



Heritage Statement in Advance of the Proposed Development Beult Barn, Ashford Road, Great Chart, Ashford, Kent.

July 2019

Heritage Statement in Advance of the Proposed Development Beult Barn, Ashford Road, Great Chart, Ashford, Kent

National Grid Reference TQ 97450 41473



Report for Silson Properties Ltd

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SWAT ARCHAEOLOGY

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Heritage Statement in Advance of the Proposed Development at Beult Barn, Ashford Road, Great Chart, Ashford, Kent.

Summary

SWAT Archaeology has been commissioned by Silson Properties Ltd to prepare a Heritage statement relating to the proposed development area (PDA) Beult Barn, Ashford Road, Great Chart, Ashford, Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

This report has demonstrated that the PDA lies close by to the Grade II designated heritage asset of Moat Farmhouse and Little Moat Farmhouse, as well as the Scheduled Monument of The Moat, on which Moat Farmhouse sits within.

This statement demonstrates that the significance of The Moat and Moat Farmhouse resides in its aesthetic interest. The setting of The Moat and Moat Farmhouse has already significant altered. The PDA having historically been part of the Post Medieval Farmstead, which has since the 20th century no longer been in active use and some of the farm buildings converted to residential use. The PDA has in the latter part of the 20th century been under separate ownership, initially with a stable and subsequently replaced with the building converting to use as a workshop, warehousing and yard. The Moat and Moat Farmhouse have limited intervisibility with the PDA as a result of vegetation, other buildings in between and fencing. Therefore, the PDA does not contribute to or affect the significance of or affect the setting of the Scheduled Monument or Moat Farmhouse.

This statement also demonstrates that the significance of the designated asset of Little Moat Farmhouse is in its aesthetic interest. The current boundaries of both the PDA and Little Moat Farmhouse ensure that there is limited intervisibility between them, ensuring that it does not contribute to its significance or affect the setting of Little Moat Farmhouse.

This built heritage statement has found that the designated heritage assets will remain unaffected by the proposed development in that the proposed development will produce no harm on the settings or significance of these assets. The proposed development for replacement of the existing buildings with six light industrial units is of a design in keeping with the local vernacular and will offer public benefits and improvements on the current dilapidated structure. This will outweigh any 'less than substantial' impact to the designated assets and any potential harm done.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Silson Properties Ltd (the 'Client), to carry out a Heritage Statement relating to the proposed development area (PDA) Beult Barn, Ashford Road, Great Chart, Ashford, Kent centred on National Grid Reference (NGR) TQ 97450 41473 (Fig 3).
- 1.1.2 This document will be used in support of planning applications associated with the proposed development.

1.2 The Site

- 1.2.1 The PDA is situated on the south western outskirts of the village of Great Chart, which is located 2 miles from the centre of Ashford in Kent. The PDA covers just approximately 0.7 of an acre. The site is accessed from the Ashford Road on the northern west side and sits next to Black Barn, a residential barn conversion property and Moat Farmhouse, a Grade II registered farmhouse that is situated within a Medieval moated site, which is also a Scheduled Monument. To the west are paddocks to the north and east are sports fields in relation to the nearby Ashford School. On the eastern side of the road, opposite the moated farmhouse is Little Moat Farmhouse, a grade II listed property. The area is sparsely populated and rural. The PDA comprises of an existing 'L' shaped building, a separate building that is a field shelter for horses and a container for storage. The PDA sits at an average height of 46m on broadly level ground (Fig. 4).
- 1.2.2 Figure 15 shows the designated Heritage Assets within the assessment area. The vast majority are located to the north east within the historical core of the village of Great Chart, which is designated a Conservation Area and primarily reflects Great Chart's Medieval and Post Medieval growth. These designated assets have no visibility with the PDA due to the vegetation and distance across the landscape. However, there are a number that are close by to the PDA. These include the Scheduled Monument of the moat and the accompanying Grade II listed Moat Farmhouse. To the east on the opposite side of the road is the Grade II listed Little Moat Farmhouse. Given their proximity to the PDA, this report focuses in greater detail on these designated assets.

1.3 Project Constraints

- 1.3.1 No constraints were associated with this project.

1.4 Scope of Document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the NPPF requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

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.
- 2.1.2 The National Planning Policy Framework (NPPF), was updated in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

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.

Historic Environment Good Practice in Planning Notes

2.4.4 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

GPA2: Managing Significance in Decision-Taking in the Historic Environment.

2.4.5 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.4.6 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

GPA3: The Setting of Heritage Assets.

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.4.8 The NPPF makes it clear that the setting of a heritage asset is 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.

2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

- 2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in ‘substantial’ harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; ‘Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management’ (25th February 2016), ‘Historic England Advice Note 2: Making Changes to Heritage Assets’ (25th February 2016) and ‘Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans’ (30th October 2015).

2.5 Local Policies

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

- 2.5.1.1 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 ENV15: Archaeology (Draft 2030 Local Plan)

2.5.1.2 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.

2.5.1.3 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.

Great Chart Village Design Statement

2.5.2 With the support of Ashford Borough Council, the parish produced a Design Statement to influence and to give guidance for the design of all development in Great Chart. It is mainly focused on the character around the centre of the village,

away from the PDA, referring to the potential remoteness of some properties away from the village centre and the individuality in design. The report does not specifically mention the area around the PDA. The report had three guidelines in relation to planning.

- The envelope of leisure and traditional view-retaining spaces, designed around the village, should be maintained, this ensuring the village will retain its distinct, discrete character and sense of community.
- Any new construction within the village should be compatible with the existing buildings and neither dominate, intrude upon nor contrast with the present harmonious mix of styles.
- The village is a peaceful retreat on the edge of an expanding town, to which the designed by-pass and traffic calming measures have greatly contributed. The continuation of this process should be paramount in any new design and development considerations.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Built Heritage Statement was commissioned by Silson Properties 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 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This heritage asset 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 Heritage Asset report 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 (KHER) 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 9.

Aerial photographs

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

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 In the Prehistoric period the attraction to the area would have been to the south east of the valley of the Great Stour. Ashford marks the start of the middle section of the River Stour. The East Stour and the Great River Stour join near Ashford International Station 3.5km to the west and the Upper Great Stour passes north east of Great Chart circa 1.5km from the PDA. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. The area of Great Chart lies on a ridge of hills called Quarry Hills, to the south east is the northern boundary of The Weald.

- 5.1.2 Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there were clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and south of Chilham with Julieberrie's grave. Other possible long barrows are at Boughton Aluph and Elmestead. At Brisley Farm to the south east of the PDA, Palaeolithic and Mesolithic evidence has been found in the form of handaxes. The area around there was a Bronze Age occupation site with ditches, enclosure, gullies and postholes. There are extensive field systems and droveways probably used for managing herds of sheep and cattle.
- 5.1.3 There was no evidence to suggest that the area was utilised in the early and middle Iron Age by 100BC, the Bronze Age ditches were re-used with their original boundaries respected in the majority. It is thought that the area of Brisley Farm in the Late Iron Age was used for seasonal gathering with possible enclosures acting as corrals for horses.
- 5.1.4 In the 1st century AD, the area of Brisley Farm had intensive activity with a number of roundhouses, enclosures, fields systems and trackways. There were also cremation burials, which had ditches surrounding it in which pottery and foodstuffs were placed, with the landscape taking on ritual status. A central feature was surround by many cremations and pits containing animal bones, usually pig. However, the site there is known for its two warrior burials that are of national importance. Items found with the burials included swords, spears, shield, pottery, brooch. The burials would have been covered by barrows and become a focal point in the landscape. The earliest warrior burial was from 10AD and the second circa 40AD, around the time of the Roman conquest.
- 5.1.5 By the Roman period, the barrows had a formal space created and it appears the site was venerated with animal bones, pottery, charcoal and burnt clay. However, it is thought that whilst people continued to venerate the site into the 2nd century, it was during this time that the people are thought to have moved to a Roman settlement located at Westhawk Farm. The wider vicinity has a number of known Iron Age or Romano British sites and these appears to be to the south, east and south east of Brisley Farm around the East Stour and the alluvial plain. It is not believed that there are any close to the Upper Great Stour area. The Roman Road between Ashford and heading towards Benenden passes circa 2.5 km to the

south of the PDA and the Roman Road between Dover and Maidstone passes very close to the PDA although this is a projected line and the exact path is not clear. This road connected Brisley Farm and Westhawk Farm before continuing north west, by the PDA.

- 5.1.6 The village of Great Chart essentially grew along the main road becoming a rural farming area. The first mention of the village is in a 762 charter as 'Cert' where a mechanical water mill is being operated and then in 794 as 'Selebertes Cert', a Jutish name. The name 'cert' means rough ground. The prefix 'Great' was added to distinguish it from Little Chart.
- 5.1.7 What is unclear is whether there were any settlers here earlier than the Anglo-Saxon period. In 776, the manor of Great Chart was sold by King Egbert to the Archbishop of Canterbury. Following battles by the Kentish King with that or Mercia, King Offa, who claimed the lands of Great Chart. When he died, Coenwulf of Mercia, his successor transferred the lands back into the ownership of the Archbishop of Canterbury.
- 5.1.8 In 893 AD, there was a Viking raid at Great Chart after they had sailed up the waterways at Appledore. It is thought that after the raid, was when Ashford began. However, it appears at the time of the Domesday Book, Great Chart was still a significant settlement.
- 5.1.9 The Domesday Book records Great Chart as 'Certh', having 52 households, which is considered very large for the time. There were just two Lords plough teams and 22.5 men's plough teams. There was 27 acres of meadow, woodland for 100 pigs, two mills and one salthouse. There was no mention of a church although ownership was still with the Archbishop of Canterbury following the Norman Conquest. It is thought a church was built in Great Chart in 1080AD.
- 5.1.10 The main farm in the village was the Court Lodge Farm next to the church. A distinctive feature to Kent is the large-scale farmstead, often called a Court Lodge farm and is sited next to a church, which often developed as a manorial or estate farm as is the case here.
- 5.1.11 In the Medieval period, the wider area mainly consisted of scattered farms, consisting of woodland and pasture, usually for sheep. When the dissolution

occurred, he confiscated the lands, before re-instating them to his new Protestant Dean and Chapter in whose administration they remained until Victorian times. Great Chart was occasionally known as Mochel Chart, Charte Magna or East Chart.

- 5.1.12 South of Ashford the area was well known for moated manor houses. Nearby Chilmington to the south, had a moated manor house with an estate of approximately 464 acres. To the north east at Singleton Manor, there was a Medieval moated manor. In addition, a further moated site is at Sevington to the east and at Boys Hall, south west Ashford. The Moat, close to the PDA is thought to have origins between 1250-1350 and along with the one at Sevington and Boys Hall is scheduled.
- 5.1.13 In 1801, the population of the parish of Great Chart was 544. By 1961 this had slowly risen to 969 with 120 houses rising up to 285 houses. Throughout the Victorian period, the majority of males were agricultural labourers or farmers.

5.2 Historical Map Progression

Symonson Map, c. 1596

- 5.2.1 This map shows Great Chart called Chart Magna. It shows the village sitting on the higher ground and the road from Ashford passing by, heading towards Tenterden. To the north east of the village are the tributaries of the Upper West Stour that feeds towards Ashford and meets the East Stour before making its way northwards (Fig. 3).

Andrews, Dury and Herbert map of 1769

- 5.2.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The village is still called Chart Magna and again shows it centred on the higher ground. The PDA is located outside of the village next to the moated house. The water for the moat feeds into the River Beult to the west, although there is little by way of indication where the water to feed the moat comes from. To the south west is a hamlet called New Street at the junction of the road. On the eastern side of the road, opposite the moat is another house, which is known as Little Moat Farmhouse. (Fig. 4).

Hasted, 1798

- 5.2.3 This map shows the PDA similar to the previous map being an area of open land (Fig. 5).

Ordnance Surveyors Drawings 1797

- 5.2.4 This map shows greater detail in the land use and field boundaries. The PDA is a field next to the Moat House. The area around is agricultural. There is no indication of any waterways around the moat (Fig. 6).

Great Chart Tithe Map from 1841

- 5.2.5 The tithe map for Great Chart shows greater detail of the actual moated area next to the PDA. The PDA itself is part of fields designated 631 and 633. Field 633 was owned by Catherine and Elizabeth Chapman and occupied by Richard Lewis and was an orchard. For field 631, called 'Platt' as well as the Chapmans', the field was owned by Reverend Nicholas Toke and occupied by Richard Lewis and Reverend Toke. Reverend Toke was from the family that owned Godinton House. Area designated 630 was Black Barn and The Moat referred collectively as Moat Farm. This was owned by the Chapman's and occupied by Richard Lewis and James Sweetlove. The house was located within the moated area and to the north east of the moat were farm buildings. A large barn alongside the road with what appears small extensions either end, with a couple of other building making the yard with agricultural buildings on three sides.

- 5.2.6 Richard Lewis also occupied a number of other fields in the area around Moat Farm. Elsewhere in Great Chart, the Dean and Chapter of Christ Church Canterbury was still a large landowner in this period. (Fig. 7).

Historic OS Map 1871

- 5.2.7 This is the first properly scaled OS map. There is little change at the PDA. The PDA is still part of two fields. The western most one being an orchard. The area around is still agricultural with most of the land as pasture (Fig. 8).

Historic OS map 1896

- 5.2.8 There does not appear to be many changes at the PDA. However, aside to the northern point of the PDA, the map suggests that there is a small area of water. The water of the moat no longer appears to show a clear path to the River Beult. (Fig.9).

Historic OS map 1906

- 5.2.9 At the PDA, there appears to be a northern extension of the barn on the eastern range which falls within the area of the PDA. Along the road to the north east, there is a new property called The Limes. A couple of fields around are now orchards (Fig.10).

Historic OS map 1938

- 5.5.10 There appears to be a building located in the PDA which is still two separate areas. One of the agricultural ranges on the north eastern side is no longer showing otherwise there appears to be little change (Fig.11).

5.3 Aerial Photographs

1940s

- 5.3.1 The PDA is part of two separate fields. The building within the PDA can be seen. The remainder of the area is a mature orchard with a number of trees but does not look necessarily in active use. On the opposite side of the road, it looks like market gardening activity. In the area of the yard at the moat, there are two large barns located alongside the road and others located around the yard. Across the PDA from the northernmost corner going south appears to be a ditch heading towards the moat that contains a stream (Plate 1).

1960s

- 5.3.2 The PDA is in use although it is unclear exactly what for. It is believed that the building was used as stables. There is access across the PDA from the farm yard towards the field to the north. The orchard area has now been cleared of trees. The ditch towards the moat can be seen (Plate 2).

1990

- 5.3.3 There have been significant changes at the PDA. The PDA now has new buildings on the site with the existing stables having been demolished. The barn extension on the eastern side has been demolished. The main part of the site now appears to be a concreted yard. The western most part of the PDA is a separate area of land that is grass with a single building located within it suggesting it is a paddock area for animals with a field shelter. The route of the ditch from the field to the north, across the PDA towards the moat can no longer be seen. Within the PDA

in this period, the stream that fed the moat is placed in a culvert underneath the concrete yard surface. Access to the area is still via an entranceway by the moat house and passes through the yard at Black Barn. The farmyard now consists of a single barn alongside the road and a 'c' shaped building opposite. Some of the field boundaries in the fields around have been removed but their legacy can be seen as cropmarks. South east of the original Ashford Road, there is now a new by-pass taking traffic away from the village of Great Chart (Plate 3).

2003

- 5.3.4 There is no change to the PDA. The paddock area to the west has been subdivided (Plates 4).

2013

- 5.3.5 The southernmost boundary of the PDA has altered to make a garden area to the 'C' shaped property. This has slightly reduced the size of the PDA. In addition, the PDA is now accessed from an eastern point directly off the road suggesting that this area is now entirely separated from The Moat and Black Barn (Plate 5).

2017

- 5.3.6 There appears no change at the PDA. The field to the north is now a playing field in relation to Ashford School (Plate 6).

5.4 Medieval Moated Sites

- 5.4.1 The Council for British Archaeology Report in 1978 defined moated sites as

'an area of ground, often occupied by a dwelling, or associated structure, bounded or partly bounded by a wide ditch which in most cases was intended to be filled with water, usually dating from the later part of the Medieval period.'

- 5.4.2 A 2014 study of moated sites in Britain identified 8452 sites of which 692 have any actual dating evidence. Of those that were dated, 205 was directly from the moat and 380 sites via other elements such as buildings, finds on the internal platform or documentary evidence. The moats themselves were regularly cleared, which can hamper the possibility of retrieving dating evidence.

- 5.4.3 Moated sites have little by way of documentary evidence. Getting a moat, it seems at the time was not of significant importance to be recorded except for a

number of high-status sites. As a consequence, it can be difficult to determine why moats were built. Various reasons range from defence, status, to providing freshwater fish or assisting with drainage in the area. Many moated sites were situated on clay lowland area that aided the retention of water within the moat, otherwise clay would have to have been imported in. Given the width of the moat in many cases was not considered to be particularly wide and that some even had buildings outside of the moat area suggest defence in those cases was not the primary factor. Moats themselves would have only been visible from higher ground, and some in isolated positions, so for some, their placement meant it could not be seen, refuting the idea that status was a primary factor. Also, moats were just not confined to the elite in society, the majority of moats were connected with free tenants or minor Lords. Others were related to monastic houses. Over 7500 of the 8452 sites were not associated with royal or religious orders. What is clear is that the reason for these moats had no one overriding factor with complexity of probably a number of reasons. There appears to be no correlation in size, shape and social status.

- 5.4.4 There are a number of unanswered questions regarding moated sites. As well as dates. It is also not clear which came first. Were moats dug and then building built internally or were the moats dug around existing buildings. Were they placed to colonise land? What were the reason locally that clusters of moated sites could be found? As a result, opportunities for archaeological study are important to further understand these sites.
- 5.4.5 Reviewing the situation in Kent, in 1979 there were 121 known moats, by 2014, 146 sites were known with a possible 14 more which are uncertain. Of the known sites, approximately 20 have been dated. As distribution map in Kent shows some in the north west area of Kent and others along the line on The North Downs on the southern side.

Table 3: Dated Moats in Kent

Period	Number	Cumulative
Pre 1300	3	3
1300-1350	2	5
1350-1400	1	6
1400-1450	0	6
1450-1500	0	6

Table 4: Dated platforms in Kent

Period	Number	Cumulative
Pre 1200	0	0
1200-1250	2	2
1250-1300	8	10
1300-1350	2	12
1350-1400	0	12
1400-1450	4	16
1450-1500	0	16

- 5.4.6 Moated site before 1200 AD nationally are rare, the beginning of their popularity starts in the 13th century with the peak in the late 13th century/early 14th century and Kent appears to follow this trend. Moats appear to have originated in the Midlands before spreading north and south with the highest concentration in the east of England. In Kent the early sites are monastic at Aylesford and Headcorn where they were Friary and Priory sites along with Hoo St Werburgh. Nationally 38% of moated sites existed by 1300, 63% by 1350 and 80% by 1400. Moated sites start declining in number during the mid-14th century, with many of those nationally after 1350 being higher status sites with permission to crenellate.
- 5.4.7 Within Kent there are areas where sites are clustered. There are a group in South Ashford, The Moat, Chilmington Green, Singleton, Boys Hall and Sevington, a cluster of seven around Headcorn and five in nearby Staplehurst, four in Horton Kirby and South Darenth.
- 5.4.8 Fishponds were widely scattered throughout England with the majority found in central, eastern and southern parts, and in areas with heavy clay soils. Most fishponds were located close to habitation where a watch could be kept to prevent poaching. Although about 2,000 examples are recorded nationally, this is thought to be only a small proportion of those in existence in medieval times. Despite being relatively common, fishponds are important for their associations with other classes of medieval monument and in providing evidence of site economy. It is uncertain whether there were any fishponds at The Moat but the scheduling suggests that there may have been to the south east of the moat.
- 5.4.9 The Kent Farmsteads and Landscapes project was published in 2012 and provides detailed information regarding farmsteads in order to assess their significance.

- 5.4.10 Moat Farm is a loose courtyard plan farmstead with buildings to three sides of the yard. Generally Loose Courtyard types appear to be associated with Post Medieval field enclosures such as Rectilinear with Wavy Boundaries, but they are also associated with fields bounded by roads and tracks and are probably modified Medieval fields managed in an open field system. However, where this type occurs in areas of reclaimed marshland, they occur predominately in the more irregular and smaller enclosures and tend to have a building of a Medieval date, which suggests that where they occur in areas of parliamentary type fields, they originated as part of a farming system, which has been replaced by another. In the area around Moat Farm the majority of fields are Rectilinear with wavy boundaries of late Medieval to 17th/18th century enclosure. However, Moat Farm is close to what would have been the marshy ground to the north west on the edge of Ashford and the Stour. The building within the moat platform is likely to 1250-1350 AD in date. With buildings to three sides of the yard it would have been a medium sized farmstead. This type was common in the area of the North Downs (14%), with 13% in the North Kent Plain. However, in the High and Low Weald, Loose Courtyards with three sides were only 3%. Moat Farm is located on the edge of the Low Weald.
- 5.4.11 In the Ashford Area, 79% of Farmsteads retain some working buildings and 37% of farmsteads have a pre-1700 or earlier farmhouse and Moat farm retains one of its barns, although this is now residential and the current house on the moat platform is 17th century or earlier in date.
- 5.4.12 Economic boom in the 12th and 13th centuries facilitated the development of large farms. It is considered rare for any farm buildings or house to survive pre-1750. Obviously, a number of farm buildings have come and gone on the site at Moat Farm. It appears that Moat Farm unlike some other farms in Kent did not reflect changing land use in this period with introduction of hop growing and the building of oasts, retaining pasture and orchard. The barn located in the farmyard on the side of the road was redundant from agricultural use and 2003, planning permission was given to convert it to residential use. In 2005 the building opposite which was then in use as stables and it was approved for the building to be converted to become a tourist annex It is not clear when the farm was no longer active.

5.5 Site Assessment

- 5.5.1 A walkover survey was undertaken on the 4th July 2019. Access is currently from the Ashford Road by solid metal gates at the southern corner with a dense hedge facing the road for the remainder of the boundary, which obscures the site of the building from the road. There is a large yard and the PDA is currently divided into two. The eastern part is currently used as a builder's yard with two buildings forming a 'L' shape of single storey with black weatherboard walls that match that of the nearby Black Barn and a container for storage. The roof is currently grey corrugated sheets. The yard is entirely covered of concrete. The western end of the PDA is separated by solid metal gates, that leads into a concrete storage area associated with the paddock. The culvert from the stream that feeds the moat runs under here. Next to the concrete area, divided by wooden rail fencing is a grassed paddock with a field shelter. The southern boundary is a high wooden fence. The northern boundary a dense high hedge that borders the grassed playing field of the Ashford School. The western boundary of the PDA is currently rail fencing and a larger paddock area for horses.
- 5.5.2 The Moat is circa 25m from the southernmost boundary of the PDA at its closest point. Likely to have been built around the mid-13th/14th century, the moat is surviving on all four sides with the inflow to the moat via a stream diverted through a culvert to the north, that runs under concrete at the western end of the PDA. There is no sign of the stream in the field north of the PDA, which suggests that has been diverted into a culvert as well. South of the PDA boundary, the stream would pass through the rear garden area of Black Barns and the stables accommodation before passing into the moat, which is also now underground rather than in an open ditch. The moat itself has been cleared a couple of times that is known of. Once in the 1970s prior to scheduling and more recently in 2003. The recent clearance was subject to a watching brief and was found to be archaeologically sterile. In addition, in the 1970s, gabions were placed around the island to support the shape of the moat.
- 5.5.3 On the moat platform is the Grade II listed Moat Farmhouse of 17th century or earlier in date. It was not possible to view the house or moat either from the PDA or via the Ashford Road given the number of trees surrounding the area north of

the moat, the fencing alongside the southern boundary of the PDA and the dense hedge along the roadside in front of the house. There is likely to have been an earlier house on the moat platform but no evidence of this can be seen. A watching brief in 2018 ahead of groundworks for a conservatory extension revealed a ragstone wall structure that is likely to have been part of an earlier phase of the moated site related to a Medieval structure and the archaeology preserved.

- 5.5.4 The entrance to Little Moat Farmhouse is located circa 30m south of the entrance to the PDA on the eastern side of the Ashford Road. The farmhouse itself is set back away from the Ashford Road by some 55m and is within 20m of the A28 by-pass which passes by at the rear of the property. The property itself on the Ashford Road can only be viewed through the entrance gate as the roadside boundary is a high hedge. Given the hedges on both the roadside boundary of the PDA and that of Little Moat Farmhouse, there is limited visibility with the PDA.

5.6 Assessment of Heritage Assets

- 5.6.1 It has been identified that close to the PDA is the Grade II designated heritage asset of Moat Farmhouse, situated within the moat platform of a Scheduled Monument. To the south east is the Grade II listed Little Moat Farmhouse. As such the following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to their significance.

The Moat

Architectural Interest:

- 5.6.2 The moat is still there in its entirety along with the platform. The original house on the site is no longer there with the replacement house Grade II listed and is of 17th century date or earlier and this building is excluded from the scheduling. The moat is square in shape. However, there has been little by way of investigation into the site. The original location of the causeway is not known and there is no evidence above ground of previous structures. It is also unclear whether a fishpond was associated with the moat. It is thought that the moat was constructed during the peak period of Medieval moated sites being 1250-1350 AD

although this date has not been confirmed by fieldwork. The site in retaining its entire moat is aesthetically pleasing and its primary significance.

Historical Interest:

- 5.6.3 Very little appears to be known about the site and this is not necessarily unusual and it is possible it was connected to a free tenant or minor lord rather than a high-status owner.

Setting:

- 5.6.4 The moat is in an isolated position away from the settlement area of the village. However, it was situated close to what was originally the main road and may have been visible originally as a show of status. At present, there is a dense hedge and a large tree on the road side that prevents any intervisibility from the road. Although since the building of the by-pass, the site would be far less noticeable. Originally the PDA would have been part of the area around the moat that was part of the farm. The moat platform, as well as the Grade II listed house also has a number of mature trees dotted around. In the area grassed area surrounding the moat, there are further trees reducing the intervisibility with the PDA. Between the PDA and the moat, were the agricultural buildings that at certain historical times up to three sides of the yard. However, sometime during the 20th century, the site ceased to be a working farm. The agricultural buildings have either been demolished, replaced or converted to residential use and the land of the PDA completely separated from that of the Scheduled Monument. Currently, between the PDA and the moat, is Black Barn and opposite Black Barn, a building of tourist accommodation. This reduces the intervisibility between the PDA and the moat along with that of the natural vegetation.
- 5.6.5 Consequently, in terms of the heritage asset's immediate visual setting, the due to the vegetation and other buildings, it is not possible to directly view the heritage asset from the PDA.

Summary of Significance:

- 5.6.6 Given the above it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, and that the PDA makes a negligible contribution to its visual setting. The asset retains the original moat and platform, along with the possibility of future environmental knowledge. As a

scheduled site, the moat has national significance in potential understanding Medieval moated sites and it is considered to have aesthetic interest, and it is this that forms its primary heritage significance. The setting having been altered over the past 700 years, with a different house on the platform, the inclusion of a farmstead and the separation of the land into different ownership that would have originally been associated with the moat.

Moat Farmhouse

Architectural Interest:

- 5.6.7 The house situated on the platform of the Scheduled moat, is not included in the scheduling, only the platform on which it sits. The current house is not the original house that was located on the platform and is a Grade II listed building. The exact date of the building is unclear but it is considered to be 17th century or earlier with a timber frame. The house is accessed via a bridge across the moat. Originally the house would have had a number of associated buildings and fields around but these have been parcelled off over the years, leaving just the house situated in the moat and surrounding grassed area to the west and north. The house was refaced in the 18th century and it is only in the east wall that timber can be seen. The front of the house has been stuccoed and architectural stringcourse added. The sides are faced with red brick with a tile hung gable end. The Kent peg tiled roof has two hipped dormers. The house has been extended at the rear with modern conservatories. However, it has not been possible to view the house from either the PDA or the roadside given the vegetation surrounding the property.
- 5.6.8 The farmhouse is also linked with another HER Monument record (MKE 85282). A loose courtyard origin farmstead with buildings to three sides of the yard including a L-plan element. Only the farmhouse remains. However, Black Barn, immediately next to the PDA was originally part of the working yard building on the eastern side of the yard. This has been converted to residential use. Located along the road side, it is of black weatherboarding with a Kent peg tiled roof. Map regression confirm that the PDA, whilst located north of the yard and belonged to the farm, was actually a field until part way through the 20th century.

Historical Interest:

- 5.6.9 There is no known documentary evidence regarding the house. The map appraisal confirms that the farmhouse was originally associated with the land that

comprises of the PDA and the farmyard located outside of the moat to the east where Black Barn is. However, in the later part of the 20th century, the farm was no longer active and the house, Black Barn and the PDA ultimately separated.

Setting:

5.6.10 The house is located on the west side of the Ashford Road within the area of the moat platform. The front of the house faces north east and has an access off the Ashford Road that is shared with Black Barn. As the building is set back from the road with the road boundary incorporating a dense hedge and large trees, it is not possible to view the house from the road. The house is entirely surrounded by the Medieval moat, which is filled with water and has a couple of wooden bridges crossing the moat on the north east side and north west side. Due to the buildings of Black Barn and the accommodation opposite, the view of the house from the PDA is limited. In addition, there is a wooden fence boundary between the PDA and the properties on the western side and along with the large trees that surround the northern part of the moat, there is extremely limited intervisibility of the house and the PDA. The roof of Black Barn can clearly be seen above the fence line, immediately next to the PDA.

Summary of Significance:

5.6.11 The extent of the setting of the surrounding buildings and vegetation in the area around the heritage asset's setting means that the proposed development makes a negligible contribution to its visual setting, which has also eroded from its historical setting. The asset retains the majority of its 17th century or earlier structure and it is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

Little Moat Farmhouse

Architectural Interest:

5.6.12 The house is Grade II listed and there is little by way of detail. The house is timber framed and believed to be 17th century or earlier. It is of two storey with red brick and a hipped tiled roof. The framing can be seen on the upper floors.

Historical Interest:

- 5.6.13 There is no known documentary evidence regarding the house. The house can be seen on the maps from the late 18th century. It does not appear to be associated with a farm.

Setting:

- 5.6.14 This farmhouse is located on the eastern side of the Ashford Road, set back away from the road by some 55m. However, located on the eastern side of the farmhouse, is the modern A28 by-pass, which passes within 30m of the house at the rear. Originally it would have been located with agricultural fields to the rear. The heritage asset's boundary is fronted on the road side by a hedge that reduces any view of the house except in the area of the iron gates at the drive entrance. There is limited view of the PDA from the house due to the distance of the PDA from the house and natural vegetation on both boundaries of Little Moat Farmhouse and the PDA.

Summary of Significance:

- 5.6.15 The extent of the heritage asset's original setting is limited by its natural landscape boundaries and the PDA makes a negligible contribution to its setting. The asset retains its 17th century or earlier structure, which is considered to have aesthetic interest forming its primary heritage significance.

6 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Proposals

- 6.1.1 The proposed development is for the demolition of the existing industrial buildings, and the field shelter, to be replaced by six industrial units along the northern boundary of a design in keeping with the local vernacular, with car parking for the remainder of the area of the PDA. The hedge boundary adjoining the road and along the northern boundary will be retained, as will the wooden fence between the PDA and Black Barn. The construction material used will be grey roofing, similar to that of the current roof, with walls of black weatherboarding above red brickwork at the base. Again, the black weatherboarding will be similar to that of the current building and nearby Black Barn. Therefore, limiting any impact to the setting by the new building. The apex of the roof for the new units will be circa 5.7m in comparison to the existing

buildings being 5.1 and 4.5m on the western range and northern range respectively (Fig. 4).

6.2 Assessment of Impact

The Moat

- 6.2.1 From our findings, the primary heritage significance of The Moat is its aesthetic and historic interest as a Medieval moated manor site of national significance hence its Scheduled status. The moat is likely to be from the mid-13th to 14th centuries. It is one of a cluster in the area. The original house does not survive, having been replaced by a 17th century or earlier house. Whilst it has been determined that the PDA forms part of the heritage asset's historical setting, this has since been eroded with various parts of the land, including the PDA now as separate developments. The PDA does not contribute to its significance and is considered to have negligible impact. Whilst it is appreciated there is an increase in roof height of the proposed development compared to the current structure, the height of the trees on northern section of the moat will ensure intervisibility remains minimal. There is the public benefit of providing a purpose-built structure for light industry which is replacing a dilapidated set of units that arguably detract from the overall setting. The proposed development is in keeping with the current structure materials and local vernacular of black weatherboarding and red bricks. The proposed development also offers the opportunity for additional landscaping, and will tidy up the current area that utilises containers for storage and has limited toiletry amenities as well as having a local economic benefit.
- 6.2.2 Therefore, any impact caused to the significance of the heritage asset of The Moat would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

Moat Farmhouse

- 6.2.3 From our findings, the primary heritage significance of Moat Farmhouse is its aesthetic interest with the farmhouse dating from the 17th century or earlier. It has a modest amount of modern additions. The PDA would have formed part of the house's historical setting but this has eroded after the PDA and associated plots were split under separate ownership. The associated farm yard where Black

Barn is located is no longer active and the barn converted to residential use. The PDA has been industrial units for the past 14 years Having previously been stables. The intervisibility of the PDA with the heritage assets is reduced due to fencing and trees and the PDA does not contribute to its significance and the public and economic benefits will be the same as for The Moat.

- 6.2.4 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

Little Moat Farmhouse

- 6.2.5 From our findings, the primary heritage significance of Little Moat Farmhouse is its aesthetic and historic interest. The farmhouse is dated 17th century or earlier but it is not associated with the PDA. There is limited intervisibility with the PDA and the PDA does not contribute to its significance. Even with the increase in height of the proposed building, the dense hedging keeps intervisibility to a minimum with just the roof showing from the road and direction of Little Moat Farmhouse. The public and economic benefit will be the same as previously.
- 6.2.6 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

7 OTHER CONSIDERATIONS

7.1 Archive

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

7.2 Reliability/Limitations of Sources

- 7.2.1 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.

7.3 Copyright

- 7.3.1 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 Silson Properties Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

July 2019

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9 APPENDICES

9.1 Appendix 1: Statutory List Description

10.1.1 Medieval moated site, *The Moat*

Heritage Environment Record Number: TQ 94 SE 3

List Entry Number: 1013948

National Grid Reference: TQ 97438 41394

Type of Record: Grade Scheduled Site

Date of Listing: 13th July 1990

Period: Medieval

Summary: The monument at The Moat comprises a well preserved nearly-square moat averaging 7m-8m in width enclosing a largely undisturbed island. Moated sites are generally seen as prestigious residences of the Lords of the Manor. The moat not only marked the high status of the occupier but also served to deter casual raiders and wild animals. Most moated sites were constructed between 1250 and 1350, and it is from this period that the moat at Great Chart is likely to date. No evidence of the buildings which are presumed to have stood on the island is visible on the ground, nor is the original position of the causeway known, but an expansion of the moat where the feeder stream outfalls may show the position of a former fishpond. The building which now stands on the moat island is 17th century or earlier, partly timber-framed and Listed Grade II. It is later than the moat and its original manor house however, and is excluded from the scheduling along with all other standing structures within the area of the scheduling, although the ground beneath each is included.

The Moat at Great Chart is of particular importance both because the moat remains largely intact and is wet throughout the year, providing favourable conditions for the survival of normally perishable forms of evidence, and because the island is undisturbed apart from the house so that the potential for the recovery of evidence of the organisation and development of the buildings on the site is high.



Figure 1: Location map of *The Moat*.

10.1.2 Moat Farmhouse, Ashford Road, Great Chart.

Heritage Environment Record Number: TQ 94 SE 66

List Entry Number: 1320015

National Grid Reference: TQ 97443 41404

Type of Record: Grade II

Date of Listing: 10th October 1980

Period: Post Medieval

Summary: Two parallel ranges. A C17 or earlier timber-framed building, with some timbering exposed in the east wall but otherwise refaced in the C18. Two storeys and attics. Front stuccoed. Stringcourse. Tiled roof with 2 hipped dormers. Two casement windows and 2 small bays on the ground floor. Doorcase with flat hood over on brackets. The east wall, in which the timber-framing is visible in one place, is otherwise faced with red brick with a tile-hung gable end. The complete moat round the house remains.



Figure 2: Location map of Moat Farmhouse

10.1.3 Little Moat Farmhouse, Ashford Road, Great Chart.

Heritage Environment Record Number: TQ 94 SE 85

List Entry Number: 1071502

National Grid Reference: TQ 97533 41381

Type of Record: Grade II

Date of Listing: 10th October 1980

Period: Post Medieval

Summary: C17 or earlier timber-framed building with the timber-framing visible on the first floor. Mainly 2 storeys red brick. Hipped tiled roof. Two casement windows to the first floor, 2 to ground floor. Simple doorcase with flat wooden weatherhood.



Figure 3: Location map of Little Moat Farmhouse



Figure 4: Site location map, scale 1:640,000, 1:10,000 and 1:1,250.



Figure 5: Proposed Development



Figure 6: Symonson 1596 map

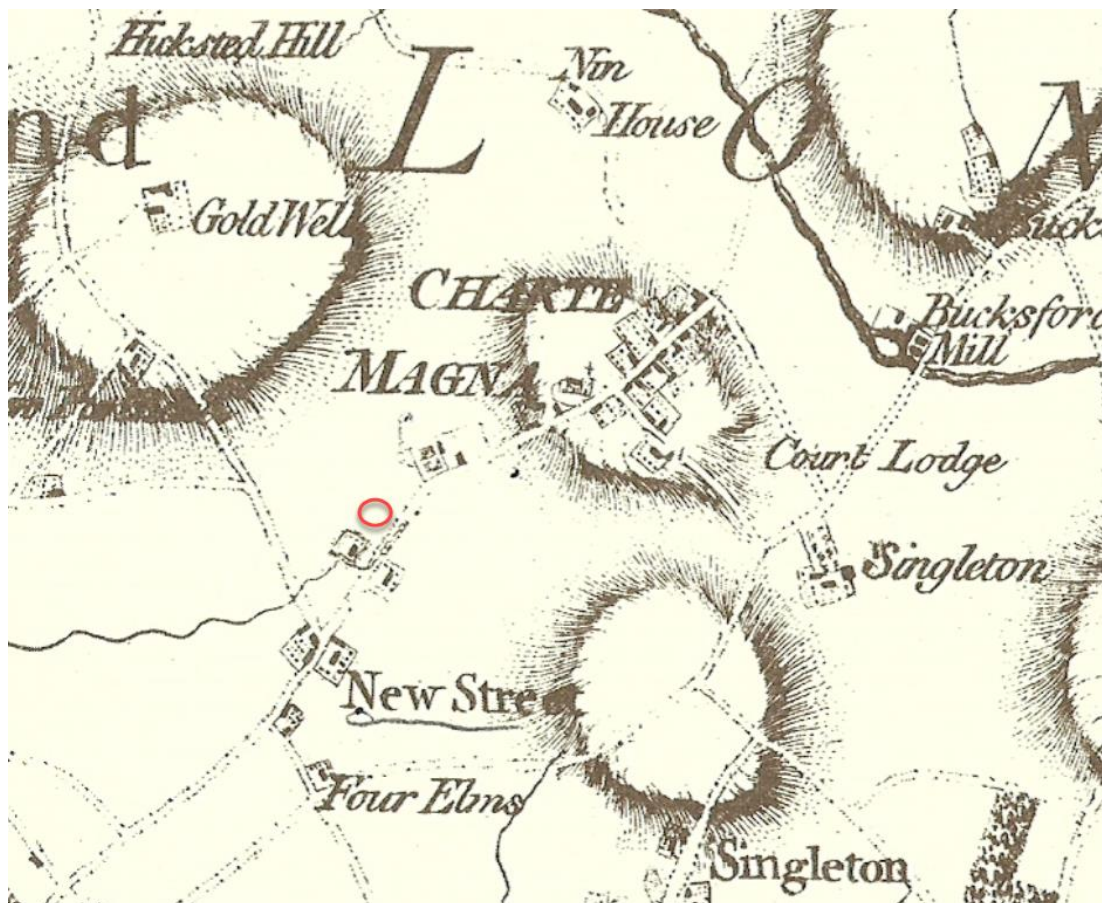


Figure 7: Andrew, Dury and Herbert Map from 1769



Figure 8: Hasted, 1798



Figure 9: Ordnance Surveyors Drawing, 1797



Figure 10: 1841 Tithe Map

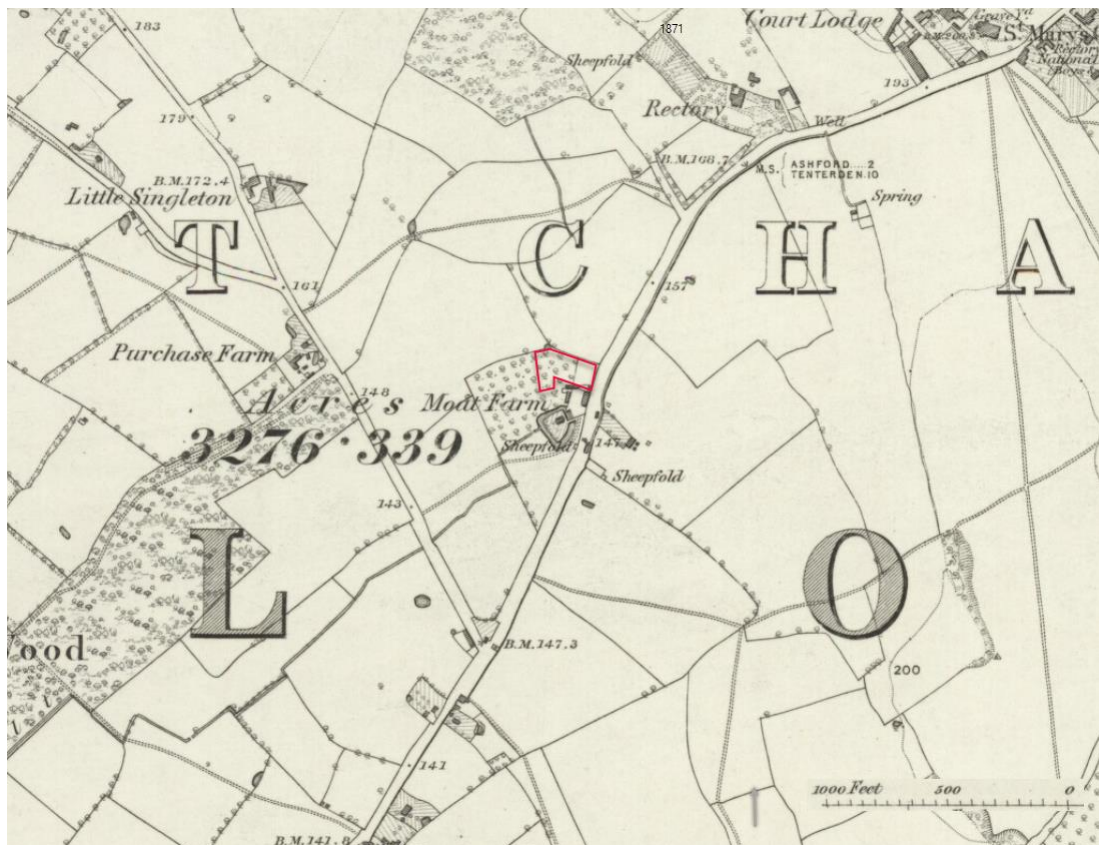


Figure 11: Historic OS Map 1871

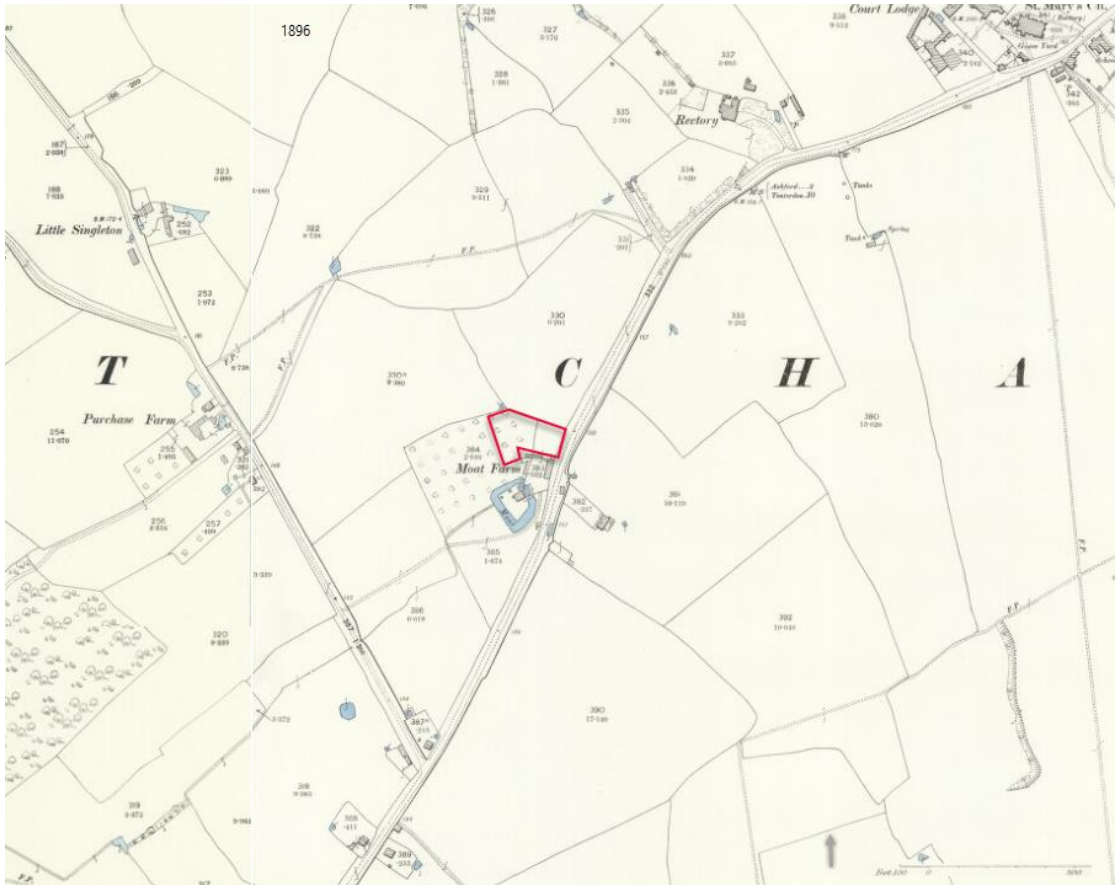


Figure 12: Historic OS Map from 1896

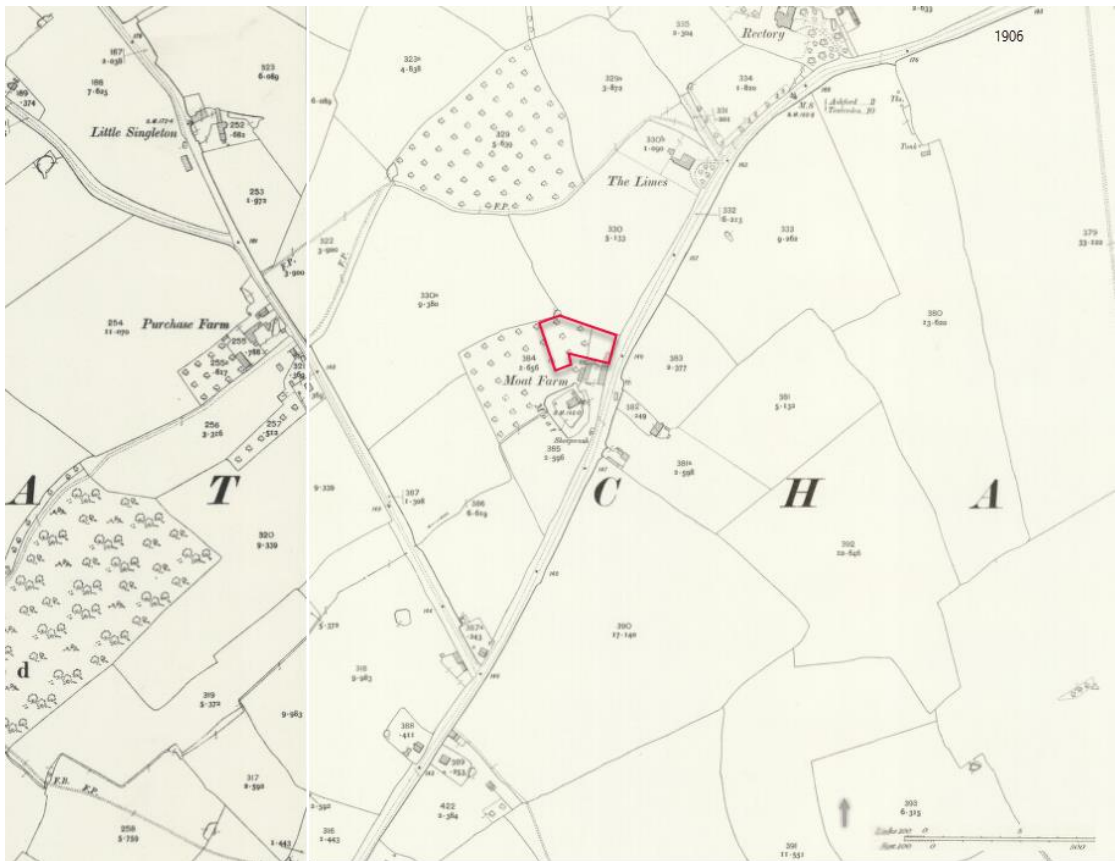


Figure 13: Historic OS Map 1906

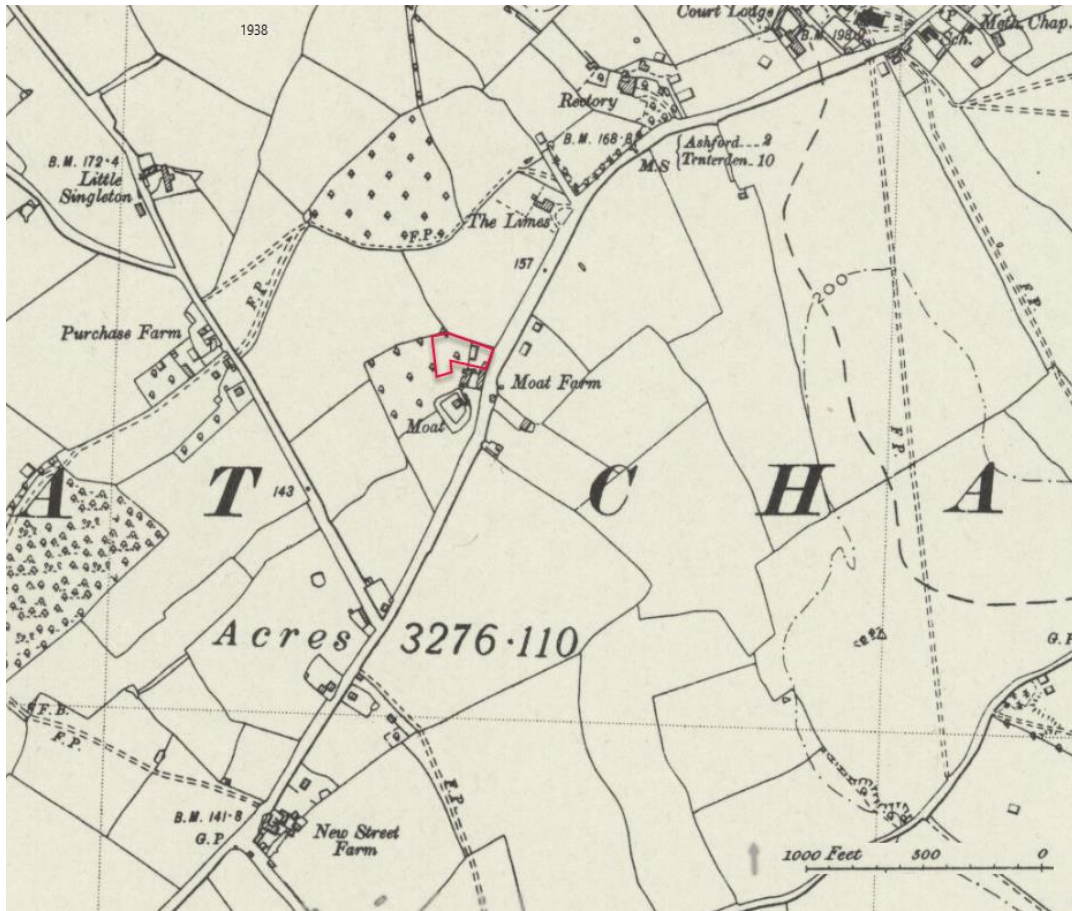


Figure 14: Historic OS Map 1938



Figure 15: Designated Heritage Assets and Conservation Area (Ashford Borough Council).



Plate 1: 1940s. All at an altitude of 900m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2013 (Google Earth)



Plate 6: 2017 (Google Earth)



Plate 7: View towards Moat Farmhouse (facing S).



Plate 8: View along Ashford Road towards the PDA (facing SW).



Plate 9: View across the PDA towards Black Barn and The Moat (facing SSW).



Plate 10: Limited view of Moat Farmhouse from its entranceway (facing W).



Plate 11: View towards the Little Moat Farmhouse from the PDA entrance (facing W).



Plate 12: View of Little Moat Farmhouse from Ashford Road, south east of the PDA (facing SE).