late 4<sup>th</sup> century and became one of the three most powerful Germanic tribes.

The village is known to have been operating the first recorded mechanical water mill in Britain from the 8<sup>th</sup> century, from a charter that records an agreement between King Ethelbert II of Kent and the monastery of St Peter and St Paul (now St Augustine's). The exchange was for half the use of the mill for some pasture in the

Weald. It is probable that the monastery owned Great Chart, as the miller and his heirs were given the right 'to pannage their swine in the Weald forever'.

In 776 AD Great Chart's manor, the village, its lands and much of its produce were sold to Archbishop Jaenberht of Canterbury to raise the funds for an army to rebel against King Offa of Mercia. A great battle ensued between the Mercians and the Kentish men at Otford marked by a 'red cross' in the sky.

Egbert was victorious and held Kent for nine years until finally Offa took control and retrieved Great Chart and its lands from Canterbury, dividing them up among his followers. Following his death in 796 AD, Coenwulf of Mercia returned the ownership of Great Chart to the Archbishop of Canterbury. It remained with the church throughout the Norman Conquest and is recorded in the Domesday Book as having two mills, a salt-pit, feeding ground for a hundred hogs and a population of fifty-two. At the reformation the crown confiscated Great Chart and its lands from the priory and then later reinstated them to the new Protestant Dean and Chapter in whose administration they remained until Victorian times. 16<sup>th</sup> and 17<sup>th</sup> century maps refer to the village as 'Charte Magna' and 'Christ Church'.

**5.3** This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 13 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has **low** archaeological potential.

#### **5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas**

No events, monuments listed buildings, or findspots are recorded within the

confines of the proposed development area (PDA). Two farmsteads, one monument and six findspots are recorded within a c.500m vicinity of the PDA. There are no Listed Buildings recorded.

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

### **5.5 Walkover Survey**

A walkover survey by the writer of this report was accomplished on Tuesday 16<sup>th</sup> august 2016. Weather conditions were dry and bright. The reason for the survey was to:

1. Identify any historic landscape features not shown on maps
2. Conduct a rapid survey for archaeological features
3. Make a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey was not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

The PDA consists of a former golf course bounded by fields to the north, woodland to the east and west and the railway track to the south (Plates 6-9). The site was more or less level with an OD height of about 39m OD. Although all three fields (now a golf course) were walked no archaeological features or artefacts were identified.

## 6. ARCHAEOLOGICAL POTENTIAL

### 6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records relating to Palaeolithic activity within the assessment area.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry, is represented within the assessment area. There are no records in the Kent HER relating to the Neolithic period.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are two records for this period held at the Kent HER that fall within the assessment area. A copper alloy axe (MKE56150) was found c. 450m northeast of the PDA and a copper alloy awl was also found c. 480m northeast (MKE93964).

The potential for finding remains that date prior to this period within the confines of the proposed development is therefore considered **low**.

### 6.2 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury). The Kent HER has no records within the assessment area dating to from the Iron Age period therefore the potential for finding remains that date to this period within the confines of the development site is considered **low**.



### 6.3 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital and the Canterbury.

Despite the proximity to the Roman Road, there are no records relating to this period within the assessment area, therefore the potential for finding archaeological features or deposits from this period is considered **low**.

### 6.4 Anglo-Saxon

There is one record dating to the Anglo-Saxon period within the assessment area, a silver sceatta coin dating from 710-750 AD found c.480m northeast of the PDA. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **low**.

### 6.5 Medieval

There are two records dating to the Medieval period within the assessment area both found c. 180m northwest of the PDA. Both archaeological finds were of copper alloy vessels dated 1400-1700 AD (MKE93962, MKE93963). Therefore the potential for finding remains dating to the Medieval period is considered as **low**.

## 6.6 Post Medieval to Modern

The PDA is located c. 80m south of the London and Dover Railway, which was completed in 1844 AD. There are also two post-medieval farmsteads c. 500m from the PDA on the Kent HER. Outfarm is an isolated field barn with no associated yard, the farmstead having been demolished (MKE87269). Rippers Cross farm is a regular courtyard multiyard with detached elements and a farmhouse in a central position set in an isolated position retaining less than 50% of its original form (MKE87267).

The potential for finding remains dating to the post-medieval to modern period is therefore considered as **moderate**.

## 6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval and Modern: **Moderate**

## 7. IMPACT ASSESSMENT

### 7.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

## 7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site has largely been the subject of agriculture until the development of the golf course. Therefore, previous impacts to archaeological remains from rural construction are considered to be **moderate** in this area.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The site is within an enclosure that was once subject to agricultural use, however, it was later developed as a golf course therefore, the residual impact of the agricultural process is considered to be **low** but with the formation of the golf course the impact on potential archaeological remains will be **high**.

## 7.3 Proposed Impacts

### 7.3.1 The general development of the site

At the time of preparing this archaeological assessment, the extent of the proposed development was for the construction of residential housing, associated access roads and landscaping.

7.3.2 The very nature of construction can have a negative impact on below ground deposits through the movement of plant, general ground disturbance and contamination and excavation. Therefore, extensive impact can be expected within the development area once construction begins.

7.3.3 With due consideration to the impacts sited above the following is an assessment of the specific impacts and their relation to this development:

- Ground contamination from the storage and use of materials may have an adverse effect on soil sampling and recording of shallow deposits – **Medium impact**
- Ground vibration, weight displacement and surface disturbance from the movement and use of plant and machinery may cause disruption of shallow features and deposits – **Medium impact**
- Ground penetration from the erection of access equipment, barriers etc. could result in isolated damage to shallow features and deposits – **Medium impact**
- Landscaping may result in the displacement of shallow features and deposits – **Medium impact**
- Ground stripping and levelling could remove shallow deposits and features and leave the archaeological horizon open to damage or destruction from the foot, plant or vehicle traffic – **High impact**

- Trenching for the installation of services may involve the removal of shallow deposits or features and further damage the archaeological horizon sited immediately below or neighbouring archaeology – **High impact**
- The excavation of the foundations may result in the entire removal of the archaeological feature or deposit from a localised area, subsequently intruding on related neighbouring archaeology – **High impact**
- The long-term effect of the development will be in the new use of the site and changes resulting therein. In this case the possibility of higher foot and vehicular traffic to the site – **Low impact**

#### **7.4 Proposed mitigation for the impact of the construction process**

The adherence to the general requirements required by HSE to increase safety, reduces risk and lessens the impact of the construction process.

### **8. MITIGATION**

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential.

### **9. OTHER CONSIDERATIONS**

#### **Setting of Listed Buildings**

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be*

*experienced from or with the asset”* (The Setting of Heritage Assets, English Heritage 2011).

There are no listed buildings within the assessment area (Plates 6-9).

### **9.1 Archive**

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Kent County Council (Heritage) within 6 months of completion.

### **9.2 Reliability/Limitations of Sources**

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological ‘grey’ literature held at Kent County Council, and therefore considered as being reliable.

### **9.3 Copyright**

Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Mr Kay for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD., MCifA., FRSA.

16<sup>th</sup> August 2016

## **10 REFERENCES & BIBLIOGRAPHY**

IFA (2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2012.

Data provided by Kent HER

**APPENDIX 1 ARCHAEOLOGICAL SITES**

<b>KHER Ref</b>	<b>Type</b>	<b>Location</b>	<b>Period</b>	<b>Description</b>
EKE147388	Historic Landscape Characterisation	c. 500m N		Archaeological and historical assessment of the Stour Valley, Kent
TQ 84 SW 1	Railway	c. 80m S	Post Medieval to Modern	London & Dover Railway, completed in 1844 AD
MKE93961	Findspot	c. 180m NW	Unknown	Copper alloy metal working debris, undated
MKE93962	Findspot	c. 180m NW	Medieval to Post Medieval	Medieval copper alloy vessel, 1400-1700 AD
MKE93963	Findspot	c. 180m NW	Medieval to Post Medieval	Medieval copper alloy vessel, 1400-1700 AD
MKE93964	Findspot	c. 450m NE	Late Neolithic to Medieval	Bronze Age copper alloy awl 2500 BC – 1499 AD
MKE55929	Findspot	c. 480m NE	Medieval to Anglo Saxon	Silver sceatta coin, 710-750 AD
MKE56150	Findspot	c. 480m NE	Bronze Age	Copper alloy axe, 1000-800 BC
MKE87267	Farmstead	c. 500m NW	Post Medieval	Detached isolated farmhouse with significant loss of original form. Regular courtyard multiyard with detached elements
MKE87269	Farmstead	c. 500m SE	Post Medieval	Field barn with no associated yard. Demolished

## Plates



Plate 6. The Golf Course (looking north-west)



Plate 7. The Golf Course (looking west)





Plate 8. The Golf Course (looking east)



Plate 9. The Golf Course (looking north)



Figure 1: Site location map, scale 1:20000.



Figure 2: Site location map, scale 1:2500

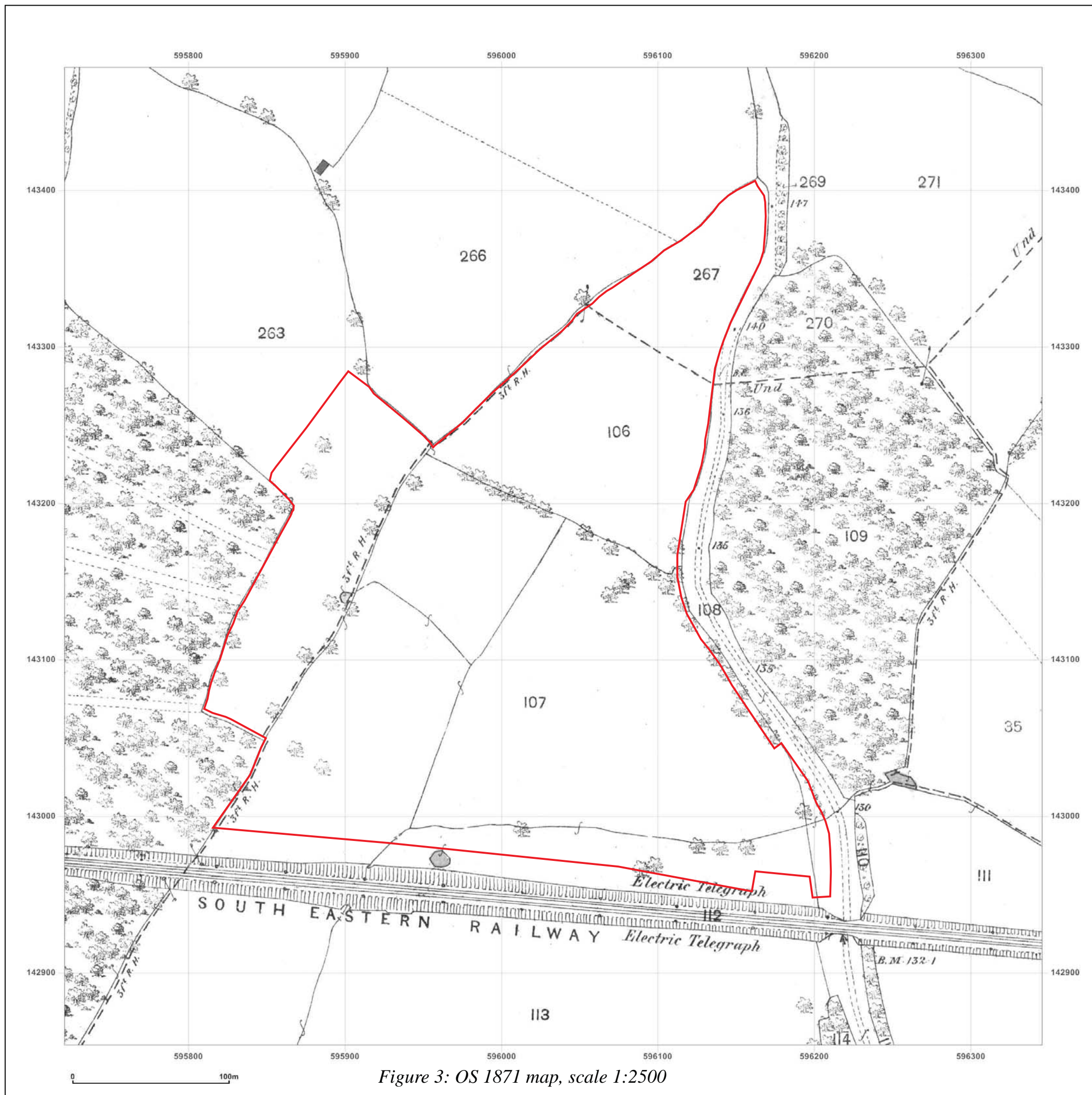


Figure 3: OS 1871 map, scale 1:2500

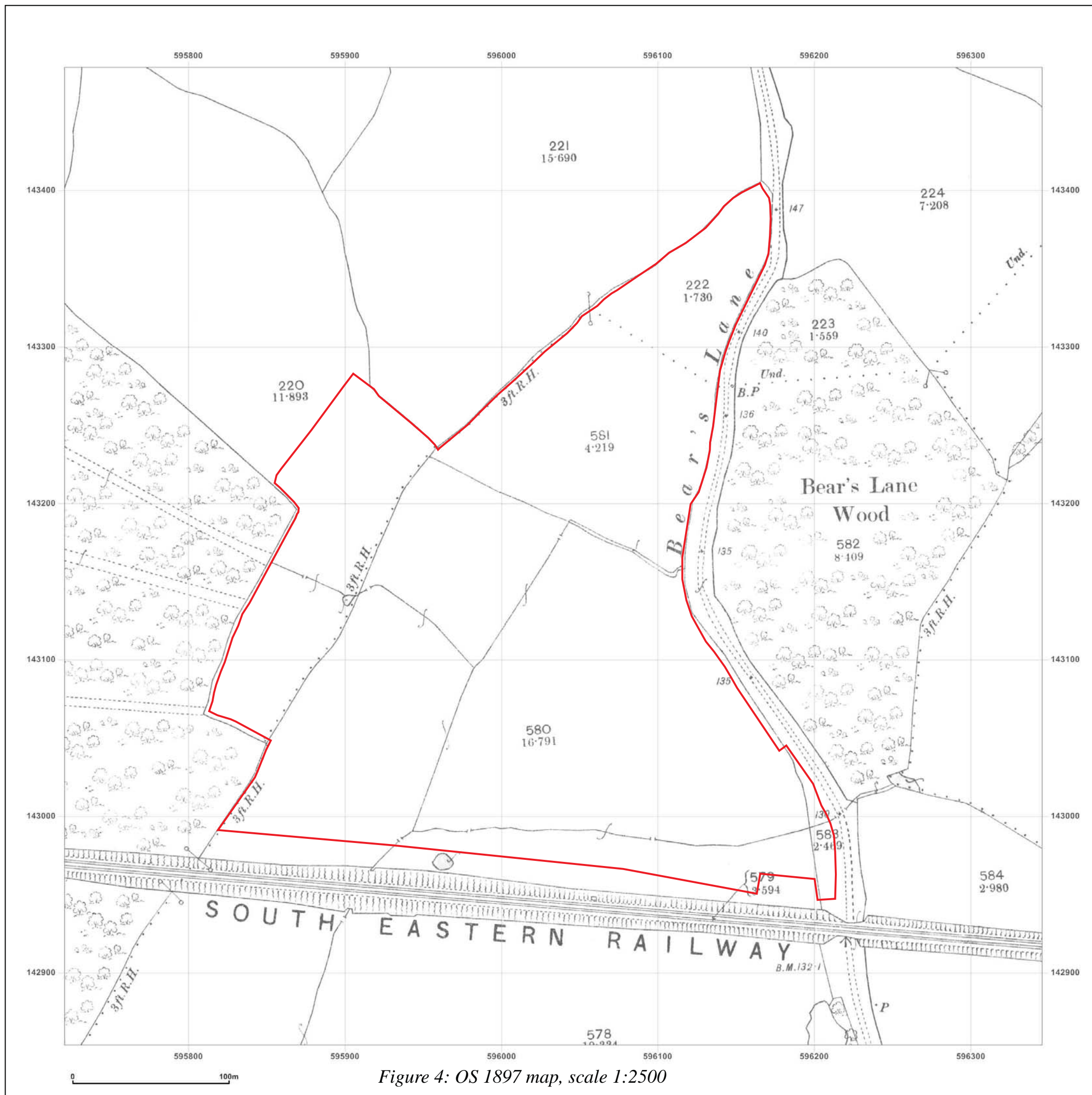


Figure 4: OS 1897 map, scale 1:2500

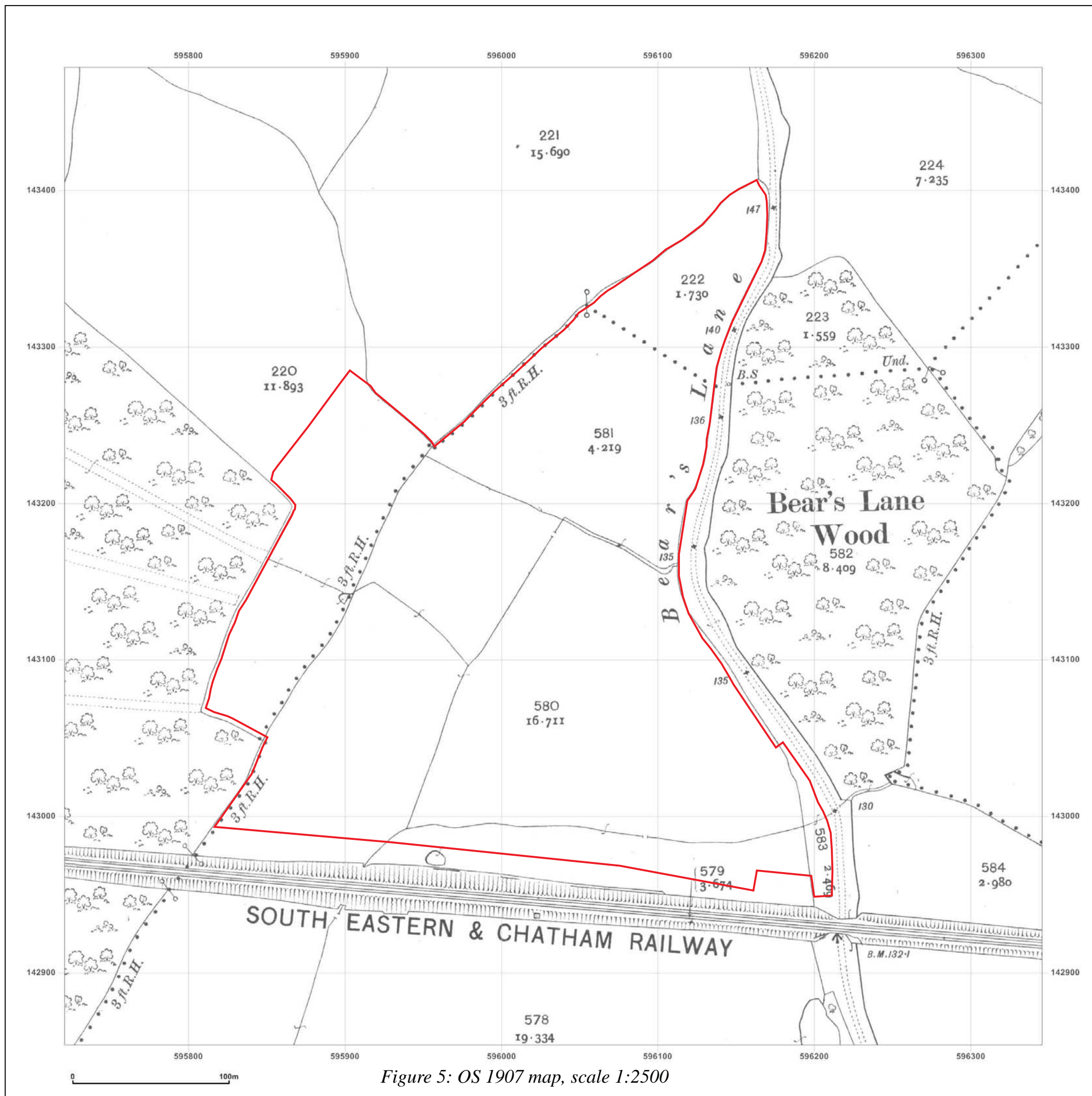


Figure 5: OS 1907 map, scale 1:2500

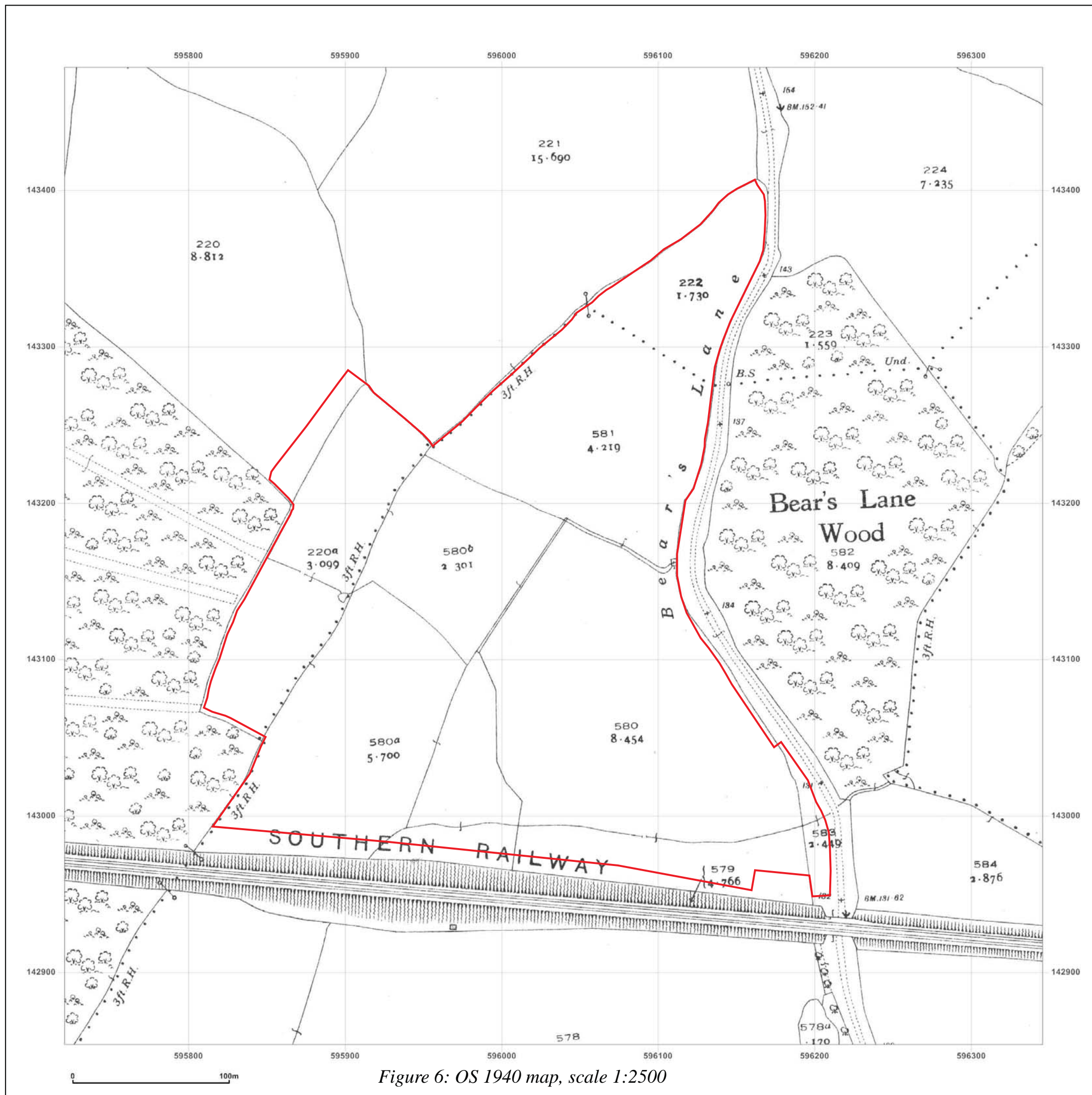


Figure 6: OS 1940 map, scale 1:2500

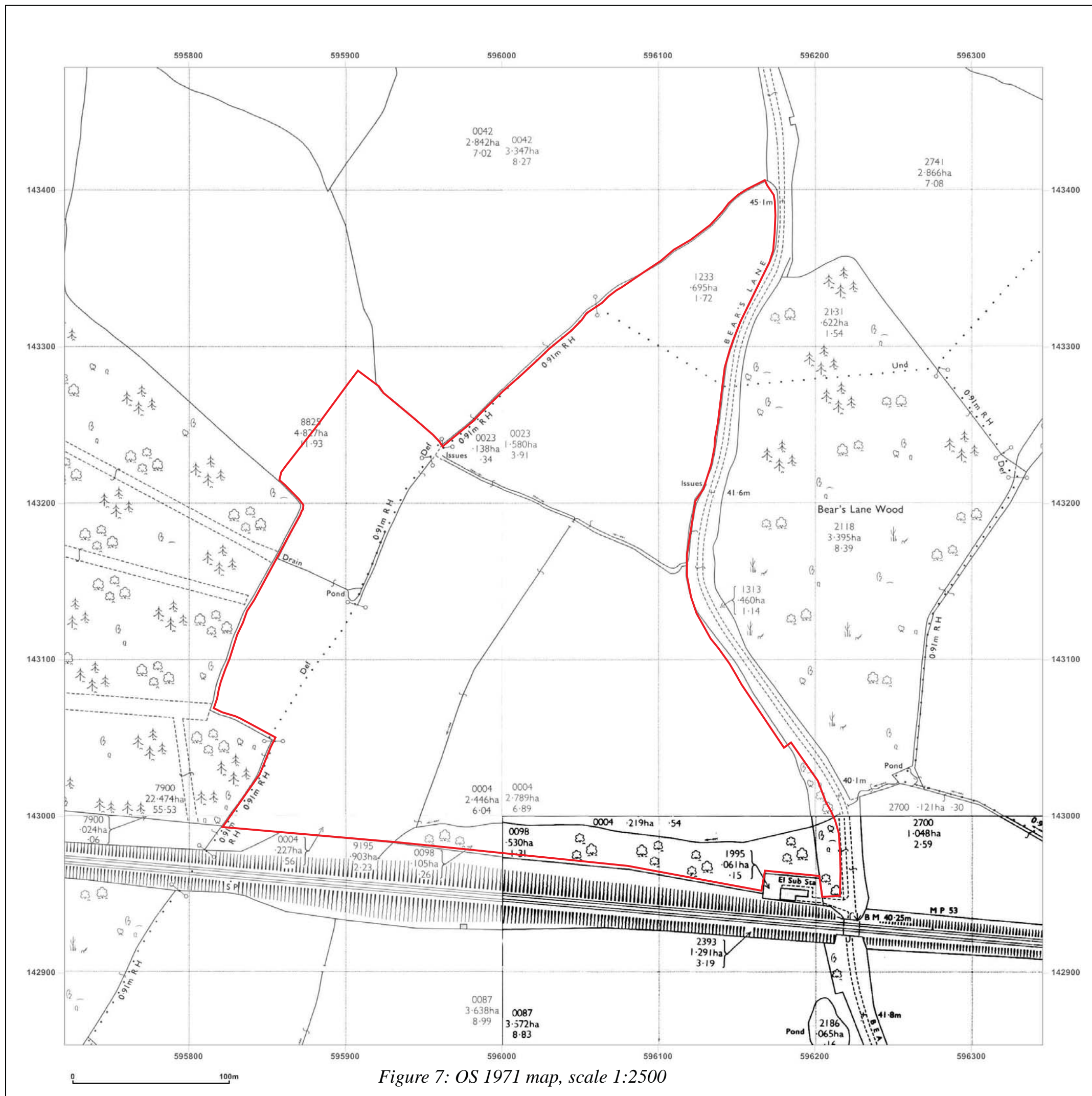


Figure 7: OS 1971 map, scale 1:2500



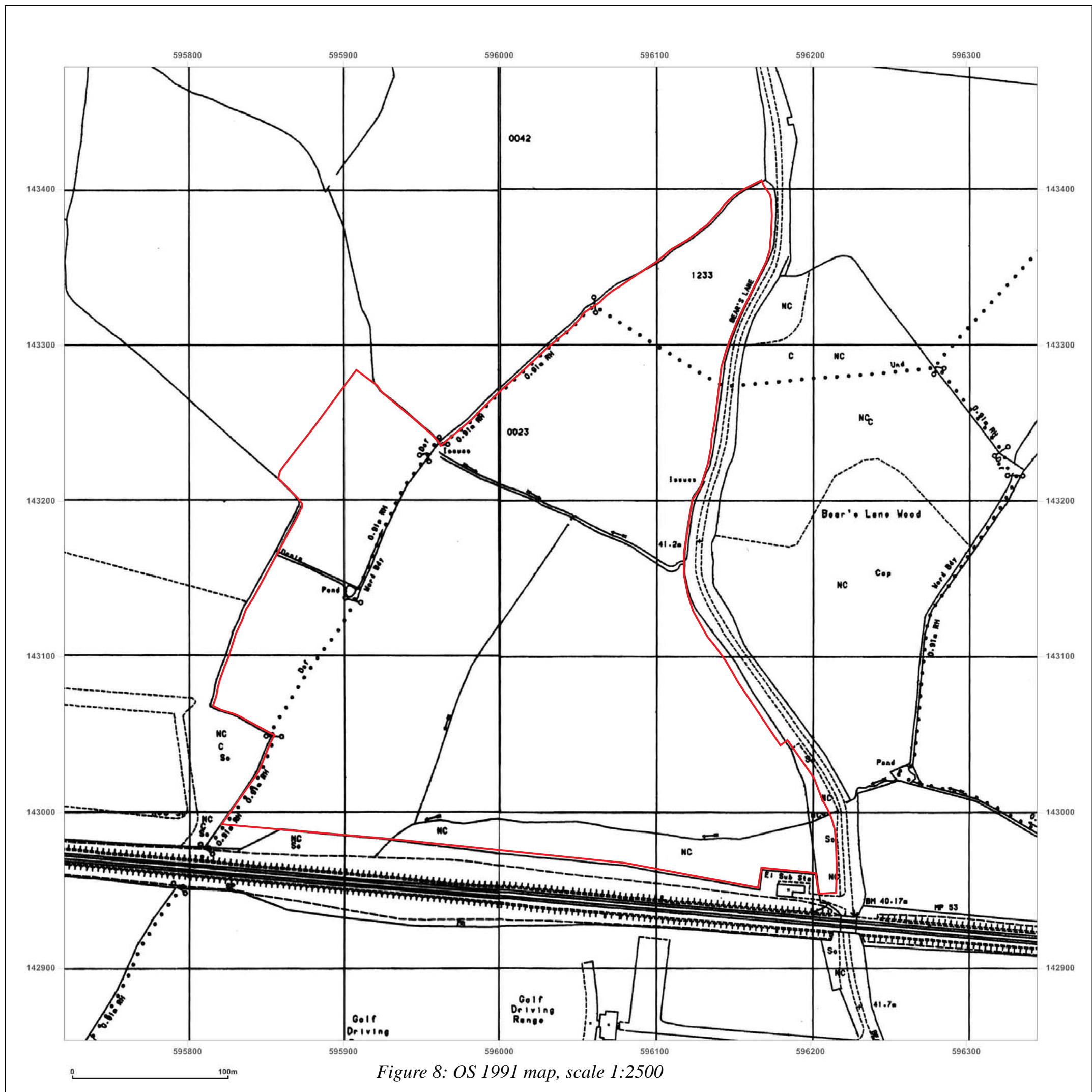


Figure 8: OS 1991 map, scale 1:2500

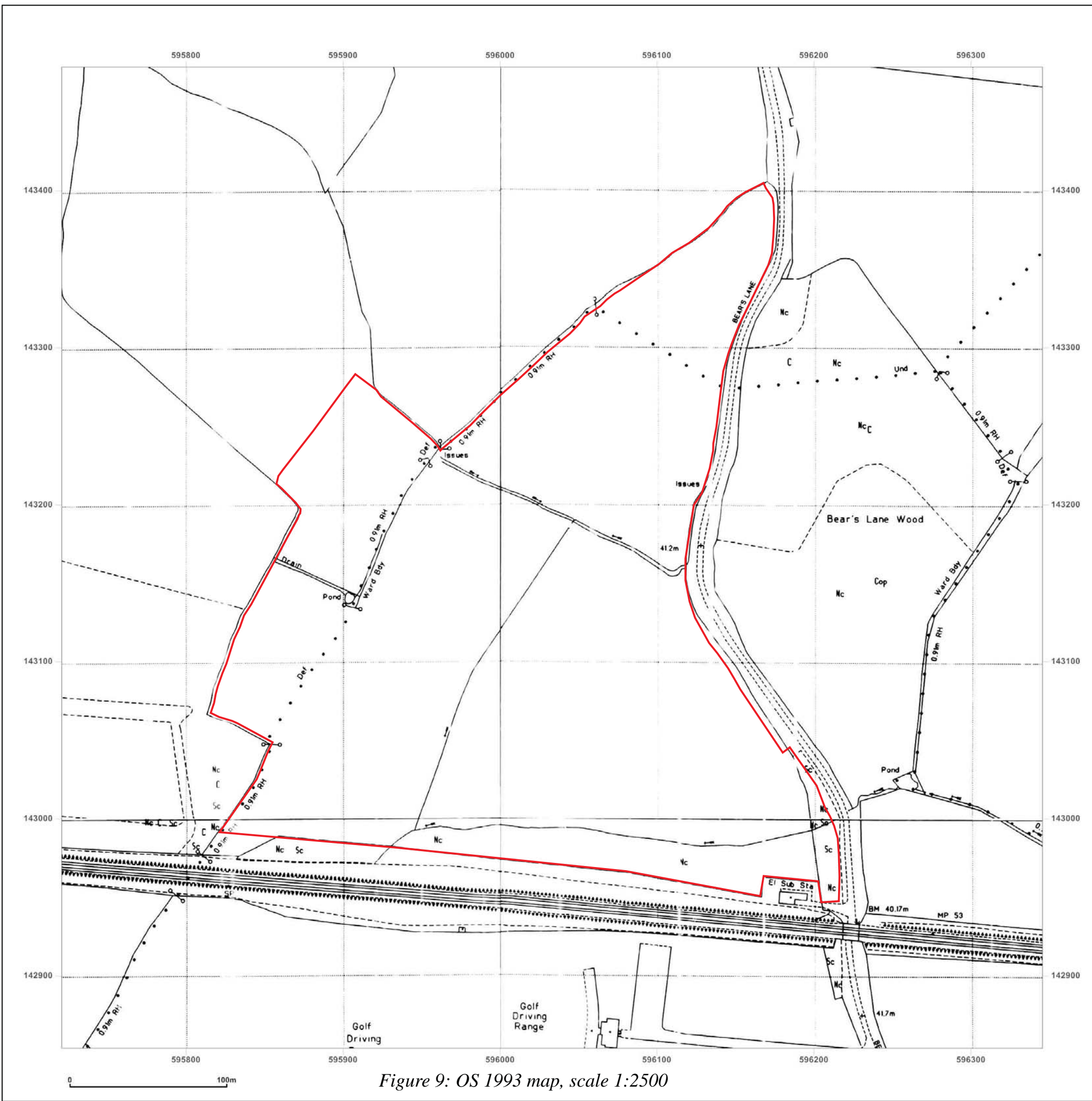


Figure 9: OS 1993 map, scale 1:2500

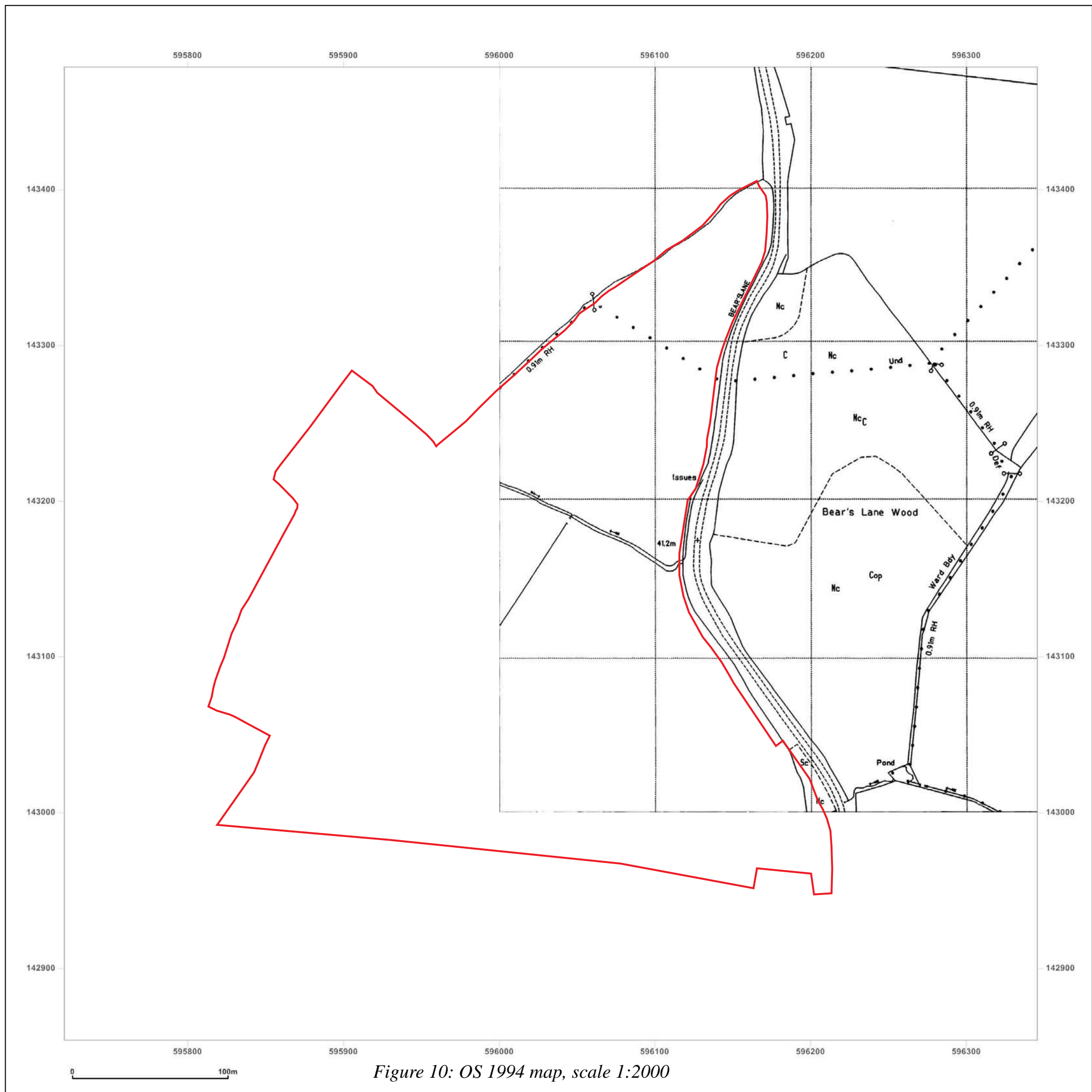
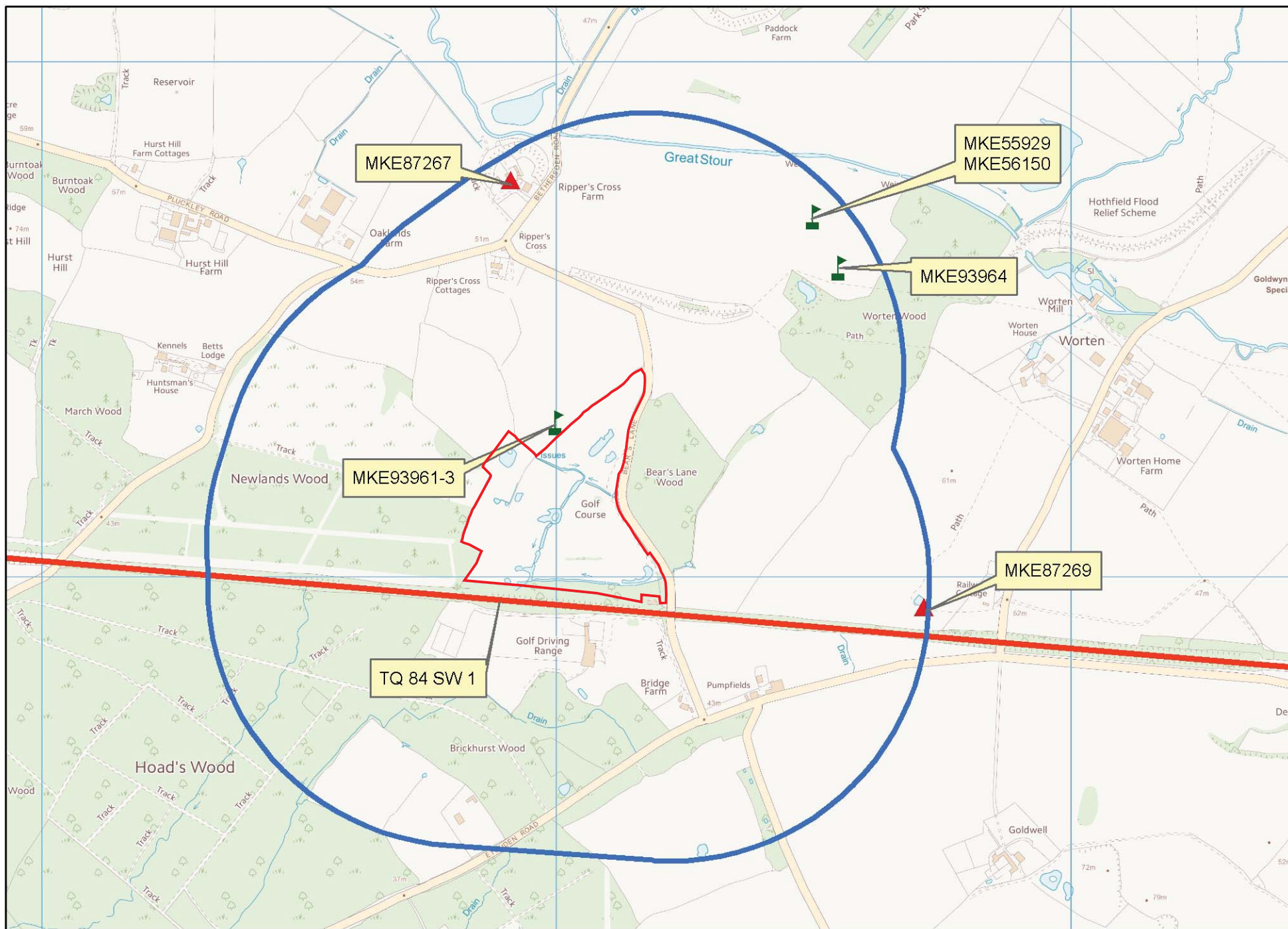













Figure 10: OS 1994 map, scale 1:2000

# Kent Historic Environment Record - Great Chart Golf Course - Monuments



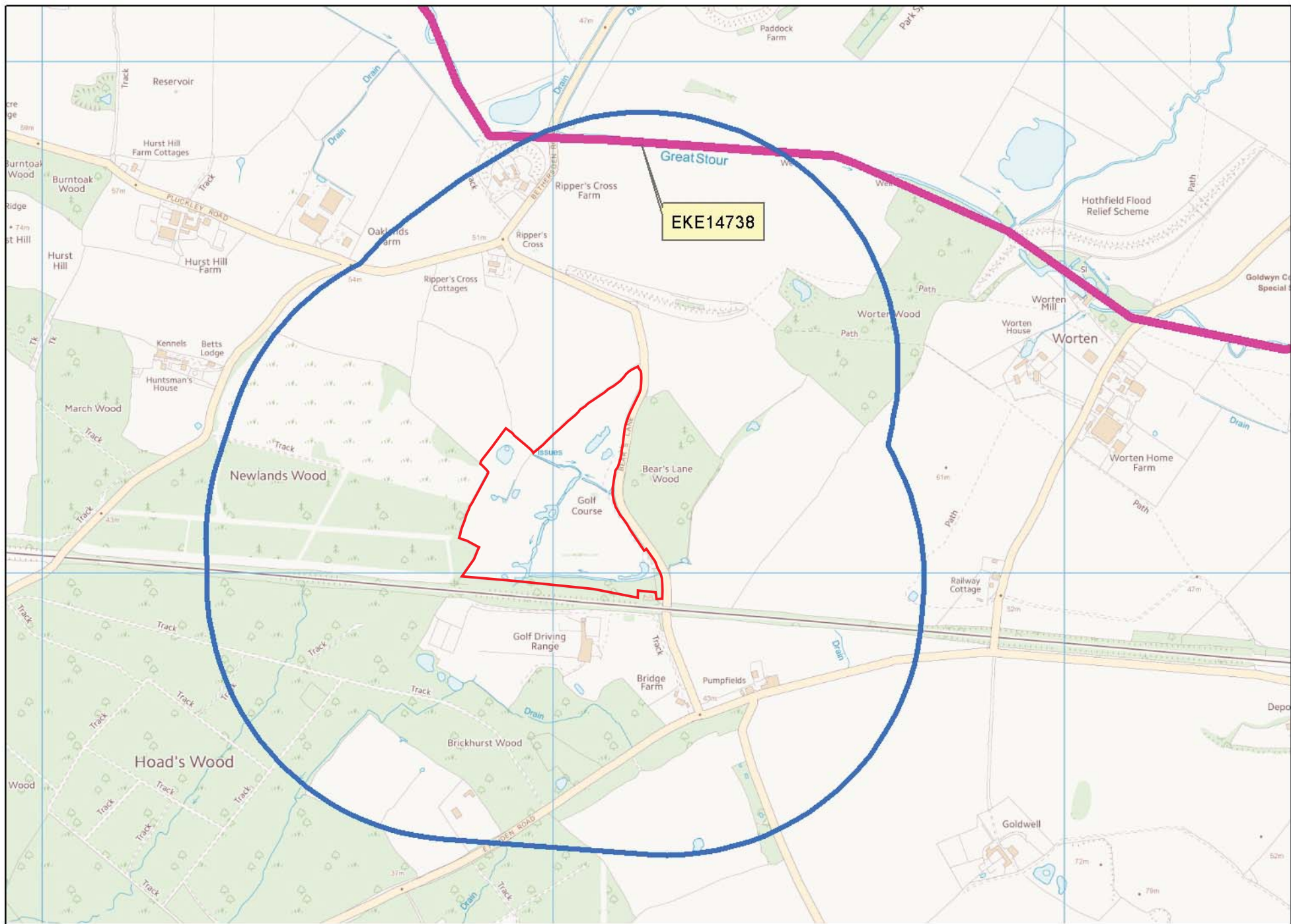
## Legend

-  Building
-  Crash Site
-  Farmstead
-  Findspot
-  Listed Building
-  Landscape
-  Maritime
-  Monument
-  Place
-  HEDGE
-  MON
-  Mon (poly)



0 195 390 780 Metres

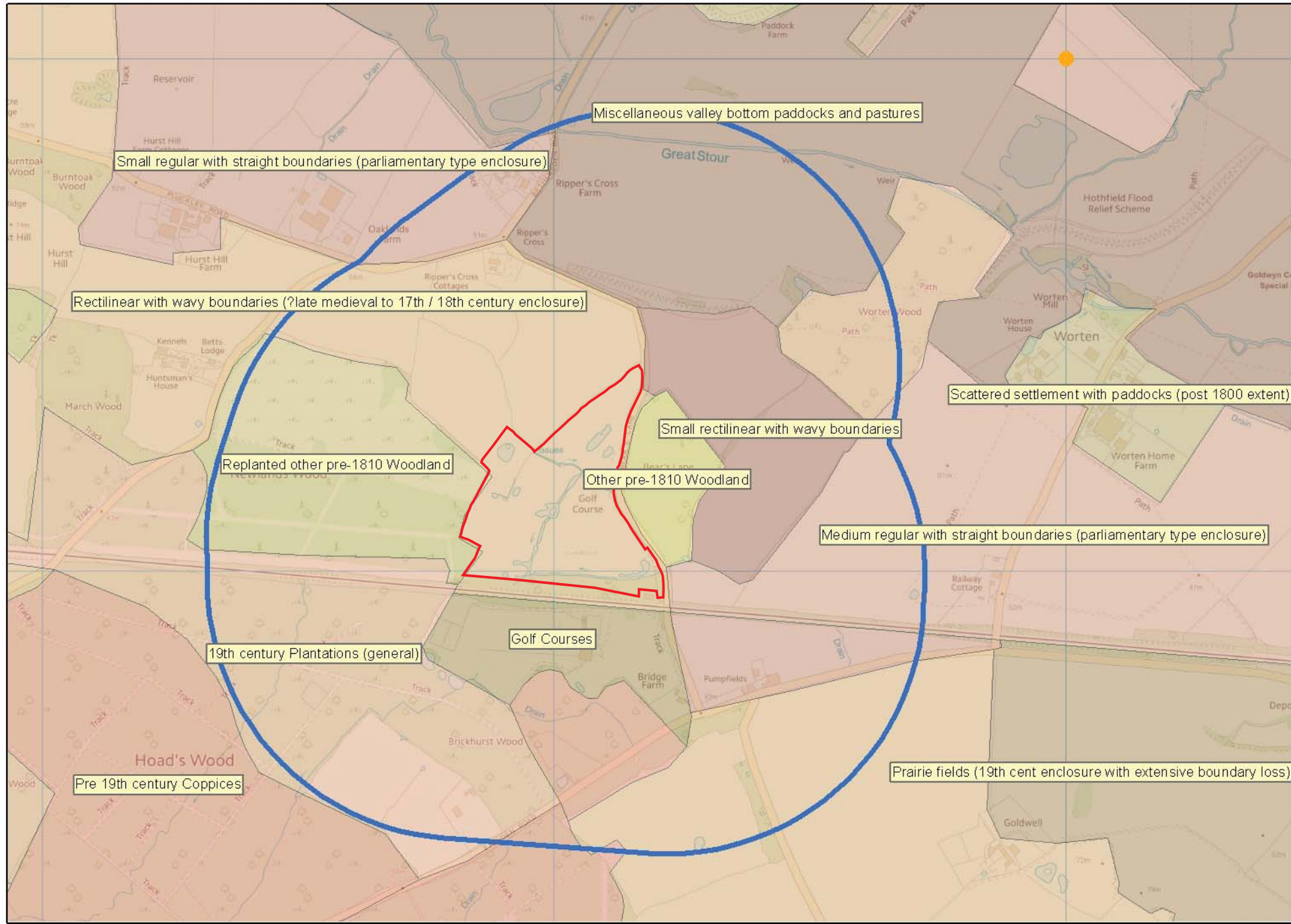
# Kent Historic Environment Record - Great Chart Golf Course - Events



Legend



# Kent Historic Environment Record - Great Chart Golf Course - Historic Landscape Character



Legend



0 195 390 780 Metres



Plate 1: Google Earth aerial photograph from 1940.



Plate 2: Google Earth aerial photograph from 1960.





Plate 3: Google Earth aerial photograph from 1990.



Plate 4: Google Earth aerial photograph from 2003.



Plate 5: Google Earth aerial photograph from 2015.