



Archaeological Desk-Based Assessment
in Advance of the Proposed
Development of Land Between
Brookfield and Church Hill Cottage,
Church Hill, Charing Heath, Kent.

August 2018

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National Grid Reference TQ 52551 49282



Report for Stuart Hills

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SWAT ARCHAEOLOGY

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Summary

SWAT Archaeology has been commissioned by Stuart Hills to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land between Brookfield and Church Hill Cottage, Church Hill, Charing Heath, 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 summarized as:

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

The village of Charing Heath sits within an area of archaeological interest. The village is small and is located within the A20 and railway to the north and the M20 and High-Speed railway to the south of the village. It sits at the foot of the North Downs and the village was historically heathland and would have been situated on the old road from Maidstone towards Ashford and Canterbury. The Village has a number of listed properties with Medieval and Post Medieval origins but there is little in the vicinity in the way of finds and features other than records relating to farmsteads or designated heritage assets. Consequently, the archaeological potential of the site is considered low for all periods.

The PDA is currently part of an arable field in between the properties of Brookfield to the east and Church Hill Cottage to the west and map regressions suggests that the land has been

heathland, pasture or arable land and has not been built on and therefore there has been low impact historically on the archaeological potential of the site. Church Hill Cottage immediately to the west is Grade II listed and has a designated garden, although the mature garden and thick boundary of trees and bushes means that there is no intervisibility between the PDA and Church Hill Cottage. Given the proximity of the designated heritage assets with the PDA, it is recommended that a detailed Heritage Statement report is undertaken to understand the impact of the setting and significance of the PDA on these heritage assets. The use of the PDA for residential development will require foundations and as a consequence the proposed development will have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works 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 Stuart Hills (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land between Brookfield and Church Hill Cottage, Church Hill, Charing Heath, Kent centred on National Grid Reference (NGR) TQ 52551 49282 (Fig 1).

1.2 The Site

1.2.1 Charing Heath is a small village at the foot of the North Downs and on the edge of the Weald of Kent nestle between the A20 and the M20 motorway. The larger village of Charing is circa 3 miles to the west. The main road, A20, from Maidstone to Ashford passes 1.4km to the north of Charing Heath. Between the A20 and Charing Heath. The railway from Ashford to Victoria passes circa 800m. Circa 450m to the south is the M20 with the High-Speed Channel Tunnel Rail Link (CTRL) following the line of the motorway. Maidstone is 17km to the west and Ashford 10km to the east. The proposed site sits at an average of 80m AOD. With the PDA very gently, almost imperceptibly sloping to the east. The core of the village is to the east and the PDA sits on the north side of Church Hill on the outskirts of the village on the road from Charing Heath towards Lenham Heath to the west. The PDA is currently part of an arable field with residential houses on either side and a public footpath runs northwards from the road across the PDA (Fig. 1).

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Sandgate Formation – Sandstone, siltstone and mudstone. To the west is Folkestone Formation – Sandstone. To the south is Hythe Formation Sandstone. These are all members of the Lower Greensand Group. The geology of the Greensand Belt (as with most of Kent) was laid down as sediments at the bottom of a prehistoric sea in the Cretaceous Period, (135 to 65 million years ago). Immediately west of the PDA is a band of superficial deposits traversing north/south consisting of River Terrace Deposits - Sand and Gravel and to the east there are superficial deposits of Alluvium – Clay, Silt, Sand and Peat which is likely to be related to the watercourse that joins the Great Stour further to the south.

Geotechnical Information

- 1.2.3 There is no known geotechnical information. However, the excavations undertaken by the Oxford Archaeological Unit in 1998 at Brockton Farm, circa 370m south west of the PDA confirms that modern plough soil was encountered in all trenches and varied between 0.2m and 0.4m in depth across the site along with many modern field drains being encountered. Colluvial deposits were also encountered in the eastern area which increased in depth up to a maximum 0.86m as the site moved downslope. No artefactual evidence was recovered from the colluvium (*Unpublished Document: Oxford Archaeological Unit. 1998. Brockton Farm, Charing, Kent: Archaeological Evaluation Report*).

1.3 The Proposed Development

- 1.3.1 The site is agricultural land in between Church Hill Cottage and Brookfield. The development is for four houses (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with 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 2018): 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 16: 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 16 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 185 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. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

- b) *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 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 190 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 to 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 16, 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:

- **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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** 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, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 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). This is irrespective of whether any

potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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:

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

2.3.14 Conversely, paragraph 196 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.

- 2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

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.

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). ¹¹Geophysical 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. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

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 Local Policies

- 2.6.1 Ashford Borough Council, has a Heritage Strategy dated October 2017. The Ashford Borough Council Local Plan (2000), relating to the heritage assets of the Borough, many policies have now been superseded by other development plan documents or changes in national planning policy. However, three saved policies continue to apply until the adoption of the Local Plan 2030. EN16 Development in Conservation Areas sets out criteria that will be required to be met if development or redevelopment is proposed in a conservation area. EN23 Sites of Archaeological Importance protects important archaeological sites from development unless applications have adequately demonstrated that the site will be satisfactorily preserved in situ or by record. Thirdly, EN28 Historic Parks and gardens protects such elements of the heritage of the Borough from development which would harm their setting or character. There are three policies in the Draft Local Plan that address the protection and enhancement of the heritage assets of the borough. Draft Policies ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology

POLICY EN16: Development in Conservation Areas.

- 2.6.2 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character or appearance of the area. Proposals must fulfil each of the following criteria: (a) the scale and detailed design of new work has respect for the historic, architectural and landscape context of the established character of the area; (b) the materials proposed to be used are appropriate to the locality and in sympathy with existing buildings; (c) the following are retained – buildings and streets of townscape character, trees, open spaces, walls, fences or any other features which contribute positively to the character and appearance of the area; (d) the development does not generate levels of traffic, parking, or other environmental problems which would damage the character or appearance of the area; and (e) the use proposed is appropriate.

POLICY EN23: Sites of Archaeological Importance.

- 2.6.3 In exceptional circumstances, permission may be given for development affecting important archaeological sites of regional or local importance, if the applicant has demonstrated that the site will be satisfactorily preserved either in situ or by record. Any archaeological recording should be by an approved archaeological body and take place in advance of development in accordance with a specification and programme of work to be submitted to and approved by the Borough Council.

POLICY EN28: Historic Parks and Gardens.

- 2.6.4 Proposals which would harm the character or setting of a historic park or garden will not be permitted.
- 2.6.5 The following policies are those in the draft 2030 Local Plan. The final draft was submitted to the Secretary of State in December 2017 for approval.

POLICY ENV13: Conservation and Enhancement of Heritage Assets (Draft 2030 Local Plan).

- 2.6.6 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development

will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. All applications which will affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

POLICY ENV14: Conservation Areas (Draft 2030 Local Plan)

2.6.7 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character and appearance of the Area. Proposals should fulfil each of the following: (a) the scale and detailed design of all new development and alterations should respect the historical and architectural character, proportion and massing, including roofscapes, of the area, the relationship between buildings, the spaces between them and with their setting; (b) the materials proposed should be appropriate to the locality and in sympathy with the existing buildings; (c) buildings and streets of townscape character, trees, open spaces, walls, fences or any other features should be retained where they contribute positively to the character and appearance of the area; (d) the development should not generate levels of traffic, parking or other environmental problems which would damage the character or appearance of the area; and e. the use should be appropriate.

2.6.8 Proposals for inappropriate demolition, alteration or extension of buildings in Conservation Areas or which could prejudice important views into or out of a Conservation Area, will be resisted where such proposals would be detrimental to their character or setting.

POLICY ENV15: Archaeology (Draft 2030 Local Plan)

2.6.9 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will not be permitted. Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset, should include an appropriate desk-based assessment of the asset. 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.

- 2.6.10 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Local Planning Guidance

- 2.6.11 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Stuart Hills to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.
- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”.

The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

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 ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(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.*

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

Cartographic and Pictorial Documents

- 4.3.5 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

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

Secondary and Statutory Resources

- 4.3.7 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

4.3.8 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. There are no Conservation Areas, Scheduled Monuments, or NMP cropmarks within the search area. 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 Kent HER records within the 500m assessment primarily relate to listed properties and Farmsteads in Charing Heath along the Church Hill area of the

village. There is only one find in the Kent HER for the assessment area. The table in Figure 14 details all the finds, features and buildings within the assessment area.

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 9 listed heritage assets within the assessment area. One of the listed assets is immediately to the west being Church Hill Cottage, with a further two listed properties immediately to the west of Church Hill cottage being Fayre Acre and The Thatched Cottage. There is a cluster of three listed buildings including the pub around the crossroads to the south east of the PDA plus to the far north Burleigh Farm and to the far south Brockton Manor. The western boundary of the garden to Church Hill Cottage includes many mature trees and bushes, which is quite wide and high. As a result, there is no intervisibility between the PDA and Church Hill Cottage, or the other listed properties to the west of Church Hill Cottage. However, given the proximity of the designated heritage assets with the PDA, it is recommended that a detailed Heritage Statement report is undertaken to understand the impact of the setting and significance of the PDA on these heritage assets.

Table 1 Designated Heritage Assets

TQ 94 NW 150	Post Medieval	Church of the Holy Trinity. Grade II listed (1070772). 1874. Built of stone rubble. Nave. North porch. Apical ended with bellcote. Lancet windows. The interior has a steeply pitched wooden roof with sexfoil oculi. Wooden choir loft to west.
TQ 94 NW 109	Post Medieval	Forge House. Grade II listed (1185563). C18. Two storeys painted brick. Hipped tiled roof and eaves cornice of brick coggling. Four

		casement windows with small square leaded panes. Doorcase with flat hood over on scroll brackets and door of 6 moulded panels.
TQ 94 NW 201	Post Medieval	The Thatch Cottage. Church Hill. Grade II listed (1185598). C18 or earlier. One storey and attic vitreous red brick. Hipped thatched roof with one gabled dormer surrounded by a tiled square. Three casement windows.
TQ 94 NW 111	Post Medieval	Yew Tree Farmhouse. Grade II listed (1185601). Probably C17. Two storeys red brick. Tiled roof, half-hipped to west. Brick stringcourse. Three casement windows, with small diamond leaded panes to those on the first floor. The west elevation has been refaced with modern wavy-edged weatherboarding.
TQ 94 NW 129	Post Medieval	Burleigh Farmhouse. Grade II listed (1299325). Probably C17 timber framed building now pebble dashed. Two storeys. Hipped tiled roof with brick modillion cornice. Three casement windows. Beamed interior and inglenook fireplace.
TQ 94 NW 169	Medieval to Post Medieval	Brockton Manor. Grade II* listed (1070774). A C15 to C16 timber-framed Wealden hall-house refronted in C18. Two storeys red brick. Steeply-pitched hipped tiled roof with one brick stack. Recessed centre of 2 bays. Four casement windows. Simple doorcase. Wood mullioned window. Parlour screen survives.
TQ 94 NW 158	Post Medieval	The Red Lion Inn. Grade II listed (1362992). C18 exterior to a timber framed building. Steeply-pitched hipped tiled roof with large modern brick chimney stack. Four modern casement windows. Later porch built on. Heavily restored.
TQ 94 NW 105	Post Medieval	Fayre Acre. Church Hill. Grade II listed (1070773). C18. Two storeys. Ground floor red brick, above tile hung. Hipped tiled roof with pentice to east and west. Two casement windows.
TQ 94 NW 118	Medieval to Post Medieval	Church Hill Cottage. Grade II listed (1362993). C16 or earlier timber-framed building refronted. Two storeys stuccoed. Hipped tiled roof with brick stack. Timber-framing exposed on the right-hand side with diagonal braces. Left side hipped roofed wing of higher elevation. The right-hand part is tile-hung on the first floor. Three casement windows. Simple doorcase.

5.3 Previous Archaeological Works

5.3.1 There has been only one evaluation within the assessment area. This was in 1998 at Brockton Farm by the Oxford Archaeological Unit to survey land in the vicinity of the farm as part of the wider works around the Channel Tunnel Rail link. 19 evaluation trenches were excavated across 3 arable fields to the west, north and east of the farm. 10 of the trenches contained archaeological features of mainly pits, ditches and gullies. There was little in the way of dating evidence and much of what was found was Post Medieval with most of the features also relating to Post Medieval agricultural activities (*Unpublished Document: Oxford Archaeological Unit. 1998. Brockton Farm, Charing, Kent: Archaeological Evaluation Report*).

Landscape Characterisation

5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'rectilinear with wavy boundaries (late Medieval to 17th/18th century enclosure)'. To the immediate west, east and south is 'scattered settlement with paddocks (post 1800 extent)'. The area to the north east of the PDA is characterised as 'Small regular with straight boundaries (parliamentary type enclosure)'. The shape of the field in which the PDA sits can be traced as far back as the 1797 Ordnance Surveyor's Map. There is a mature hedgerow on the southern boundary facing the road and this may apply under the Hedgerow Regulations 1997 (Fig. 15).

Designation

5.3.3 The garden of Church Hill Cottage, immediately next to the PDA is a designated Historic Park and Garden (Fig. 16). Since 198, Kent County Council has undertaken surveys of gardens in Kent, which was updated in 1985/1986, 1992 and 1996. It also considers the smaller Garden Surveys undertaken by the Kent Gardens Trust, who includes gardens on horticultural merit as well as historical merit. Even humble gardens were included because of their value in their contribution towards the development of garden design or because of the rare or exotic plants they contain and are likely to be of more interest to scholars and horticulturists than to local authorities. The compendiums function was advisory and to be used

to inform decision makers as to the existence of significant gardens. The gardens in the compendium were included in the KHER records.

- 5.3.4 The entry in the compendium for the gardens of Church Hill Cottage shows that it is of the modern period (1960s onwards, of an informal/Romantic/naturalistic style that also includes a commercial plant nursery, which was surveyed in 1995 by the Kent Garden Trust in their smaller Garden Survey and is considered to be of county/local interest and importance/specialist interest only. (*Unpublished Document: Kent Country Council Planning. 1996. The Gardens Compendium: A Comprehensive Register of Parks and Gardens of Historic, Horticultural, Amenity or Other Value in the County of Kent. Produced by Kent County Council's Planning Department in Conjunction with the Kent Garden's Trust and in Consultation with the Fourteen District Councils*).
- 5.3.5 Information regarding the garden has been sourced from the current occupiers. The parents of the current occupier created the garden when they moved to the property in 1981 and used to open the garden to the public. The garden was loosely divided into eight different areas, each with their own planting and colour scheme. No special or unique plants were used. The garden and nursery were closed to the public circa 8/10 years ago (Plates 14 & 15).

Stour Palaeolithic Area

- 5.3.6 The PDA is on the edge of the Palaeolithic area designated PCA 40. This is a wide area of brickearth patches and Upper Stour terraces, northwest of Ashford, towards Charing Heath. Terrace deposit outcrops are mapped on both sides of the upper Great Stour valley northwest of Ashford, towards Charing Heath. These probably represent later Middle or Late Pleistocene fluvial deposits, and there may also be unmapped fluvial deposit. These probably date to the later Middle Pleistocene and early Late Pleistocene, 500,000-100,000 BP. Only one possible Palaeolithic find has been found in this area at Briton Farm in Hothfield, although the find may be Mesolithic or Neolithic. Therefore, finds are of a low possibility (Fig. 17).

0-100m Radius

- 5.3.7 There are three KHER entries for this area. Two relate to the property immediately to the west of the PDA at Church hill Cottage. Church Hill Cottage is

Grade II listed from the 16th century or earlier whose eastern boundary borders the western boundary of the PDA. (TQ 94 NW 118). Associated with the property are the gardens of Church Hill Cottage which are designated (TQ 94 NW 118). Immediately to the west of Church Hill Cottage is The Thatch Cottage circa 100m west of the PDA, this is grade II listed and is 18th century or earlier (TQ 94 NW 201).

100-200m Radius

- 5.3.8 There are six KHER entries for this area. West of The Thatch Cottage is Fayre Acre. This is a Grade II listed property from the 18th century and is circa 150m west of the PDA (TQ 94 NW 105). Circa 180m to the south east of the PDA is Yew Tree Farmhouse, a Grade II listed property from the 17th century (TQ 94 NW 111) and associated with it, is the farmstead that does not appear to have altered (MKE 87206). Nearby is Forge House from the 18th century and Grade II listed, circa 200m SE of the PDA (TQ 94 NW 109). Circa 200m south, south east of the PDA is an outfarm with only partial loss of its original form (MKE 87208). The only findspot in the assessment area is a possible Mesolithic flint discovered in 2009 circa 200m north east of the PDA (MKE 97981).

200-300m Radius

- 5.3.9 There are two KHER entries for this area. Brockton Manor is circa 300m to the south, south west of the PDA. Originally from the 15th/16th century it is Grade II* listed and a Wealdon type hall house that was refronted in the 18th century (TQ 94 NW 169). Heath Farm is circa 300m south, south east of the PDA that has a surviving farmhouse and there were working agricultural buildings on one side with other detached elements to the plan. The farmstead has altered with significant loss of its original form following new modern sheds being built on the site (MKE 87207).

300-400m Radius

- 5.3.10 There are three KHER records for this area. The Church of the Holy Trinity was built in 1874 and is located 350m, west north west of the PDA.
- 5.3.11 To the south, south west of the PDA is the Grade II listed building of Denne and projecting walls. Originally built in the 16th century and re-fronted in the 18th

century (TR 03 NW 46). This being associated with The Den farmstead (MKE 83198). Circa 320m north west is the farmstead site of Jemmett's Farm. The farm itself has been demolished and after a number of years a new one built slightly to the east of the original site (MKE 83200). In the opposite direction, 350m from the PDA is The Red Lion public house, which is Grade II listed with an 18th century exterior to a timber framed building (TQ 94 NW 158). Holly Farm is a multi-yard farmstead circa 350m east of the PDA that has been altered with significant loss of its original form (MKE 87209).

400-500m Radius

- 5.3.12 There is one KHER record for this area. Burleigh Farmhouse is located north, north east of the PDA on the edge of the assessment area. The farmhouse is Grade II listed and thought to be from the 17th century (TQ 94 NW 129).

5.4 Archaeological and Historical Narrative

- 5.4.1 The name Charing first appears in 799 as Ciorringc. The name probably comes from the Anglo-Saxon word cerring, which means a bend in the road, or it may be from Ceorra-ingas, which is Anglo-Saxon, meaning people of Ceorra.
- 5.4.2 Charing is one of a number of settlements that lie below the North Downs where springs emerge from the chalk as does nearby settlements of Lenham and Hollingbourne. A site in Charing was given to the Church of Canterbury in the 8th century and remains in church hands until the reformation.
- 5.4.3 The village is on the route of the Pilgrims Way. There is also the greenway which runs parallel to the Pilgrims Way. Both ancient paths thought to be of prehistoric origin. The greenway runs through the centre of the churchyard in Charing and the Pilgrim's Way to the north of the village.
- 5.4.4 A heath is an area of open uncultivated land, typically on acid sandy soil, with characteristic vegetation of heather, gorse, and coarse grasses. This would have been common land, with grazing rights.

- 5.4.5 Hasted, an historian commenting in 1798 about Charing Heath 'it is watered by several small streamlets, which rising near the foot of the hills, direct their course southward into the Stour, which runs towards Ashford.'
- 5.4.6 There is little evidence within Charing Heath during the prehistoric, Iron Age and Roman periods Sand Quarry Spring Wood, uncovered Late Neolithic axe head, Bronze Age pottery and an Iron Age/ early Roman farmstead. Including cremations and granaries. Another quarry to the south east at Newlands uncovered Mesolithic tools, Iron Age and Roman pottery.
- 5.4.7 At the time of the Domesday book, Charing Heath did not have an entry. Charing at the time was a large settlement had 65 households, made up of 26 villagers, 27 smallholders and 12 slaves. There was land for 40 plough teams, 25 acres of meadow and 1 mill.
- 5.4.8 Charing church is thought to have pre-Norman Conquest origins but the present building originates from the 13th century. Parts were rebuilt in the 16th century following a fire.
- 5.4.9 The current building of the Archbishops Manor dates to the late 14th century, situated north of Charing Church. The surviving building is that of the Great Hall of the manor house for the archbishops of Canterbury. It was an ideal stopping point halfway between Maidstone and Canterbury.
- 5.4.10 The main road to Maidstone was through Church Hill. It travelled from Westwell in the east, through Coppins Corner, Swan Street, Church Hill onto Lenham Heath, Sandway and Harrietsham.
- 5.4.11 The manor of Brockton had owners of the name Adam de Broughton in the reign of Edward I when it passed to Thomas Pausherst in the reign of Richard II where it has since passed through various owners.
- 5.4.12 Burleigh Manor had owners of the same name. One of the owners John de Burleigh in the 13th century founded a chantry, now called Burley's chantry in Charing Church. The manor again passed through various owner until the Darrells by Hasted's time and was still in the Darrells name in 1841.

- 5.4.13 As well as quarrying, another Post Medieval industry was brickmaking. Brickearth over lies the Folkestone Beds. There are several areas in the region around Charing Heath that relate to disused sand pits.
- 5.4.14 By 1801, a new road towards Maidstone is in existence, broadly corresponding to the modern A20, obviously much straighter and only higher ground.
- 5.4.15 The railway was extended to Ashford West in 1874 from Maidstone. A station was opened for Charing in 1884.
- 5.4.16 Around 1840, the heath was being enclosed and the land turned into pasture and arable fields. The area within the triangle on the south side of Church Hill, remains heath land for a few years longer but by 1872, that area had also been enclosed.
- 5.4.17 The church in Charing Heath was only built in 1874 to serve the villages of Charing Heath and Lenham Heath, so prior to that, the residents of Charing Heath would have used the church in Charing. The land and money for the church was provided by the Sayer family of Pett Place in Charing.
- 5.4.18 M20 motorway built in the 1980s and the Channel Tunnel railway in the 1990s. The building of the M20 effectively 'sandwiching Charing Heath between the railway to the north and the motorway to the south.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape of hamlets and single houses. Church Hill is essentially a road between Charing Heath and Lenham Heath. The stream flows southwards to join the Great Stour. There no do appear to be any properties showing on Church Hill and the area around the PDA is just fields. To the north is 'Barley', which is Burleigh Manor. (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated and the locations of buildings not dissimilar to the map above. The area around the PDA is suggestive on this map as heath land rather than fields. Church Hill seems to just be a track and is not showing any properties. Burleigh Manor is called 'Burley'. (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 This map shows the individual buildings and essentially shows an agricultural landscape. The size of the heath area has reduced in the north and the area between Burley and Church Hill is mainly divided up into fields. The map suggests the heath area continues in to the immediate area north of Church Hill road and that is why the properties on the north side of Church Hill are set back from the road. The map appears to show Church Hill Cottage and The Thatch Cottage in existence. The PDA is the southern part of a larger field that broadly has the same boundaries today and part of the heath area north of Church Hill. The stream at this point is still following its natural course to the east of the PDA (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe map shows greater detail. The properties of Church Hill Cottage, The Thatch Cottage and Fayre Acre have been built and are located back off the road. The PDA is part of field designated 233 and part of the heathland. Field 233 is owned by Edward Darrell, who lived at Burleigh and is occupied by Robert Cheesman. The field is pasture known as Beeching Brook. Church Hill Cottage at this time is owned by James Gurhain Sillibourne and occupied by John Earl. It is referred to a Four Cottages, being a yard and garden. The field to the west of the PDA, designated 234 where Brookfield currently is, is owned by Daniel Scratton and occupied by Thomas Hills and is pasture called Brooks. The name Brook is derived from the old English for marshy ground (Fig. 6).

Historic OS Map 1871 1:2500

- 5.5.5 This is the first properly scaled OS map. The PDA is all of field designated 372 and the southern part of field designated 371. Church Hill Cottage is shown as two dwellings with a separate building to the west. In the next plot to the west is Thatch Cottage to further to the west is Fayre Acre. At the rear of Fayre Acre is marked a spring. To the north of these properties and the fields beyond there is a

footpath that runs in an east/west direction. The three properties are set back from the road, separated by fields designated 365 and 66. On the southern side of Church Hill to the far west of the map is the church. The water course runs southwards on the eastern side of the PDA and turns right angles towards the east running under a short culvert, before turning to go south. Given the straight line of the water course in this area, it suggests that it has been managed. To the east there are a group of houses located around the pub and forge, which is surrounded by orchard. To the south east is Heath Farm. Church Hill Heads westwards towards Lenham Fostal. The road south towards Stonebridge Green and north towards the Downs. The road east heads towards Charing. South of the road towards Stonebridge Green is the manor estate of Brockton. As well as the main house seen in the south east corner there are a number of other large buildings, thought to be barns around the main house. Brockton also appears to have its own spring. (Fig. 7).

Historic OS map 1897 1:2,500

5.5.6 The PDA has not changed except it is now part of all one field designated 382. There is now a bridle road that runs north/south to the road from the footpath that runs east/west that is north of the PDA. Fayre Acre has now absorbed the field in front of the house but Church Cottage and The Thatch Cottage still have a separate field between them and the road. The area is still predominately fields and a number of other footpaths are now shown cross crossing the area south of Church Hill. At Brockton the outbuildings have been removed and only the main house remains. (Fig.8).

Historic OS map 1907 1:2,500

5.5.7 There has been no change to the PDA. (Fig.9).

Historic OS map 1975-1976 1:2,500

5.5.8 There has been no change to the PDA. The properties to the west of the PDA are now named and Church Hill Cottage and Thatch Cottage are now single dwellings. In addition, both properties have now absorbed the separate field in front of the houses. Both Thatch Cottage and Church Hill Cottage appears to have been extended. To the east of the PDA, Brookfield has been built facing the road. The

water course follows the same route but now more of it runs underground around Brookfield. More properties have been built on the west side of the Y junction, east of the PDA and west of these is now the recreation ground with pavilion. Houses have also been built on the northern side of the road to Stonebridge. Heath Farm has grown in size with many more outbuildings. A hall has been built opposite the church on the northern side of Church Hill (Fig.10).

Historic OS map 1977 1: 2,500

5.5.9 No changes compared to the previous map. (Fig.11).

Historic OS map 1991-1993 1:2500

5.5.10 There is no change to the PDA. Thatch Cottage has been extended. Church Hill Cottage is now situated in a larger size plot to the rear. Crofters has been built on the southern side of Church Hill. To the west of Fayre Acre is now a large barn. (Fig.12).

Historic OS map 1990-1993 1:2500

5.5.11 No change to the previous map. Fig.13).

Post 1993

5.5.12 There is no change to the PDA. To the south of the PDA on the southern side of Church Hill is now Blossom's Caravan Park.

5.6 Aerial Photographs

1940s

5.6.1 This shows the PDA as pasture and as two separate field areas. The property of Brookfield to the east has not yet been built and along the eastern boundary where the straight-line water course is, is a hedgerow/trees. To the east of the water course the historical path of the watercourse appears as a faint shadow. The western boundary with Church Hill cottage is also a smaller hedgerow. An orchard is at the rear of Church Hill Cottage and the garden appears to be worked as an allotment in the front and side (Plate 1).

1960s

- 5.6.2 To the south east of the PDA, Brookfields appears to be in the process of being built. The PDA is still pasture and the old field boundary at the southern end can still be seen. The hedgerow on the western side with Church Hill Cottage has matured and there are only a few remaining trees in the orchard at the rear of the cottage. The area at the front and side of the house has reverted to gardens with a number of trees. (Plate 2).

1990

- 5.6.3 No changes are noted to the PDA. (Plate 3).

2003

- 5.6.4 The PDA has now been used as arable land and has been ploughed. The garden of Church Hill Cottage to the west appears mature and well maintained and the hedgerow that is the western border with the PDA is mature with many trees. There is now a caravan park on the southern side of Church Hill, opposite the entrance to the PDA (Plate 4).

2007

- 5.6.5 The PDA is under crop. No other changes are noted (Plate 5).

2013

- 5.6.6 No changes are noted (Plate 6).

2018

- 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 29th August 2018. No artefacts or archaeological features were identified in the walkover (Plates 8-15).

5.7.2 The PDA is currently part of a much larger an arable field. The western and eastern boundaries have ditches. The eastern ditch being the watercourse from the north. On the far side of each of the ditches are hedgerows and trees. Those on the western side are particular large and mature and entirely screen Church Hill Cottage from the PDA. The PDA in which the field sits is currently entered via a metal field gate from Church Hill with a hedgerow along the southern boundary with the road. Alongside the gate is the entrance to a public footpath which crosses the PDA and wider field to the north. Beyond what is the northern boundary of the PDA is the rest of the arable field in which circa 140m north, the footpath across the PDA intersects with another footpath running on an east/west axis. Burleigh Farm and the North Downs beyond can be seen in the distance to the north.

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 records from this period within the 500m assessment area and the Stour Palaeolithic project confirms that the chance of finds evidence from this period is low. 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 one record from this period within the assessment area being a strucked flint found in 2009 circa 200m north east of the PDA. 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. The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

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 Kent HER no records 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**.

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 records 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 no records 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**.

Anglo-Saxon

- 5.8.7 The Kent HER has no records 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**.

Medieval

- 5.8.8 The Kent HER has two records from this period within the assessment area. Both records relate to listed properties, Brockton Manor to the south, south west of the PDA that is Grade II * listed and Church Hill Cottage immediately next to the PDA that is Grade II listed. Therefore, the potential for finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **low**.

Post Medieval

5.8.9 The Kent HER has 11 records from this period within the assessment area. Seven relate to Grade II listed properties and four related to Farmsteads. Two of the listed buildings are located immediately west of Church Hill Cottage. The map regression confirms that the PDA was fields in this period, therefore the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has one record dating to this period being a being the designated Historical Gardens of Church Hill Cottage immediately next to the PDA. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

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.

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: **low**
- 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 PDA was agricultural land. Therefore, any impact on surviving archaeological remains would have been **low**.

6.2.2 The use of the PDA for residential development will require foundations. As a consequence, the proposed development will have a **high** impact upon any potential archaeology within the area of the 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 **low** archaeological potential for all periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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 Stuart Hills (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

August 2018

9 REFERENCES

9.1 Bibliographic

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



Figure 2: Proposed Development Area,

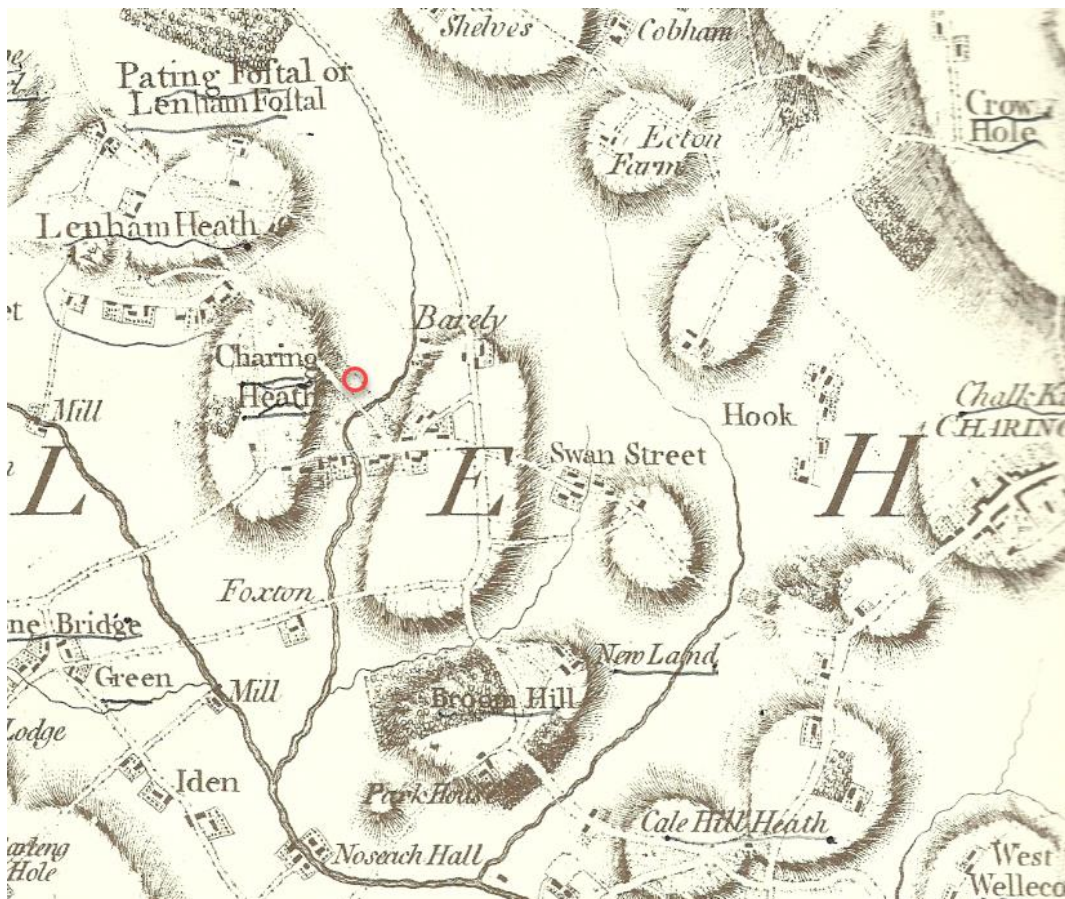


Figure 3: Andrew, Dury and Herbert Map from 1769

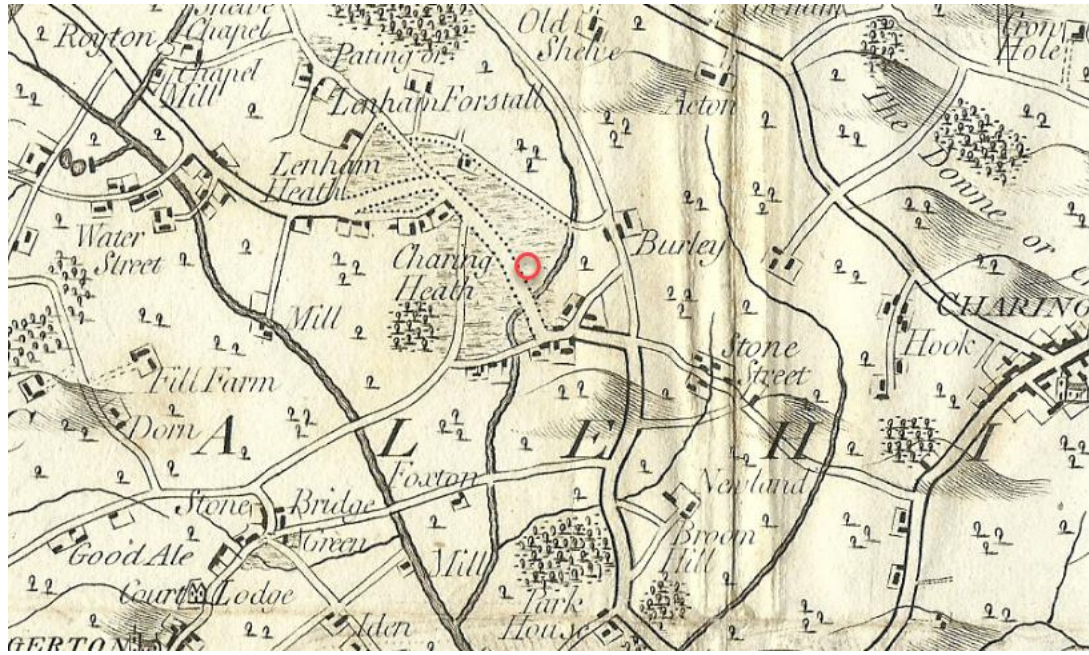


Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797

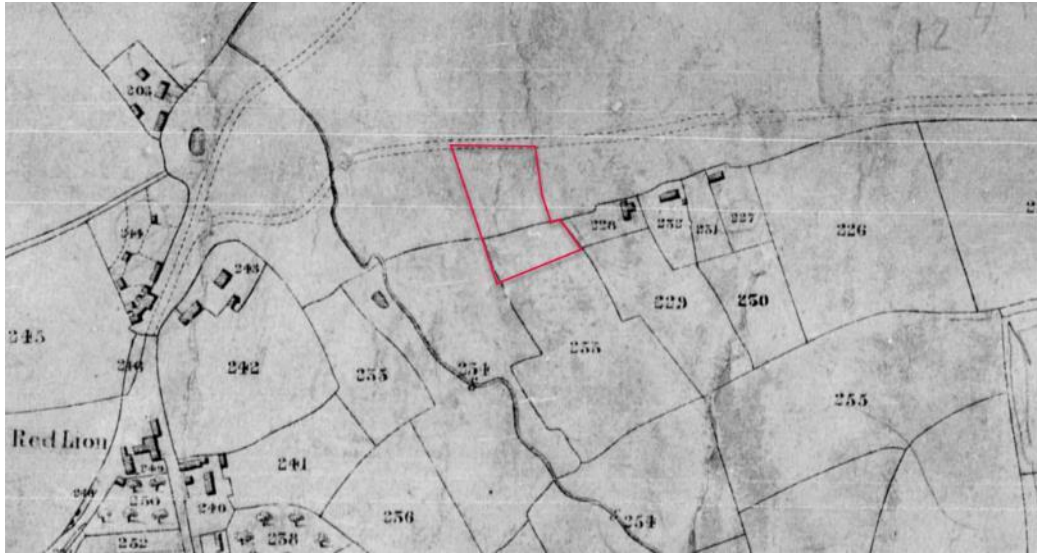


Figure 6: 1839 Tithe Map

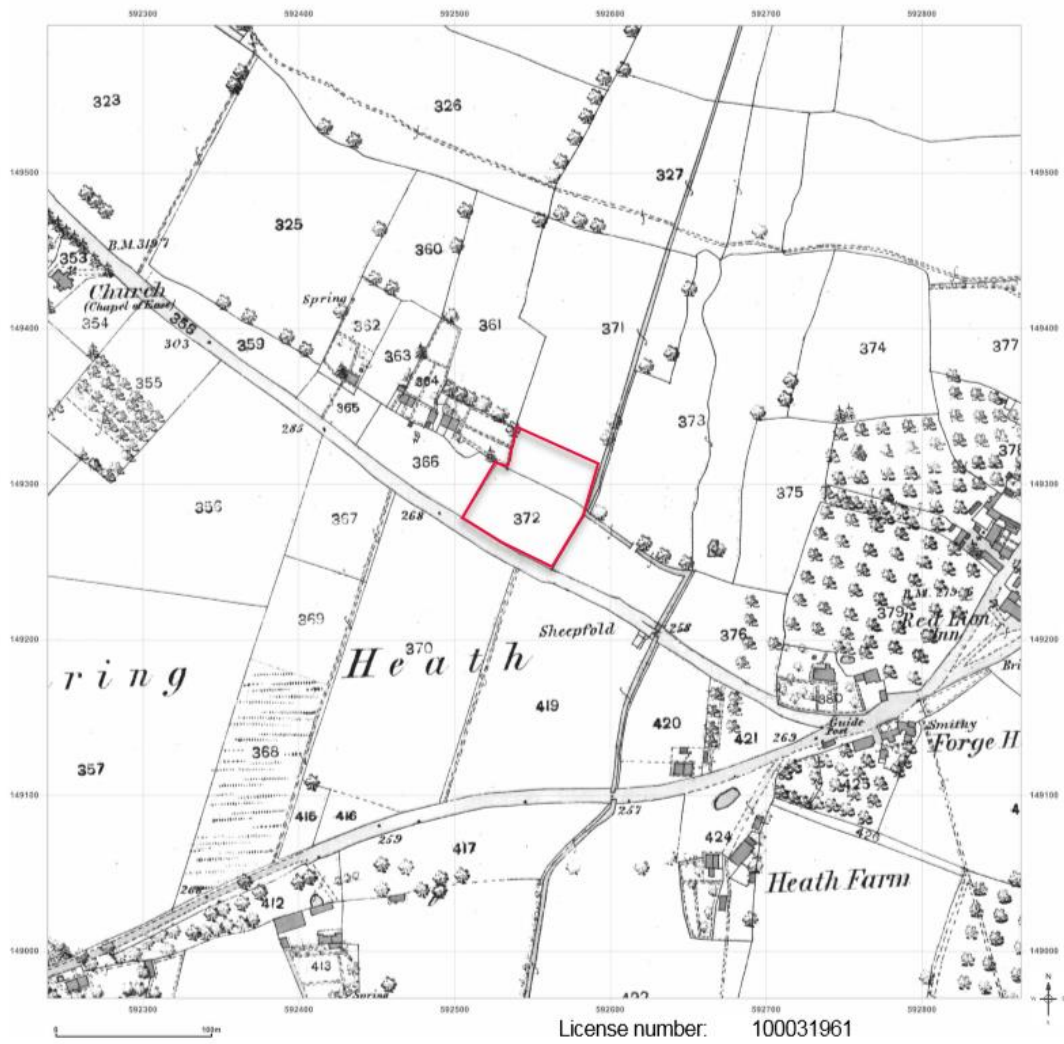


Figure 7: Historic OS Map 1871 1:2500

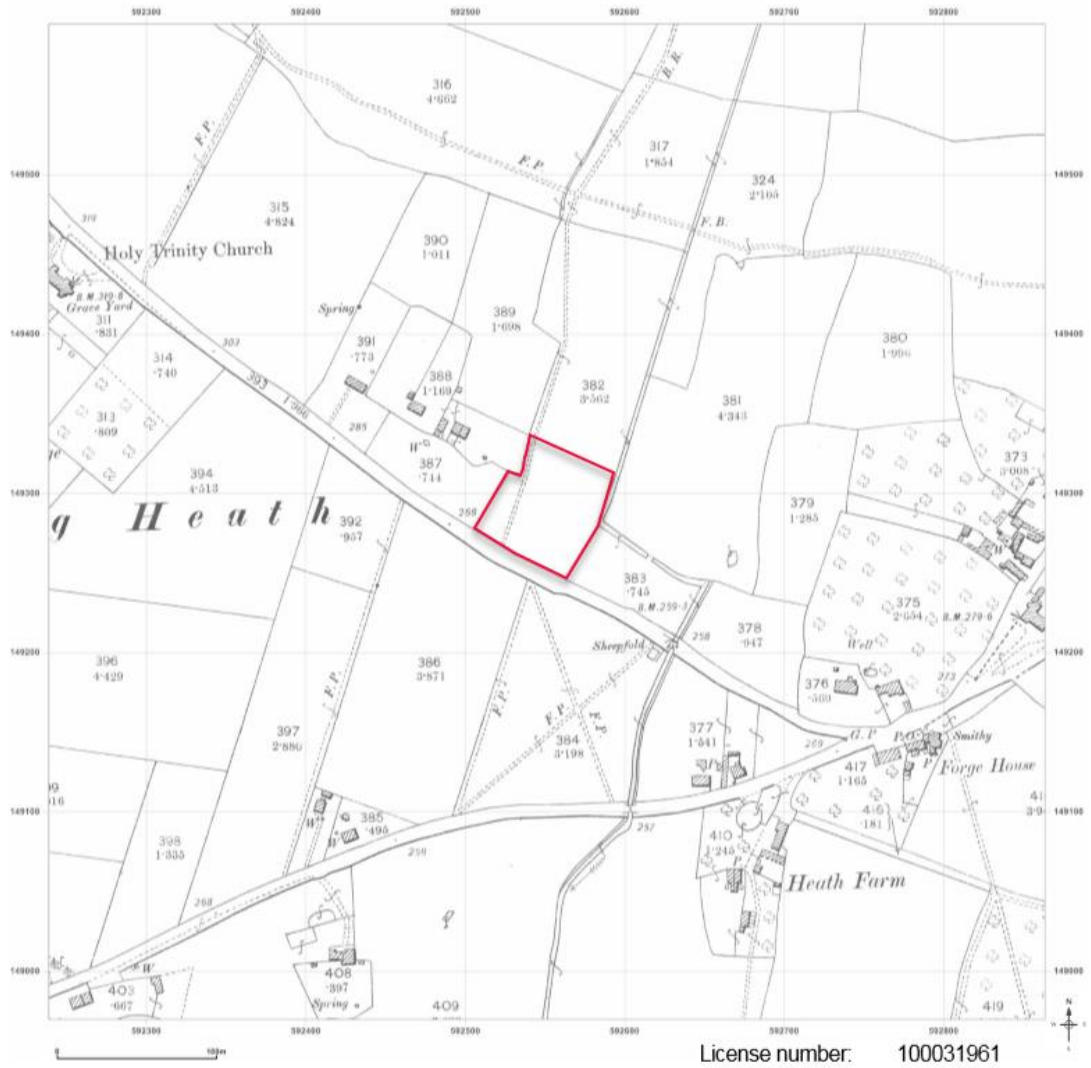


Figure 8: Historic OS Map from 1897 1:2500

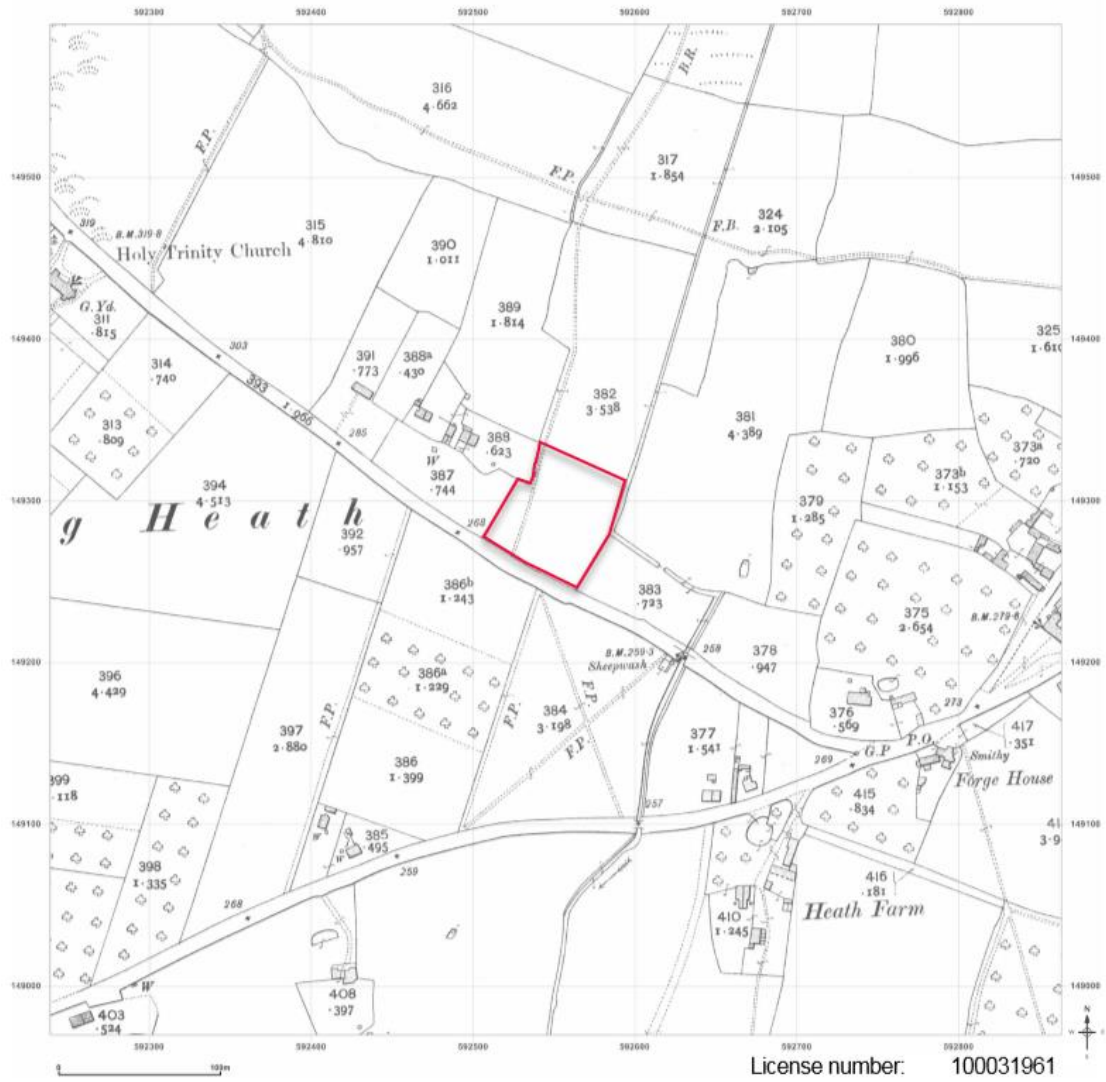
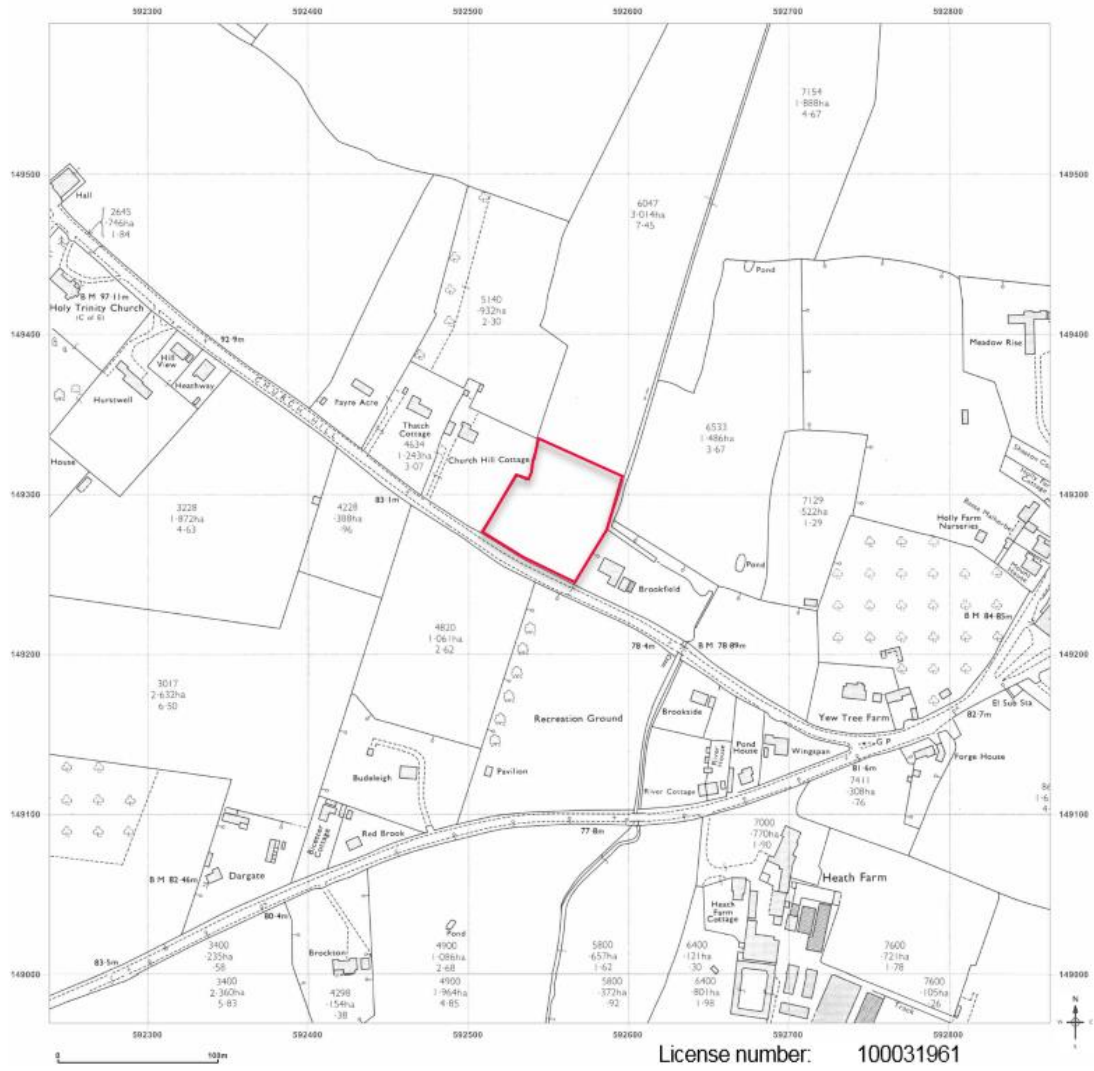


Figure 9: Historic OS Map 1907 1:2500



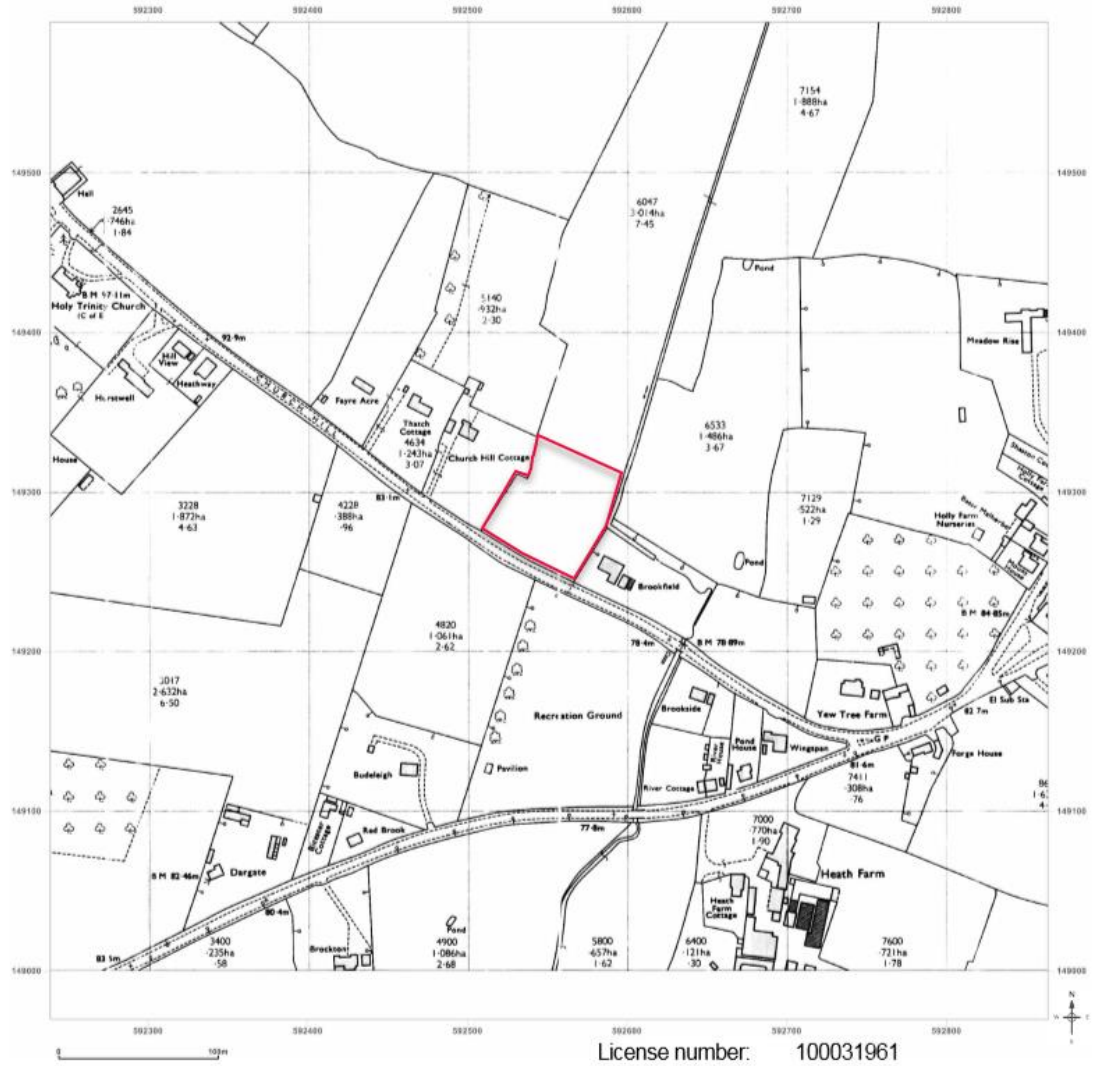


Figure 11: Historic OS Map 1977 1:2500

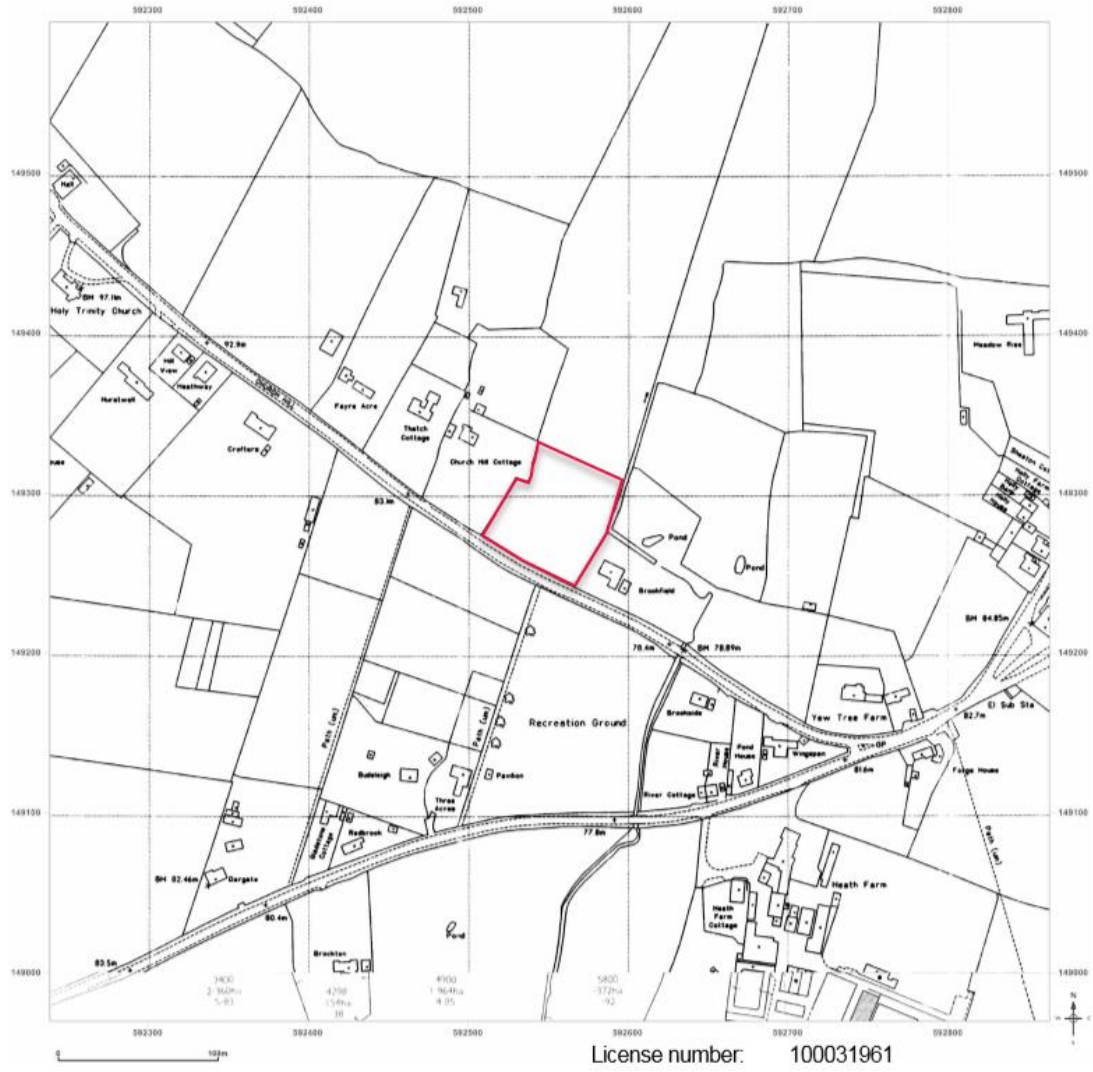


Figure 12: Historic OS Map 1990-1993 1:2500

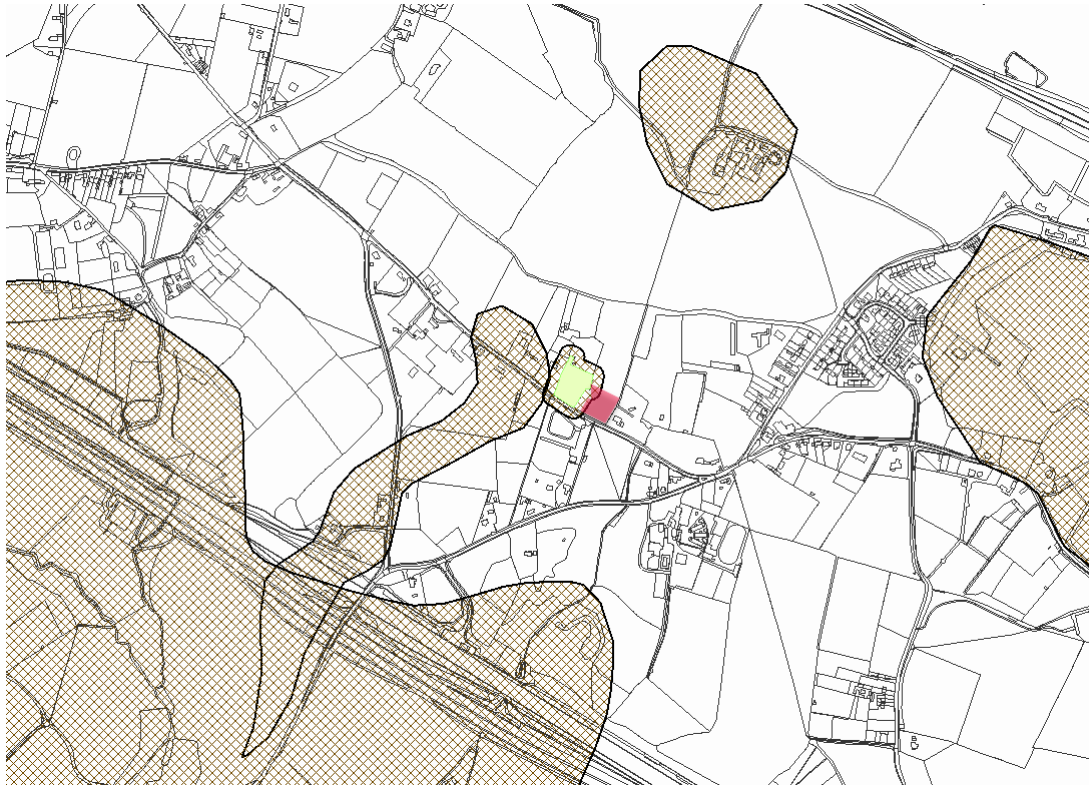


Figure 13: Ashford Borough Council Area of Archaeological Potential at the PDA

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 14-17)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'rectilinear with wavy boundaries (late Medieval to 17 th /18 th century enclosure)'. To the immediate west, east and south is 'scattered settlement with paddocks (post 1800 extent)'. The area to the north east of the PDA is characterised as 'Small regular with straight boundaries (parliamentary type enclosure)'.
TQ 94 NW 150	Listed Building	c. 350m WNW	Post Medieval	Church of the Holy Trinity. Grade II listed (1070772). 1874. Built of stone rubble. Nave. North porch. Apsidal ended with bellcote. Lancet windows. The interior has a steeply pitched wooden roof with sexfoil oculi. Wooden choir loft to west.
TQ 94 NW 109	Listed Building	c. 200m SE	Post Medieval	Forge House. Grade II listed (1185563). C18. Two storeys painted brick. Hipped tiled roof and eaves cornice of brick cogging. Four casement windows with small square leaded panes. Doorcase with flat hood over on scroll brackets and door of 6 moulded panels.
TQ 94 NW 201	Listed Building	c. 100m W	Post Medieval	The Thatch Cottage. Grade II listed (1185598). C18 or earlier. One storey and attic vitreous red brick. Hipped thatched roof with one gabled dormer surrounded by a tiled square. Three casement windows.
TQ 94 NW 111	Listed Building	c.180m SE	Post Medieval	Yew Tree Farmhouse. Grade II listed (1185601). Probably C17. Two storeys red brick. Tiled roof, half-hipped to west. Brick stringcourse. Three casement windows, with small diamond leaded panes to those on the first floor. The west elevation has been refaced with modern wavy-edged weatherboarding.

TQ 94 NW 129	Listed Building	c. 480m NNE	Post Medieval	Burleigh Farmhouse. Grade II listed (1299325). Probably C17 timber framed building now pebble dashed. Two storeys. Hipped tiled roof with brick modillion cornice. Three casement windows. Beamed interior and inglenook fireplace.
TQ 94 NW 169	Listed Building	c. 300m SSW	Medieval to Post Medieval	Brockton Manor. Grade II* listed (1070774). A C15 to C16 timber-framed Wealden hall-house refronted in C18. Two storeys red brick. Steeply-pitched hipped tiled roof with one brick stack. Recessed centre of 2 bays. Four casement windows. Simple doorcase. Wood mullioned window. Parlour screen survives.
TQ 94 NW 158	Listed Building	c. 350m ESE	Post Medieval	The Red Lion Inn. Grade II listed (1362992). C18 exterior to a timber framed building. Steeply-pitched hipped tiled roof with large modern brick chimney stack. Four modern casement windows. Later porch built on. Heavily restored.
TQ 94 NW 105	Listed Building	c. 150m SE	Post Medieval	Fayre Acre. Grade II listed (1070773). C18. Two storeys. Ground floor red brick, above tile hung. Hipped tiled roof with pentice to east and west. Two casement windows.
TQ 94 NW 118	Listed Building	c. 5m E	Medieval to Post Medieval	Church Hill Cottage. Grade II listed (1362993). C16 or earlier timber-framed building refronted. Two storeys stuccoed. Hipped tiled roof with brick stack. Timber-framing exposed on the right-hand side with diagonal braces. Left side hipped roofed wing of higher elevation. The right-hand part is tile-hung on the first floor. Three casement windows. Simple doorcase.
TQ 94 NW 259	Landscape	c. 10m W	Modern	Church Hill Cottage. A modern informal garden and plant nursery of County/local and specialist interest and importance. Designated an Historic Park or Garden.
MKE 87206	Farmstead	c. 180m SE	Post Medieval	Yew Tree Farm. A loose courtyard with working agricultural buildings in two sides. Farmhouse detached in central position. Located within a village with no apparent alteration.
MKE 87207	Farmstead	c. 300m SSE	Post Medieval	Heath Farm. Loose courtyard with working agricultural buildings on one side and with additional detached elements to the main plan

				Farmhouse detached in central position. Located within a village Altered with significant loss of original form (more than 50%). New sheds: Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them
MKE 87208	Farmstead	c. 200m SSE	Post Medieval	Farmstead north of Heath Farm. Dispersed cluster type and located within a village. Altered with partial loss of original form (less than 50%).
MKE 87209	Farmstead	c. 350m E	Post Medieval	Holly Farm. A regular multi-yard type located within a village. Altered with significant loss of original form (more than 50%).
MKE 97981	Findspot	c. 200m NE	Mesolithic?	Struck flint, possibly Mesolithic, Charing Heath. Found at Charing Heath in 2009, apparently found while deep digging a vegetable patch. It has been suggested as Mesolithic in date.

Figure 14: KHER Monument Record

Kent County Council - Church Hill, Charing Heath - Historic Landscape Character

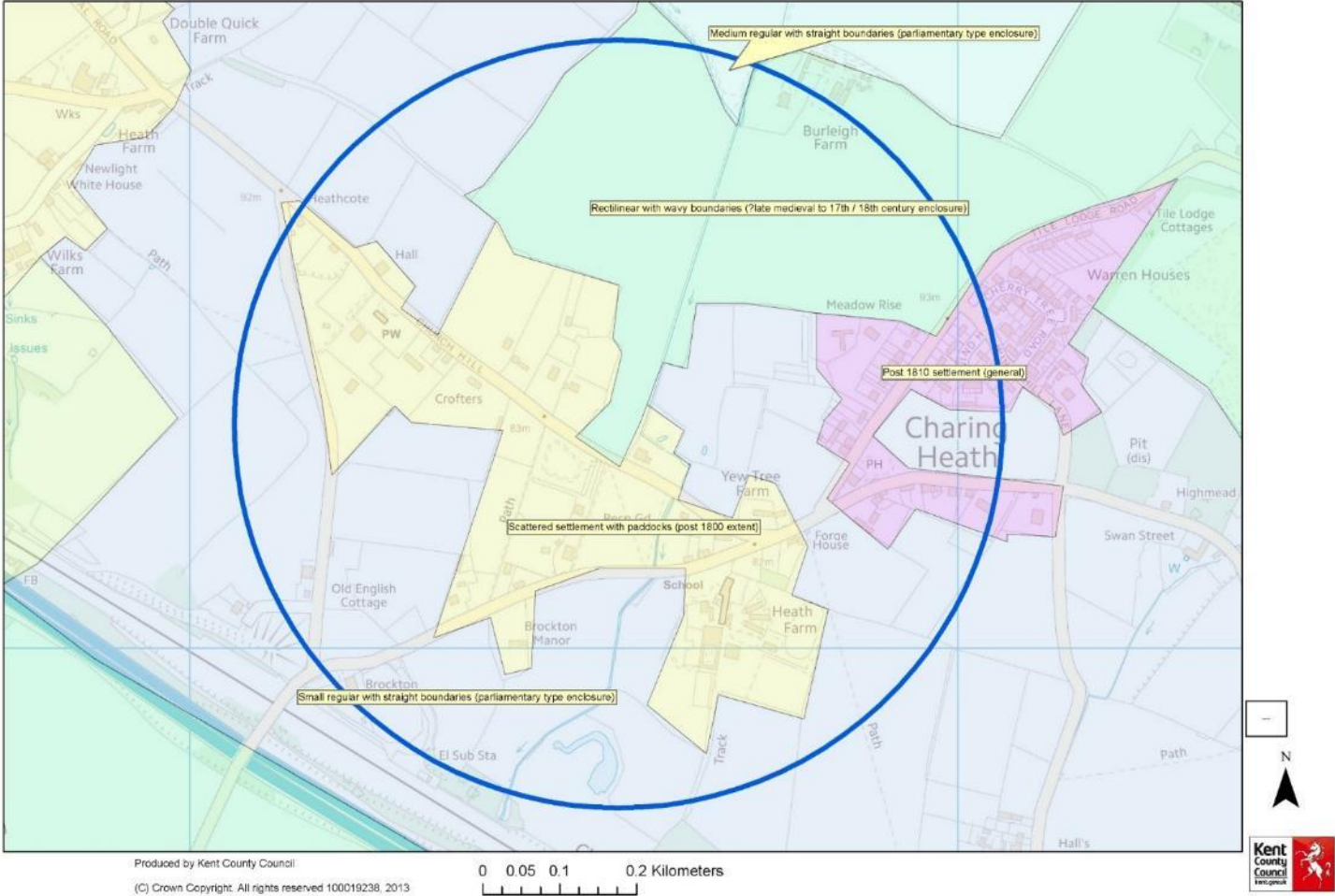


Figure 15: KHER Historic Landscape Character

Kent County Council - Church Hill, Charing Heath - Designations

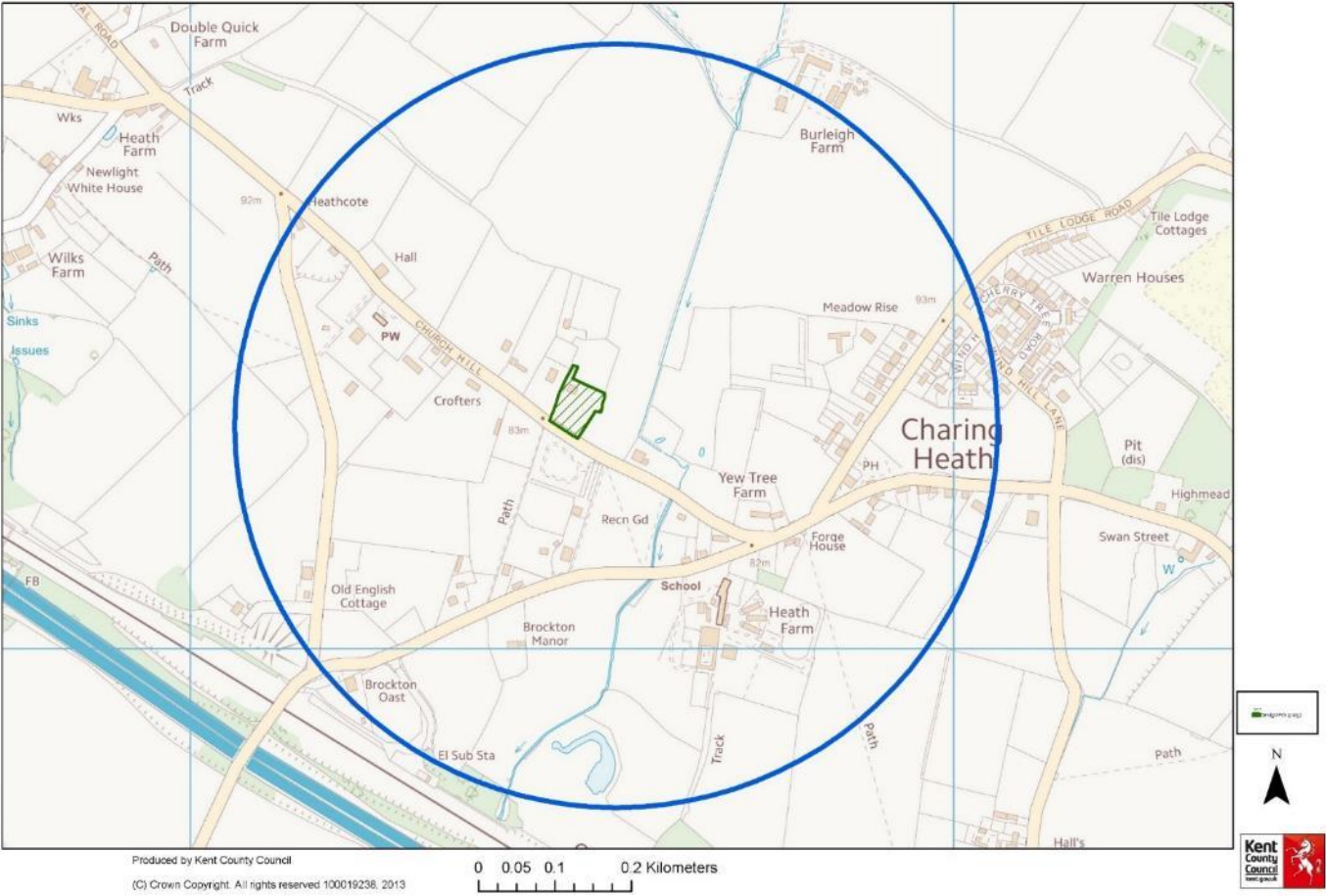


Figure 16: KHER Designations

Kent County Council - Church Hill, Charing Heath - Stour Palaeolithic Character Areas

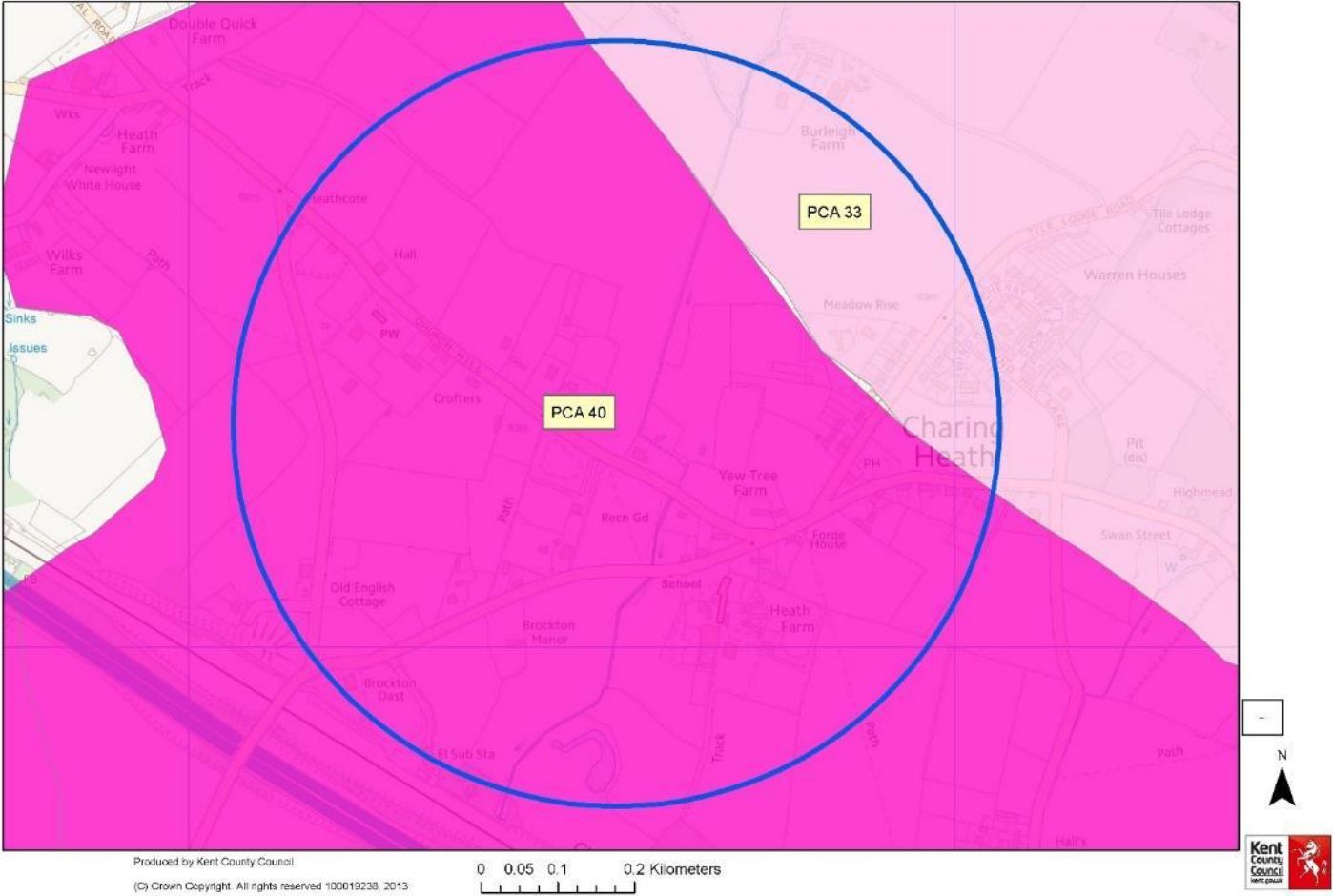


Figure 17: KHER Stour Palaeolithic Areas



Plate 1: 1940s. All at an altitude of 859m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2007 (Google Earth)



Plate 6: 2013 (Google Earth)



Plate 7: 2018 (Google Earth)



Plate 8: View of the PDA from entrance gate (facing NE).



Plate 9: View across PDA towards western boundary from the south eastern corner (facing NW)



Plate 10: View across PDA from north eastern corner (facing SW)



Plate 11: View across PDA from north west corner (facing S).



Plate 12: View across PDA from western boundary (facing SE).



Plate 13: View of the southern boundary from Church Hill Road (facing NW)



Plate14: View of the western boundary from the garden of Church Hill Cottage (Facing NE).



Plate 15: View across the designated garden of Church Hill Cottage from the Cottage Driveway (facing S).