

Archaeological Desk-Based Assessment for the Proposed New Car Dealership at Ashford Road, Near Canterbury, Kent.

National Grid Reference TR 611448 155736



Report for Lipscomb Holdings Ltd

Date of Report: 9th July 2018

SWAT ARCHAEOLOGY

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Archaeological Desk-Based Assessment for the Proposed New Car Dealership at Ashford Road, Near Canterbury, Kent.

Summary

SWAT Archaeology has been commissioned by Lipscomb Holdings Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at the proposed new car dealership at Ashford Road, Near Canterbury, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. 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: **moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The PDA is situated in the Stour Valley on the northern side of the A28, Ashford Road, near Chartham on the outskirts of Canterbury, with the Stour river circa ¼ mile to the south. The A28 was only built around 1840 and prior to that there were no main roads in the area of the PDA north of the Stour which was flood plain of meadow. This assessment has established that there is moderate archaeological interest in the site for the Prehistoric period, following the excavation nearby to the north east in 1996 for another separate car showroom where occupation activity relating to cooking was dating to the Neolithic or Early Bronze Age period. Many of the other Kent Heritage archaeological records relate to standing buildings (one of which is a Scheduled Ancient Monument), primarily on the outer reaches of the 500m assessment area. Map regressions confirms that the PDA does not appear to have previously been built upon having been pasture and therefore any potential archaeological remains are likely to have survived. The proposed development is for a new car showroom and workshop facilities with a MOT testing facility. Therefore, it is likely that the development in the area of the main building would have a high impact on any possible surviving archaeological remains due to foundations.

The need for, scale, scope and nature of any further assessment and/or archaeological works has therefore been recommended and should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Lipscomb Holdings Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at the proposed new car dealership at Ashford Road, Near Canterbury, Kent, centred on National Grid Reference (NGR) TR 611448 155736 (Fig 1).
- 1.1.2 This document will be used in support of planning applications associated with proposed development.

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 15m aOD. The site is located on land that gently slopes east to west, off the Ashford Road. The land is situated lower than the road suggesting when the road was constructed it was built up. The area is in the Stour Valley to the west of the city of Canterbury, approximately just over 3km from the city centre. 1km to the west along the Ashford Road is Chartham, a small village. The PDA is located within a commercial area on the outskirts of Canterbury and is approximately 1.81 acres in size. On the south west boundary is a small disused dilapidated outbuilding constructed of breeze blocks without a roof, which is to be demolished. It originally belonged to the residential property of 'Rose Gardens' but has since been separated from the bungalow. To the north west is agricultural land of orchards on higher ground with the boundary marked by a drainage ditch, which is dry. To the north east is an existing car dealership with a boundary of half fence and half trees. The south east boundary is a mature hedgerow by the Ashford Road (A28). On the opposite side of the road are retail/industrial premises (Fig. 1).
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of Seaford Chalk Formation – Chalk formed around 86 million years ago. The

PDA sits within a small area of superficial deposits of 'River Terrace Deposits, 2 – Sand and Gravel'.

- 1.2.3 An archaeological assessment of a number of trenches of 1m depth was undertaken in 1996 by the Canterbury Archaeological Trust at the site of another proposed car showroom situated on the corner of the A28 Ashford Road and Howfield Lane, circa 250m east from the PDA. The ground in the assessment area consisted of 20-25cm of mid-brown topsoil, overlaying 10-20cm band of mid-to light red tinged sandy loam subsoil., which in turn overlaid alluvia. The stratigraphically high alluvium was a 10-20cm thick layer of mid-grey-brown silt of sands and gravels thought to be of Pleistocene age. Some trenches showed evidence of alternating high and low water flow representing sediments laid down on the Stour flood plain during the Devensian/Holocene transition. *(Unpublished document: Canterbury Archaeological Trust. 1996. Archaeological assessment at the site of a proposed car showroom and workshop relocation; A28; Chartham Hatch, near Canterbury, Kent).*

1.3 The Proposed Development

- 1.3.1 The proposed development will consist of demolishing a small dilapidated outbuilding, site works to include 146 parking spaces, new site entrance from Ashford Road & new showroom & workshop facilities with MOT testing facility (Fig. 2).

1.4 Project Constraints

- 1.4.1 There were no constraints regarding this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

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.*

2.3.5 Paragraph 128 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution

made by their setting. The level of detail should be proportionate to the 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.

2.3.6 Paragraph 129 of the NPPF states that:

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

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.3.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development in making a positive contribution to local character and distinctiveness;
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.13 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or

Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.14 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.15 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.16 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.17 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

- 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.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole. PPG15 and PPG16 was replaced by the NPPF in November 2012.
- 2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (Statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the

breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Regional Policies

2.6.1 Canterbury City Council has a Local Plan adopted in 2007. The plan has a number of policies relevant to archaeology:

- POLICY HE1: Historic Environment and Heritage Assets
- *POLICY HE4: Listed Buildings*
- *POLICY HE5: Development Affecting and Changes to Listed Buildings*
- *POLICY HE6: Conservation Areas*
- *POLICY HE8: Heritage Assets in Conservation Areas*
- *POLICY HE11: Archaeology*
- *POLICY HE12: Areas of Archaeological Interest*
- *POLICY HE13: Historic Landscapes, Parks and Gardens*

2.6.2 These policies are covered in turn in more detail below.

POLICY HE1: Historic Environment and Heritage Assets

2.6.3 The City Council will support proposals which protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.

2.6.4 Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause substantial harm to the significance of heritage assets or their setting unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:

2.6.5 The nature of the heritage asset prevents all reasonable uses of the site; and, no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and, conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and, the harm or loss is outweighed by the benefit of bringing the site back into use.

- 2.6.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.

POLICY HE6: Conservation Areas

- 2.6.7 Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.
- 2.6.8 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.
- 2.6.9 New development in a conservation area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

POLICY HE8: Heritage Assets in Conservation Areas

- 2.6.10 The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the other criteria in Policy HE1 apply. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the

building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.

POLICY HE11: Archaeology

- 2.6.11 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.
- 2.6.12 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.
- 2.6.13 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:
- 2.6.14 The character, importance and condition of any archaeological deposits or structures within the application site; The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and the means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.
- 2.6.15 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the Council in advance.

POLICY HE12: Areas of Archaeological Interest

- 2.6.16 Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the City Council will determine planning applications involving work below ground level once the applicant has provided information in the form of an evaluation of the

archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.

POLICY HE13: Historic Landscapes, Parks and Gardens

2.6.17 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Lipscomb Holdings Ltd, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

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

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (Cifa, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,

- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

- 4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

Secondary and Statutory Resources

4.3.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.3.7 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 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 centred 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 in Table 1.

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		c. 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		

5.1.2 There are no Conservation Areas, Registered Parks and Gardens, Historic Parks and Gardens or Protected Military Remains within the search area. Features around the PDA and wider area encompassed many millennia, from the Neolithic, Bronze Age, with Medieval and Post Medieval buildings to several WWII features. The Heritage Environment Record listed a number of archaeological features around the PDA, with a scattering of listed building in the vicinity.

5.2 Designated Heritage Assets

5.2.1 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).

5.2.2 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).

5.2.3 There are three national listed buildings of which one is a Scheduled Ancient Monument within the assessment area, which are on the outer reaches of the 500m assessment area from the PDA. (Table 2).

Table 1 Designated Heritage Assets

TR 15 NW 1402	Medieval / Post Medieval	Howfield Manor. Grade II listed (1100327). East wing is 13 th century and known as the Chapel. The front or main wing facing west is mid-17 th century.
TR 15 NW 1276	Medieval	Horton Manor Chapel. Grade II listed and Scheduled Ancient Monument. Circa 1300 nave with late C14 chancel and alterations to nave and 2 later C19 oasthouse additions.
TR 15 NW 1171	Medieval	Horton Manor House. Grade II listed (1255391). C15 to early C16 U-shaped two storey timber framed building with C19 extension between the two wings.

5.3 Previous Archaeological Works

- 5.3.1 The KCCHER contains entries pertaining to one archaeological investigation in the assessment area, which is detailed below.
- 5.3.2 An archaeological assessment of three test trenches was undertaken by the Canterbury Archaeological Trust in 1996 at the site of a proposed car showroom at the corner of Howfield Lane and the A28 Ashford Road. A fragment of flint blade was recovered from a 50mm layer of organic deposits overlying natural clay, identified as a palaeosol (prehistoric land surface), with the blade dated from the Neolithic or Early Bronze Age. Cutting this palaeosol was a sub-rectangular pit of 0.6m depth with a fill that was rich in carbon and fire cracked flints suggesting that the pit was used as a heath or fire-pit with the cracked flint as 'pot-boilers' used to heat the water. Radiocarbon dating confirmed that the pit was in use in the later part of the third millennium BC. (*Unpublished document: Canterbury Archaeological Trust. 1996. Archaeological assessment at the site of a proposed car showroom and workshop relocation; A28; Chartham Hatch, near Canterbury, Kent*).

Landscape Characterisation

- 5.3.3 The site is in an area characterised by KCC Historic Landscape Characterisation as Orchards. To the east and south of the PDA is classified as Industrial complexes and factories (Fig. 15).

Palaeolithic Character Area

- 5.3.4 The assessment area sits within a Palaeolithic Character Areas (PCA) classed as PCA18 (Fig. 16) relating to terraces on the north bank of the Stour through the Middle Pleistocene, interspersed with (and mostly overlain by) Head Brickearth and Head Gravel deposits. The deposits in this area have produced very abundant Palaeolithic remains.

Cropmarks

- 5.3.5 A number of cropmarks have been identified to the north east on the outer edges of the assessment area to the north east of Howfield Manor. They are a number of unidentified and undated disjointed linear features that may be a double ditched rectilinear enclosure (Fig. 18).

Designations

5.3.6 There is one designation on the outer edge of the 500m assessment area to the south west of the PDA. This is a scheduled Ancient Monument of Horton Manor Chapel. A medieval chapel is a building, usually rectangular, containing a range of furnishings and fittings appropriate for Christian worship in the pre-Reformation period. Chapels were designed for congregational worship and were generally divided into two main parts: the nave, which provided accommodation for the laity, and the chancel, which was the main domain of the priest and contained the principal altar. Around 4000 parochial chapels were built between the 12th and 17th centuries as subsidiary places of worship built for the convenience of parishioners who lived at a distance from the main parish church. Other chapels were built as private places of worship by manorial lords and lie near or within manor houses, castles or other high-status residences. Some chapels possessed burial grounds. Unlike parish churches, the majority of which remain in ecclesiastical use, chapels were often abandoned as their communities and supporting finances declined or disappeared. Many chantry chapels disappeared after the dissolution of their supporting communities in the 1540s. Chapels, like parish churches, have always been major features of the landscape. A significant number of surviving examples are identified as being nationally important. The sites of abandoned chapels, where positively identified, are particularly worthy of statutory protection as they were often left largely undisturbed and thus retain important information about the nature and date of their use up to their abandonment.

5.3.7 Despite later alterations and additions, Horton Chapel, 42m south-east of Horton Manor House, survives relatively well. It includes a large amount of upstanding stone remains with some significant architectural features such as the bellcote, chancel arch and trefoil-headed piscina. The site will contain archaeological and environmental information relating to the construction, use and history of the chapel and the landscape in which it was constructed.

0-100m Radius

5.3.8 There are no KHER entries for this area.

100-200m Radius

5.3.9 There are no KHER entries for this area.

200-300m Radius

- 5.3.10 There is just one KHER record in this area. The Neolithic, early Bronze Age occupation site including flints and a pit with pot boilers circa 300m north east of the PDA (TR 15 NW 641). Howfield Farm was a loose courtyard farmstead with agricultural buildings on three sides of the yard. The farmhouse is in a detached central position. It has been significantly altered with many large modern sheds on the sites that may have destroyed the original buildings or obscured them (MKE 86159).

300-400m Radius

- 5.3.11 There are seven records relating to this radius. Howfield Farm, circa 350m north east of the PDA, was a loose courtyard farmstead with agricultural buildings on three sides of the yard. The farmhouse is in a detached central position. It has been significantly altered with many large modern sheds on the sites that may have destroyed the original buildings or obscured them (MKE 86159). Howfield Manor, circa 350m north, north east of the PDA (TR 15 NW 1402), is grade II listed and has parts originating from the 13th century. Circa 350m to the south east of the PDA, is the River Stour, where a Second World War Stop Line was proposed and reconnoitred (TR 15 NW 1118). Whilst 'pretend' demolitions took place it was never implemented. Related to the stop line, a WWII roadblock on a minor bridge over the Stour was placed near Horton Grange. This is circa 400m south of the PDA (TR 15 NW 1129). The anti-tank obstacles still survive. Circa 400m to the north and circa 400m to the south are the railway lines of Chatham to Dover and Ashford to Ramsgate respectively (TQ 85 SE 300 & TR 15 NE 1063). Both are mid- 19th century. There is a possible Roman road from Wye to Canterbury that traverses along the eastern bank of the Stour (TR 05 SE 324). The exact path is not known but it is thought to pass Chartham, Horton and Milton Manor Farm and into Thanington.

400-500m Radius

- 5.3.12 There are nine KHER records in this area. The far north east of the assessment area has a number of unidentified and undated cropmarks, thought to be a possible enclosure (TR 15 NW 329). To the far south circa 500m from the PDA is the Scheduled Ancient Monuments of Horton Chapel (TR 15 NW 1276). Nearby is Horton Manor House, which is Grade II listed and is 15th to early 16th century

in date with a 19th century extension (TR 15 NW 1171). Horton Farm is a multiyard farmstead and has been significantly altered (MKE 86157). In this area a copper alloy cruciform brooch that is early Medieval or Anglo-Saxon in date was found (MKE 57877) and reported via the Portable Antiquities Scheme (PAS). The points plotted for PAS finds are usually placed within a 1000m square and therefore the precise location is not known. There are three more PAS finds plotted 450m to the south west of the PDA being a Medieval copper alloy strap end (MKE 87877), a Roman copper alloy finger ring (MKE 57878) and a copper alloy coin being a Nummus of Constantine II as Caesar dating to 317AD (MKE 100609). Circa 480m to the north was a WWII roadblock on the Howfield Lane viaduct (TR 15 NW 1120).

5.4 Archaeological and Historical Narrative

- 5.4.1 Canterbury is a historic English cathedral city and a UNESCO World Heritage Site. There is evidence that the city was occupied from the Palaeolithic period and some 2000 years ago was settled on both sides of the River Stour by the 'Belgae'.
- 5.4.2 In the first century AD a major Iron Age settlement and Hillfort was established at Bigbury to the west of the city by the local Celtic tribe the Cantiaci and became known as 'Duroernon' or "Stronghold by the Alder Grove". It is then thought that when the hillfort was abandoned circa 50BC that the iron Age settlement moved to Canterbury centre with a Belgic Oppidum located at a ford crossing the River Stour. The recent excavations at St Thomas' Hill at the Turing Building on the University of Kent campus, shows another Iron Age settlement/Industry centre contemporary with that of Bigbury and abandoned approximately at the same time.
- 5.4.3 In 43 AD the Romans invaded Britain and founded a settlement close to the River Stour and took over the Celtic settlement, rebuilding it and naming it 'Durovernum Cantiacorum' or "Fortress of Kent". It became one of the 28 cities of Roman Britain, connected to the major Kentish ports of Richborough, Dover and Lymne and therefore of considerable strategic importance. There was no major military Garrison but in the 3rd century an earth bank and city walls were

constructed with seven gates, Northgate, Westgate, Riding gate, Burgate, Worth Gate, London gate and Queningate, leading outwards to the Roman roads that created a network of communication across Kent.

- 5.4.4 Roman cemeteries are documented to the east, south and northwest of the city walls and burial mounds are to the east and south. Tile and brick kilns are to the northeast and north, of the city in the vicinity of the PDA. The town flourished for 300 years but by the 4th century the Roman civilization was in decline and the Romans abandoned both Canterbury in 407AD and Britain in 410AD. Canterbury ceased to be a town, inhabited by the residual farming population that probably farmed lands beyond the walls.
- 5.4.5 In the late 4th century, the Jutes arrived, a Germanic people that settled in Britain in the late 4th century and made Canterbury or 'Cantwareburh' meaning "Kentish Stronghold" their centre. In 597 AD the Pope sent Augustine with a group of monks to convert the population to Christianity. King Ethelbert the King of Kent, married to a Christian woman, gave little opposition and in 598 AD Augustine and his monks built a church outside the city walls. Augustine became Archbishop in 603 AD and by 672 AD Canterbury was given complete authority over the English Church.
- 5.4.6 The town began to prosper again. The River Stour that runs through Canterbury assisted trade from British towns as far as Ipswich and further afield in northern France and by 630AD gold and silver coins were being struck at the Canterbury mint.
- 5.4.7 Canterbury's proximity to the coast made it a target for raids by the Vikings in 842AD and 851AD. More attacks in 991AD and 1011AD resulted in the burning of the cathedral and houses killing the Archbishop.
- 5.4.8 In 1066 AD, Canterbury surrendered to the Normans. At the time of the Domesday survey in 1086 AD Canterbury was flourishing, its population numbering some 6000 and new areas of settlement were growing outside of the city walls. The cathedral burned again and was replaced twice by the Normans in 1070 and 1175. The wooden motte and-bailey castle that was constructed with the arrival of William the Conqueror was replaced in stone in the 12th century.

- 5.4.9 In 1170 AD, followers of King Henry II murdered the Archbishop of Canterbury Thomas Becket, and the city became a major focus of pilgrimage in Britain and Europe. The number of pilgrims visiting the city brought trade and further prosperity. Eastbridge Hospital was built as a shelter for poor pilgrims in 1190 AD.
- 5.4.10 During the Medieval period England's main export was wool and Canterbury thrived on both the wool and leather trade until 1348 when the Black Death arrived. Canterbury had the tenth largest population in England at 10,000 but that number fell dramatically to 3,000 by the early 16th century.
- 5.4.11 In 1448 Canterbury was granted a City Charter, a Mayor and a High Sheriff and in 1453AD Henry VI gave permission for a jail at the Westgate. This became Canterbury's prison through to the C19th. In 1507 AD the Old Weavers House was erected and Christchurch Cathedral built. At the Dissolution, the Abbey and three Friaries were closed, Thomas Becket's shrine was demolished and all the gold, silver and jewels removed to the Tower of London. The removal of his image, name and feasts put an end to the pilgrimages that entered the city.
- 5.4.12 From 1567, Protestant Huguenots, fleeing from religious persecution in Belgium began to arrive in Canterbury, continuing to settle there through the 16th century and bringing with them the silk weaving trade. In 1660 AD the Archbishop Juxon installed new doors to Westgate suggesting that it remained an important entrance to the city. By 1770, the castle had fallen into disrepair and was demolished. The silk trade suffered from the import of Indian muslins and by the late 18th century Canterbury had quietened to a market town that traded in wheat and hops, with a successful leather and paper industry.
- 5.4.13 The railway arrived in 1830. St Augustine's Abbey was refurbished as a missionary college in 1848 and the population grew. During WWI barracks and hospitals were created and a German bomber crashed at Broad Oak Road. World War II brought further destruction to the city; 10445 bombs were dropped in 135 raids culminating in the Baedeker Blitz of 1942 when 48 people were killed and part of the town was destroyed.

5.4.14 The earliest recorded form of the name in old English is *Cert hām*. The name Chartham literally means 'rough common Settlement'. The name Chartham was finally settled on by 1610. The word "Chart" is also found in many other villages across Kent with this meaning. It appears from the early maps that the PDA was within the hamlet area of Howfield at the eastern edge of the parish dominated by a farm. This translates as 'Huhha's open land' in old English.

5.4.15 Chartham was occupied in the Bronze age following the find of a Bronze spear head found in 1861 at Chartham Paper Mill. In addition, Bronze Age pits were found at the corner of Howfield Lane and Ashford Road.

5.4.16 Based on writing by Hasted in 1798, an Historian, he notes:

'on the chalky downs, called Chartham Downs, adjoining the south side of the Ashford road, about four miles from Canterbury, being high and dry ground, with a declivity towards the river Stour; there are a great number of tumuli, or barrows near, one hundred perhaps of different sizes near each other'.

These barrows have since been identified as Anglo-Saxon in date.

5.4.17 In 871 AD, duke Elfred gave to archbishop Ethelred, and the monks of Christ-church, the parish of Chartham, a gift towards their clothing, as appears by his charter or codicil. This gift was confirmed to them in 1052 AD, by king Edward the Confessor, and it continued in their possession at the time of taking the general survey of Domesday, in the year 1084 AD. The Domesday book records Chartham as Certeham. It had 76 households made up of 60 villagers, 1 slave and 15 cottagers. There were 14 ploughlands, 30 acres of meadow, 25 swine render, 5.5 mills and one church, with the Lord being the Archbishop of Canterbury.

5.4.18 The possessions of the priory here were after this augmented by Wibert, who became Prior in 1153. After which, in the reign of king Edward I there appears to have been a vineyard here belonging to the priory, as there were at several of their other manors. In the 25th year of the same reign, Robert Winchelsea,

archbishop of Canterbury, having fallen under the king's displeasure, dismissed most of his family, and lived privately here at Chartham with one or two priests.

- 5.4.19 Howfield Manor, one of five manors in the Stour Valley, originally dates from the 12th century and the original building was part of St. Gregory's Priory in Canterbury being a working dairy, when the river used to run closer to the house. Milton Manor starts with St John's Church. It dates from the 13th century, when the manor was held by Sir Robert de Septvans. Milton never really grew beyond its origins as a farm with a mill. Horatun is old English for the muddy farmstead. The present manor house, which is late 15th century. To the rear and left of the house you might be able to glimpse the bellcot of the 13th century chapel – it is one of the few twin arch bellcots in Britain.
- 5.4.20 The buildings on this manor were much augmented and repaired both by Prior Chillenden, circa 1400 AD, and by Prior Goldston, circa 1500 AD rebuilt the Prior's stables here and his other apartments with brick. This manor continued part of the possessions of the priory till the dissolution by Henry VIII. The king then gave the manor and priory to his new-erected dean and chapter of Canterbury, part of whose inheritance it still continues.
- 5.4.21 Chartham lies in the valley of the Great Stour and has developed with farming, spreading up the sides of the valley. This was mainly arable, orchards and hops, with woodland on the higher ground. There has been extensive gravel extraction for local flint, much in demand in the building industry, particularly for enhancement, as it changes to several different shades under a baking process. These gravel extractions have left lakes and reinstated meadows. The river was once used for powering water mills for grinding corn, softening cloth for the weaving industry and, since the 18th century, for papermaking. The paper mill is still a working feature of the parish.
- 5.4.22 The heart of the parish developed near the river around the 13th century parish church of St Mary. The present building dates to 1294. However, there is archaeological, as well as written, evidence of the existence of a chapel from at least 871 and it was recorded in the Domesday Book. This cruciform church contains many notable features including a continuous timber roof structure with long scissor beams. At the centre crossing is a carved boss. The church

windows contain fine glass of the 13th century as well as good Victorian examples. Of great merit is the brass of Sir Robert de Septvans, who died in 1306, one of the most important brasses in the country. The tower contains a ring of six bells, the five largest, cast in 1605, are recognised as one of the oldest complete ring by the same founder. The church was restored in 1875.

5.4.23 The county established its second pauper lunatic asylum in an area of Chartham. The East Kent County Asylum opened on, a 120 acre site, in 1875, initially taking the overspill from the first asylum at Barming Heath, Maidstone. The National Health Service renamed the hospital 'St Augustine's' when taking over in 1948. The hospital closed in 1993.

5.4.24 The 1801 census, informs us that the parish of Chartham being 25 square kilometres, including many hamlets had a population of 776, increasing to 1138 in 1851, 2,869 in 1901 and 4941 in 2001. The number of houses in 1831 was 162, rising to 399 in 1901 and 745 by 1961.

5.4.25 On the 6th February 1846, the Ashford to Canterbury section of the South Eastern Railway's Thanet branch line opened. However, due to pressure on Parliament from Chartham residents a clause inserted into the original Act prohibited a station in their village. Later realising their error, and the benefits of having a direct rail link to London, a station finally opened in 1859. It is thought that around this time that the main Ashford Road was built. Prior to that the main road via Charing, reached Shalmsford street, west of Chartham, turned east over Shalmsford Bridge, climbing towards Chartham Down and at Bolt's Hill turned Northwards to Chartham Village, with the road towards Canterbury passing Horton, Milton and on to Thanington and Wincheap, all south of the Stour.

5.5 Cartographic Sources and Map Regression

Andrews Dury map of 1769

5.5.1 This shows an agrarian landscape in the vicinity of the PDA with the map suggesting the PDA is pasture. There are a cluster of buildings nearby to the south west at Horton Place. On the northern side of the Stour there are no main

roads. The main road to Canterbury appears to be south of the Stour, passing through Shalmsford Street, then south of Chartham and through Milton Downs towards Wincheap. To the north of the PDA is woodland (Fig. 3).

Hasted, 1797

- 5.5.2 The PDA just sits outside the eastern side of the Felborough Hundred, which included Chartham. Based on the Hasted maps it sits within the western side of the Westgate Hundred with the area to the south of the Stour within the Bridge and Petham Hundred. The PDA is an area of pasture south of the woods. Howfield is marked for the first time and the area consists of a number of trackways mainly on north/south alignments from the river northwards towards the woods. As in the previous map the main road towards Canterbury is to the south of the Stour. (Fig. 4)

Ordnance Survey, 1797

- 5.5.3 This is the first detailed map that shows individual buildings. This shows the buildings around Howfield that would include the manor house and farm. To the south east is the hamlet of Milton and church on the southern banks of the Stour. Horton is an unnamed group of houses to the south, south west of the PDA on the southern side of the Stour. The village of Chartham is labelled to the south west of the PDA. The area is a mixture of fields, trackways and wooded areas, with some of the fields around the Stour shown to be part of the flood plain of which appears it may incorporate the PDA. The main road to Canterbury can be seen on the south west to north east alignment at the bottom of the map. To the north of the PDA is a trackway on higher ground that crosses from Chatham towards Howfield. This is likely to be the existing footpath that still crosses the area today. (Fig. 5)

Tithe Map, 1842

- 5.5.4 The PDA is just within the tithe area for Chartham. This is the first map that shows the A28 Ashford Road having been constructed. This is due to the coming of the Ashford to Ramsgate railway. The group of buildings in the hamlet of Howfield are clearly shown, along with Horton to the south. The PDA is still in an area of pasture. The tithe records show that Edward Darrell Esq. is the owner with Richard Andrews the occupier and the field is called Horton Meadow. (Fig. 6)

Historic OS map 1873 1:2,500

5.5.5 The area is still an agrarian landscape and the PDA is designated as part of field 122. The PDA is bordered by the A28 road to the south and a fence to the north with a few trees. To the north of the PDA is a field dissected by a footpath that travels from the Ashford Road towards Howfield Manor on Howfield Lane. On the southern side of the Ashford Road, opposite the PDA is also a field, designated 123, which is small in size due to the proximity of the railway line. This line is the one that travels into Canterbury West Station. At either end of field 123, there are a couple of buildings within this area to the east, south east and south west of the PDA. The parish boundary line is to the east of the PDA designated by the dotted line. The Great Stour river can just be seen to the south east of the PDA on the edge of the assessment area. (Fig.7).

Historic OS map 1898 1:2,500

5.5.6 There is very little change to the landscape. On the southern side of the Ashford Road, to the south west of the PDA, Horton Cottages have been built (Fig.8).

Historic OS map 1907 1:2,500

5.5.7 There is no change to the PDA and very little change compared to the previous map (Fig.9).

Historic OS map 1971 1:2,500

5.5.8 There have been significant changes. The PDA itself is unchanged except for the northern boundary is labelled 'drain'. Bordering the western side of the PDA is a long building with a smaller building alongside. These appear related to the new residential property called 'Rose Gardens'. The field to the north of the PDA is now an orchard and also to the east. To the west of the Rose Gardens property, other residential properties have been built facing the Ashford Road called Horton Gardens. Further east beyond the orchard, are commercial buildings relating to a garage and joinery works. On the southern side of the Ashford Road but north of the Ashford to Ramsgate railway line, directly opposite the PDA are now the Concrete Pipe works. The works are bordered by residential properties to the north east. To the south of the Great Stour river is now sewage works (Fig.10).

Historic OS map 1983 1:2,500

5.5.9 There is no change to the PDA. To the east of the PDA the orchard has been removed and replaced by a number of new buildings with a wide entranceway off the Ashford Road. The shape of the main building matches that of part of the current Volvo Garage building on that site suggesting it has been extended over the years. Local knowledge suggests that this was originally a truck stop in the 1950s and 1960s. To the south of the railway line and the Great Stour river, is now a series of lakes following gravel quarrying by the Brett Group set up in 1978 as the Milton Manor Quarry. (Fig.11).

Historic OS map 1989-1991 1:2,500

5.5.10 There is no change to the PDA. To the east there are now more buildings in the garage. To the south, the concrete works are no longer there except for the main building which appears to still be in place. To the east the joinery has been relabelled engineering works with a coal yard at the rear of the engineering works and the garage (Fig.12).

Historic OS map 1994 1:2,500

5.5.11 This map shows no changes (Fig.13).

5.6 Aerial Photographs

1940

5.6.1 The PDA is shown as part of a field to the east of a bungalow which is known as Rose Gardens. To the east of the PDA is still part of the same field. The field to the north of the PDA is orchard and to the south on the opposite side of the Ashford Road are the concrete works and the railway line (Plate 1).

1960

5.6.2 The PDA appears unchanged as pasture. However, immediately on the western boundary is a new building to the east of the Rose Gardens. It is not clear what this is used for but it is not residential. On the eastern boundary side of the PDA is an orchard. The concrete works are still in existence. (Plate 2).

1990

- 5.6.3 The PDA itself is unchanged but there have been significant changes around the PDA. To the east are two garages. At the rear is the coal yard. On the southern side of the PDA the concrete works have been replaced by a number of separate large commercial buildings. On the southern side of the railway line is now a lake. (Plate 3).

2003

- 5.6.4 The PDA is still grass but now shows some trees and bushes on the land suggesting it is becoming scrubland. To the south is now clearly a garden centres and other commercial buildings. (Plate 4).

2008

- 5.6.5 The building situated on the western boundary of the PDA appears to be dilapidated and the PDA increasing scrub. No other changes are noted. (Plate 5).

2013

- 5.6.6 No changes are noted (Plate 6).

2017

- 5.6.7 No changes are noted (Plate 7).

5.7 Walkover Survey

- 5.7.1 The walkover survey is 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 artefacts. The walkover survey was undertaken on the 6th July 2018. No artefacts or archaeological features were identified in the walkover (Plates 8-15).
- 5.7.2 The site is essentially scrubland with a dilapidated building at the western boundary. The drain marked on the map, is essentially a dry ditch. The land rises sharply beyond the northern boundary and it is likely that the northern

boundary sinuous shape is due to the fact that it used to be part of the flood plain. However, when the railway and road were constructed, they were built up at a higher level than the surrounding land. As a consequence, the field is no longer on a flood plain.

5.8 Summary of Potential

Palaeolithic

- 5.8.1 The Palaeolithic period 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 record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. There is one record from this period. Circa 300m north east of the PDA, Neolithic or Early Bronze Age flints were found along with a pit that included pot boilers (TR 15 NW 329). Prehistoric finds have been found all along the Stour valley flood plain and therefore the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The finds mentioned in the Neolithic may be early Bronze Age and therefore, the

potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Iron Age

- 5.8.5 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 Kent HER has no record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

- 5.8.6 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 Kent HER has two records from this period within the assessment area. PAS finds being a copper alloy finger ring (MKE 87878) and a Roman coin dated from 317AD (MKE 100609). These were in the broad area where it is thought that a Roman Road travelled from Wye to Canterbury (TR 05 SE 324), which is to the south west of the PDA on the outer reaches of the assessment area. Given the distance from the PDA, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

- 5.8.7 There is just one Kent HER record from this period within the assessment area being a PAS find of a copper alloy cruciform brooch (MKE 57034). The wilder area around Chartham on the higher ground does include Anglo Saxon features being burial barrows. However, many have been lost over the years and given the PDA is on low ground the PAS lack of detailed location of the find, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.8.8 There are four Kent HER records from this period within the assessment area, all apart from one relates to standing buildings. It includes Howfield Manor 13th century origins and Grade II listed (TR 15 NW 1402). The Scheduled Ancient Monument of Horton Manor Chapel (TR 15 NW 1276) and the Grade II listed Horton Manor House (TR 15 NW 1171). A PAS find of a copper alloy strap end was also found in the assessment area (MKE 57877). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Post Medieval

- 5.8.9 There are four records held at the Kent HER from this period within the assessment area. It includes the two farmsteads of Horton Farm (MKE 86157) and Howfield Farm (MKE 86159), both of which have been significantly altered from their original form. The other two records relate to the separate railway lines to the north and south of the PDA. Map regression suggests that the area was agricultural during this period whether it was arable or pasture. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

There are three records in the Kent HER within the assessment area from this period, all of which relate to the Second World War. The River Stour to the south of the PDA was identified as a possible stop line (TR 15 NW 1118) and a bridge near Horton Grange had a roadblock of which the anti-tank obstacles still survive (TR 15 NW 1129). Another roadblock was placed on the Howfield Lane viaduct (TR 15 NW 1120) to the north of the PDA. Therefore, the potential for finding remains dating to this period is considered **low**.

Undated Records

- 5.8.10 There is one undated record within the assessment area being the cropmarks to the south east of the PDA on the outer reaches of the assessment area, that are thought to be enclosures (TR 15 NW 329).

Overview

5.8.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. The 1996 excavations in to the north east of the PDA has found significant evidence of a Neolithic or Early Bronze Age occupation area within the 1m foundation depth. Therefore, the site has a moderate potential archaeologically for the prehistoric, with low potential for all the other periods.

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 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.

6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the site has largely been agrarian fields up until the present day and therefore to date the impact archaeologically is considered to be **low**.
- 6.2.2 The proposed development is for a new car dealership complete with showroom, workshop, MOT, valeting facilities, parking areas & used car display. The building footprint is circa 1,320m², 18% of the PDA. The remainder of the site will provide display, parking, circulation, wet valet & display facilities made up of hard standing, tarmac & soft landscaping. It is anticipated that the main building will be a steel frame sitting on concrete pads at a depth of circa 1m. Therefore in the area of the new building foundations the potential impact archaeologically is considered to be **high**.

6.3 Summary of Impacts

- 6.3.1 Due to the use of the PDA as agricultural fields the impact archaeologically is considered low, with the proposed development in the area of the main building likely to be **high** due to the required foundations.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 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.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **moderate** archaeological potential for the prehistoric period and **low** archaeological potential for all other periods.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Reliability/Limitations of Sources

- 8.2.1 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.

8.3 Copyright

- 8.3.1 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 Lipscomb Holdings Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

July 2018

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Proposed Development for a New Car Showroom, Ashford Road, Near Canterbury, Kent
Archaeological Desk-Based Assessment

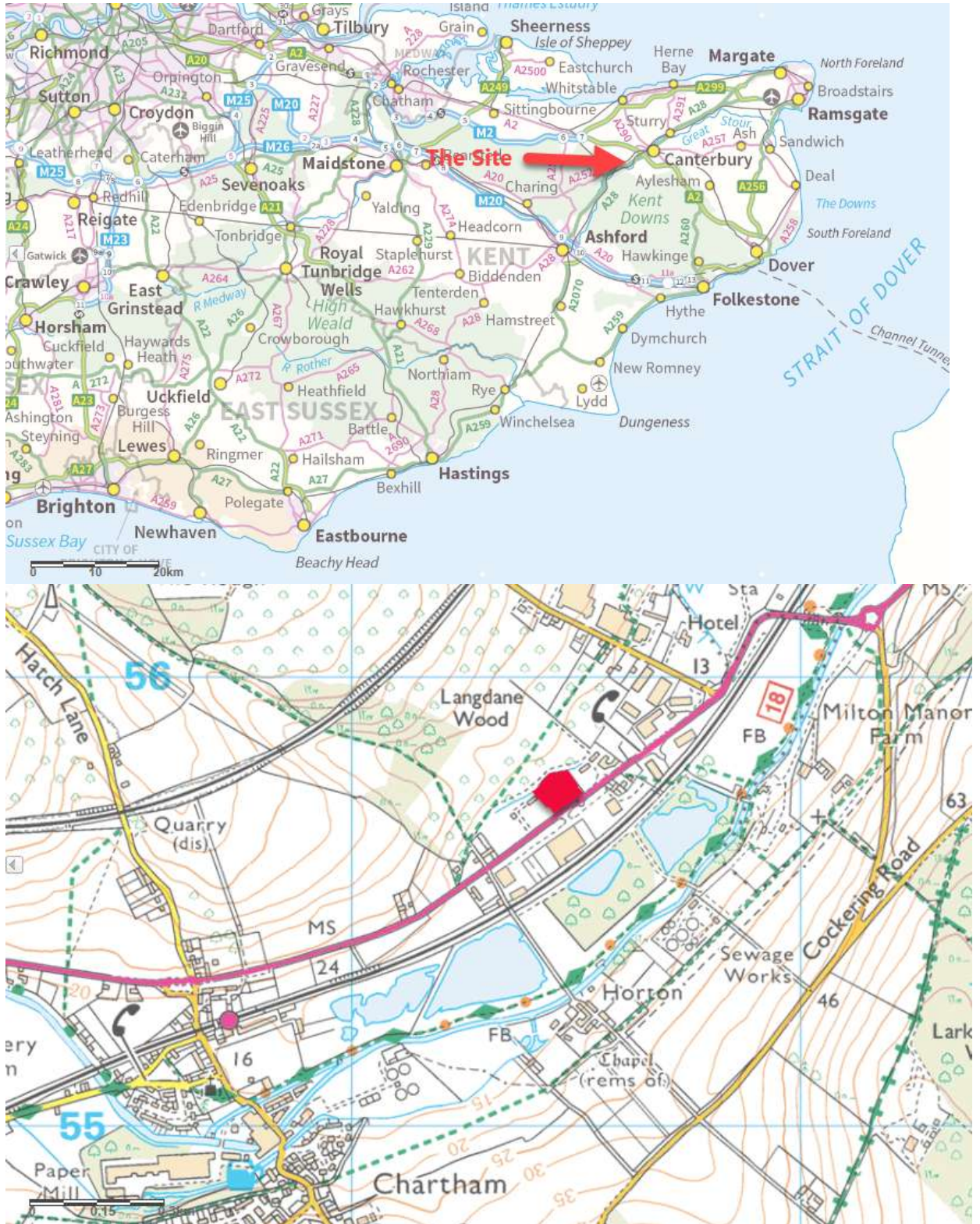


Figure 1: Site location map, scale 1:10000.

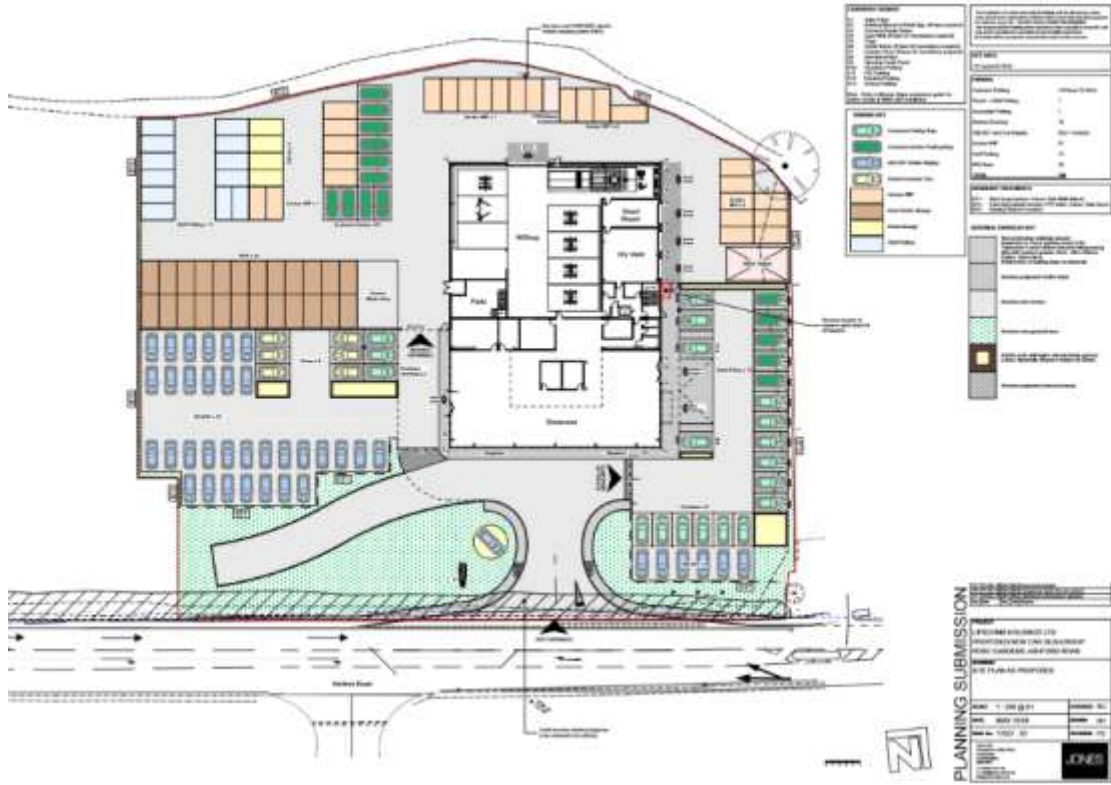


Figure 2: Development Plan.



Figure 3: Andrews and Dury, 1767



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1798

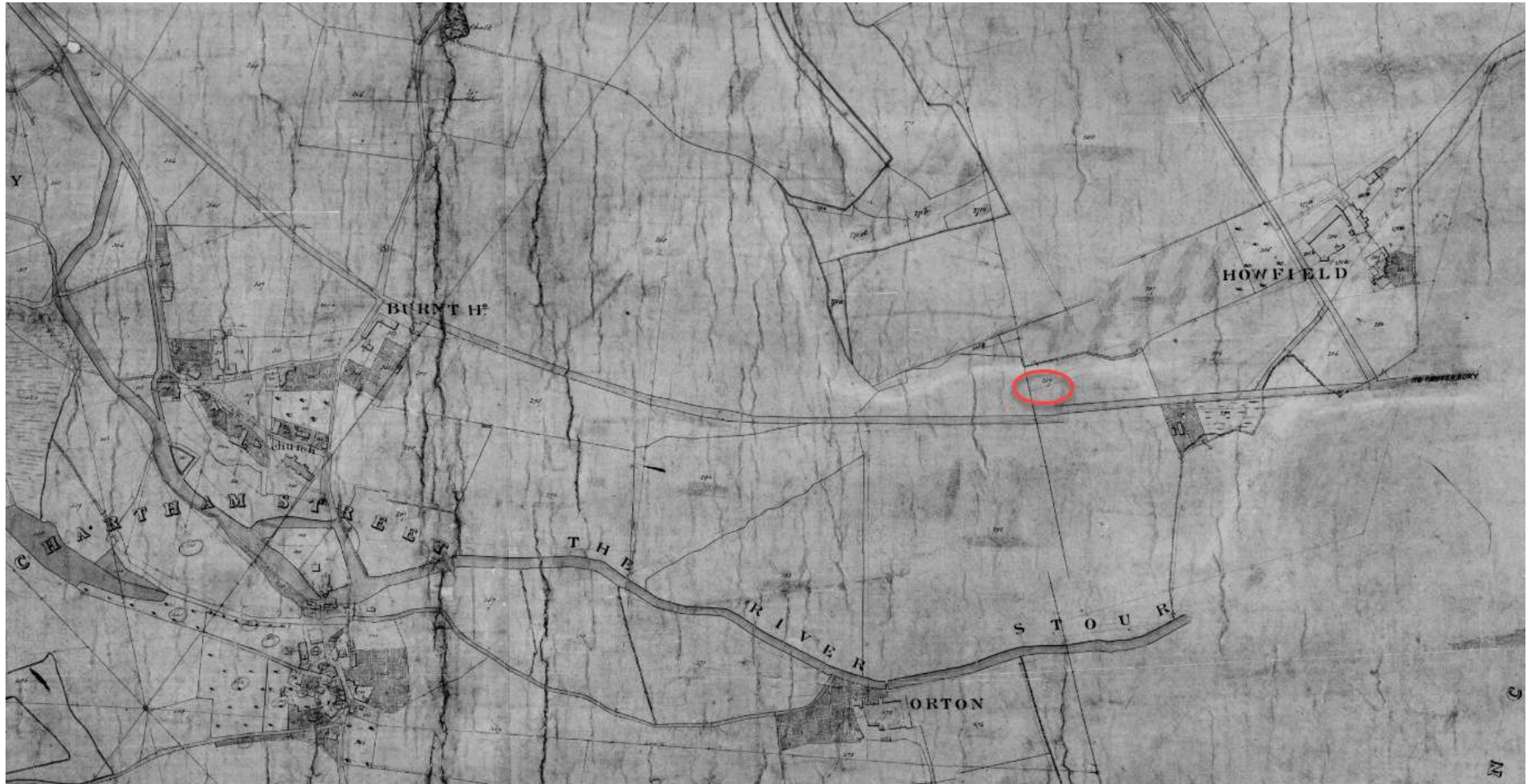


Figure 6: Tithe Map, 1842

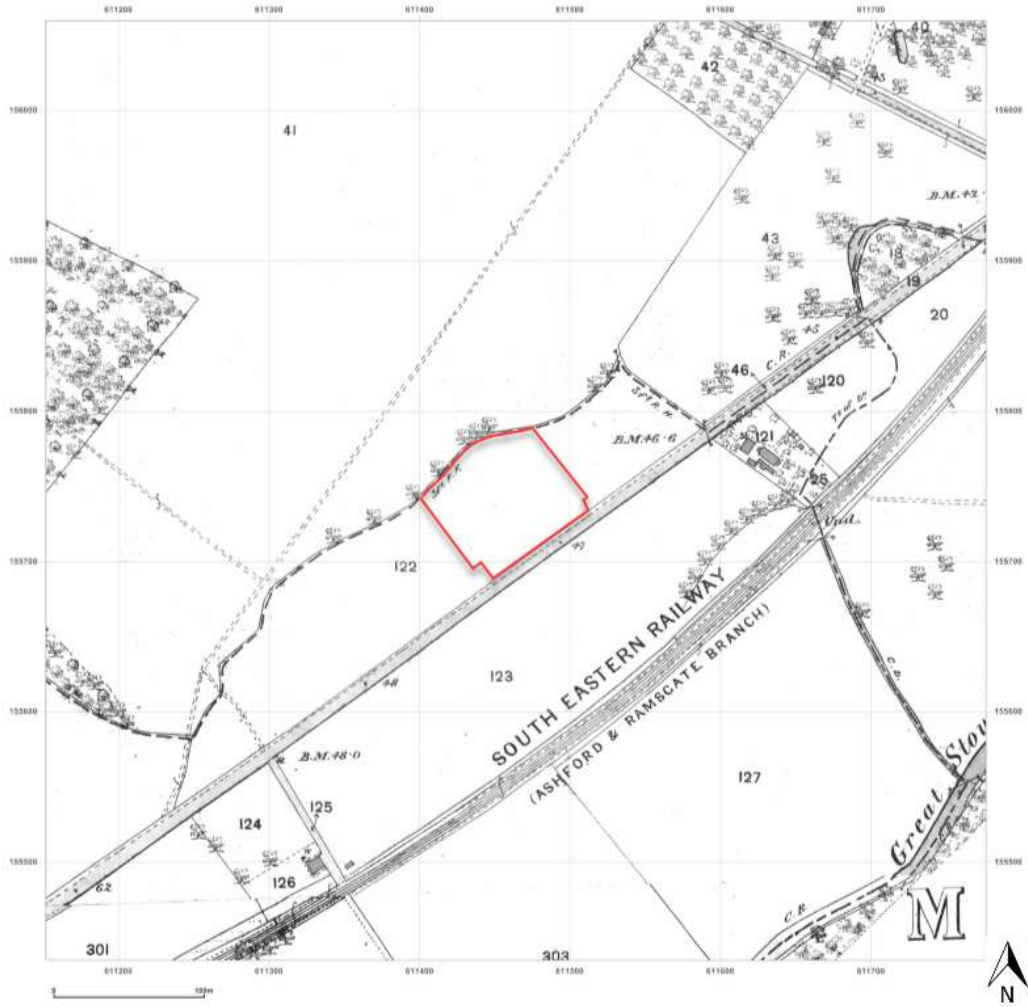


Figure 7: Historic mapping OS 1:2500 1873

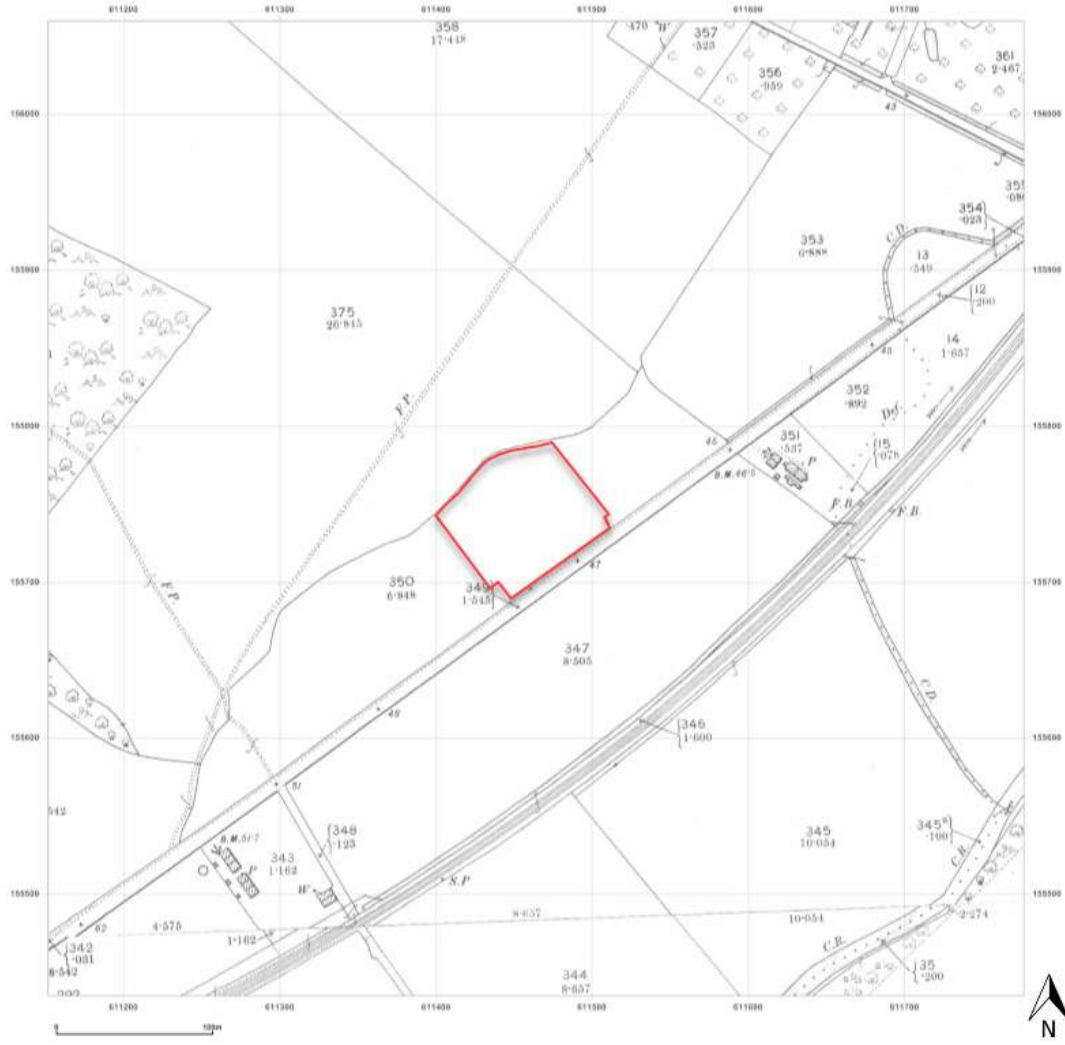


Figure 8: Historic mapping OS 1:2500 1898

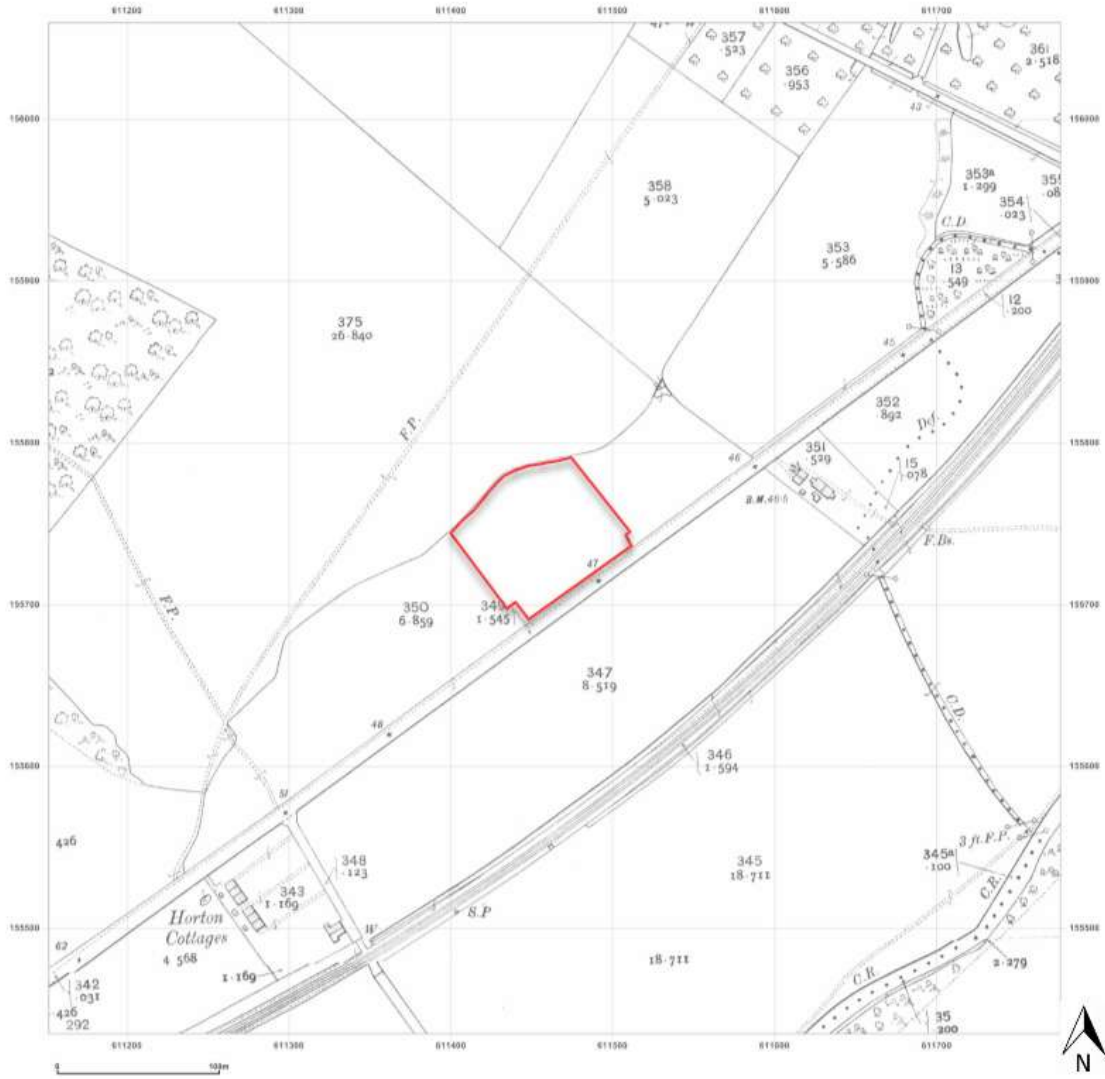


Figure 9: Historic mapping OS 1:2500 1907

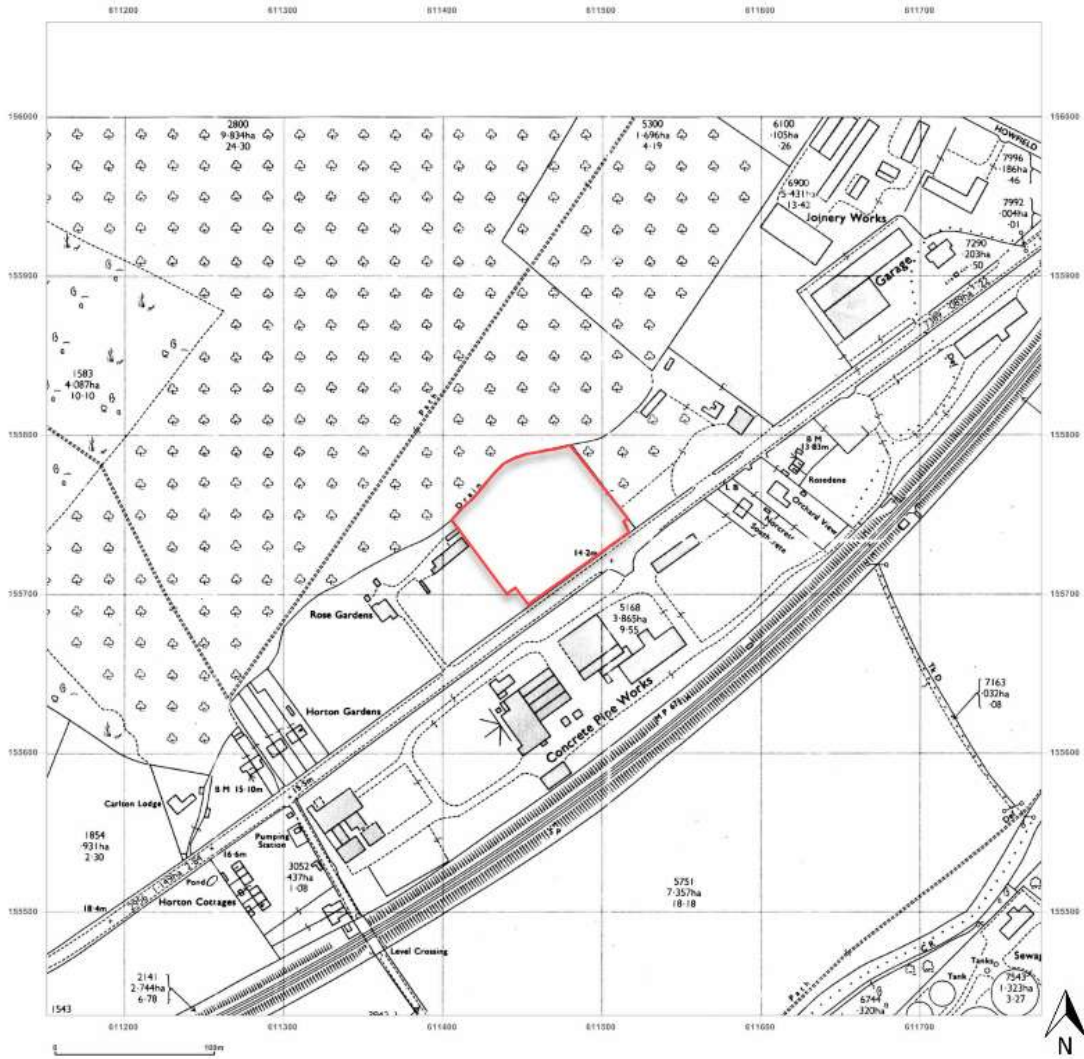


Figure 10: Historic mapping OS 1:2500 1971

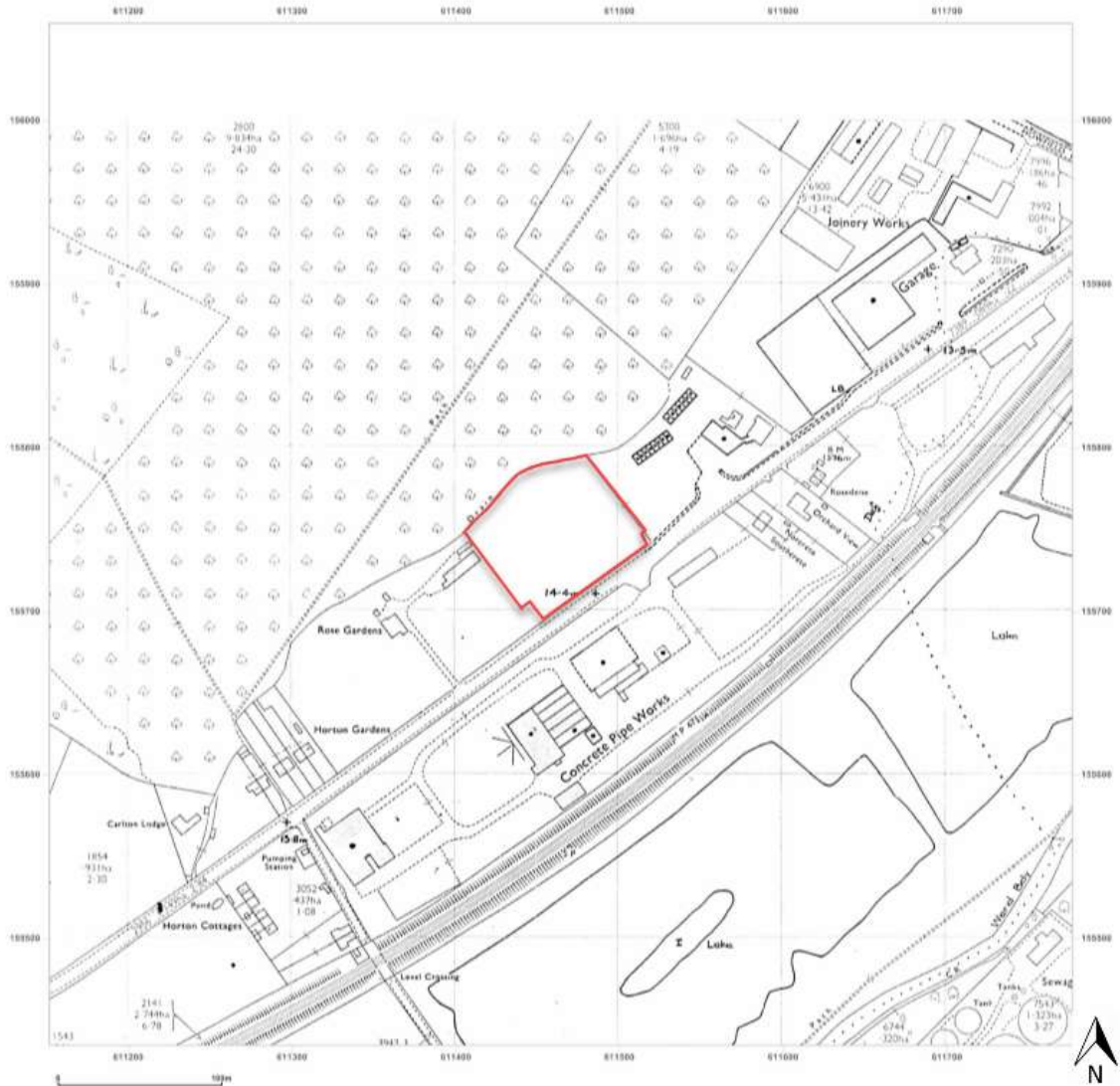


Figure 11: Historic mapping OS 1:2500 1983

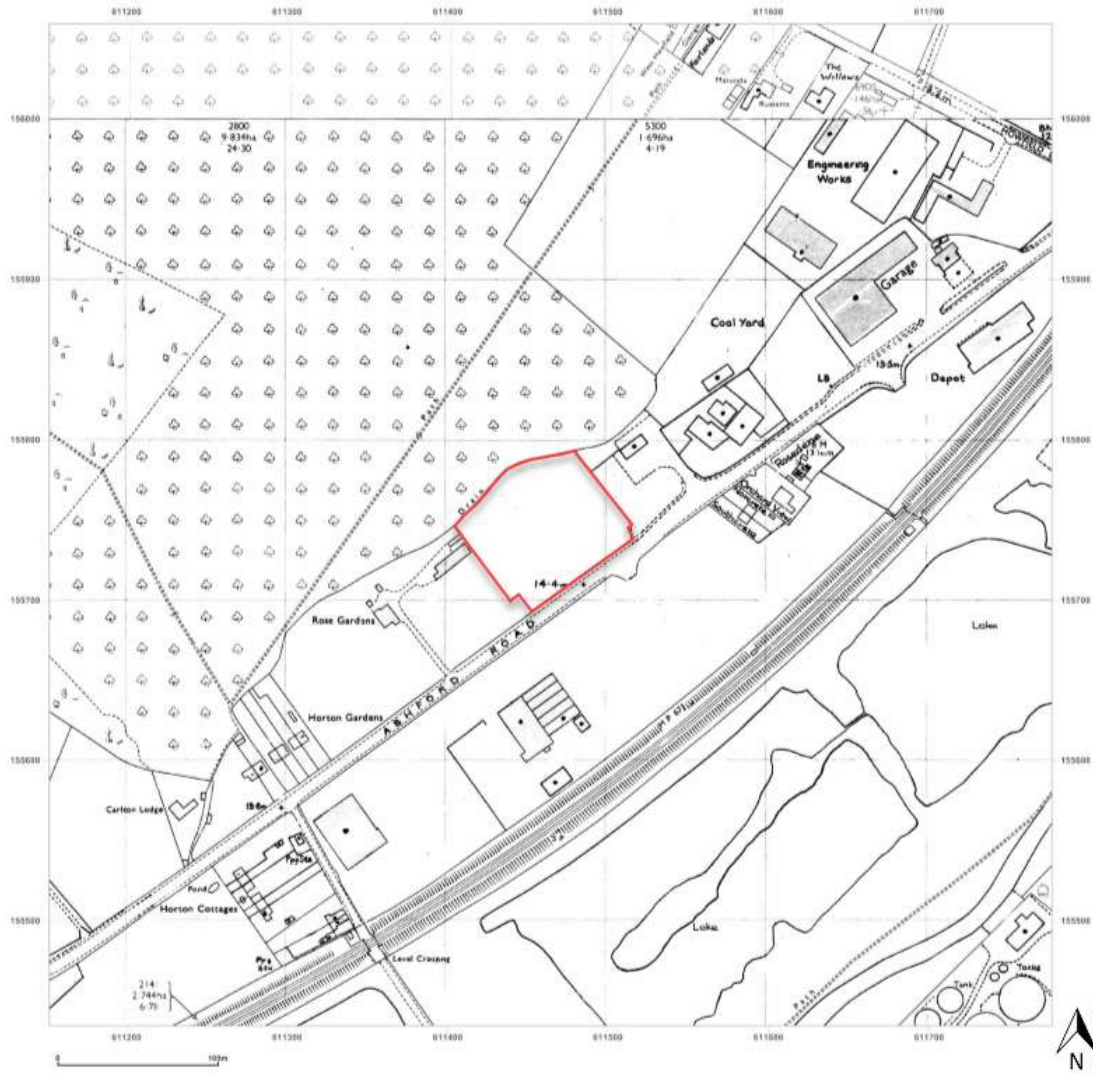


Figure 12: Historic mapping OS 1:2500 1989-1991



Figure 13: Historic mapping OS 1:2500 1994

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 14-18)

KHER	Type	Location	Period	Description
	HLC			The site is in an area characterised by KCC Historic Landscape Characterisation as Orchards. To the east and south of the PDA is classified as Industrial complexes and factories
TR 15 NW 329	Monument	c. 450m NE	Unknown	Disjointed linear features, some of which indicate a possible double ditched rectilinear enclosure at 11835607.
TR 15 NW 641	Monument	c. 300m NE	Neolithic / Early Bronze Age	Occupation site, Chartham Heath. During evaluation work for proposed development uncovered an apparently extensive occupation deposit sealing Late Pleistocene sediments made up of burnt flint, charcoal flecks and a single burnt purposively struck flint flake. Initial suggested date was Palaeolithic-Mesolithic, but radiocarbon dating of charcoal suggests a date of between 2470 - 2210 BC. Tests on wood and peat produced dates of 1435 - 1295 BC and 10130 - 10270 BC respectively.
TR 15 NW 1402	Listed Building	c. 350m NNE	Medieval / Post Medieval	Howfield Manor, Grade II listed (1100327). An L-shaped building. The back or east wing is C13 and is known as the Chapel. Built of flint, partly coated with cement. Tiled roof. One narrow lancet window. The front or main wing facing west is mid C17. Two storeys and attic in gable, built of red brick. Tiled roof. C17 chimney stack. Five casement windows. At the south end is a large triangular tile-hung gable containing an attic window. To the north of this is a projecting porch with a room over and a small shaped Dutch gable containing an oval recess. To the north again are three small shaped Dutch gables, the centre one topped by a curved pediment, the others by triangular pediments. Behind, in the angle of the L, is a small rectangular projection, with a tile-

				hung gable, probably containing the staircase.
TR 15 NW 1276	Listed Building	c. 500m S	Medieval	Horton Manor Chapel, Chartham. Grade II listed (1085714) Scheduled Monument (1005150). Manorial chapel, later barn and then oasthouse and storehouse. Circa 1300 nave with late C14 chancel and alterations to nave and 2 later C19 oasthouse additions. Built of flints partly faced with rough plaster. Former tiled roof absent at time of survey. Nave and chancel with bellcote to west end with 2 arches. No original window openings survive. To the north and east are late C19 oasthouses of flint with red brick dressings, one retaining pyramidal roof structure. INTERIOR of chapel has late C14 Reigate stone chancel arch and trefoil-headed piscina. Circa 1300 scissor-braced roof to nave and part of chancel and late C14 crownpost roof underneath were in a collapsed state at time of survey. In 1981 the building was in poor condition and ivy-covered, situated on the south side of the farmyard
TR 15 NW 1171	Listed Building	c. 450m S	Medieval	Horton Manor House. Grade II listed (1255391). C15 to early C16 U-shaped two storey timber framed building with C19 extension between the two wings. C18 and C19 refacing and refurbishment. Faced with C18 red brick and Kent peg tile hanging; some C16 and buff brick in NE wing. Kent peg tile roof. In NW entrance elevation, from left hand two bays with pyramidal roof, ground floor of brick with C19 canted bay window with sash lights without glazing bars; on first floor, two sash windows each three panes wide. Main wing of NE elevation with gabled brick porch with round-headed arch; plain tile lean-to roof to right hand over ground floor projection. On first floor, two windows with glazing bars, the second one four panes wide with thick centre mullion and third window a triple sash with glazing bars. To right hand, main roof descends low over lean-to. NE elevation with ground floor of

				brick with two widely spaced cambered headed sash windows each three panes wide. First floor tile hung with two flat- arched sash windows three panes wide. Tall brick stack on ridge. SE elevation with probably C15 five-light transomed and mullioned window on ground floor at NE end. Inside, central hall with inserted floor and fine oak roof with two cruciform crown posts with broach stops supported by large arched tie beams; end wall of hall with full height exposed timber-framing. Crown post with two braces in NE wing.
TR 15 NW 1118	Monument	c. 350m SE	Modern	Second World War defensive line along the River Stour west of Canterbury. Around the start of March 1941, a new 'stop line' was proposed following the River Stour from Ashford to Canterbury, and the line was reconnoitred. The initial plan seems to have been to reinforce the line by demolishing bridges and installing stretches of tubular scaffolding along the intervening stretches. It is doubtful if the scaffolding was ever installed. Many pretend 'demolitions' were executed on these lines during the Great Binge exercise of November 1941.
TR 15 NW 1120	Monument	c. 48m N	Modern	Second World War roadblock at the Howfield Lane viaduct, Chartham. It was intended to be effected, in the event of an invasion, by some kind of demolition or detonation. It was in place by November 1941.
TR 15 NW 1129	Monument	c. 400m S	Modern	Second World War Roadblock at a minor bridge over the River Stour near Horton Grange, Chartham. It was on the track to the Horton level crossing near Horton Grange. Anti-tank obstacles, flanking the roadblock on one or both sides, survive. The bridge seems to have been prepared for demolition in the event of an invasion. This stretch of River Stour was adopted as a kind of 'Stop Line' early in 1941, but it is conceivable this block may be earlier than this.

TQ 85 SE 300	Monument	c. 400m N	Post Medieval	Chatham and Dover Railway. Also known as the Chatham Line. In 1853 the East Kent Railway Company was inaugurated and authorised to build an extension from the North Kent Line at Strood to Canterbury, with an extension to Faversham Quay, and another branch to join the South Eastern at Chilham, (the latter was never made). The Chatham - Faversham section was opened in January 1858, and extended to Strood across the new Medway Bridge in March. The Faversham Goods Quay branch opened in 1860. The line was single and operated 6 small Hawthorn class locomotives. In 1855 the company won approval to extend to Dover via Shepherds Well, which was opened in 1861, and in 1858 won further approval to create a new line between Strood and London via St Mary's Cray. Thence, via the Mid Kent Line, and the West of London and Crystal Palace Line, it terminated at Victoria.
TR 15 NE 1063	Monument	c. 400m S	Post Medieval to Modern.	Ashford and Margate Railway. Branch Railway between Ashford and Margate built by the South Eastern Railway in 1846, via Canterbury, Minster and Ramsgate. Total track length 34 miles.
MKE 57034	Findspot	c. 500m S	Early Medieval or Anglo-Saxon	PAS find. Copper alloy cruciform brooch, a late variant of Aberg's Group I, with fully rounded knobs. Date: from 450 AD to 510 AD. Found by metal detector in 1987.
MKE 57877	Findspot	c. 450m SW	Medieval	PAS find. Copper alloy strap end. A spacer plate from a Medieval cast copper alloy strap end, c 1350-1400 AD. The pate is circular in form with flaring upper part. An acorn knop present with incised decoration on the collar. The plate is 53.5mm long, 17.6mm wide, 2.3mm thick and weighs 5.06 grams.
MKE 57878	Findspot	c. 450m SW	Roman	A complete cast copper alloy finger ring of Roman date. The hoop of the ring is circular, 22.1mm in diameter and complete with a D-shaped cross section. The hoop widens to form the shoulders leading to an oval bezel which is partially filled with a white paste. This is possibly the remains of enamelling or the securing medium

				for a stone or inlay. The ring is 27.0mm long, 3.4mm wide, 1.5mm thick and it weighs 5.29grams.
MKE 86157	Farmstead	c. 450m S	Post Medieval	Horton Farm. A regular multiyard farmstead. Farmhouse detached in central position. Altered with significant loss of original form (more than 50%).
MKE 86159	Farmstead	c. 350m NE	Post Medieval	Howfield Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached in central position. Altered with significant loss of original form (more than 50%). Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them.
TR 05 SE 324	Monument	c. 400m SE	Roman	Possible Roman road from Wye to Canterbury, east bank of the Great Stour. Margary's Roman road route 130 (TQ 93 NE 66), between Ashford and Canterbury, may follow a different route from that recorded in the NMR. From Godmersham it follows an 'as the crow flies' route over hills to Thanington. This alternative route is based on OS drawings of 1797. These maps show main roads pre-dating the modern A28. From Wye the possible route runs along roads to Godmersham. From Godmersham it follows what are now trackways, footpaths or hedgerows, though many of these are shown as roads on the late 18th century mapping. At Juliberrie's Grave the route turns east. Between TR 08138 53289 and TR 08633 53663 there are cropmarks visible on Google Earth images of 2007 of a probable trackway with flanking parallel ditches. This could be the Roman road or a later deviation but it is felt that the route probably ran across this area, as opposed to over the hill on which Denge Wood stands (the NMR route). From Pickelden Farm House the route could have followed what is now a footpath to Shalmsford Street. From there it could have gone past Chartham, to Horton, to Milton Manor Farm and then on

				<p>into Thanington. The later parts of this route are shown as a route on the late 18th century mapping and avoid the higher land along this route, staying on the c.25m contour on the east bank above the Great Stour.</p> <p>Another possibility is that it went to Mystole and then followed Cockering Road, as the NMR route largely does. The Ordnance Survey linear file held by the NMR records a section of surviving agger in Larkey Valley Wood, between c.TR 12385 55666 and c.TR 12620 55844. This is on the same alignment as the Wincheap Gate at Canterbury. If this is part of the Roman road it may be that the route moved onto this alignment somewhere between Milton Manor Farm and Stile Farm.</p>
MKE 100609	Findspot	c. 450m S	Roman	<p>PAS find. Copper alloy coin. A hardly worn but mis-struck Roman copper-alloy nummus (AE2-3) of Constantine II as Caesar (r. AD 317-337), CLARITAS REI PVBLICAE reverse type Sol radiate advancing left, raising right hand, globe and whip holding whip in left hand. Mintmark BTR, TF in fields minted at Trier, AD 317, Reece period 15. coin is struck partially off flan, obscuring reverse legend. RIC VII, p. 175, cf. nos. 149 Measurements: 20.07mm in diameter, 2.03mm thick and 3.3g in weight. Date 317AD.</p>

Figure 14: KHER Monument Record

Kent County Council - Ashford Road, Chartham - Historic Landscape Character

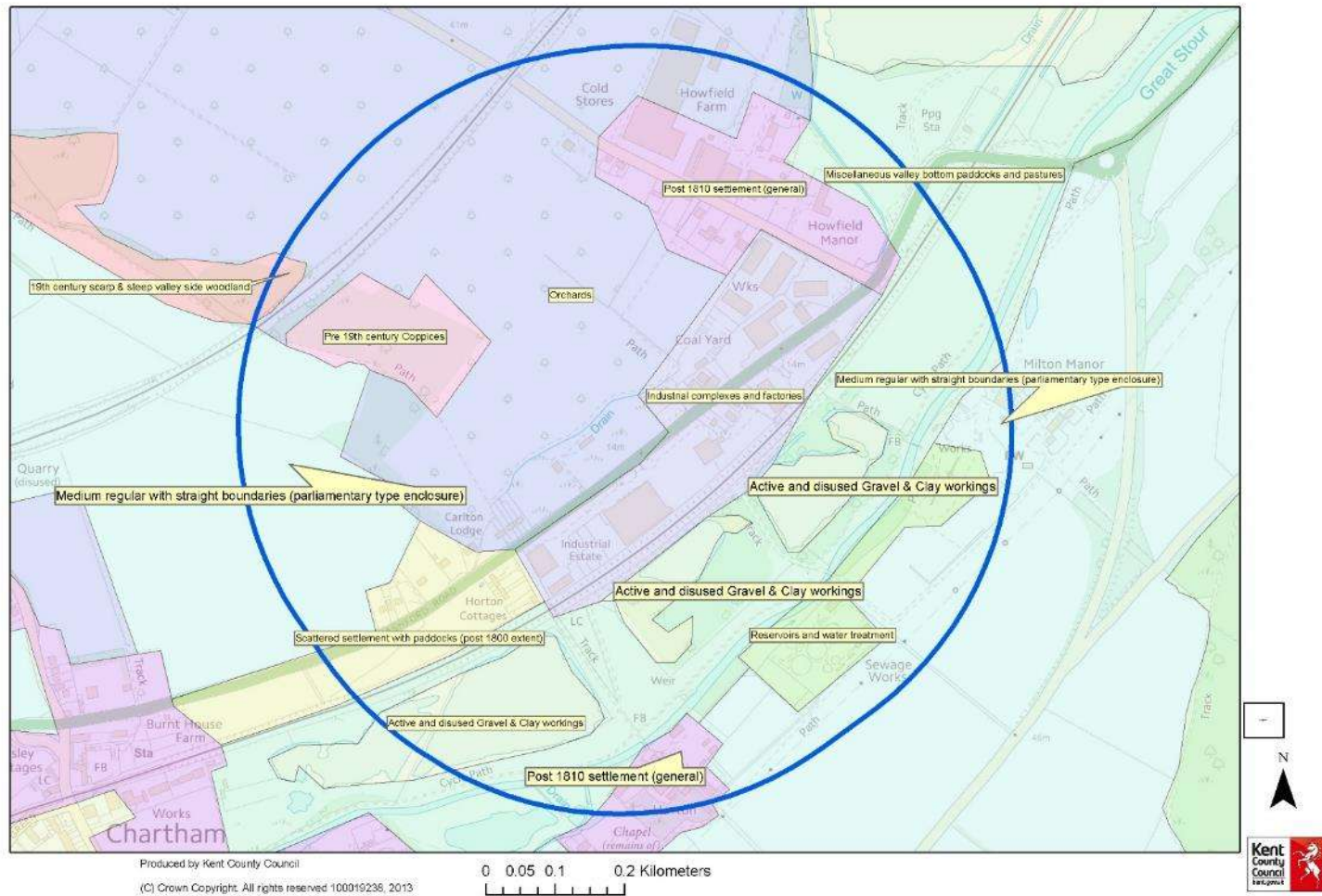


Figure 15: KHER Historic Landscape Character

Kent County Council - Ashford Road, Chartham - Stour Palaeolithic Character Areas



Figure 16: KHER Stour Palaeolithic Character Area.

Kent County Council - Ashford Road, Chartham - Designations

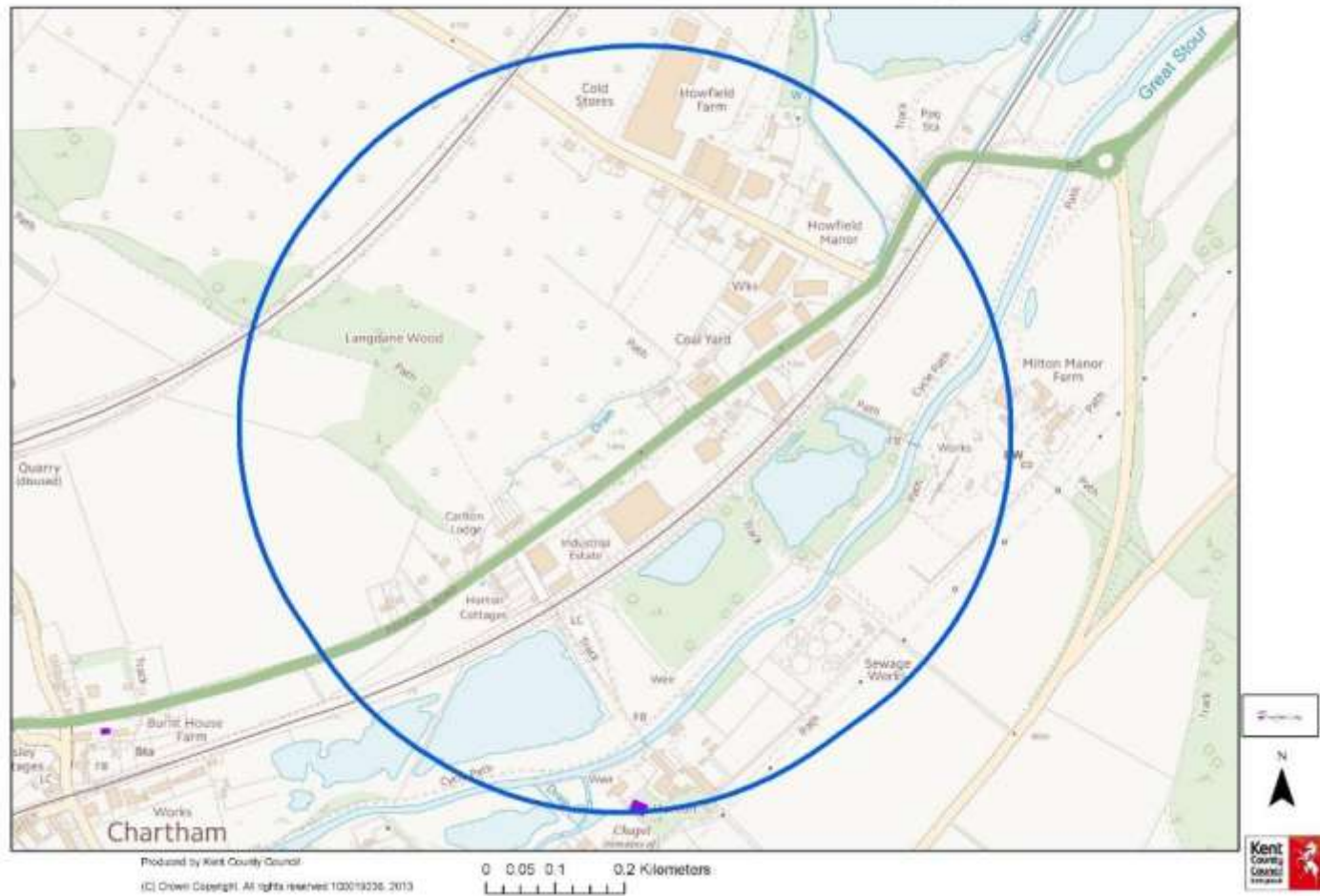


Figure 17: KHER Designations

Kent County Council - Ashford Road, Chartham - Cropmarks

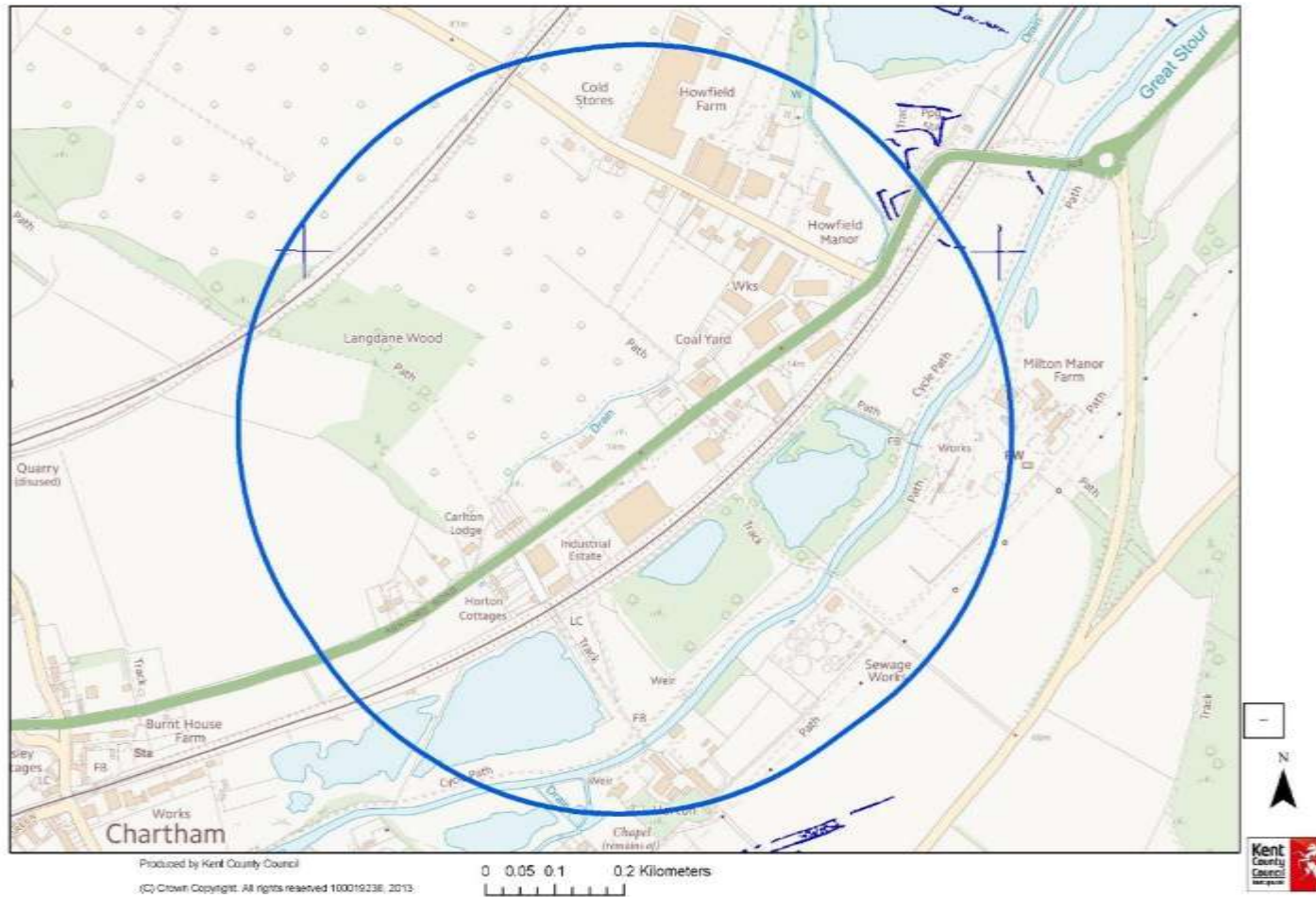


Figure 18: KHER Cropmarks



Plate 1: 1940 (Google Earth)



Plate 2: 1960 (Google Earth)

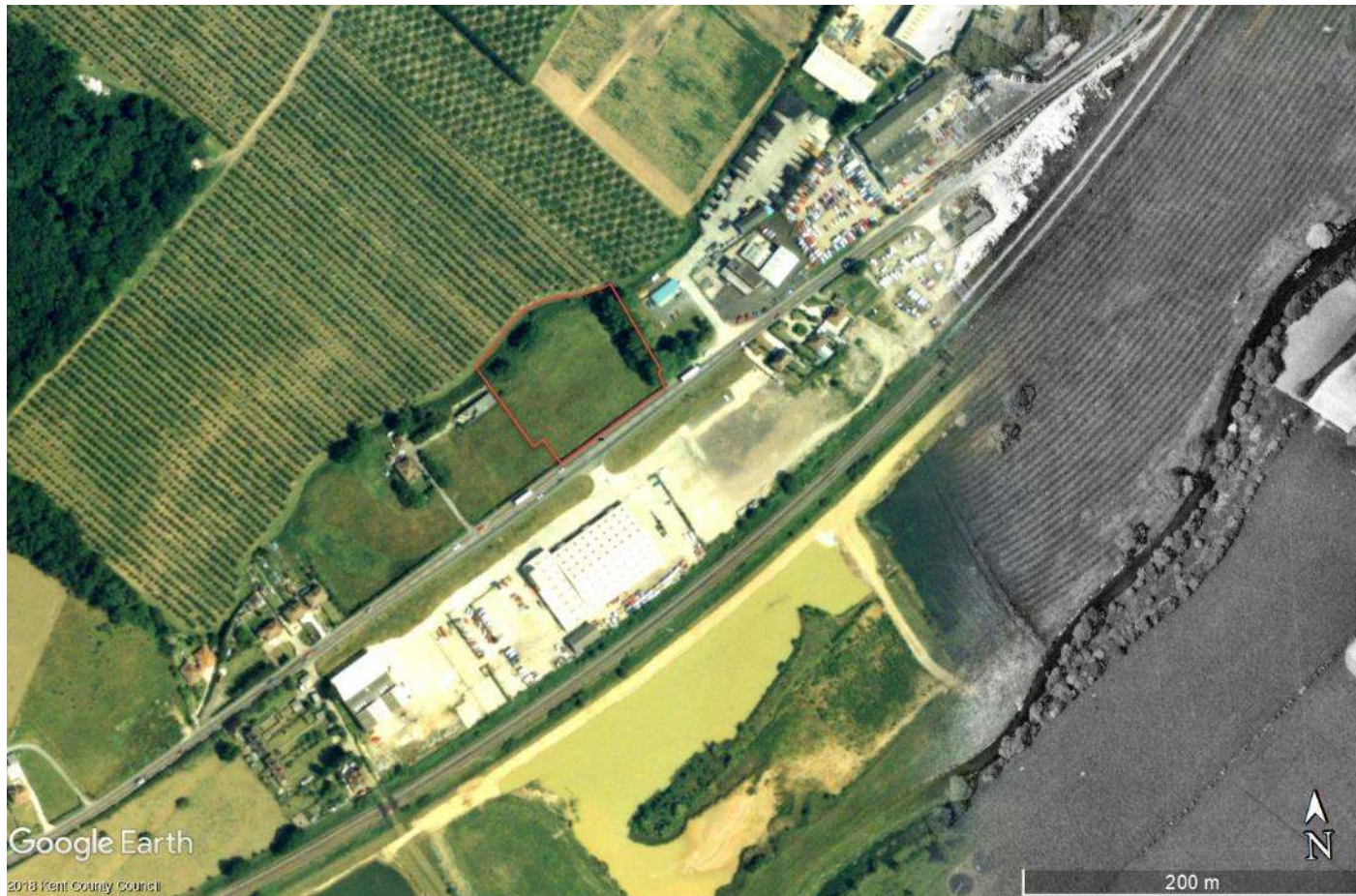


Plate 3: 1990 (Google Earth)

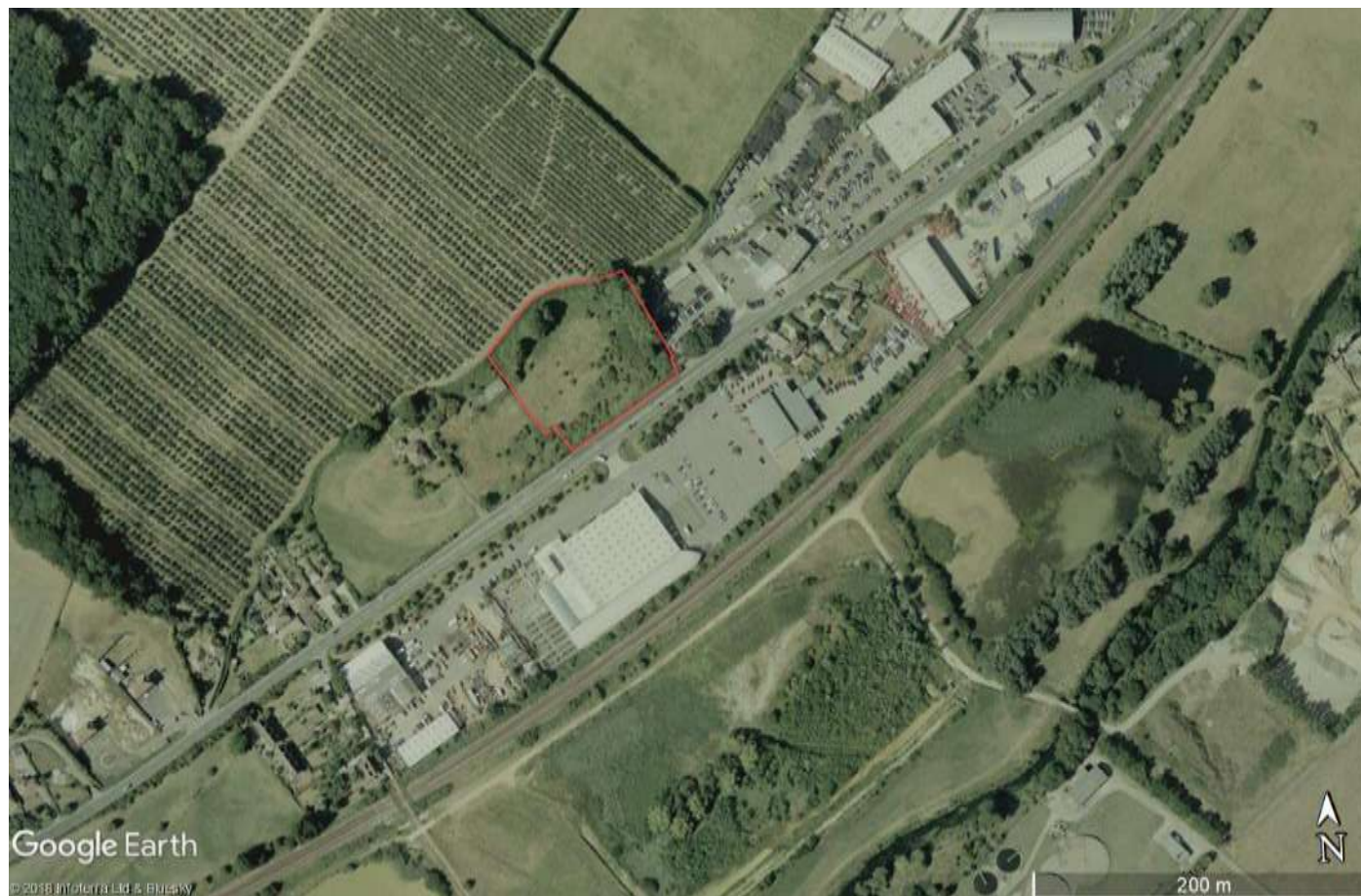


Plate 4: 2003 (Google Earth)



Plate 5: 2008 (Google Earth)

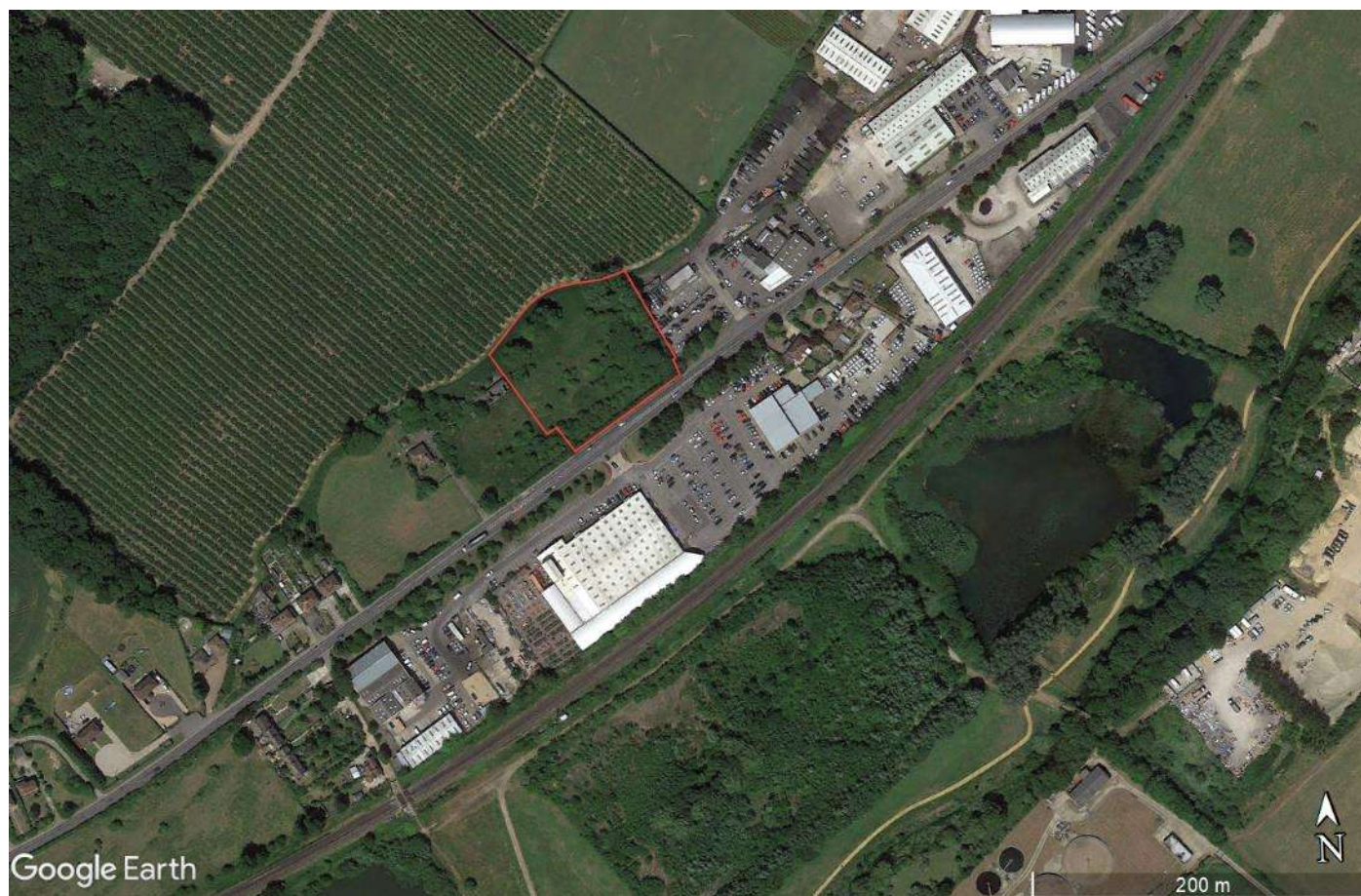


Plate 6: 2013 (Google Earth)

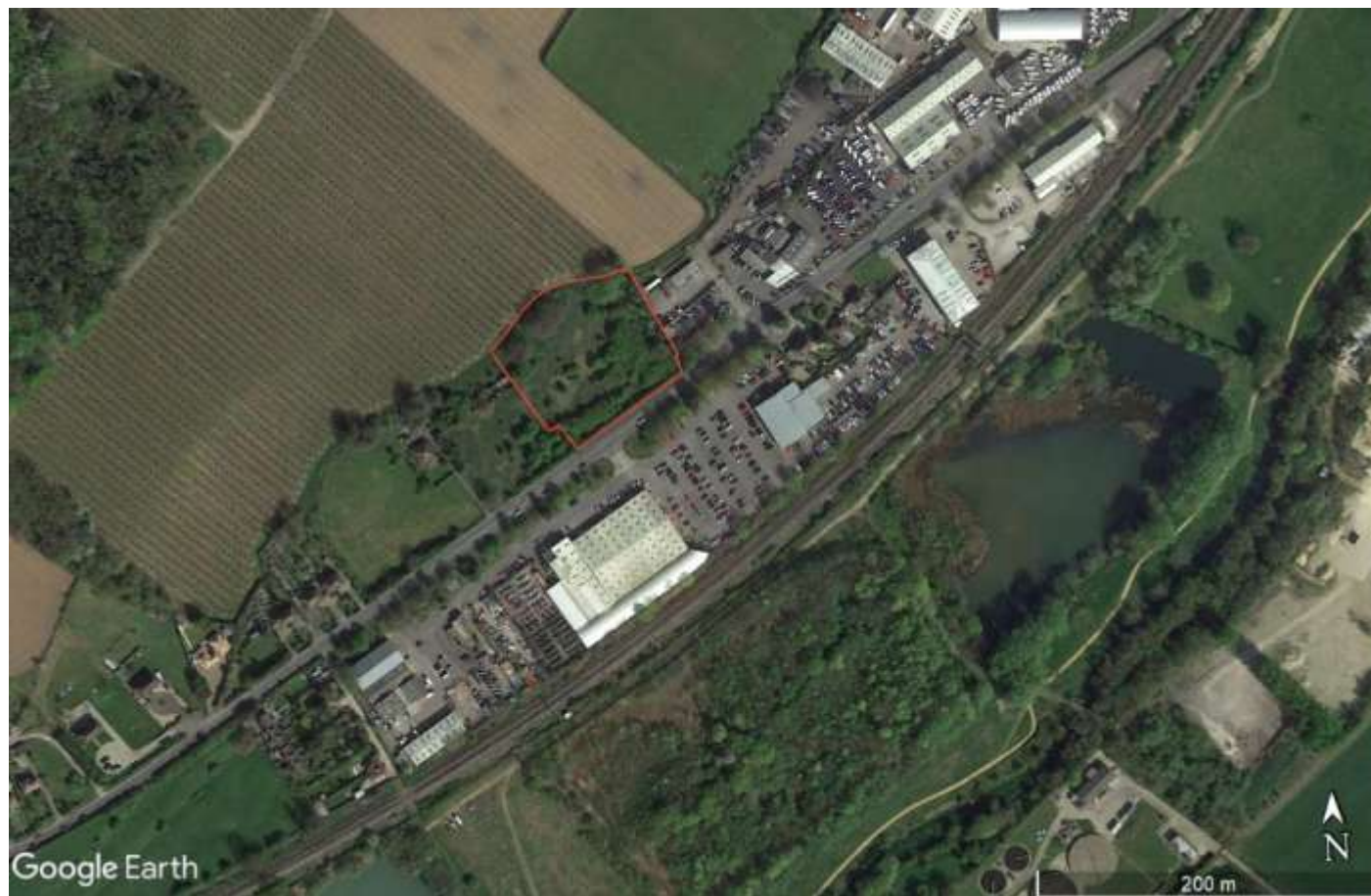


Plate 7: 2017 (Google Earth)



Plate 8: View of the building to be demolished (looking west, north west)



Plate 9: View of south eastern boundary across the PDA (looking south east)



Plate 10: View of the north eastern boundary (looking north east)



Plate 11: View across PDA towards the south western boundary (looking west)



Plate 12: View across the PDA towards the north eastern boundary (looking north west)



Plate 13: View from the north east corner showing the north eastern boundary ditch (looking south west)



Plate 14: View of the south eastern boundary facing the A28 (looking west)



Plate 15: View across the PDA from the road on the south west corner. Note the road level is higher than the land (looking north).