



**Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land adjacent to Bridleway at Mill Lane, Kennington, Ashford, Kent.**

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# Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land adjacent to Bridleway at Mill Lane, Kennington Ashford, Kent.

National Grid Reference TR 03161 45370



Report for Mr M Reynolds

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## **SWAT ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

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

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## **Archaeological Desk-Based Assessment in Advance of the proposed development of Land adjacent to Bridleway at Mill Lane, Kennington Ashford, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Mr M Reynolds to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land adjacent to Bridleway at Mill Lane, Kennington, Ashford, 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/moderate**
- Modern: **low**

*Kennington is a suburb of Ashford in Kent. It is about 2km northeast of the town centre. The PDA is situated north east of Kennington, on the eastern side of A28 Canterbury Road along a single-track lane called Mill Lane and covers an area of half an acre. It lies within in the Great Stour Valley, and is currently a grassed field that was recently previously used as pasture. The eastern side of the PDA is bordered by a water pumping station. Along the northern side of the lane is a stream which flows west to east into the Great Stour, which is some 800m eastwards of the PDA. The western boundary of the PDA borders the semi-detached houses of Streamside and Bridleway. The southern boundary borders farmland. The Great Stour, located east of the PDA has been an attraction for millennia. Evidence from Palaeolithic and Neolithic period have been found along the Great Stour, especially in the area to the south around the Conningbrook quarry of which the archaeological potential has national significance. Romans also exploited*

*the waterway and there is also the Ashford to Canterbury Roman Road west of the PDA. It is thought that Kennington, as a royal manor possibly has Anglo-Saxon origins.*

*In the Kent HER there is little by way of below ground archaeology in the assessment area with the majority of records relating to Post Medieval listed buildings along Mill Lane in relation to the historical mill located there, initially taking advantage of water power of the Kennington stream, before adding wind power in the early 19th century and then later steam power. The Intervisibility of the PDA with the three listed assets in Mill Lane is restricted by vegetation. The existing modern houses of Streamside and Bridleway are closer to these heritage assets and therefore the setting of the heritage assets has already been impacted. The PDA does not affect their significance which is for reasons that are historical and aesthetical. The garden at the Mill House is a Historic Park and Garden and a garden surveys undertaken by the Kent Gardens Trust in 1990 informs that it is a modern garden from the 1960s onwards in an informal/naturalistic style and is of specialist interest only and the PDA will not affect the setting of the garden. The old mill pond area is set lower than that of the road and is quite wooded behind a wooden fence with limited if any visibility to the public. Map regressions confirms that the PDA has been used for agricultural land as pasture or orchards from at least the Post Medieval period. Therefore, any impact on surviving archaeological remains is likely to have been low, although it is not clear as to what impact and disturbance there would have occurred with the grubbing out of the orchard. The PDA has low/moderate potential for the Post Medieval period, low potential all other periods. The site potentially has superficial deposits of River Terrace 3 – Sand and Gravel, which can be associated with Palaeolithic deposits although this data is at relatively low resolution (1:50,000) and offers only a rough indication of the site geology, and the site's location within a river valley landscape could mean a high level of variation is present in the geological deposits. Understanding these deposits where they exist and establishing a model of Palaeolithic potential in the Ashford area is considered a priority.*

*The use of the PDA is for a single detached house will require foundations. As a consequence, the proposed development will have a high impact upon any potential archaeology within the area of the foundations. 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 Mr M Reynolds (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land adjacent to Bridleway at Mill Lane, Kennington, Ashford, Kent centred on National Grid Reference (NGR) TR 03161 45370 (Fig 1).

### 1.2 The Site

- 1.2.1 The PDA is situated north east of Kennington, on the eastern side of A28 Canterbury Road along a single-track lane called Mill Lane. The PDA covers an area of half an acre. The centre of Ashford is circa 2.5km to the south west. The eastern side of the PDA is bordered by a water pumping station. Along the northern side of the lane is a stream which flows west to east into the Great Stour, which is some 800m eastwards of the PDA. The western boundary of the PDA borders the semi-detached houses of Streamside and Bridleway. The southern boundary borders farmland. The PDA lies within in the Great Stour Valley at an average height of 40m AOD. The lowest part is in the north eastern corner. The site is presently a grass field previously used as pasture (Fig. 1)
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Gault Formation – Mudstone deposited between 100 and 112 million years ago in the Cretaceous period. Mudstone is made up of fine-grained clay particles compressed together and form where clay has settled out in calm water such as in lakes, lagoons, or deep sea.
- 1.2.3 The site potentially has superficial deposits of River Terrace 3 – Sand and Gravel. Immediately south of the PDA is an area of Head Brickearth – Clay and Silt. Head deposits and brickearths are commonly associated with river valleys as is the case here. Brickearth deposits are normally 2-4m thick that overlay the bedrock. It is this brickearth that provides the rich soil needed for agriculture. Surrounding the area in patches is also Alluvium – Clay, Silt, Sand and Gravel associated with the Great Stour. This data is at relatively low resolution (1:50,000) and offers only a

rough indication of the site geology, and the site's location within a river valley landscape could mean a high level of variation is present in the geological deposits.

#### *Geotechnical Information*

1.2.4 There is no known geotechnical information.

### **1.3 The Proposed Development**

1.3.1 The proposed development is for a 4/5 bed detached house.

### **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 and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.



2.1.2 Statutory protection is also 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
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

## **2.2 National Planning Policy Framework (NPPF)**

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 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.'*

2.2.3 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).'*

2.2.4 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.'*

2.2.5 Paragraph 190 of the NPPF states that:

*'The LPA 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.'*

2.2.6 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.
- **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.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

### **2.3 Local Policies**

2.3.1 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.*

- 2.3.2 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.*

- 2.3.3 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.*

- 2.3.4 Proposals which would harm the character or setting of a historic park or garden will not be permitted.
- 2.3.5 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).*

2.3.6 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)*

2.3.7 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.

2.3.8 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)*

- 2.3.9 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.
- 2.3.10 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.

*Areas of Archaeological Potential*

- 2.3.11 Ashford Borough Council has identified a number of areas of Archaeological Potential (Fig.11). In the assessment area this relates to the area around Mill House and Mill Cottage and follows the area of the Historic Park and Garden, which just crosses over the north west corner of the PDA. Another area of archaeological potential is to the west along the projected route of the Roman road.

*Local Planning Guidance*

- 2.3.12 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 Mr M Reynolds 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 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.*

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 Sources**

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

*Archaeological databases*

- 4.2.2 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.
- 4.2.3 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.
- 4.2.4 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*

- 4.2.5 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*

- 4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

*Secondary and Statutory Resources*

- 4.2.7 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*

4.2.8 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 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
<b>Table 1: Classification of Archaeological periods</b>		

5.1.2 The Kent HER records within the 500m assessment predominately relate Post Medieval listed buildings in the vicinity of the PDA. The table in Figure 14 details all the finds, features and buildings within the assessment area. There is very little below ground archaeology within the KHER data in 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 In total there are 12 Grade II listed assets within the assessment area, most of which do not have any intervisibility with the PDA. There are three Grade II listed assets that are within 150m of the PDA and they are all located on the northern side of Mill Lane. The three listed assets all form a group together and the details of which are provided in Table 2. Figure 13 provides a full detailed list of all of these designated heritage assets.
- 5.2.4 The Intervisibility of the PDA with the three listed assets is restricted by vegetation. Trees grow along the stream and with the PDA at a diagonal to the heritage assets, there is little by way of intervisibility. The existing modern houses of Streamside and Bridleway are closer to these heritage assets and therefore the setting of the heritage assets has already been impacted. The PDA does not affect their significance which is for reasons that are historical and aesthetical.

**Table 2: Designated Heritage Assets**

TR 04 NW 176	Post Medieval	Water mill. Grade II listed (1071068). To the south of the Mill House and at right angles to it is an early C19 water mill. 3 storeys, ground and 1st floors red brick and grey headers, above tile hung. Hipped tiled roof. 2 dashes with glazing bars intact. Door on each floor on the south side. The Mill House. Water Mill and Mill Cottage form a group.
TR 04 NW 180	Post Medieval	Mill Cottage Grade II listed (1071069). C18 or earlier. L-shaped, 2 storeys painted brick. Steeply pitched tiled roof. 2 sashes with glazing bars intact. 2 simple cambered doorcases. S brace. The Mill House. Water Mill and Mill Cottage form a group
TR 04 NW 160	Post Medieval	The Mill House. Grade II listed (1184624). C18 or earlier L-shaped house. 2 storeys red

		brick. 2 windows to each wing, Hipped tiled roof. In the angle of the 2 wings is half a wide chimney breast, probably earlier than the facade. Sash windows with glazing bars intact. Doorcase in moulded architrave surround with panelled reveals and flat hood over supported on brackets. Door of 6 fielded panels. The Mill House. Water Mill and Mill Cottage form a group.
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### 5.3 Previous Archaeological Works

5.3.1 There have been no intrusive events within the assessment area.

#### *Landscape Characterisation*

5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)'. To the north, east and south is classified as 'large regular with straight boundaries (parliamentary type enclosure)'. To the north west is an area on the western side of the Canterbury Road of 19<sup>th</sup> century and later parkland that was around Kennington Hall (Fig. 24).

#### *Historic Park and Gardens*

5.3.3 The garden at the Mill House is a Historic Park and Garden (TR 04 NW 191). Since 1978, 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 garden at The Mill House last surveyed by the Smaller Garden Survey – Kent Garden Trust in 1990 shows that it is a modern garden from the 1960s onwards in an informal/naturalistic style and is of specialist interest only. The old mill pond area is set lower than that of the road and is quite wooded behind a wooden fence with limited if any visibility to the

public. Therefore, the PDA will not affect the setting of the garden (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).

#### *Conservation Areas*

5.3.5 There are no conservation areas within the assessment area. There are two Conservation Areas located just outside of the assessment area in the historical core of Kennington to the west in Ball Lane and to the south west along The Street. Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.' An area appraisal was undertaken by Ashford Borough Council. The important feature of this conservation area are the street scenes. Ball Lane and The Street in Kennington are distinctive historically and Faversham Road area, less so being an area with styles from the late 19<sup>th</sup> century, through to the 1930s, along with modern infills.

#### *Stour Palaeolithic Area*

5.3.6 The entire PDA is in the Palaeolithic area designated PCA 37 being a band on the north and east side of Stour valley through the Wealden gap and north of Ashford. It includes brickearth spreads and possible terrace outcrops. Higher level terrace deposits (mapped as T4) probably date to the later Middle Pleistocene, 500,000-300,000 BP. Lower terrace deposits (T3, T2 and T1) probably date to the late Middle and Late Pleistocene, 300,000-10,000 BP. The geology at the site potentially includes Terrace 3 deposits although it is not known how accurate the BGS information is. From the wider area, several surface findspots of hand axes are recorded in the HER, three from accurately located sites, and two from the general Ashford area. One of those accurately located hand axes is at Conningbrook Manor, 1km to the south of the PDA. Given the PDA potentially contains terrace deposits (3), there is chance of finding Palaeolithic remains according to the Stour Palaeolithic Survey (Fig. 16). The Stour Basin Palaeolithic Project comments:

*‘Despite the relative paucity of known finds, the nature of the Pleistocene deposits here suggests they may be of high potential, and any finds would be of high importance due to the current lack of information about Palaeolithic occupation in this area. This makes it a high curatorial priority to understand these deposits better and establish a model of Palaeolithic potential in the Ashford area.’*

#### *0-100m Radius*

- 5.3.7 There are four KHER entries for this area. These all relate to the mill complex with the Water Mill, House and Cottage forming a group. There is a Grade II listed water mill to the south of Mill House (TR 04 NW 176) from the early 19<sup>th</sup> century that is three storeys. On the northern side of Mill Lane is Mill House (TR 04 NW 160), also Grade II listed and dating to at least the early 18<sup>th</sup> century and to the east of Mill House, is Mill Cottage (TR 04 NW 180), which is similar in date to Mill House. Both residential. Around Mill House is the Historical, modern informal garden of Mill House (TR 04 NW 191). Beside the Water Mill building is the site of Kennington Windmill where only the base remains (TR 04 NW 178). All are located west or north west of the PDA.

#### *100-200m Radius*

- 5.3.8 There are three KHER entries for this area from the centre of the PDA, all to the west. All are Grade II listed buildings. The Golden Ball Public House, now called The Old Mill, is originally from the early 19<sup>th</sup> century, which has been extended at the rear in recent years (TR 04 NW 123). On the opposite side of the Canterbury Road, with the junction of Ball Lane is Rose Cottage (TR 04 NW 152) from the late 12<sup>th</sup> century and further along Ball Lane is Hall Cottage (TR 04 NW 159) from the 18<sup>th</sup> century.

#### *200-300m Radius*

- 5.3.9 There are no KHER entries for this area from the centre of the PDA.

#### *300-400m Radius*

- 5.3.10 There are four KHER records for this area, all to the north west of the PDA, except for the farmstead of East Mountain Farm (MKE 87366) to the south, south west. East Mountain Farm was a regular courtyard farm with a farmhouse and has been

considered to be of Medieval origin. It was a farmstead related to the owner of Kennington Hall to the north west of the farm and the farmstead has now been completely demolished with many of the buildings removed in the 1970s except for a single modern outbuilding. To the north west are a group of records that all relating to the complex at Kennington Hall. Kennington Hall, grade II listed was rebuilt in Georgian style in the 18<sup>th</sup> century by the Carter family (TR 04 NW 109). They were large landowners in the area and contributed towards Kennington Church. The 18<sup>th</sup> century stables are also Grade II listed (TR 04 NW 167) as well as the 18<sup>th</sup> century Grade II listed wall and gate piers (TR 04 NW 120), and these three all form a group.

#### *400-500m Radius*

- 5.3.11 There are seven KHER records for this area. Three are related to Grade II listed buildings. There are a further two, Grade II listed buildings along Ball Lane that are grouped for value. Apple Cottage from the 18<sup>th</sup> century that used to be the school house (TR 04 NW 161) and The Old School Bungalow (TR 04 NW 116), where part of it is from the early 19<sup>th</sup> century. Wilmington Farmhouse, just north of Kennington Hall is Grade II listed from the 18<sup>th</sup> century (TR 04 NW 140). It was the farmhouse to a Post Medieval farmstead (MKE 87355) of Wilmington Farm with buildings to four sides of the yard. The farm is still in use with large modern sheds and therefore the site is altered with significant loss of its original form (more than 50%).
- 5.3.12 There are two findspot records. Both reported under the Portable Antiquities Scheme (PAS) and therefore exact location is not always known as the finds can be located to a grid square. A Post Medieval silver dress fastener was discovered circa 470m south of the PDA (MKE 109373) and a Roman Samian pottery vessel discovered circa 500m south, south east of the PDA (MKE 55640). The Roman road from Ashford to Canterbury (TQ 93 NE 66) passes to the west of the current A28 circa 430m from the PDA.

## **5.4 Archaeological and Historical Narrative**

- 5.4.1 Ashford means Ash-tree corner by ford. Being *esc sceat ford* in Old English. Changing to *Essetesford* in 1086 AD, *Aescedesford* circa 1100 AD, with many other

variations before becoming Ashford by 1610. The town lies on a large bend of the Great Stour and therefore appears to have been a crossing place.

- 5.4.2 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the PDA and the valley of the Great Stour. Ashford town marks the start of the middle section of the River Stour. Here the East Stour and the Great River Stour join. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. Archaeological assets in the area attest to Palaeolithic activity in the form of Acheulian hand axe along with unstratified material recovered from Conningbrook quarry in the form of faunal and mammal remains as well as lithics. Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there was clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and Chilham with Julieberrie's grave a few km downstream from the PDA. Other possible long barrows are at Boughton Aluph and Elmestead. In addition, dredging of the Stour nearby uncovered Neolithic artefacts.
- 5.4.3 Along with burial mounds of the Bronze Age there are as well Bronze Age field systems in places such as Westwell, Wye with Hinxhill. On the outskirts of Sevington, Bronze Age ring ditches, fields systems and trackways have also been found.
- 5.4.4 Iron Age evidence in the Ashford area is at Brisley Farm, south of Ashford that contained two warrior burials from the 1<sup>st</sup> century AD being of national importance given they are considered the latest of their type in southern Britain. Iron Age hillforts have been found up on the top of the Downs at Oldbury near Sevenoaks, Bigbury near Canterbury, also a couple in Thanet.
- 5.4.5 Given Ashford's location in Kent and close to the coast and trade routes with the weald, North Downs and the Continent, it is not surprising that Roman evidence is found in the area across the Borough in Ashford. A Roman Road passes within the assessment area, west of the PDA. Ashford itself lies on the junction of two Roman roads, one from London to the Roman port town of Lympne and the other from the Weald, through Canterbury and onto to Richborough. A Roman settlement was found at Westhawk Farm, at the southern edge of the town that includes shrines and temple. There are other known Roman villas such as at

Aldington and outside of Wye. Evidence suggests that the River Stour, which runs through Ashford, was used by both the Roman for the transportation of goods and animals. North of the PDA on the Stour at Wye was also a Roman water mill, which suggests that the Romans were exploiting the Great Stour. Wye as well as Ashford were considered fording points.

- 5.4.6 The town is thought to having originated in the 9<sup>th</sup> century although the Roman presence suggest it may have originated earlier. The area in Anglo-Saxon times would have been rural and wooded. Many of the villages around Ashford end in the name 'den'. This is Anglo-Saxon to mean a woodland swine pasture. During the spread of Augustine's work in the seventh century, many Anglo-Saxon churches were built across the South East, and many of Ashford's churches have Anglo- Saxon origins. For example, the Church of St Mary in the centre of Ashford and Kennington's church.
- 5.4.7 In the Domesday Book in 1086 AD, Ashford has a church, two mills and 21 'households'
- 5.4.8 In 1243, Henry III granted the town a charter to hold a market. By the 1600s, Ashford was established in the area as a market town cantered around the parish church.
- 5.4.9 Farming was of considerable importance in Kent and this is seen with the high number of Post Medieval farms some of which still existing in operation today although others have been demolished or converted to residential housing.
- 5.4.10 The railway was built in 1844 being from London to Dover. Another branch from Ashford to Canterbury and onto Ramsgate was opened in 1846 and it is this branch that forms the eastern boundary. Ashford also had railway works in the town starting in 1846 before closing in 1981. To house increasing numbers of employees for the railway works, 72 cottages were built, as well as a general store, public baths, a school, a library and a church as part of a new town to be known as Alfred Town but which became known simply as New Town By 1883 the railway linked Ashford to Canterbury, Hastings and Maidstone.



- 5.4.11 Kennington was a Royal Manor and was 'cyne tun' in Old English before becoming 'Chintun' in 1072 AD, 'Chenetone' in 1086, 'Kenintuna' by 1157 settling on 'Kennington' by 1610.
- 5.4.12 It is possible that Kennington as its name suggests has Royal manor connections and that it has Anglo-Saxon origins. It is thought that the site of Conningbrook Chapel has an earlier Saxon building. Conningbrook Manor is the Manor House for Kennington.
- 5.4.13 Kennington has its own entry in the Domesday Book as being quite large as a settlement at the time and larger than that of Ashford. It included 30 households, 1 church and woodland for 10 pigs. The area was owned by St Augustine's Abbey in Canterbury.
- 5.4.14 Hasted, a local historian in 1798 records that the manor had a number of different privileges and immunities by different Kings during the Medieval period. At the time of the dissolution it became the property of Henry VIII who subsequently passed the manor to Sir Anthony St. Ledger. It subsequently passed back and forth to the crown and several different heirs where Charles I granter 'Kennyton alias Conyngbroke' to Edward Ditchfield in trust for Sir Thomas Finch who became Viscount Maidstones and Earl of Winchilsea.
- 5.4.15 St Augustine's Abbey had many manors across eastern Kent and Kennington was one of them. By 1300 AD, they were a large landowner in Kent, having increased from the time of the Domesday Book. The church in Kennington has Medieval origins with Norman windows and most of the construction from the 13<sup>th</sup> century onwards. Conningbrook Manor has Medieval, origins as has the nearby chapel. The village grew into the Post Medieval period with many farmsteads.
- 5.4.16 The Kennington windmill was built in 1813 by Mssers Hill. It is said to have been built for Daniel Young who we know from the tithes was still the owner in 1840, although a plaque on the southern side of Mill Lane by Mill Lane Farm shows the date of 1813 and that it is part of the Hinxhill Estate. The mill was powered by steam, wind and water. The steam area was to the rear of the windmill and had a tall chimney which was just below the level of the top of the windmill and was there by 1890. We know from the tithes that Daniel Young owned the mill complex in 1840. By 1886-1892 the mills were worked by Henry Sturgess Pledge.

Who founded a number of other flour mills in the Ashford area. In 1892, Charles Stanley was the miller. In 1913 when the mill closed, the sails were removed and taken to Pluckley windmill. The stream mill area was demolished is now a concreted yard. Apparently, there used to be a footbridge over the lane from the top floors of the water and steam mills. In 1949, a report by Kent County Council of the preservation of buildings of historical interest concerning windmills. Kennington was identified as a windmill not in use but in a fairly good state of preservation. However, the report concluded regarding the Kennington windmill as not worth of preservation which was considered 'a building of no beauty or landscape interest'.

5.4.17 The earliest known information that the building on the site of the Golden Ball pub was a pub is in 1828 from the Pigot's Directory. In 1832 the premises also include a brewery run by John Gearing who was also the occupier at the time of the tithes and was apparent still occupier the site in 1858. It is known that the trade at the pub was supported by local hop pickers. In 2012, the pub changed its name to The Old Mill.

5.4.18 In 1801, the population of Kennington was 314. By 1851 it had risen to 626 and by 1901 it had reached 896. There was sharp growth in the first part of the 20<sup>th</sup> century as by 1931 the population was 1850 as Ashford grew and the village became part of the suburbs of the town.

5.4.19 A local resident that lived in Bramley Cottage recalls 'The fields to the east were used as a Training Area for the Army during the wars and according to neighbours, they were in use until the 1950's. There are some remains of old buildings in the field north east of the PDA, one of which was apparently an old Shepherds Cottage.

## **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. The PDA is part of a large field sandwiched between the Great Stour and the Canterbury to Ashford road. Mill Lane exists and just north of the PDA it crosses the stream and continues northwards past Frog Brook, which appears to consist of three buildings. The stream travel in a west, north west to east, south east direction towards the Great Stour to the east of the PDA. To the west north west along Mill Lane is a building across the stream and is called Clip Mill. West of this building is the mill pond. Facing the road on the south eastern side of the junction of Mill Lane with Canterbury Road is a building in the current location of The Mill House public house. On the opposite side of the road is the Grade II listed Rose Cottage. South of the PDA in the field is East Mountain Farm which is accessed via another separate lane off Canterbury Road. To the north west is Kennington Hall, which at this time belonged to George Carter Esq (Fig. 2).

#### *Hasted, 1798*

- 5.5.2 The area is still sparsely populated and the locations of buildings not dissimilar to the map above (Fig. 3).

#### *Ordnance Surveyors Drawings 1797*

- 5.5.3 This map shows the individual buildings and field boundaries. It essentially shows an agricultural landscape of arable and pasture, as well as orchards. The area of the PDA is part of a larger field which is an orchard. To the east and south are arable fields which surround the area north of East Mountain Farm. There is a trackway from the building on the site of the current pub towards East Mountain Farm. The road towards Frogbrook appears to have altered its course and now runs alongside the stream for longer before turning sharply north. No other changes are seen (Fig. 4).

#### *Tithe Map from 1840*

- 5.5.4 The tithe map shows greater detail. The PDA is part of field designated 92, which is called 'Front Orchard' and is pasture. The field is owned and occupied by Daniel Young. Daniel Young also owns the surrounding designated plots of 91, 90, 80,81, 82, 83, 89 and 84. Plot 80 is the mill dam and banks. 81 is the house mill and gardens. 82 is the cottage and gardens. 83 beside the cottage are barns and yards with a garden in 84. Plot 89 is the windmill and storehouse. Plot 85 is called the 'Back Orchard' and is also pasture (Fig.5).

- 5.5.5 Plot 87 and 88 are next to each other. Plot 87 is the Golden Ball Public House which is owned by Sarah Hollands and occupied by John Geering. Plot 88 is a hop field. The large field south of the PDA designated 93 is owned by Harry William Carter, Richard and Stephen Foord. Stephen Foord lived at East Mountain Farm to the north of the PDA. Harry William Carter owned and lived at Kennington Place.

*Historic OS Map 1876*

- 5.5.6 This is the first properly scaled OS map. The PDA is still part of a larger field. The Golden Ball public house is labelled and there is a still a field behind the pub and an orchard between this and the PDA. In the north west corner of the orchard is the windmill which is used for corn. There appears to be no change to the other mill house, cottages and barns. Being close to the boundary edge of the Kennington parish further east along Mill Lane is a boundary post and north is also labelled a boundary stone. To the north east at Frogbrooks there appears to be some changes as now only one house is showing rather than three buildings. It also appears that this is now accessed via a trackway directly west from the Canterbury Road rather than crossing the stream via Mill Lane, this probably because of the railway, which has also meant that east of the PDA, the stream rather than continuing straight now turns abruptly north towards Frogbrooks before turning east again, past Frogbrooks until it reaches the railway line where it turns north once again to join another watercourse before going under the railway line to join the Great Stour (Fig. 6).

*Historic OS map 1898*

- 5.5.7 There appears no change to the PDA or the southern side of Mill Lane. The map annotates that there is a foot bridge across the sluice east of the mill pond. To the north east of the PDA further along the lane is now a gravel pit. No other changes are apparent (Fig.7).

*Historic OS map 1908*

- 5.5.8 There is little change at the PDA. The windmill is now called Old Windmill. There is no longer a barn at Mill Cottage (Fig.8).

*Historic OS map 1933*

- 5.5.9 A map was not produced for the area above Frogbrook in this period. In the area of the gravel extraction there are now two buildings and it appears that gravel extraction has continued onto the southern side of Mill Lane aside the PDA. It appears that the mill pond is no longer in place (Fig.9).

*Historic OS map 1946*

- 5.5.10 There appears to be no changes (Fig.10).

## **5.6 Aerial Photographs**

*1940s*

- 5.6.1 Unfortunately, the map is not clear as the location coincides where a number of different maps are stitched together. The PDA appears to be part of a larger orchard and a local resident remembers this as a plum orchard. The field to the south is arable. The remains of the windmill is showing as a whitish building in the north west corner of the field. There is a grass field in the area behind the pub. On the northern side of Mill Lane, the Mill pond is seen as a grassed area with trees and bushes. To the east of the PDA is a small building which is in the location of the pumping station. Opposite on the north side are two other buildings in the area of the old gravel pit (Plate 1).

*1960s*

- 5.6.2 There have been changes. The PDA is a worked field and for the first time shows its current boundary. To the west there are two semi-detached houses. These were built in 1946. West of these is the yard area of the Old Mill, which extends behind the western most semi-detached houses. Within this yard area are now a number of large new buildings and the capped roof on top of the old windmill base can be seen. These are No. 1 & 2 Bramley Cottages. Behind the pub is a grass area. To the east of the PDA in the area of gravel extraction is now scrub. The area of the mill pond is heavily wooded. Although not seen on the map it is likely that there is access from the Old Mill yard to the PDA at the rear of the gardens of the new houses (Plate 2).

*1990*

- 5.6.3 The PDA is grass and there is a small shed on the southern boundary. To the east the building that is the pumping station now clearly has a boundary around it. The quarried area that was scrub south of Mill Lane is now arable and is part of a larger field. Opposite there is still the remains of a building in that old quarried area and the other appears to have been demolished. That quarried area is now part of a larger field to the north. Behind the pub there is now a tarmacked area for parking and a pub garden (Plate 3).

*2003*

- 5.6.4 There is little change other than another shed is located within the PDA alongside the earlier one (Plate 4).

*2017*

- 5.6.5 There is no change at the PDA. The pub has been significantly extended and there is a large car parking area. No other changes are noted (Plate 5).

*LIDAR*

- 5.6.6 The LIDAR picture does not show any features within the PDA. The faint remnants of the old quarry area are seen to the north west, there is little evidence to the east of the pumping station other than a suggestion that the ground is slightly lower at the northern end of the field (Fig. 12).

## **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 13th February 2019. No artefacts or archaeological features were identified in the walkover (Plates 6-11).
- 5.7.2 The PDA is accessed via wooden farm style gate in the north west corner. It is currently grass with a gentle slope downwards from the south to towards the north east corner. There are two dilapidated buildings situated on the southern boundary being a wooded shed with a corrugated metal roof alongside a small

pole barn with corrugated sides and roof. The northern, eastern and southern boundaries are mature hedgerows. The western boundary is a low fence adjoining the garden of the house next door. The PDA is some 4 feet higher than the road and circa 5 feet higher than the pumping station ground level to the east. This is not surprising given the area to the east was quarried, resulting in lower land levels. There is no indication where any gravel area continues in the direction of the PDA. To the south, the PDA is level with the large arable field. The long arm of the PDA in the south east corner extends towards the yard area of the Old Windmill yard area and is separated by a low wire fence and vegetation. There is a restricted view of the Mill House and Cottages given the dense vegetation and trees across the area of the stream.

## 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 assessment area. However, in the wider area to the south of the PDA at the Conningbrook Manor gravel Palaeolithic finds have been found. Discovered at the pit were tools as well as datable Pleistocene fauna and paleoenvironmental evidence, possibly suggesting some form of hunting may be occurring in the area in that period with Great Stour river making the area attractive. Although not of sufficient detail and resolution, the geology of the PDA suggests that it lies on the edge of a gravel area 3<sup>rd</sup> terrace river deposits, which may potentially contain further remains from this period. The area to the east having been quarried and it is not clear if the gravel area extends into the PDA. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Mesolithic*

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Whilst it is possible that the river valley could have continued to be exploited during this period it is considered that 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. However, we know that the Great Stour Valley was attractive in the Neolithic period with Neolithic earthen long barrows downstream from the PDA at Wye and Chilham with Julieberrie's grave as well as Neolithic evidence located north east of the PDA from the dredged material circa 1km away. The 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 has no record from this period within the assessment area. In the wider area, Bronze Age field systems have been found to the north east in the Hinxhill/Wye area and ring ditches to the south at Sevington. 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. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Romano-British*

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has two records from this period within the assessment area. Roman Samian pottery was found circa 500m south, south east of the PDA as a chance find during metal detecting and the Ashford to Canterbury Roman road is thought to pass circa 430m west of the PDA on a north-south axis to the west of the current A28.



Canterbury Road. There is evidence that the Great Stour and the area around was being exploited during this period with a villa and water mill located downstream at Wye and a villa upstream, just south of Ashford. The likelihood of chance finds cannot be discounted but 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. Given that both Kennington and Ashford are believed to have Anglo-Saxon origins and that the chapel at Conningbrook Manor to the south east of the PDA may also have Anglo-Saxon origins suggests there was activity in the wider area during this period. 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 no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period is considered **low**.

#### *Post Medieval*

- 5.8.9 The Kent HER has 16 records from this period within the assessment area. 12 relate to Post Medieval Grade II listed houses, the majority of which are to the west and north west of the PDA, reflecting the growth on Kennington during this period. In addition, there are 2 farmstead records which are covered separately below and a building record of the Kennington Windmill. In addition, there is a silver dress fastener, a chance find reported under the Portable Antiquities Scheme. The area immediately to the west and north west of the PDA was occupied by a large mill complex that included water, wind and steam power. Some of the buildings still stand with Mill House, Mill Cottage, the base of the Windmill and the Mill building, all which form a group from the 18<sup>th</sup> century onwards, with mill ceasing production in the early 20<sup>th</sup> century. During this period, the PDA was a field, sometime pasture, sometime orchard. Given the proximity of the general mill complex to the PDA, chance finds from this period are possible. However, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

### *Modern*

5.8.10 KHER has just one record dating to this period being that of the Historic Park and Garden of The Mill House of which little is known. The site appears to contain an informal planting scheme that is naturalistic and of specialist interest only. The semi-detached houses located immediately west of the PDA were built post the Second World War, whilst the PDA remained as a stand-alone pasture/orchard in the 20<sup>th</sup> century having not been built on except for temporary sheds and animal shelter. The potential for finding remains dating to this period in the PDA is considered **low**.

### *Farmsteads*

5.8.11 There are two farmstead records. None of which are within the PDA itself. South of the PDA was East Mountain farmstead, part of the Kennington Hall estate, since demolished of which some of the fields immediately south and east of the PDA was farmed from. To the north west is also the farmstead of Wilmington Farm, which is still in use. The number of farmsteads confirms the rural nature of Kennington as an important agricultural area and the requirement for Kennington Mill to process the corn.

### *Overview*

5.8.12 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.13 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/moderate**
- 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, both of pasture and orchard use from at least the Post Medieval period if not earlier. Therefore, any impact on surviving archaeological remains is likely to have been **low**, although it is not clear as to what impact and disturbance there would have occurred with the grubbing out of the orchard.

- 6.2.2 The use of the PDA is for a single detached house 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 SIGNIFICANCE

### 7.1 Introduction

- 7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

### 7.2 Significance Criteria

#### *Period*

- 7.2.1 There is little by way of below ground archaeology. Apart from two Roman period records, one a road and the other a chance find, the majority of remaining records are from the Post Medieval period and relate to designated assets of Grade II listed buildings with the general growth of Kennington in the Post Medieval period. We know from the wider area that from the Palaeolithic onwards there was attractiveness and use of the Stour river Valley. Essentially, on the outskirts of the main settlement area of Kennington, the PDA was located in a general farming area and the requirement to process the arable crops, particular corn led to the opening of a mill, initially taking advantage of water power of the Kennington stream, before adding wind power in the early 19<sup>th</sup> century and then later steam power. During the Post Medieval period onwards, the PDA was agricultural land and probably earlier.

#### *Rarity*

- 7.2.2 Prehistoric activity, particularly in the Palaeolithic period is rare and as a result, understanding the occupation and activity and exploitation of the river valley is a key research topic of national significance. Based on the geology there is the possibility that Terrace 3 gravels are to the east of the PDA and this area was previously quarried, hence the lower land levels, although no finds were reported.

It is not clear whether the Terrace 3 gravels extend under the PDA itself. Palaeolithic finds have been found in a separate quarry to the south at Conningbrook Manor. The remains relating to possible Medieval and Post-Medieval agricultural activity can be considered to be of local rarity.

#### *Documentation*

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources. It is possible that further research will uncover more documentary evidence especially with regards to the chronology and development of Kennington and the mill complex, although it is unlikely to alter the conclusion present in this report.

#### *Group Value*

- 7.2.4 The potential for the PDA as part of the Stour valley to have Palaeolithic remains has a high group value with the remains from this period nearby already found representing the use of the river valley. The PDA is close to the Mill complex which has a number of designated and non-designated building records which form a group, although the PDA, through map regression appears outside of the main mill complex area and has not been built on.

#### *Survival / Condition*

- 7.2.5 Since the historical research suggests that the PDA was agricultural land, there is a high chance in the survival of potential archaeology.

#### *Fragility / Vulnerability*

- 7.2.6 Any potential remains within the PDA, should they survive in-situ will be vulnerable to damage during the proposed development in the area of the house and associated services.

#### *Diversity*

- 7.2.7 There is little by way of diversity. There is the potential for chance remains from the Post Medieval period.

#### *Potential*

- 7.2.8 The reports has confirmed that there is low/moderate potential archaeologically for the Post Medieval period. It is not known whether Terrace 3 gravel extend westwards under the under the PDA. The area within the PDA potentially affect

by the development is not a large area and the depth of any potential Palaeolithic deposits is unknown and possibly deeper than that required for house foundations.

### *Significance*

- 7.2.9 Based on the information gained in this report, it can be concluded that the site is of low/moderate archaeological interest. The south east research framework (SERF), mentions the need to understand Palaeolithic chronology especially in areas of Palaeolithic deposits, of which the Stour Valley is significant. With many Palaeolithic finds found during quarrying rather than detail archaeological examination, the opportunity to potentially assess any Palaeolithic potential is of national importance. Understanding the use of the Stour and the immediate area during the Roman period is of regional significance. Understanding the agricultural activity during the Medieval period onwards is of local significance.

## **8 ARCHAEOLOGICAL MITIGATION**

### **8.1 Introduction**

- 8.1.1 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.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **low/moderate** archaeological potential for the Post Medieval period and **low** for all other 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.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

- 9.1.1 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.

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

- 9.2.1 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.

## **9.3 Copyright**

- 9.3.1 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 Mr M Reynolds (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

February 2019

## 10 REFERENCES

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### 10.2 Websites

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Development of land adjacent to Bridleway at Mill Lane, Kennington, Ashford, Kent  
Archaeological Desk-Based Assessment



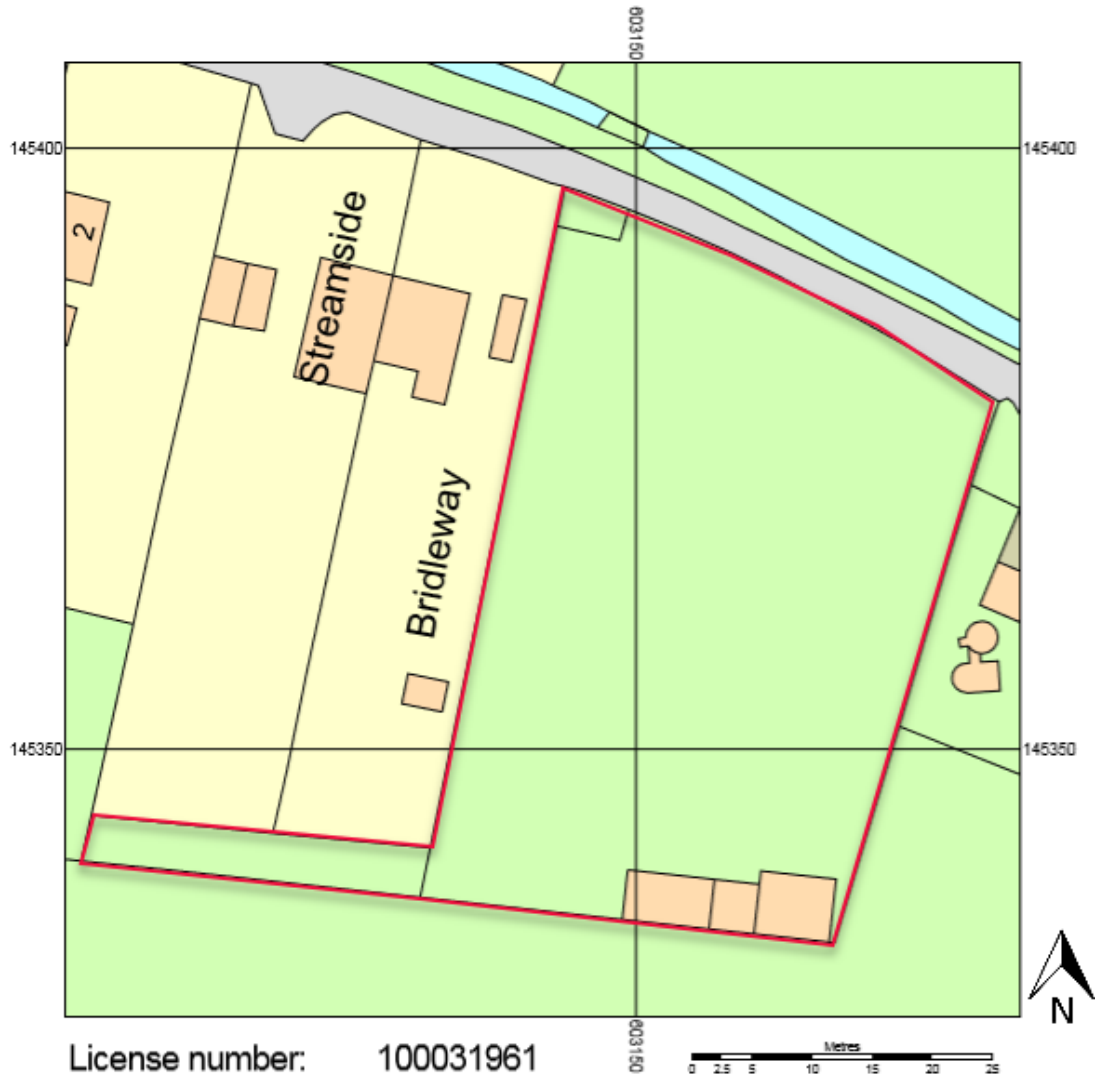


Figure 1: Site location map, scale 1:640,000, 1:10,000, 1:500.



Figure 2: Andrew, Dury and Herbert Map from 1769



Figure 3: Hasted, 1798



Figure 4: Ordnance Surveyors Drawing, 1797

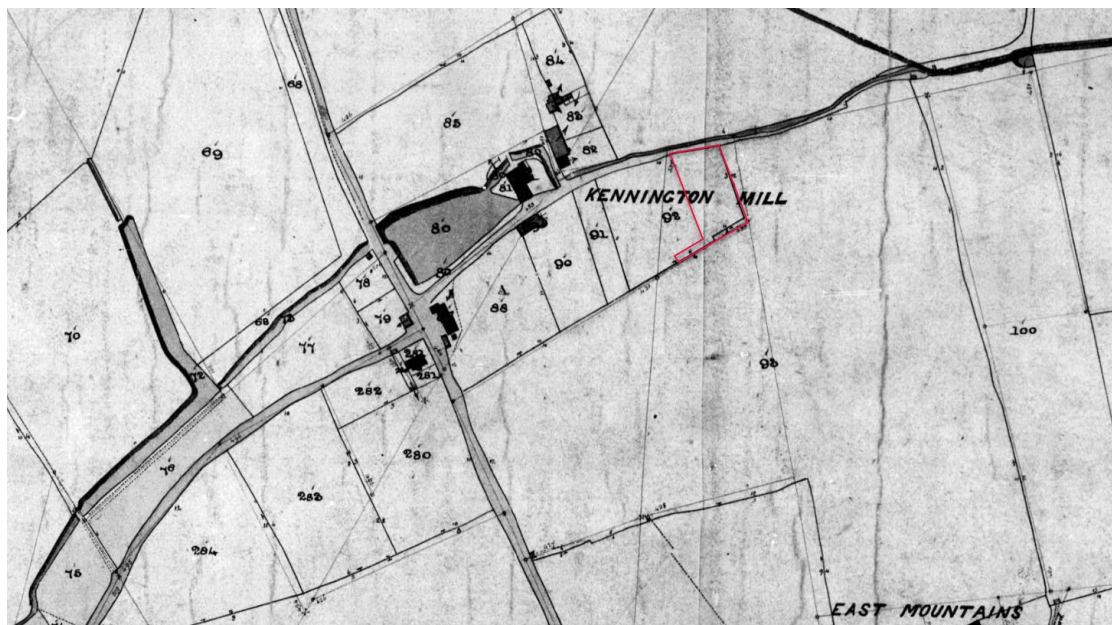


Figure 5: 1840 Kennington Tithe Map



Figure 6: Historic OS Map 1876

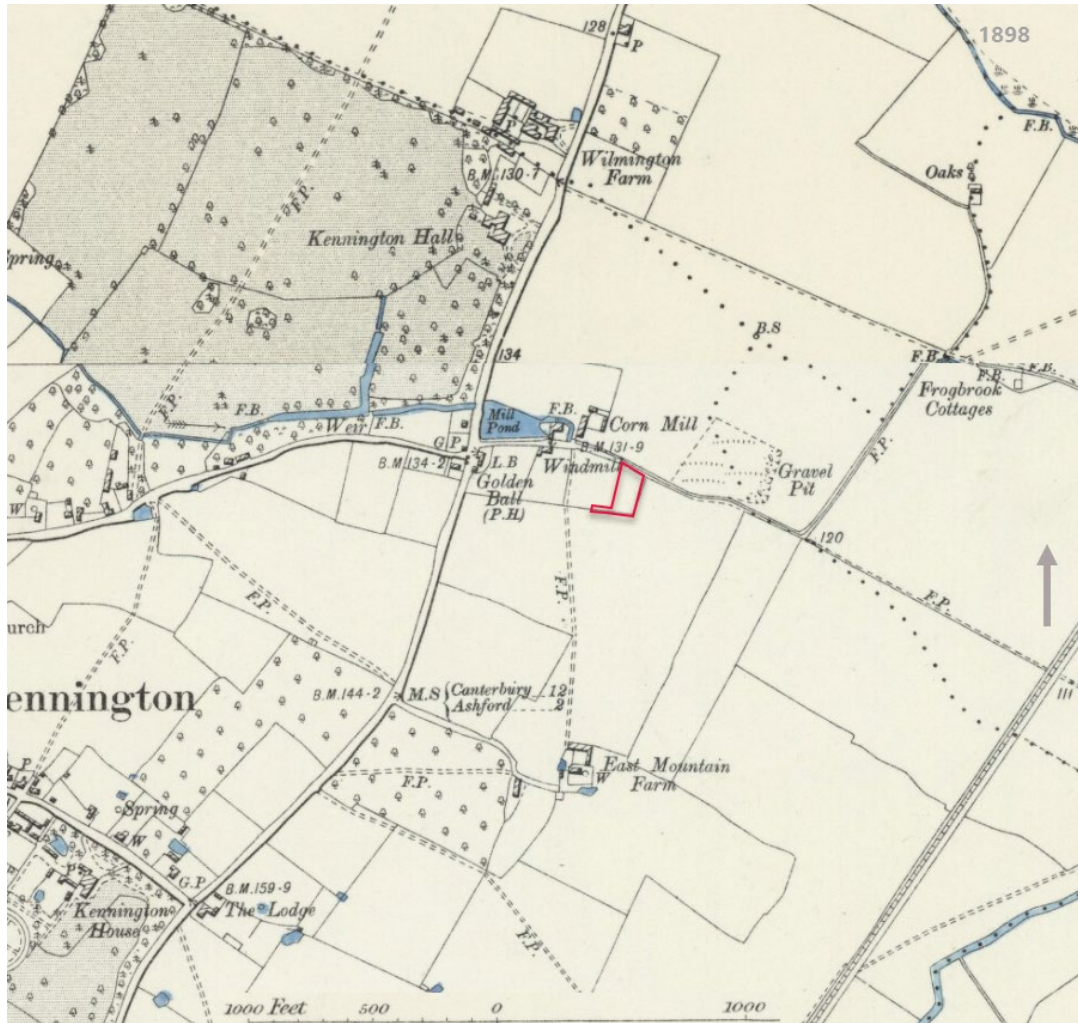


Figure 7: Historic OS Map from 1898



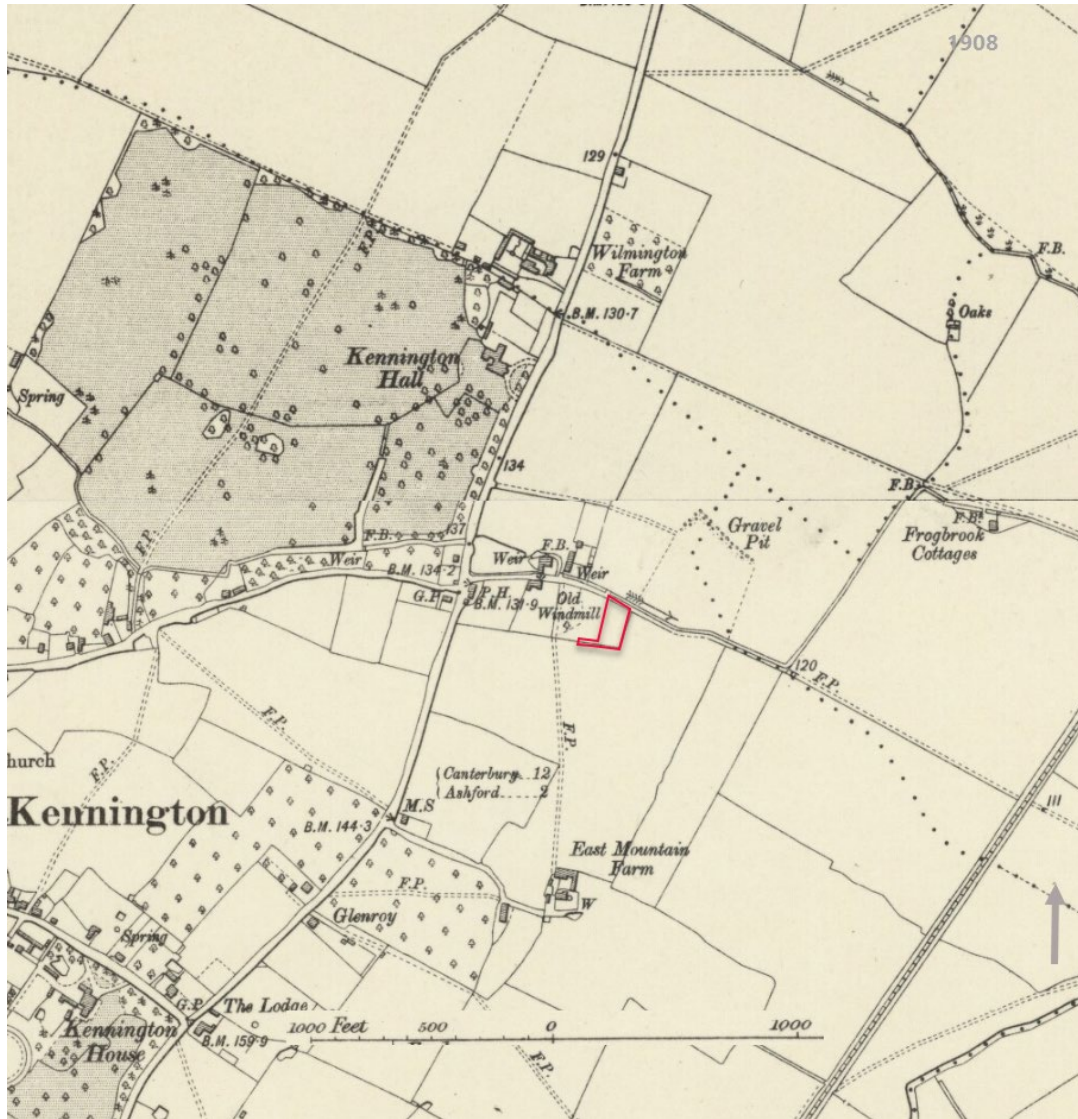


Figure 8: Historic OS Map 1908

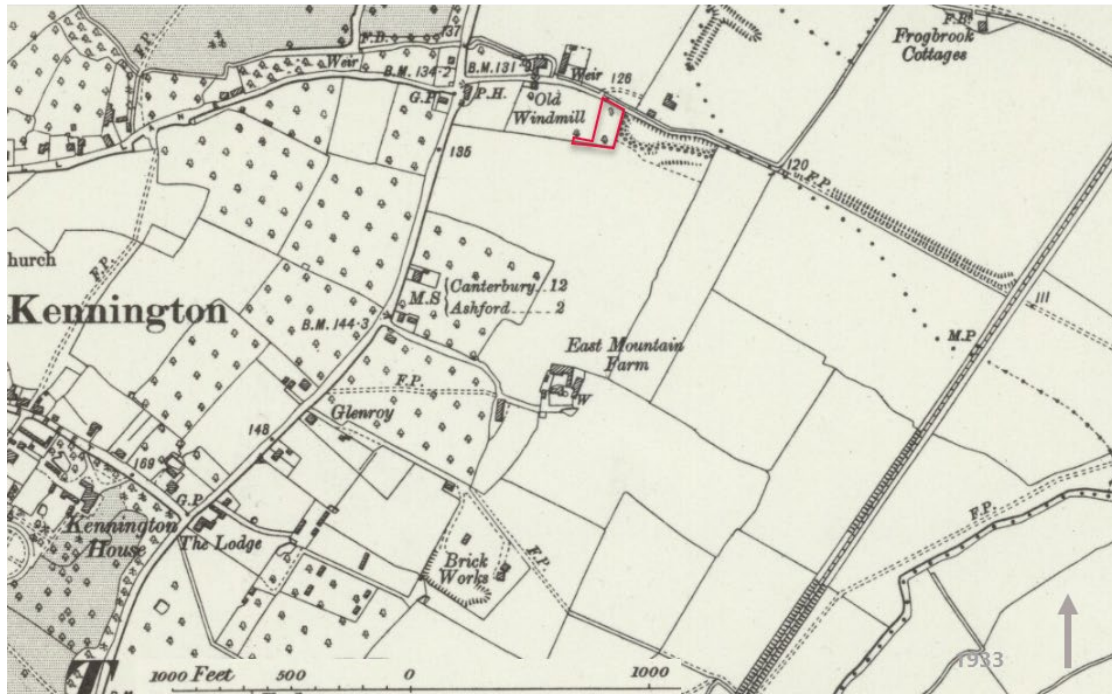


Figure 9: Historic OS Map 1933

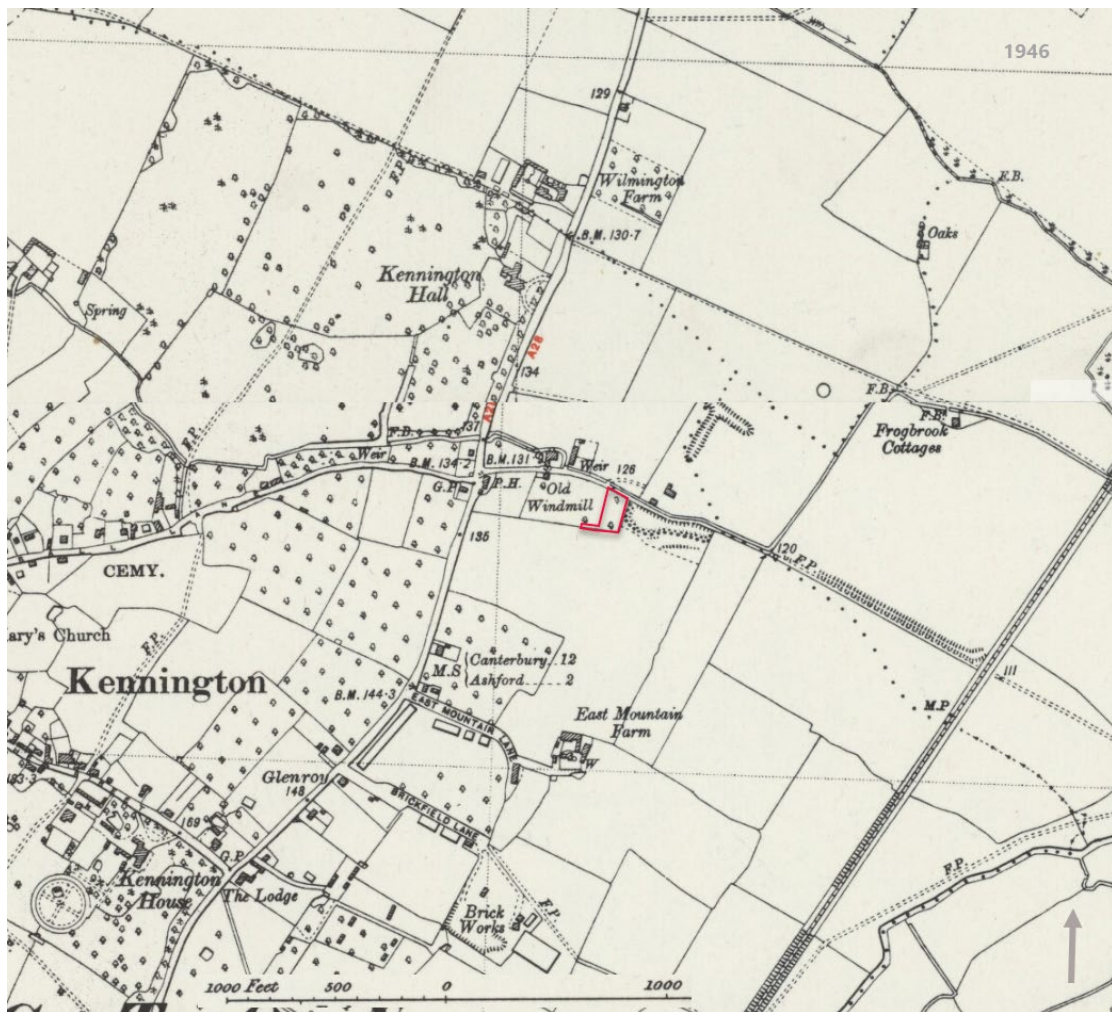
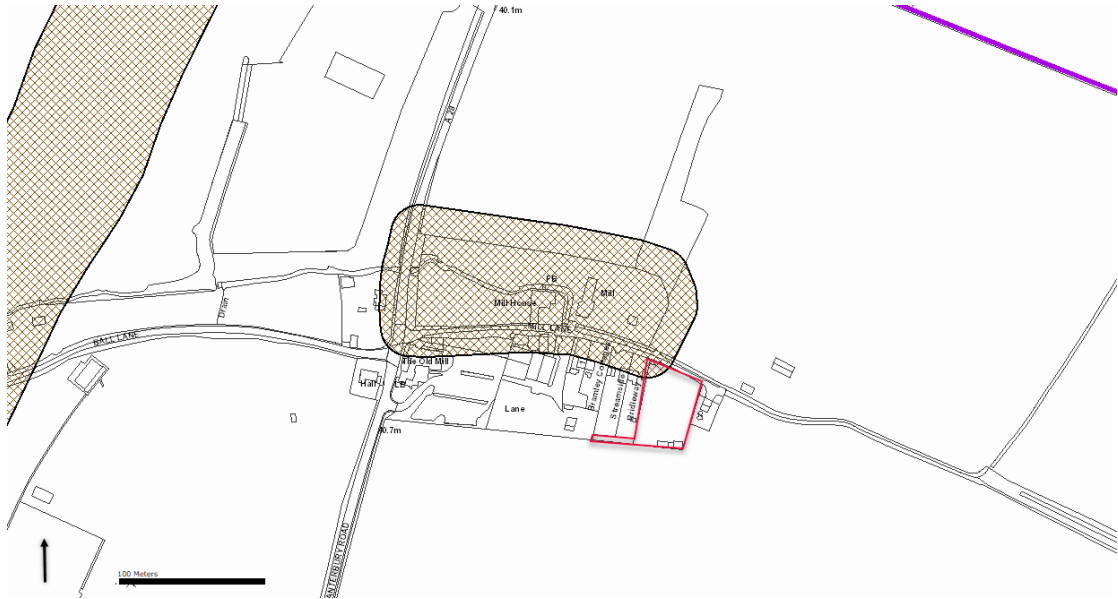


Figure 10: Historic OS Map 1946



*Figure 11: Ashford Borough Council Area of Archaeological Potential at the PDA*



*Figure 12: DTM 1m (Environment Agency)*

**11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 13-16). ALL LOCATION DISTANCES TAKEN FROM THE CENTRE OF THE PDA**

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)'. To the north, east and south is classified as 'large regular with straight boundaries (parliamentary type enclosure)'.
TR 04 NW 178	Building	c. 90m W	Post Medieval	Kennington Windmill. Formerly listed building. Main construction periods 1800 to 1832. Smock type. Octagonal base of 2 storeys in red brick, with a portion built out on the north side. Above tarred weather-boarding. Hooded cap now covered with corrugated iron. Sweeps and fantail missing. Round-headed window on the 1st floor.
TR 04 NW 176	Listed Building	c. 100m NW	Post Medieval	Water mill. Grade II listed (1071068). To the south of the Mill House and at right angles to it is an early C19 water mill. 3 storeys, ground and 1st floors red brick and grey headers, above tile hung. Hipped tiled roof. 2 dashes with glazing bars intact. Door on each floor on the south side. The Mill House. Water Mill and Mill Cottage form a group.
TR 04 NW 180	Listed Building	c. 80m NW	Post Medieval	Mill Cottage Grade II listed (1071069). C18 or earlier. L-shaped, 2 storeys painted brick. Steeply pitched tiled roof. 2 sashes with glazing bars intact. 2 simple cambered doorcases. S brace. The Mill House. Water Mill and Mill Cottage form a group
TR 04 NW 123	Listed Building	c. 160m W	Post Medieval	The Golden Ball Public House (now called The Old Mill) Grade II listed (1071104). Early C19. 2 parallel ranges. 2 storeys. Ground floor painted brick. 1st floor tile hung. Hipped tiled roof. 2 sashes with glazing bars intact. Jalousies to ground floor windows. Central doorcase with flat hood and brackets.

TR 04 NW 120	Listed Building	c. 315m NW	Post Medieval	Wall and gate piers to the east of Kennington Hall. Grade II listed (1071107). C18 red brick wall with 4 square gate piers. Kennington Hall. Stables and wall form a group.
TR 04 NW 160	Listed Building	c. 100m NW	Post Medieval	The Mill House. Grade II listed (1184624). C18 or earlier L-shaped house. 2 storeys red brick. 2 windows to each wing, Hipped tiled roof. In the angle of the 2 wings is half a wide chimney breast, probably earlier than the facade. Sash windows with glazing bars intact. Doorcase in moulded architrave surround with panelled reveals and flat hood over supported on brackets. Door of 6 fielded panels. The Mill House. Water Mill and Mill Cottage form a group.
TR 04 NW 161	Listed Building	c. 470m W	Post Medieval	Apple Cottage. Ball Lane (Grade II listed (1362817)). Was the old school house. C18. 2 storeys and attics grey headers with red brick window dressings, quoins, panels between the ground and first floor windows and modillion eaves cornice. Hipped tiled roof with 2 hipped dormers, 3 casement windows. Group value with Old School Bungalow.
TR 04 NW 159	Listed Building	c. 190m W	Post Medieval	Hall Cottage, Ball Lane. Grade II listed (1362818). C18. 2 storeys painted brick. Hipped tiled roof with brick modillion eaves cornice, the bricks inserted diagonally with the points protruding. 2 3-light casements. Plain doorcase with pilasters and cornice. Later lean-to extension to right hand side.
TR 04 NW 152	Listed Building	c. 195m WNW	Post Medieval	Rose Cottage, Canterbury Road. Grade II listed (1362841). Late C18 to early C19. 2 storeys. Ground floor red brick with grey headers, 1st floor tile hung. Hipped tiled roof. 2 sashes with glazing bars intact. The rear elevation has a roof in 2 hips.
TR 04 NW 116	Listed Building	c. 460m W	Post Medieval	The Old School Bungalow, Ball Lane. Grade II listed (1071139). The left-hand part is early C19. 2 storeys red brick with grey headers. Hipped slate roof. To the right-hand side is a one storey portion of red brick with grey headers. Slate roof. 4 sashes with cambered

				heads. Single doorcase with modern weather hood. Group value with The Old School House.
TR 04 NW 140	Listed Building	c. 450m NNW	Post Medieval	Wilmington Farmhouse. Canterbury Road. Grade II listed (1071320). House. C18. White brick on a red brick plinth. Plain tile roof. 2 storeys, plinth and parapet to hipped roof. 2 end stacks to left. 1 to right and 1 to rear. Regular fenestration of 3 windows. C20 glazing bar sashes, gauged and rendered heads. Central C20 door, with pilasters and pediment over. Rear elevation has first floor tile hanging.
TR 04 NW 109	Listed Building	c. 350m NW	Post Medieval	Kennington Hall. Grade II listed (1184267). Large square C18 mansion. 3 storeys red brick. Hipped tiled roof and brick eaves cornice. 5 windows facing each way, 2 on the south front being dummies. 5 sashes with keystones over and glazing bars intact, those on the south front having Venetian shutters. Large stuccoed porch of solid type. Ground floor addition on the west side. Curved bow to ground floor right hand side. Kennington Hall Stables and wall form a group.
TR 04 NW 167	Listed Building	c. 390m NW	Post Medieval	Stable to Kennington Hall. Grade II listed (1071106). C18. 2 storeys red brick. Roof with cupola. 3 tripartite sashes. Kennington Hall. Stables and wall form a group.
MKE55640	Findspot	c. 500m SSE	Roman	PAS find. Roman pottery vessel. Part of a Samian dish, including part of the rim and base. Dated 50-250 AD. Chance find during metal detecting.
MKE87355	Farmstead	c. 475m NNW	Post Medieval	Wilmington Farm. A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element. Farmhouse detached in central position. Altered with significant loss of original form (more than 50%). Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them. Included an oast.

MKE87366	Farmstead	c. 330m SSW	Post Medieval	East Mountain Farm. A regular courtyard L-plan with detached house and other detached elements. Farmhouse detached in central position. Farmstead completely demolished.
MKE109373	Findspot	c. 470m S	Medieval	PAS find. Post Medieval silver dress fastener. Front disc from a silver gilt 'hat -hook'. Dated 1500-1530 AD.
TQ 93 NE 66	Monument	c. 430m W	Roman	Roman road running from Benenden to Canterbury via Ashford.
TR 04 NW 191	Land / Historical Park and Garden	c. 10m NW	Modern	The Mill House, a modern informal garden of specialist interest only.

*Figure 13: Gazetteer of KHER Records*



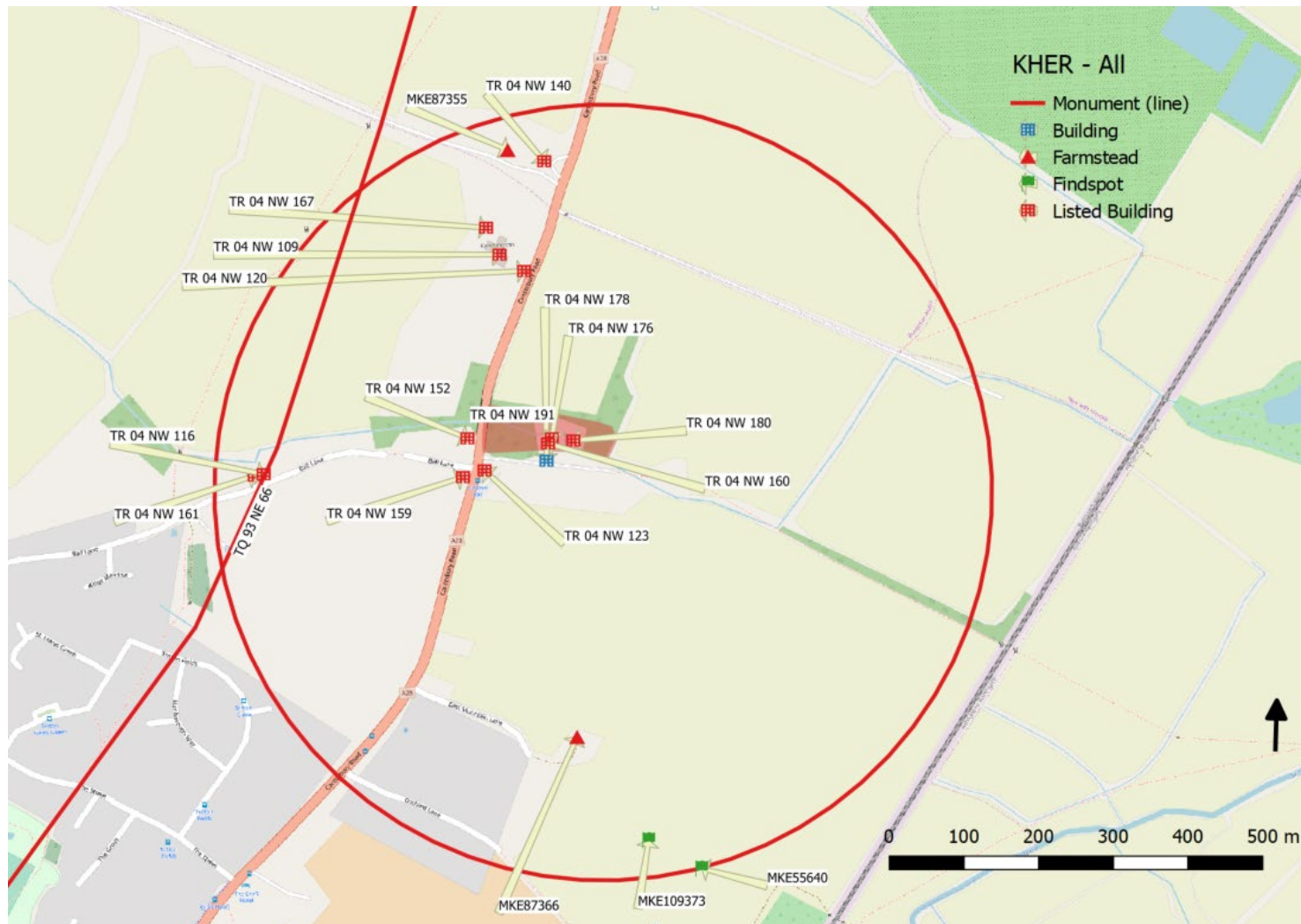


Figure 14: KHER Monument Record Map

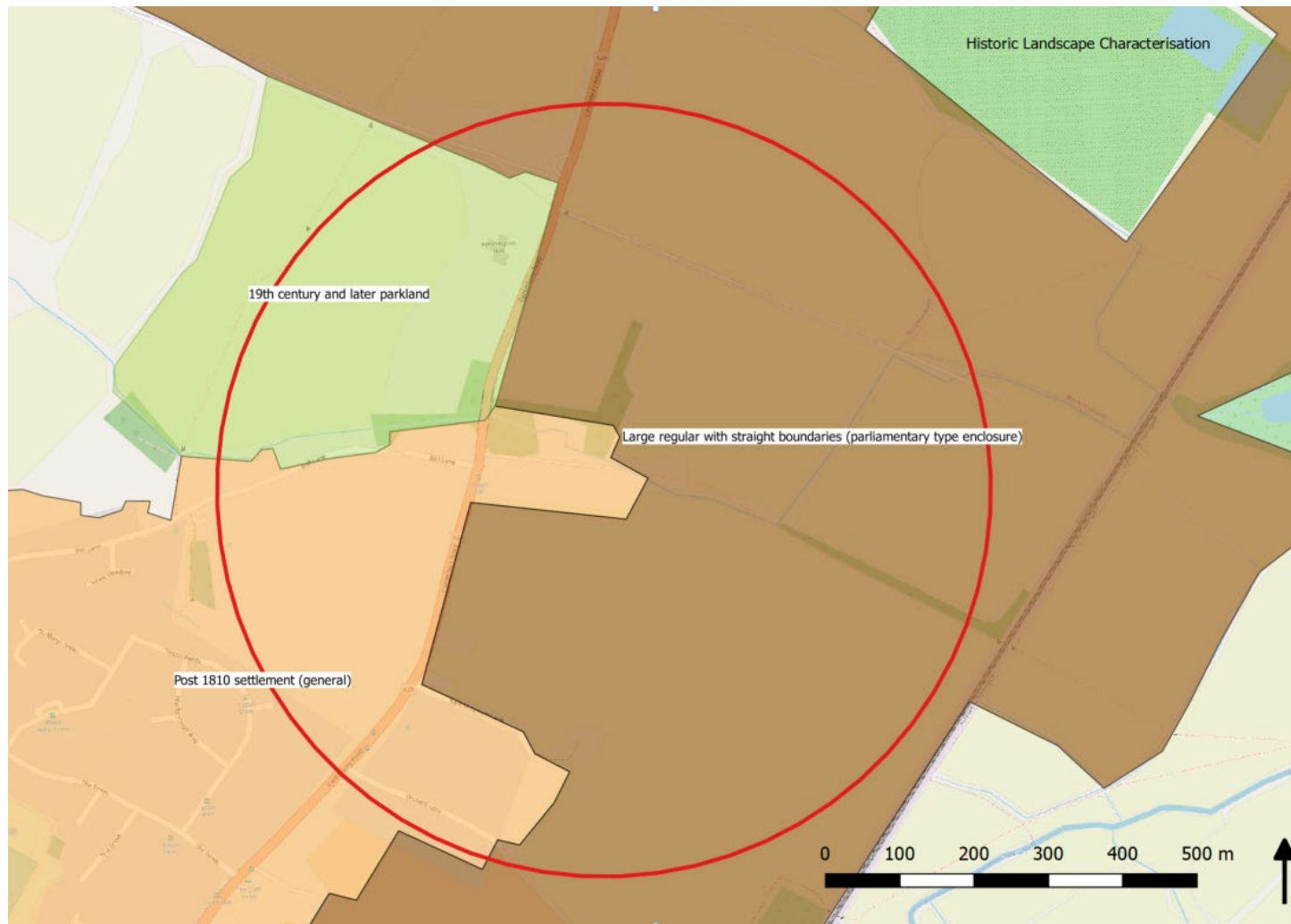


Figure 15: KHER Historic Landscape Character

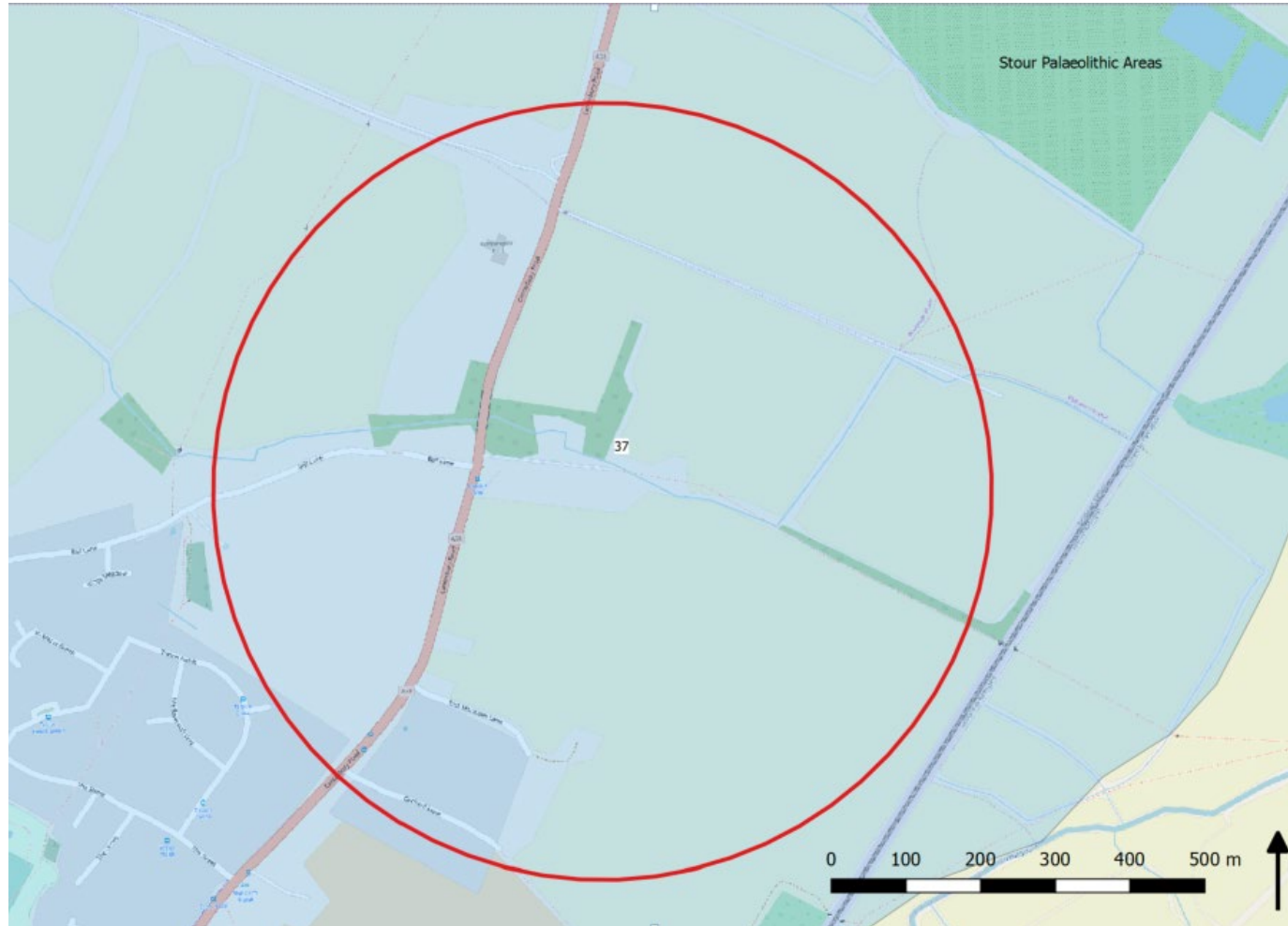


Figure 16: KHER Stour Palaeolithic Areas



*Plate 1: 1940s. All at an altitude of 734m (Google Earth).*



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2017 (Google Earth)





*Plate 6: View of the northern boundary and entranceway to the PDA (facing ESE).*



*Plate 7: View across the PDA from the north east corner (facing SW)*



*Plate 8: View across the PDA from eastern boundary (facing WNW).*



*Plate 9: View across the PDA towards the northern boundary (facing NNW).*



*Plate 10: View across the PDA towards the eastern boundary (facing ESE)*



*Plate 11: View of the extended section (Facing WNW).*