



Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land to the Rear of 128 High Street, Newington, Kent.

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Summary

SWAT Archaeology has been commissioned by Esquire Developments Ltd to prepare an Archaeological Desk-Based Assessment in relation to the Proposed Development of Land to the rear of 128 High Street, Newington, 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: **high**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The site of this report is located in Newington, situated in North Kent on the eastern side of the village, set back from the A2 on the southern side. The site is located to the rear of 128 High Street. 128 High Street fronts onto the A2 and the application site lies immediately south and consists of an overgrown field that used to be paddocks.

The KHER records are dominated by the Grade II listed Medieval and Post Medieval buildings of the historic core of Newington to the north west, which we know from documentary evidence originated in Medieval times. In addition, the KHER records refer to the considerable number of Roman records for the assessment area, particularly in the area to the east and north east of the PDA. However, these records do not inform as to the latest archaeological record for the assessment area due to the recent large-scale excavation that took place on land behind 99 High Street by SWAT Archaeology, which is the north of the PDA. Therefore, we are able to supplement the KHER information provided. This excavation has identified a

substantial number of finds and features for the Iron Age and Roman periods, which have regional and national significance and adds to the known archaeology of these periods to the area of Newington and also to the wider Iron Age and pottery industries in this part of North Kent. In the assessment area, aside from small scale evaluations on the roadside near Keycol Hill, there is not much by way of detail given that the previous finds north east of the PDA were found in antiquity. In addition, the excavation area north of the PDA has archaeology that extends beyond the limits of the excavation, although the extent they do so is not known. It is to be noted that to date there have been no recorded finds in the area to the south of the A2 from the Iron Age and Roman period but this may be due to the fact that there has been limited opportunity in this area or that the archaeological activity only existed north of Watling Street.

Map regression confirms that the area of the PDA was outside of the main core of Newington and being set back from the road was beyond the area of the ribbon development along the A2 and at least from at least the Post Medieval period or earlier was farmland as part of a larger field that has been in use as arable, an orchard and more recently pasture. It is only in the 20th century, that the boundaries of the PDA became fixed in its present form.

The overall archaeological potential is considered high for the Iron age and Roman period and low for all other periods and as the site appears not to have been built upon, the historical impact on any potential archaeology is considered to be low, assuming the PDA has not potentially been subject to modern plough depths. The development is for 46 residential units with associated road, services and landscaping, which will result in a high impact on any potential surviving archaeology. The recent excavation on land behind 99 High Street being so rich in finds and features has since shown the importance of understanding the archaeology and use of the landscape in Newington. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be a program of archaeological works.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Esquire Developments Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the Assessment in relation to the proposed development area (the PDA) of land to the rear of 128 High Street, Newington, Kent centred on National Grid Reference (NGR) TQ 86152 64583 (Fig 1).

1.2 The Site

1.2.1 Newington is a village situated on the A2 between Sittingbourne and Rainham on north Kent. The PDA is located on the eastern side of the village set back from the A2 on the southern side. The site is located to the rear of 128 High Street. 128 High Street fronts onto the A2 and the application site lies immediately south and consists of an overgrown field that used to be paddocks. To the east are paddocks. To the south west is also another grass field at the rear of properties along Callaways Lane. The north western boundary adjoins a new small development of four houses at the end of a modern development of The Tracies, a short cul-de-sac. A public footpath runs from the eastern end of The Tracies and following in a south and south eastern direction along the PDA boundary before continuing south. This dog leg joins a diagonal footpath starting from the top end of Callaways Lane. South of the PDA is farmland. The northern boundary on the western side joins the rear garden boundaries of properties of 102 to 128 High Street. The northern boundary on the eastern side adjoins a tarmacked area allowing rear access to the High Street properties of 132 and 142 High Street which is gained from the High Street via an access road in between. 128 and 132 High Street.

1.2.2 Located in a small valley, the PDA is sloping gently downwards from the south west to the north east and sits at an average height of circa 35m. At the northern eastern corner, the land is 32m aOD and at the highest in the western side at 39m aOD. The lowest point in the valley is circa 30m aOD just 50m to the east. Circa 1km to the east is the higher ground of Keycol Hill, and just to the west is the higher ground that the centre of the village is located. The land rises to the south as it heads towards the top of the North Downs (Fig. 1).

Geology

- 1.2.3 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Thanet Formation – Sand, Silt and Clay. The PDA predominately lies on superficial deposits of Head with the PDA sitting on the southern portion of this patch, with further patches to the west, east and south.
- 1.2.4 The 2018 evaluation report at 99 High Street, Newington, to the north of the PDA and according to the BGS is part of the same patch of brickearth confirmed the that below the topsoil was subsoil consisting of mid grey, brown soil on top of natural geology of Head Clay and Silt which was encountered at an average depth of approximately 0.5m below the existing ground surface. Archaeological horizons occurred around 0.4-0.6m below the ground surface.

Geotechnical Information

- 1.2.5 There is no geotechnical information currently available.

1.3 The Proposed Development

- 1.3.1 The development is an outline application for up to 46 dwellings with associated access roads, services and landscaping including a community orchard at the southern end of the PDA (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

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

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system 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 2019): 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.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.2.8 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

2.3 Local Policies

- 2.3.1 The Local Planning Authority for the study is Swale Borough Council.
- 2.3.2 The Swale Borough Local Plan 'Bearing Fruits 2031' was formally adopted July 2017. The Local Plan sets out the Council's spatial vision, strategic objectives, development strategy and a series of core policy themes. It also contains allocations of land for development; a framework of development management policies to guide determination of planning applications and a framework for implementation and monitoring of the Local Plan.
- 2.3.3 The Local Plan also sets out a number of development policies. The relevant ones are detailed below:
- **DM 32:** Development Involving Listed Buildings – Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that: 1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

- **DM 33:** Development affecting a conservation area. Development affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.

- **DM 34:** Scheduled Monuments and archaeological sites.
 1. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. 1) Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
 2. Whether they are currently known, or discovered during the Planning period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.
 3. Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

Policy CP8: Conserving and enhancing the historic environment.

- 2.3.4 To support the Borough's heritage assets, the council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;

2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM30-34;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;
5. Respond positively to the conservation area appraisals and management strategies prepared by the Council;
6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and
7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

A Heritage Strategy for Swale, 2020-2032 (Adopted March 2020).

2.3.5 This strategy provides a framework for the designation, conservation, management and physical and economic regeneration of Swale's Historic Buildings and Areas, including designated historic parks and gardens. Its priorities are:

- To conserve, and where possible enhance Swale's heritage buildings, structures and areas and moveable/portable heritage as a cultural, economic, community and environmental asset to the area, in particular by positively managing the Council's own heritage assets, and by establishing a programme for the review and appraisal of Swale's conservation areas;
- To make use of the borough's heritage to help achieve and promote sustainable and inclusive growth and regeneration, social and economic wellbeing, and civic pride, in particular by actions to tackle and specifically reduce Swale's heritage at risk across the full range of nationally and locally designated heritage assets;

- To recognise and promote the role of Swale's heritage in creating or enhancing local distinctiveness and a positive image for the area as a place to live, learn, work and visit, in particular by the Council continuing to work in an enabling role to develop and support projects and initiatives by local groups, societies and businesses that would bring about significant public benefit.
- To ensure Swale's heritage forms an integral part of local strategies and initiatives to promote tourism and the visitor economy, including through the conservation and subsequent positive management of the Borough's internationally significant maritime heritage (at Sheerness Dockyard) and aviation heritage (at Eastchurch) on the Isle of Sheppey;
- Raising the historic environment (and the important social history associated with it) up the agenda by promoting awareness and understanding of Swale's heritage among local residents, businesses and visitors to the area, in particular to help realise the cultural, educational and associated health benefits it can offer.

2.3.6 The Council does not current have a Local List (of buildings, structures, sites or features of local heritage interest), but this is something which it is giving priority to developing as an early action in the initial Heritage Strategy Action Plan.

2.3.7 Often, heritage that may be considered of some significance (but not necessarily of such significance to merit consideration for scheduling, listing or registration by the Secretary of State) is encountered by chance, sometimes as a result of considering a planning application for development for the heritage asset in question or to something else nearby. In such circumstances, the Council will consider whether an application should be made for designation to Historic England following initial discussions with its Designation Team. In more urgent cases where the heritage being considered is believed to be particularly significant and may be under threat of total demolition/loss or significant harm through alteration, then the Council will consider serving a Building Preservation Notice, which has the effect of treating the building or structure in question as a listed building until such time as it has been assessed by Historic England in response to a necessary parallel listing application.

- 2.3.8 More often than not, it is likely that previously unknown heritage that is subsequently discovered, will not be significant enough to warrant an application to Historic England for listing, registering or scheduling, or the serving of a Building Preservation Notice, but this does not mean any interest in its heritage significance stops there.
- 2.3.9 The Council records in its reports on applications for planning permission when it considers buildings/structures directly or indirectly affected by a development proposal should be treated as an undesignated heritage asset for the purposes of decision making, as this can rightly have a bearing on the outcome of such an application. Moving forward from the beginning of the Heritage Strategy plan period, the Council will keep a database of all such undesignated heritage assets, not only so that they can be recorded on its applications database and GIS/constraint notification systems to help ensure consistent decision making into the future, but also that the undesignated heritage assets on the list (placed as such by the specialist knowledge of the Council's Heritage Team – in consultation with external heritage specialists where necessary) may be considered for candidature in relation to the Council's planned Local List.
- 2.3.10 The Council recognize that in developing such a list, a clearly defined set of criteria for selection and inclusion will be required, and also that there would be real benefit in providing supporting information on significance to assist with ongoing/future conservation management. There are two appendices to the main report which cover an action plan and also a heritage at risk register.

Draft Local Plan

- 2.3.11 Swale also have a draft Local Plan from February 2021 that has just finished Regulation 19 consultation. The draft plan has Policy DM 43 in relation to archaeological Heritage.

Policy DM 43 Archaeological Heritage

- 2.3.12 1. The Council will promote the enjoyment of Swale borough's archaeological resource through the protection and enhancement of archaeological sites, monuments and historic landscape features, and will seek to encourage and develop their educational, recreational and tourist potential through research, public access, management and interpretation.

2. Where possible developers should seek to use Swale's archaeological assets to shape their development proposals, provide interest and character and protect the assets.

3. The framework for the management and enjoyment of Swale's archaeological heritage is the Swale Heritage Strategy 2020 - 2032 (adopted 2020).

4. Development proposals affecting heritage assets with an archaeological interest must be accompanied by a desk-based assessment, and if necessary by archaeological fieldwork, that:

i. Characterises the nature, extent and condition of the archaeological deposits in the development area;

ii. Assesses the significance of the deposits and the contribution made by their setting;

iii. Describes and assesses the impact of the development proposals on the archaeological deposits, their significance, and their setting; and

iv. Describes how the archaeological deposits will be protected during development. Where this is not possible the assessment should clearly justify why this is not possible and should describe the proposals for mitigating any impacts.

5. Development proposals leading to substantial harm to the archaeological interest of designated heritage assets such as Scheduled Monuments, Registered Parks and Gardens, Protected Military Remains or other heritage assets of comparable significance will normally be refused.

6. Where development proposals affect non-designated heritage assets with an archaeological interest, the Borough Council would expect the archaeological deposits to be preserved in-situ.

Where this is not possible clear justification will be required. Where the justification is accepted, a programme of archaeological recording may be required to be carried out. The type/extent of fieldwork will be appropriate to the significance of the archaeological deposits and must be carried out by an appropriately qualified contractor following a written specification agreed by the Borough Council. The programme of recording will include all phases of desk-

based assessment and fieldwork, post-excavation analysis, publication of the results and deposition of the site archive in an appropriate repository.

2.3.13 **Policy DM38** concerns developments involving listed buildings.

2.3.14 Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that:

1. The listed building's special architectural or historic interest, its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the:

a. Design, including scale, materials, situation and detailing;

b. appropriateness of the proposed use of the building; and

c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

2. When considering the impact of proposed works and/or a proposed development on the significance of a listed building, great weight will be given to the building's conservation (and the more important the listed building, the greater the weight will be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Where a development proposal will lead to less than substantial harm to the significance of a listed building, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3. The total or part demolition of a listed building is wholly exceptional, and will only be permitted

2.3.15 provided that there is:

a. Evidence that any public benefits are substantial and these cannot otherwise be provided without substantially harming the significance of a heritage asset;

b. Evidence that the nature and/or condition of the heritage asset precludes all reasonable uses or re-uses of the asset;

- c. Evidence of long-term redundancy and proactive marketing for all possible uses of the heritage asset for a minimum of five years;
- d. Evidence of applications, made to a professional standard, for grant funding to help secure the conservation of the listed building;
- e. Evidence that the asset cannot otherwise be brought back in to use without substantially harming its significance;

2.3.16 There is also **Policy DM42** Development affecting Locally Listed Heritage Asset.

2.3.17 1. Development (including changes of use, alteration, extension and demolition) of locally listed heritage assets should preserve or enhance all features that contribute positively to the asset's special interest and setting. In particular, the Council will expect development proposals affecting locally listed heritage assets to:

- i. support their retention, repair and reuse; and
- ii. be informed by a Heritage Statement which demonstrates a clear understanding of the significance of the locally listed heritage asset(s) affected by proposals and the impact on their significance.

2. Proposals for the demolition or removal of locally listed heritage assets (where formal applications are required) will normally only be permitted where the applicant is able to demonstrate clear and convincing evidence that the heritage asset is no longer of local importance, that it is beyond repair, restoration or reuse, or that the proposed redevelopment or re-use of the area would produce benefits for the community which would decisively outweigh the loss resulting from demolition or removal. Where a required planning application proposes the demolition or removal of a locally listed heritage asset on the grounds that it is beyond repair and/or not feasible to maintain in a beneficial manner, the supporting evidence produced to assert such a position will be rigorously assessed.

2.3.18 **Policy DM 39** concerns Development in Conservation Areas.

- 2.3.19 Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will be required to preserve or enhance all features that contribute positively to the area's special character or appearance. Furthermore, the Borough Council will expect development proposals to:
- i. Respond positively to its conservation area character appraisal & management plan documents where these have been prepared;
 - ii. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of architectural detailing and materials, surfaces, landform, vegetation and land use;
 - iii. Remove features that detract from the character of the area and reinstate those that would enhance it; and
 - iv. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.
- 2.3.20 Planning applications for development within or adjacent to a conservation area will be required to include a Heritage Statement which demonstrates a clear understanding of the significance of the conservation area, any related individual or group heritage assets affected by proposals and the impact on heritage significance, as applicable.
- 2.3.21 Historic commercial premises such as shops and pubs in active use provide vitality (through window displays and signage), which can make a positive contribution to the character and appearance of a conservation area. As such, any new or replacement signage within conservation areas will be required to be of the highest possible standard and contribute to a safe and attractive environment, and advertisements (including hoardings, illumination of hoardings, illuminated fascia signs, free-standing display panels, and estate agent boards) which require consent must not cause a public safety hazard or contribute to clutter or a loss of amenity. Schemes submitted for approval will be expected to:

- i. be of a high quality and sensitive to its visual appearance in relation to its siting (including the building or structure on which it is to be sited) and the surrounding street scene, especially in the case of listed buildings;
- ii. not contribute to an unsightly proliferation or clutter of signage in the vicinity;
- iii. not cause a hazard to pedestrians or road users;
- iv. not cause visual intrusion by virtue of light pollution into adjoining properties and avoid light pollution of nearby wildlife habitats; and
- v. not have flashing or visually jarring internal or external illumination and be appropriate and relevant to the overall character and architectural detailing of the building(s).

2.3.22 New development within Swale's conservation areas and their settings are required to be of high-quality contextual design so that they conserve or enhance a conservation area's significance. Harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of a conservation area will be strongly resisted.

Local Planning Guidance

2.3.23 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 Esquire Developments 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) 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 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 (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 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 1km 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.

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 (1km radius from the PDA boundaries), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or Protected Military Remains in the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British	c. AD 43 – c. AD 410	
Anglo-Saxon	AD 410 – AD 1066	
Medieval	AD 1066 – AD 1485	
Post-medieval	AD 1485 – AD 1900	
Modern	AD 1901 – present day	
Table 1: Classification of Archaeological periods		

- 5.1.2 The Kent HER records within the 1km assessment area are dominated by the Listed Buildings, which are primarily to the north west within the historic core of the village and farmsteads. To the north east, the records are dominated by Roman finds and to the south and also to the north by Wardwell Wood, First World War features. In addition to the current records in the KHER, there is recent excavation that occurred at land north of 99 High Street that was undertaken by SWAT Archaeology and the data has yet to make its way into the database. Consequently, the report will seek to add any additional information from the finds and features discovered at this site to supplement those already in the KHER database. The table in Figure 13 details all the current KHER data in the assessment area.

5.2 Designated Heritage Assets

- 5.2.1 One of the tasks is to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are a total of 19 Listed Building all except for the parish church (Grade I) are Grade II records with the vast majority to the west, north west and are within the Conservation Areas. They all relate to the historic growth of the village in Newington, particularly as the village grew being situated on one of the major roads from London to Dover. Nine of the listed houses have Medieval origins, with the remainder for the Post Medieval period. The closest Listed building is to the north west of the PDA being Lion House, dated 1674 which stands on the A2. The designated heritage assets are subject to a separate Heritage Statement Report.

5.3 Previous Archaeological Works

5.3.1 The KHER database only shows a small number of intrusive excavations within the assessment area of which are detailed below and shown in Figure 18. However, the large-scale strip, map and sample at the 99 High Street, Watling Place development on the northern side of the of the A2 has yet to make its way into the event database and consequently the finds and features discovered there are also not recognised in the database. As a consequence, the finds and features in this area has significantly altered our archaeological knowledge of the area and therefore the results from this excavation are covered in detail in section 5.38-5.3.6.

Watching Brief at Keycol Hill, SWAT Archaeology (1997): EKE8689

5.3.2 The archaeological investigation was at a former telephone exchange site that was being demolished ahead of development for a care home circa 770m east of the PDA. The majority of the site was truncated but Roman pottery was discovered dating to the early or mid-Roman periods. The area under investigation was then extended. A service trench uncovered pottery, bone and bronze artefacts that was unstratified. A further three trenches were opened. Trench one, again unstratified, had no features but included Roman pottery. Trench two, revealed a feature at a depth of 1.62m that contained stratified Roman pottery dating to the second half of the first century, through to the late second century, along with a couple of shards of the Medieval period. The feature also contained a tegular tile covering a cremation burial, which was left in-situ dating from the late first century BC to the late first century AD.

5.3.3 Trench three contained a feature that was either ditch running parallel with Watling Street and possibly a continuation of the feature in trench two or that it was a midden or rubbish pit. The feature was nearly 3.5m across and 1.8m deeps, and some 3.7m from the road.

5.3.4 The trench also contained fill below the topsoil of a cobbled area of flint pebbles that was a road or platform. Below that was charcoal and pottery from the late 1st century into the second/third century. Below that was Roman brick and more pottery and charcoal. It was concluded that a Roman settlement was in the near vicinity due to the Roman ceramic building material found as well as the pottery.

It was also thought that the current A2 was not aligned with that of the Roman Road, which could be to the south of the present road.

An archaeological evaluation of land adjacent to Newington Court, Keycol Hill, Newington, Sittingbourne, Kent. Canterbury Archaeological Trust (2007): EKE12782

- 5.3.5 This site is 770m, east, north east of the PDA on the higher ground at Keycol Hill. Evidence of features relating to the middle Roman period was found with a clay floor relating to a timber structure and a linear feature interpreted as a Roman roadside ditch. Artefacts included large amounts of pottery with charred plant remains, along with hammerscale and slag suggestive of domestic activity nearby with also industrial activity. In addition, there was lots of Roman brick and tile.

An Archaeological Watching Brief on land North of Bell House, Bull Lane, Newington, Nr Sittingbourne, Kent. Canterbury Archaeological Trust (2007): EKE12832

- 5.3.6 This location was circa 525m to the south west of the PDA on the eastern side of Bull Lane. The site revealed no archaeological finds or features.

Residential Development on land at Parsonage Farm, School Lane, Newington, Kent, Archaeological Watching Brief: EKE15831

- 5.3.7 A watching brief, circa 665m north, north west of the PDA, in 2016 recorded a single ditch not dated or explored in detail. Little by way of archaeology was found.

Excavation of Land at 99 High Street, Watling Place. SWAT Archaeology (2018/2019)

- 5.3.8 The excavation at the above site started in September 2018 and finished in December 2019 due to a new residential development on the northern side of the A" and north of the PDA (Fig.19). Post excavation detailed analysis is ongoing, but an interim report has been produced. Following an archaeological evaluation, which found a number of Roman finds and features, a full strip, map and sample was started across the circa 3.75-hectare site. So far, the excavation has revealed an intensely dense number of finds and features from Late Bronze Age through to the Roman Period (Fig.20). Late Bronze Age features relate to field boundaries and drainage along NNE-SSW aligned Holloway route. A Roman-Celtic temple has been exposed in north-eastern corner of the site.

- 5.3.9 The site has recorded dense occupation and industrial activity from the late Iron Age, into the mid-Roman period. In Late 3rd Century, the Temple was dismantled,

and the land was transformed into agricultural plots. No evidence for Anglo-Saxon or later activity was found until Post-Medieval and Modern Periods and only then in very limited capacity. Plate 6 provides an annotated photograph of the site and the key archaeological features found.

- 5.3.10 The site itself appears to be split into two main phases of activity. The first phase of occupation BC50-240AD appears to be strictly industrial and relates to ironworks and pottery production. The second phase, late 3rd Century to 4th, was found to be predominantly agricultural with shallow field boundaries along with numerous corn-dryers and also four post granaries.
- 5.3.11 There is also a western track that leads on a north-south axis from Watling Street across the site to the Upchurch Road. The area adjacent to the A2 did not reveal any archaeology what is very common for Roman military roads to be stripped on both sides from any trees or structures that may help with setting up an ambush for Roman soldiers.
- 5.3.12 Along south-western boundary of the settlement, a number of Roman cremations were found. These contained urns with cremated bone inside, accompanied with grave goods such as flagons, Samian cups and dishes. Many were still complete and may have once contained a floral offerings, food or wine.
- 5.3.13 The eastern end of the site predominately industrial had a number of pottery kilns, some with the kiln floor still intact containing a large amount of pottery and wasters. These have been spot dated to circa 43--69AD. Nearby are quarry pits utilising the clay for the kilns. Across the area are ditches and another trackway dating from the late Iron Age into the Roman period. In addition, there was another wooden Roman building with flint packed post holes. Near this structure were three badly preserved deep inhumations.
- 5.3.14 The north eastern corner of the site has revealed the flint foundations of a square shaped temple, with an ambulatory around the outside, which is of national importance. Around the temple are a number of deep ritual shafts.
- 5.3.15 The temple, in the north eastern corner of the site, looks down over a 7m wide Roman Road, which leads from Watling Street in a north-south alignment and turns in front of the Temple towards Upchurch. It is thought that this road has a

branch which heads towards Lower Halstow and to the creek there. This is probably for onward transport of the pottery made on the site by water. It is also possible that this road could be a main link with Upchurch and Medway industry, and it branches off Watling Street directly in residential part of this settlement of which part was exposed and investigated along present day A2 road about a mile to the east from site entrance.

- 5.3.16 Nearly six-hundred special finds including coins, grooming sets and jewellery items were recovered in the course of investigation. Very little evidence suggests typical domestic occupation despite the area being well known for the establishment and development of villa estates. It has been suggested that such an estate may be close and that, if not, Roman activity on the current site may be associated with relatively high-status buildings such as those at Keycol Hill and/or Boxted (near Lower Halstow) or with larger scale industrial activity such as those at Slayhills, Upchurch, and Medway pottery works.

Landscape Characterisation

- 5.3.17 The PDA is in part of an area characterised by KCC Historic Landscape Characterisation of 'Small regular with straight boundaries (parliamentary type enclosure)'. Immediately north and part of the western section of the PDA is the area that is characterised as 'Post 1810 settlement' along the A2. To the far south are 'Prairie Fields (19th century enclosure with extensive boundary loss)'. The ribbon development along the A2 began appearing in the Medieval period on the higher ground at the junction with the A2 and Church Lane. Either side of this central area there were scattered properties along the A2, such as Ellen's Place pre 1810 meaning not all properties in this area are post 1810. In the Post Medieval period and the 20th century there has been infilling between these scattered plots leading to a mix in the age of houses. Beyond the ribbon development to the north and south of the A2 the land was agricultural with many boundaries set out prior to the 19th century (Fig. 15).
- 5.3.18 The Swale Borough Council Landscape Sensitivity Survey confirms that Newington contains a variety of building styles and periods of predominately residential use. The PDA falls into the south eastern portion of Newington reflecting undulating arable farmlands, an area that covers from the A2 southwards to Wormdale Road and eastwards to Key Street. The area is not subject to any landscape

designations. There is a rolling topography of the landscape containing medium scale fields which many have lost their hedgerows and field boundaries. Or replaced with wire and fencing. There are small pockets of woodland and small areas of traditional orchards. The survey comments that the time depth of the landscape relates predominantly to the presence of listed buildings and Newington Manor. Traditional orchard and field boundaries have been lost from much of the area. The survey mentions that the north western part of the area has more modern disturbance close to Newington but that it does open a rural and open backdrop on the A2 approach to Newington. It recommends that any new development should have a landscape led approach reinforcing existing boundaries. Maintain and enhance the well-integrated edges of the settlement so that development is not generally visible from the surrounding rural landscape.

Conservation Area

5.3.19 Newington has three Conservation Areas all of which were designated in 1992. Unfortunately, no appraisals have yet been produced for any of the three. One Conservation area is the north west of the PDA and is called Newington High Street. It is located around the junction of Watling Street and Church Lane, within an area that included many of the Grade II listed buildings of the Medieval and Post Medieval. Another Conservation area is called Newington Church and is an area at the northern end of Church Lane to the north of Watling Street located in the area around the church that also includes Wardwell Wood. The final Conservation area is to the west of the PDA in the area around Newington Manor, the adjacent Cranbrook Farm. Assessment of the proposed development on the Conservation Areas will be subject to a separate Heritage Statement report (Fig. 16).

Stour Palaeolithic Characterisation Areas

5.3.20 The PDA and the entire assessment area sits within area designated 22 which relates to the Sittingbourne/Faversham brickearths on the North Downs dip slope. This region is dissected by dry valleys trending north east on chalk bedrock heading towards the Swale. Dating to the Late Devensian period of 25-15k before present. Handaxes can be found in the area suggesting Neanderthal presence as well as Late Upper Palaeolithic presence. This could apply directly to the assessment area around the PDA as handaxes of the Bout Coupe type have been

found to the north although many of an uncertain context having been found in antiquity. The likelihood of Palaeolithic potential is considered to be moderate as some areas are particularly rich in remains although it is difficult to ascertain exactly where (Fig.17).

5.4 Archaeological and Historical Narrative

- 5.4.1 There was prehistoric activity in Newington as seen by the occasional chance finds of Palaeolithic and Mesolithic handaxes. The coastline in this period would have been different to that of the present day and many sites have been lost to the rising sea levels. In the wider area, nearby Lower Halstow to the north has a large number of Mesolithic artefacts, although exact locations are not known.
- 5.4.2 In the Neolithic period people were using the ridge of the North Downs and activity has been seen to the south west with Neolithic monuments such as Kits Coty at Bluebell Hill. A possible Neolithic settlement may have existed to the north at Lower Halstow that is now underwater. To the north east, Neolithic pits and ditches have been found at Iwade, suggesting that the wider area was being exploited in this period.
- 5.4.3 Bronze Age activity is noted through field systems as the landscape was set out for agriculture. Immediately north of the PDA are Bronze age field systems as well as at Bobbing and Iwade to the north east. In addition, there area has a burial site that could relate to the Neolithic or Bronze age. Ring ditches that possibly relate to Bronze age barrows have been seen as cropmarks in the area of Lower Halstow.
- 5.4.4 Iron age activity has been seen to the north east at Iwade with a settlement enclosures and Holloway. At Lower Halstow on the coast, the area was exploited in the Iron Age for salt and early Iron Age briquetage sites have been discovered. Nearer to the PDA, Late Iron Age activity in the form of Bloomeries pits, ditches and a temple have been found behind 99 High Street as well as in the wider area to the south, south west. Near Stockbury.
- 5.4.5 Activity continues in the area into the Roman period. This area of North Kent became an important Roman industrial region for pottery and early Roman pottery kilns have been found immediately north of the PDA. In addition, the coast to the north continued to be exploited for salt. The Roman Road from

Rochester to Dover passes through Newington and across the area are also branch roads from Watling Street as the coast would have been used for water transport in this period. Many Roman Villas are known in the area at Boxted, Lower Halstow, to the south west at Hartlip and at Coldharbour to the north east. At nearby Keycol Hill, a Roman cremation cemetery was discovered in antiquity and commented on by Hasted, an Historian, in 1798 and named Crock Field. It is thought by Hasted that it was the site of a Roman Station located to the south west of the cremation cemetery. He comments:

“...in the adjoining field, there is a large mount of earth thrown up, having a very broad and deep fosse on the south and west sides of it, whence there seems to be a breast-work of earth thrown up, which extends in a line westward about 40 rods, and thence in like manner again northward, making the south and western boundaries of the two fields next below Crockfield.... The greatest part of the northern sides of these fields.... are adjoining to the woods, in which there are many remains of trenches and breast-works thrown up”

- 5.4.6 Although, the above site referred to have yet to be accurately identified. The temple site to the north of the PDA, continued in use by the Romans, passed by a branch road that is thought to head in the direction of the Boxted Romano-British temple site, which may relate to the nearby villa site and is similar in design and size to that at Newington. Use of these sites seem to stop at the end of the mid-Roman period with little by way of late Roman activity.
- 5.4.7 The Anglo-Saxons names Newington as ‘Neweton’ meaning New Farmstead, possibly built on the site of an earlier Roman one. The name settled on its current version by 1550AD. Nearby Milton was a royal estate, for which Newington belonged. There is little by way of known activity in Newington in this period. The origins of the name for nearby Keycol is less clear, Glover interprets this as a quay or wharf, which could relate to the Coldharbour area to the north east of Keycol. Another interpretation by Gelling refers to the name being derived from Saxon *Cæga*, *Cæeg* or *Cægi*.
- 5.4.8 The Domesday Book in 1086 AD records Newington as having 96 household, which is considered very large, enough for five plough teams, 122 acres of meadow and woodland for 30 pig pastures, as well as a fishery. There is no

reference to a church at this time. However, an unidentified church is listed as 'newchurch' under Newington in the Domesday Monochorum, dated 1087. Newington before the conquest time belonged to Queen Editha at the time of the Domesday Book it was held by Albert, King William's Chaplain.

- 5.4.9 Soon after the conquest a Benedictine nunnery was set up in Newington, which is thought to be located to the south west of the PDA between Newington and Lower Hartlip in the area of Chelsey. The story suggests that the prioress was strangled in her sleep and her body pit into a pit or well. As a result, Henry I in 1100, the monastery was closed. Sometime later in the reign of Henry II, the old nunnery had seven priests installed by Thomas Becket. Later one of the priests was murdered and four were considered guilty. The innocent ones gave their portions to the abbot of St Augustines at Canterbury with the other portion to Richard De Lucy.
- 5.4.10 As a result, there were now two manors distinguished by the names Manor of Newington Lucies and the church manor simply known as Manor of Newington. Richard de Lucy subsequently built a church on his manor in the second half of the 12th century dedicated to St Mary the Virgin north of Watling Street. The Lucy's manor house according to Hasted was described as being on the High Street almost opposite the lane to Stockbury, which is considered to be in the area of Station Road and 45-47 High Street.
- 5.4.11 The Manor of Newington was also known in the Cranbrook Manor, and this was south of Watling Street. This manor has a 15th century house. The high Street area has a number of properties that are considered to have Medieval origins. These properties are located along the road as Newington grew as a ribbon settlement.
- 5.4.12 This growth continued into the Post Medieval period and Newington lay on the coaching routes. Beyond the ribbon settlement, the area was very rural, with a mixture of arable, pasture, orchards and hops and there are a large number of scattered farmsteads in the area. Whilst Newington had a number of inns, it did not match the growth of nearby Sittingbourne or Rainham, with people more likely to pass through.
- 5.4.13 The railway came to Newington in 1858, with the station opening in 1862. However, unlike other places in Kent, the coming of the railway did not boost the

growth of the settlement. It was only in the 20th century that new estates were built in the village, with more houses built along the A2, extending the village westwards and in the south west area of the village to the west and east of Bull Lane.

- 5.4.14 The area of Keycol Hill to the south east of the village became an important area for the first world war, with a number of trenches set out, which can be identified via cropmarks. These were part of the anti-invasion field defences in the event of an invasion by the Germans. These trenches were part of a wide set off defences that ran from the north coast of Sheppey, south through Swale and down to Detling and Boxley. The trenches were supported by barbed wire, redoubts, pillboxes and gun positions. They were removed around 1919.

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. The PDA is located just to the east of the main settlement area of Newington which is located on the A2 and northwards along Church Lane. The road south, south west is that of Bull Lane. Just to the north, north east of the PDA are a group of houses, probably representing that of Lion House which would have existed at that time. The road here is not reflected by the current road network but suggests that that it is the northern part of Calloways Lane which then possible followed the line of the modern-day footpath that goes southwards towards Danaway. The area is sparsely populated with a number of scattered farms and hamlets with Wardwell Wood to the north and the large area of wood south of Keycol (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated but this map does mention Cranbrook to the west, also known as Newington Manor and appears to represent the modern line of Calloways Lane and southern boundary of the PDA is still a road off Calloways Lane. This is also the first reference to Crock Field to the north east of the PDA,

which is to Roman cremation area referred to by Hasted in his parish of Newington comments (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 The maps from this series shows the individual buildings and field boundaries. The PDA is represented as arable land with the area comprises of part of two fields. To the north are orchards alongside the A2 and either side of the PDA are also arable fields. To the south, the PDA borders a road. The village is still concentrated around the junction of the A2 and Church Lane (Fig.5).

Newington Tithe Map from 1840

- 5.5.4 The PDA forms part of fields designated 233 and 384. Field 233 is bisected by a footpath on a north west to south east axis which forms the western boundary today and starts much closer to the northern end of Callaways Lane. The owner is Lawrence Ruck and the occupier John Allsworth. Field 233 is called Lion Field and is arable. John Allsworth also occupies the house in plot designated 197 to the north west of the PDA, located on the northern side of the A2 and also immediately north west of the PDA is plot 244 and appears to be that of Lion House. It is not clear which one he lives in. The plot north of the PDA and south of the A2 is called Lion Orchard and also owned by Lawrence Ruck and occupied by John Allsworth. The plot designated 241 on the eastern side of the junction of Callaways Lane and the A2 is owned and occupied by Benjamin Calloway being a house, yard and garden and the family gave their name to Callaways Lane.
- 5.5.5 Field designated 384 of the PDA is owned by the Trustees of William Ludgater. Ellen's Place (plot 63 to the east) at this time was owned and occupied separately by William Ludgater who also owned the nearby terrace of Moat Houses (plot 243), which is the house with a pond to the west of Ellen's Place and north east of the PDA. Moat House has not previously been depicted on the earlier maps and appears to have been built in a plot that was previously an orchard. The area around is a mixture of arable, orchards, hops, pasture and wood (Fig.6).

Historic OS Map 1866

- 5.5.6 This is the first properly scaled OS map. The PDA is represented as part of two fields. A number of field boundaries have been removed including that of the orchard to the north. The area is still sparsely populated (Fig. 7).

Historic OS map 1897

- 5.5.7 There have been a number of minor changes. The southern part of the PDA are orchards and there are more orchards adjacent to the PDA to the east. To the north west in the centre of Newington, terraced houses have also been built along both sides of Church Lane. The two properties west of Lion House and east of Callaways Lane have been replaced by new housing, some of which is terraced. There is a new field boundary in the field to the west of the PDA. The footpath remains in place on the south western boundary (Fig.8).

Historic OS map 1908

- 5.5.8 The PDA is now virtually entirely orchard. To the north there have been significant changes. Semi-detached housing have been built on the southern side of the A2 including that within the northern part of the PDA that is 128 High Street. 128 High Street also shows a small outbuilding at the rear of the garden. There is also another outbuilding within the field at the northern end of the orchard. There is still a field boundary across the centre of the PDA. The eastern side of the northern access from the A2 is that of the Parish Hall with a thin plot immediately part of the PDA between 128 and the Parish Hall which does not appear to have any buildings or clearly show access to the PDA (Fig.9).

Historic OS map 1966

- 5.5.9 The PDA essentially still comprises of orchards. There is also a new field boundary in the northern part which has divided the area into 2. Adjacent to the western boundary are two new detached properties built off the eastern side of Callaways Lane. The northern part of the PDA now includes a cluster of outbuildings. The road to the south is more showing that it is a trackway (Fig.10).

Historic OS Map 1989-94

- 5.5.10 The PDA is no longer showing as orchard. There appears to be a number of small outbuildings located within the PDA and the land divided up into paddocks. In addition the creation of the houses along The Tracies has meant an alteration to the footpath which is now routed along The Tracies rather than diagonally from further north along Callaways (Fig.11)

LIDAR

- 5.5.11 The LIDAR composite shows disturbance in the northern part of the PDA. From the central area and southwards, historically field boundaries can be identified (Fig.12).

5.6 Aerial Photographs

1940s

- 5.6.1 This shows the PDA and the area around as orchards. There has been infills of residential development along the road from Moat Houses up to the centre of Newington (Plate 1).

1960s

- 5.6.2 The PDA is a mature orchard and reflects the OS map of the same period is showing three different areas within the PDA. It can clearly be seen that there is access from the A2 in between the parish hall and 128 High Street. It appears that access to the southern area of the PDA is via a track from the A2 east of the PDA to the rear of 148 High Street. The field adjacent to the south western part of the PDA is still arable (Plate 2).

1990

- 5.6.3 By 1990, the PDA is no longer an orchard, but the area is divided up into a number of paddocks, some with small outbuildings. The land around is now also a predominant mixture of pasture. To the west new houses have been built around a cul-de-sac being The Tracies. There has been further infill along the southern side of the A2. Adjacent to the north eastern shoulder of the PDA are modern farm outbuildings of Lions Farm (Plate 3).

2003

- 5.6.4 There is little change at the PDA. Adjacent to the PDA at the north on the eastern side the parish hall has been demolished and replaced with a new house. Planning Applications for Swale show that this occurred in 2000 (Plate 4).

2020

- 5.6.5 The paddock boundaries within the PDA have been removed and there appears to be some form of clearance within. New houses are being built immediately adjacent on the western side with the extension of the cul-se-sac of The Tracies (plate 5).

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 15th of July 2021. No artefacts or archaeological features were identified in the walkover (Plates 9-17).
- 5.7.2 The PDA is accessed by a couple of gates off the A2 by 128 High Street. The site is extremely overgrown, and it was not possible to move around the site to view the ground. The site slopes gently from west to east towards the bottom of the dry valley in the field immediately to the east of the PDA. The western and southern boundaries of the PDA are a mature hedges. The hedge on the eastern boundary is has more gaps. The northern boundary on the eastern side were mature conifer trees. It was not possible to view the northern boundary on the western side. It is possible that the western and southern hedgerows fall under the Hedgerow Regulations Act. The footpath adjacent to the western boundary is entered via the eastern end of The Tracies cul-de-sac. The southern boundary is a trackway off the south eastern corner of Callaways Lane and further eastwards it becomes a footpath. Within the PDA are a number of dilapidated temporary outbuildings and also metal storage containers, some of which were adjacent to the northern boundary. Some were wooden with corrugated tin roofs, some roofless and in various states of collapse. It was not possible to observe those outbuildings in the centre of the PDA.

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 two records from

this period within the assessment area both handaxes in the area to the north west near the railway and station (6-TQ 86 NE 20; 22-TQ 86 NE 1185). There is moderate potential according to the Stour Palaeolithic Characterisation that Palaeolithic material can be found in North Kent in this area. The nearby thorough excavation on land behind 99 High Street did not reveal any items from this period. Therefore, the potential for finding remains that date to this period within the confines of the development site cannot be discounted but is considered **low**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has one record from this period within the assessment area, also to the north west of the PDA of a tranchet axe (7-TQ 86 NE 46). This were found in antiquity with little information. Also, the nearby thorough excavation on land behind 99 High Street did not reveal any items from this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area and the excavation at 99 High Street did not reveal items from this period. Therefore, 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 records from this period within the assessment area. However, evidence of Bronze Age field systems have been revealed at the excavation on land behind 99 High Street. It is possible that the field systems continue into the area southwards. However, the potential for finding remains that date to this period within the confines of the development site is still 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 two records from this period within the assessment area. Both PAS reported finds where the exact location is unknown. One a Gold Stater (32-MKE 69318) to the north west and the other a Roman Sestertius coin (45-MKE73733) found to the east, which could be late Iron Age in date and evidence of trade with the Romans ahead of the conquest or it could be post conquest. However, the 99 High Street excavation has uncovered a wealth of late Iron Age features such as bloomeries, a Romano-Celtic temple that appears to have roots in the Iron Age, along with holloways and ditches, and enclosures and much by way of Belgic pottery. It appears that the extent of these features goes beyond that of the excavation site. Therefore, the potential for finding remains that date to this period is considered to be **high**.

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 15 records from this period within the assessment area of which nine are recorded as PAS finds where the exact location is not revealed. To the north east is Crock Field (8-TQ 86 SE 1), known to be a cremation cemetery and the area is also thought to be the site of a Roman stations although this has been noted in antiquity and precise details are not known. Road side excavations to the north east of the PDA reveals Roman activity suggesting a nearby settlement (4-TQ 86 SE 80). To the north in the land at the rear of 99 High Street is a large area of Roman activity found during the recent excavations that has yet to make it into the KHER records. There are numerous post conquest early pottery kilns. Many PAS finds are located generally within the study area of Roman coins and much more Roman dating evidence has been seen in the form of coins at 99 High Street, along with other personal items such as bracelets, brooches, hair pins and a toiletry set. This suggests continuity of industry and settlement in Newington from the Iron Age into the Roman period. The exact line of the Roman Road of Watling Street is not clear. The original Roman road has elsewhere in Swale been

seen to lie south of the present A2. It must be noted that the vast amount of Iron Age and Roman activity seen so far in Newington is north of the A2. Whilst the PAS have finds showing as being located south of the A2, these are likely to be to a general grid square and may well have their actual location north of the A2. The excavation on Land behind 99 High Street in the area immediately adjacent to the A2 did not reveal any archaeology and no archaeology was noted during the construction of Eden Meadows to the east of the south which is located on the southern side of the A2. This suggests that there may possibly have been a 'no-go' zone either side along Watling Street (87-TQ 86 SW 132) suggesting that this may have been left as an open security area where either side of the road was stripped of trees and structures in order to prevent ambush attacks. What is not clear is the full extent of activity from this period in and around Newington and whether any Iron Age and Roman activity occurred south of Watling Street. The potential for finding remains that date to this period within the confines of the development site is still considered to be **high**.

Anglo-Saxon

- 5.8.7 The Kent HER has two records from this period within the assessment area that may fall into the Early Medieval or Anglo-Saxon period (35-MKE73150; 73-MKE96532). However, given that there has been limited late Roman activity and Anglo-Saxon activity at the 99 High Street excavation, it is more likely that these items may date to the Roman period. Given the location of the PDA is away from the core settlement area on Watling Street and also from the parish church, 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 14 records from this period within the assessment area. Three are findspots but these are items that could also be classed as falling into the Post Medieval period. It is clear from documentary evidence that Newington existed in the Medieval period and there are eight Grade II listed houses that fall into this period of Medieval to Post Medieval, and one Grade I building being the parish church. Ellen's Place to the east of the PDA and No. 57 and 66 High Street are the closest being 220m east, 175m north west and 135m north west respectively. A denehole was discovered circa 580m west of the PDA in the gardens of 72-74 Bull

Lane (11-TQ 86 SE 6). Map regression confirms that the area to the north west was in the Post Medieval period the core of Newington on the higher ground and that outside of that the land was rural with scattered properties and farms and it is likely that this was the same in the Medieval period. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.8.9 This is by far the largest category. The Kent HER has 36 records from this period within the assessment area, with ten of those as Grade II listed buildings. As expected, the majority of these buildings are west and north west of the PDA in the historic core of Newington. There are also 16 farmstead records in locations all around the PDA attesting to the rural nature and agricultural nature on the fertile brickearths of the area beyond the ribbon development of the A2. The A2 was a coaching road from London to Dover that helped fuel the growth of the village and the coming of the railway to the north. The PDA in this period was part of an arable field, still outside of the central core of Newington. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has 14 records dating to this period many to the south and south east in relation to the Swale Defence line of the First World War. Further defence related records are located to the north. IT does not appear that any of the trenches of features head towards the PDA. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

Undated

5.8.11 There are four undated records. An earthwork at Keycol Hill was mentioned by Hasted but understanding it cannot be ascertained in the present day (9-TQ 86 SE 2). To the south east are two cropmarks, one of an oval enclosure (47-TQ 86 SE 253) and one of a ring ditch (70-TQ 86 NE 165). A further cropmark of an enclosure has been seen circa 770m to the north west (71-TQ 86 NE 165).

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: **high**

- Roman: **high**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **low**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

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

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

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was part of agricultural fields at least from the Post Medieval Period before becoming orchards and latterly pasture. There is no evidence to suggest that the PDA has been built on except for a number of small outbuildings located at the northern end and light field structures associated with paddocks. its time in the 20th century as an orchard and subsequently grubbing

out may have impacted the potential archaeology. However, the overall impact on any surviving archaeological remains is likely to have been **low**.

Proposed Impact

- 6.2.2 The proposed development is for a residential development comprising of 46 units across the northern two thirds of the Site. These will require foundations, associated services and access roads. Consequently, the proposed development will have a **high** impact on any potential archaeology. The southern third of the development will be for a community orchard and will have a **low** potential impact.

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 The main period of significance in the area is that of the Iron Age and into the Roman period. At Newington there was clearly a substantial Iron Age industrial area, with activity that continued into the Roman period with pottery kilns, accompanied by enclosures, temples, holloways and roads as well as Roman cremations, both in the area of Crock Field and also north of the PDA. It does not appear there was any continuity into the Anglo-Saxon period. Whilst Newington has Medieval origins, this occurred to the west and north west of the PDA, which is likely to have been a field during this period. There are no known heritage assets within the PDA.

Rarity

7.2.2 The finds and features in the assessment area, particularly behind 99 High Street are not necessarily considered rare, with the exception of the temple, but what is rare is particularly the preservation and survival of the bloomeries and pottery kilns. Iron Age bloomeries have been seen elsewhere in the wider vicinity and Roman pottery is a regional wide industry in north Kent as seen in nearby Upchurch, Otterham and Lower Rainham. Less is known regarding the earthworks, and cremation cemetery to the north east at Crock Field but it is clear

that the area north of the A2 at Newington is of regional and national significance in understanding the wider use of the landscape of this region during these periods.

Documentation

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources from the Post Medieval period onwards.

Group Value

- 7.2.4 Any potential archaeological finds relating to the Iron Age and Roman period, especially in relation to bloomeries and pottery kilns will further our knowledge of the extent of the activity in Newington area and also the wider north Kent area. In addition, the industry during these periods must have had an extensive settlement attached and where this is located also needs to be determined.

Survival / Condition

- 7.2.5 The map regression confirms that the PDA from the at least if not earlier than the Post Medieval period was agricultural land, which has not been built on. However, excavations to the north suggest that it is possible for the potentially archaeology to be around 0.5m below the ground surface and it is possible that it may have been impacted if the land has been subjected to modern ploughing depths. Therefore, the impact historically on any potential archaeology is likely to be low if not impacted by modern ploughing. Therefore, the likelihood of potential archaeology surviving in-situ is high.

Fragility / Vulnerability

- 7.2.6 The proposed development will require roads, foundations and service trenches. which will have a high impact on any potential surviving archaeology.

Diversity

- 7.2.7 There is considered to be great diversity of the archaeology in this area potentially for the early and late prehistoric and Roman period.

Potential

- 7.2.8 The overall archaeological potential is considered high for the Iron Age and Roman period and low for all other periods. The overall potential of finding archaeology in-situ is considered high.

Significance

- 7.2.9 Based on the information gained in this report, it can be concluded that the site is of high archaeological interest given the extent of the Iron Age and Roman activity seen in Newington particularly in relation to the recent excavations behind 99 High Street, north of the A2. Activity for this period clearly extends beyond the limits of that excavation, although it is not clear if there is any activity for these periods south of the A2 in the Newington area and this is a key research objective. Any find and features relating to the Iron age and Roman period could potentially have regional if not national significance in understanding landscape use in the Newington and north Kent area in these periods.

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 **high** archaeological potential for the Iron Age and Roman periods and **low** potential for all other periods. The overall potential for surviving archaeology is considered **high** and the impact of the proposed development will potentially have a **high** impact on any potential surviving archaeology should it exist. Therefore, a programme of archaeological works should be considered. The need for, scale, scope, and nature of any further assessment and/or archaeological works, if any 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 Esquire Developments Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

July 2021

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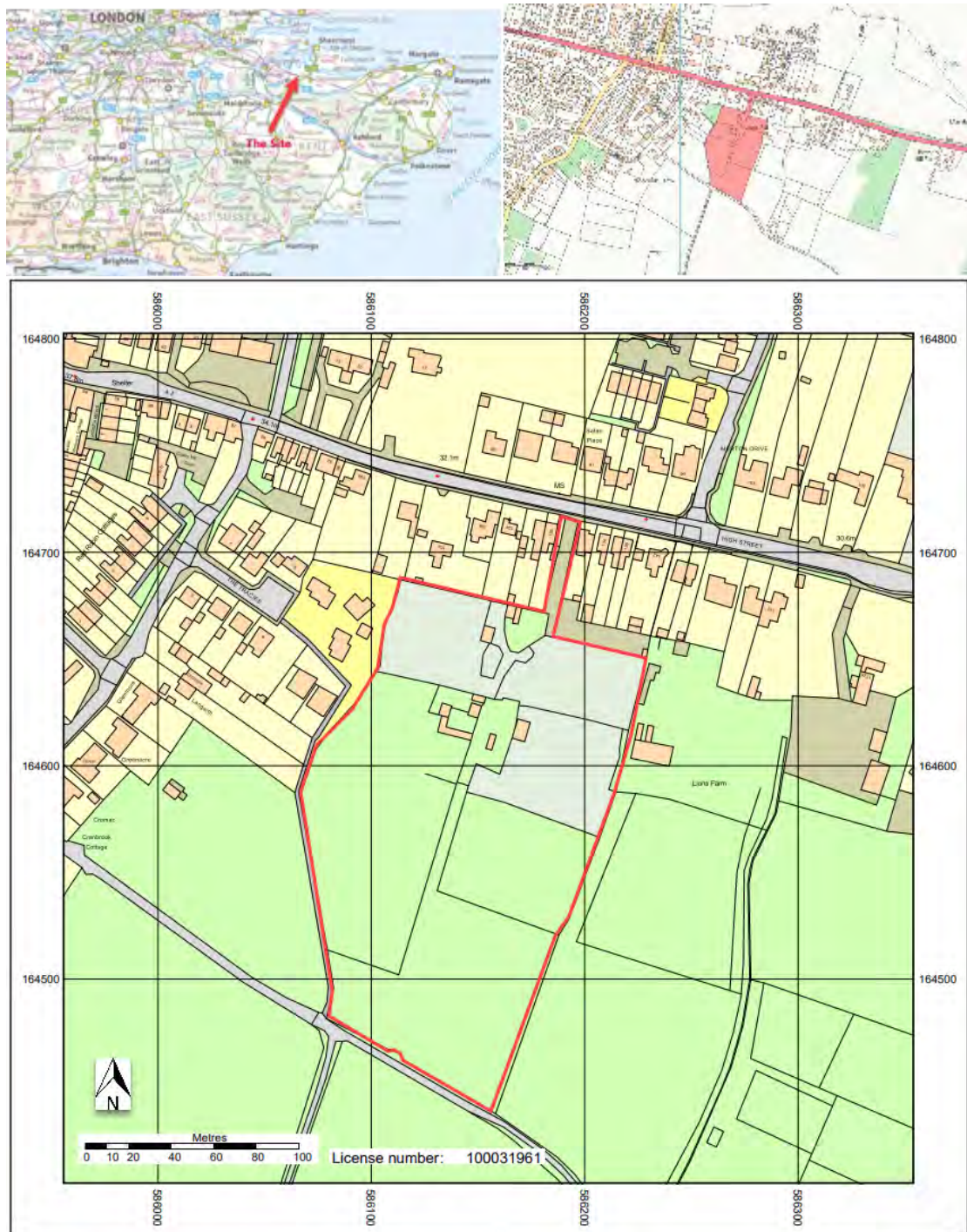


Figure 1: Location Maps, Scale 1:640,000, 1:10,000, 1:1,250

Esquire Developments



Proposed Residential Development Land to the rear of Eden Meadows

Figure 2: Proposed Development Area



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797

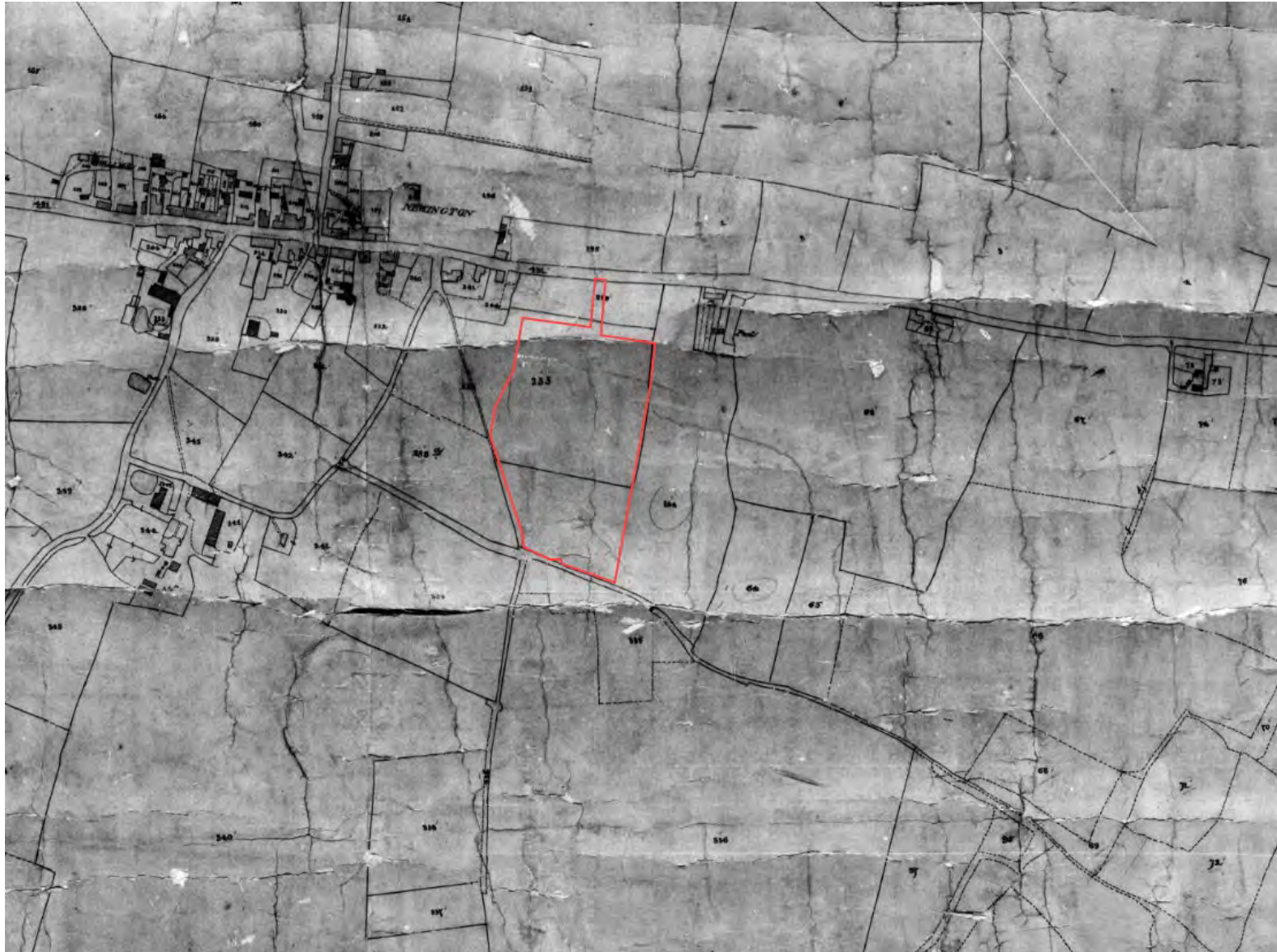


Figure 6: Newington Tithe Map, 1840

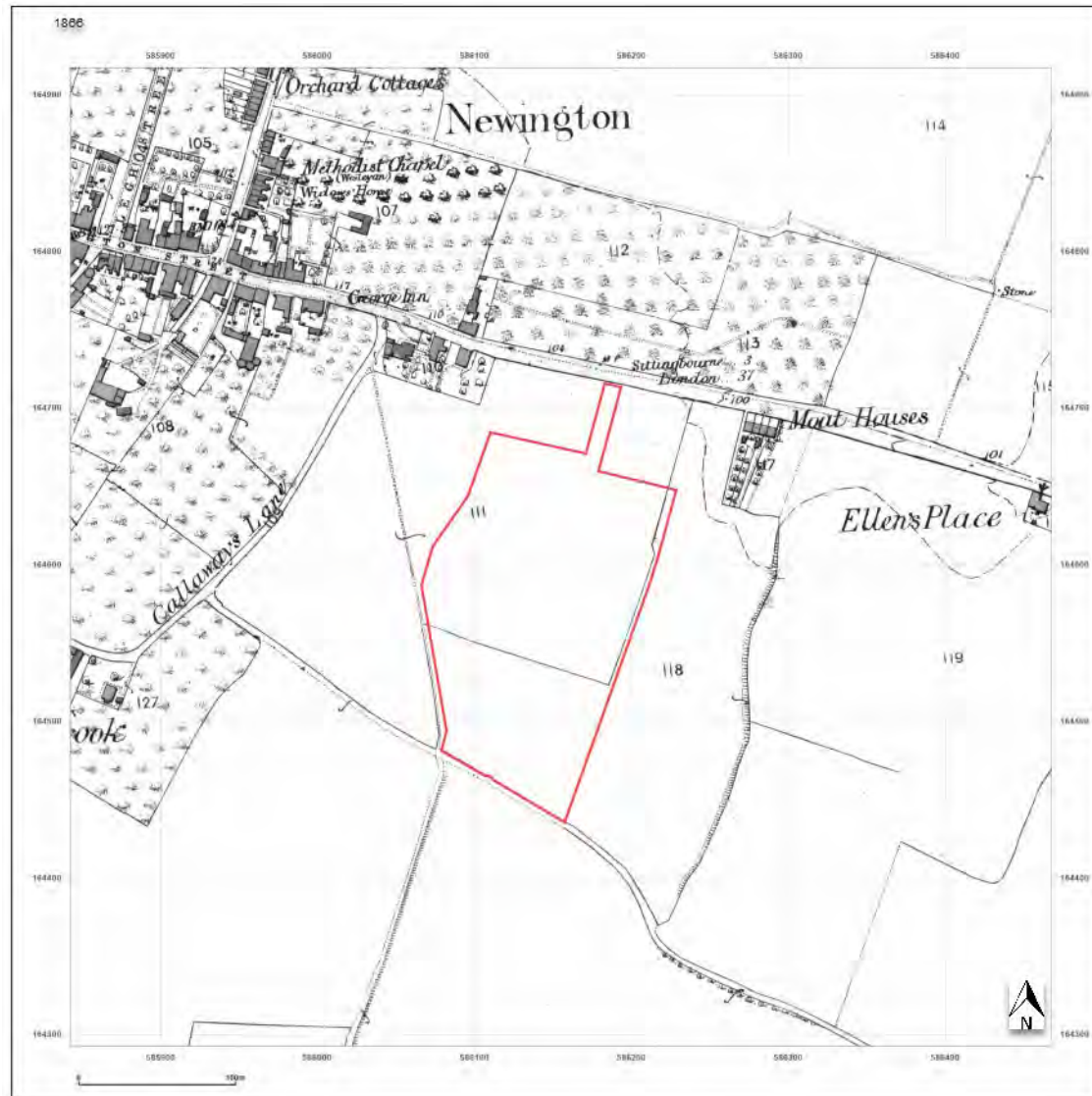


Figure 7: Historic OS Map 1866

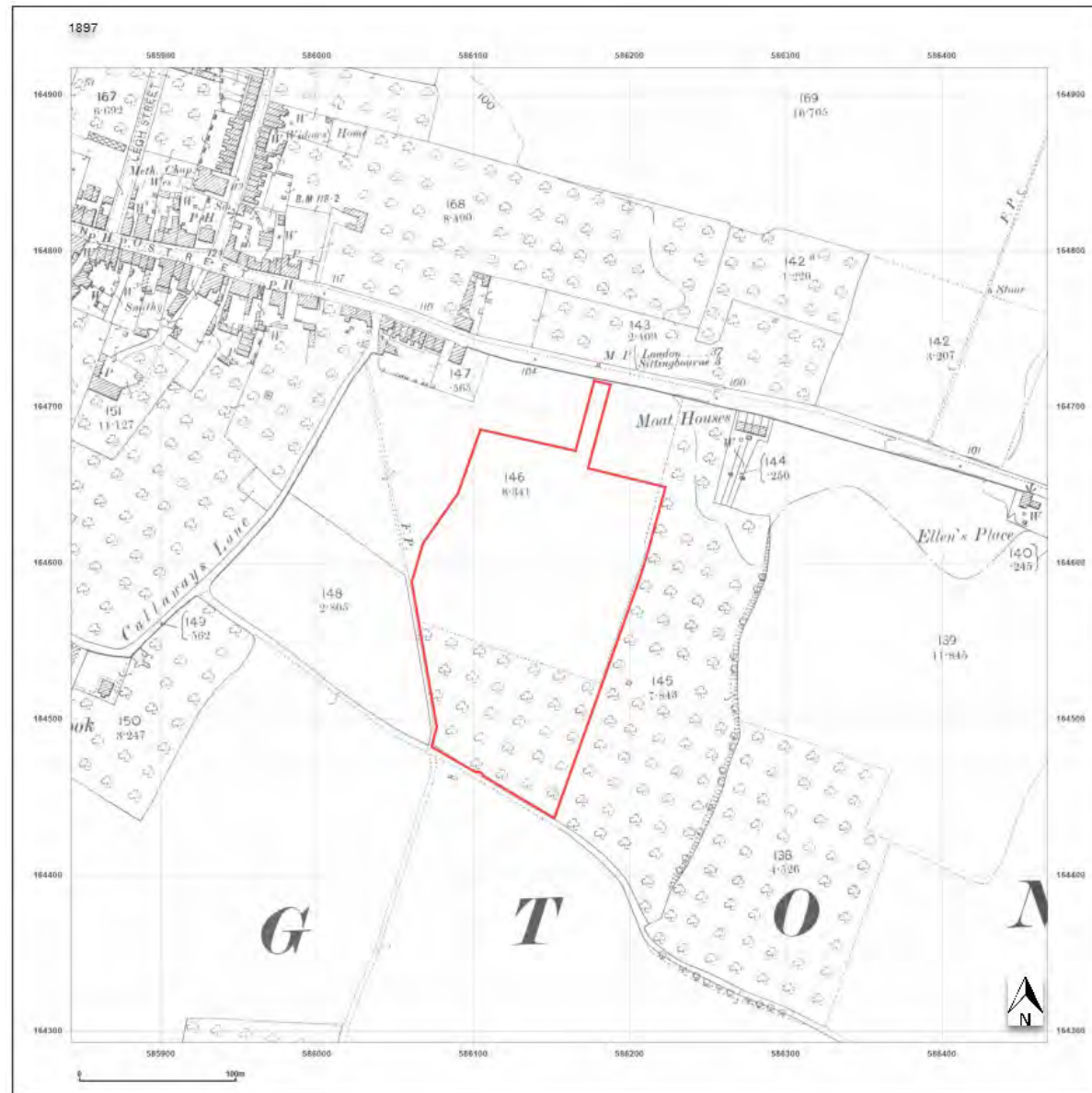


Figure 8: Historic OS Map from 1897

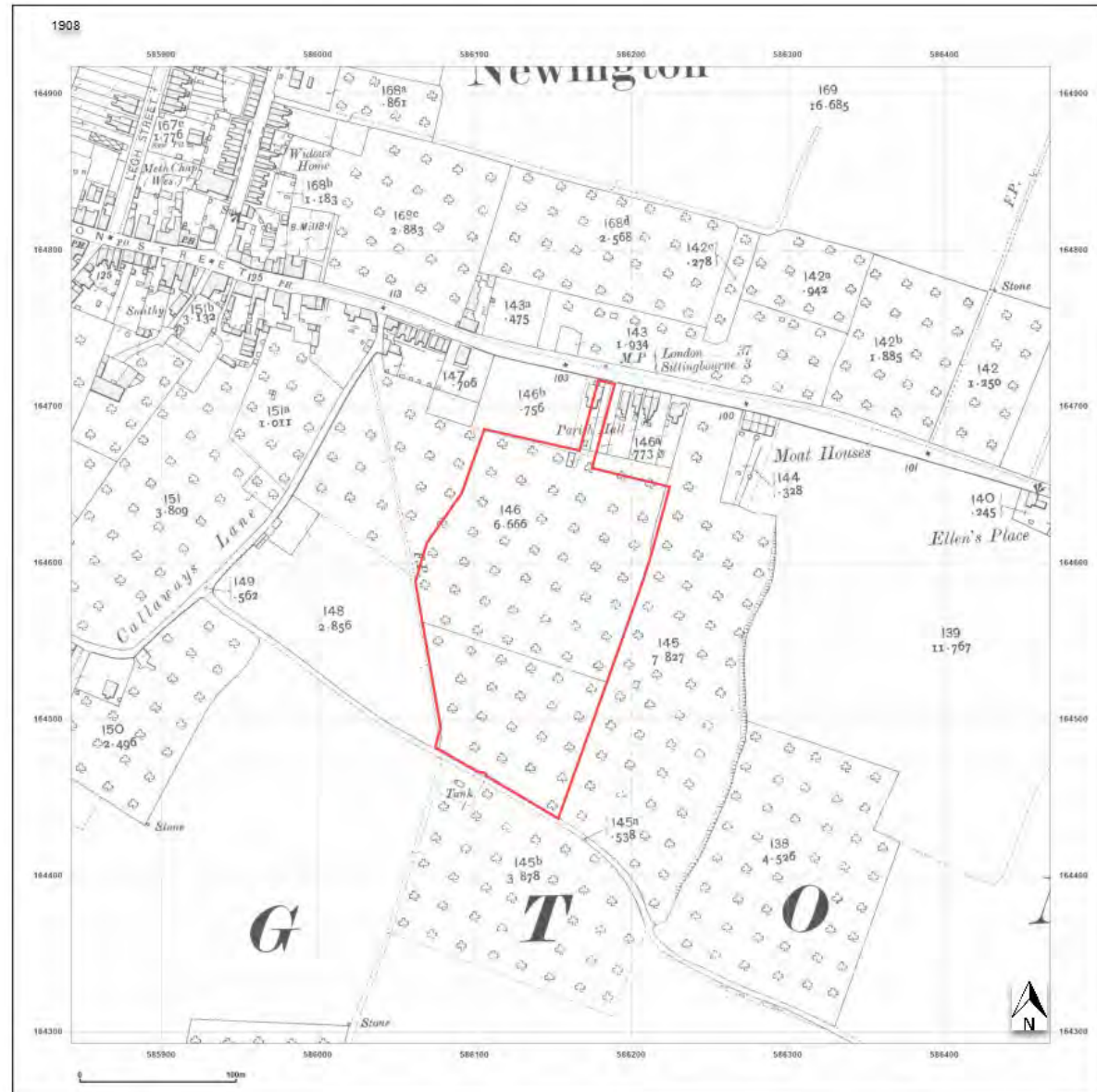


Figure 9: Historic OS Map 1908



Figure 10: Historic OS Map 1966

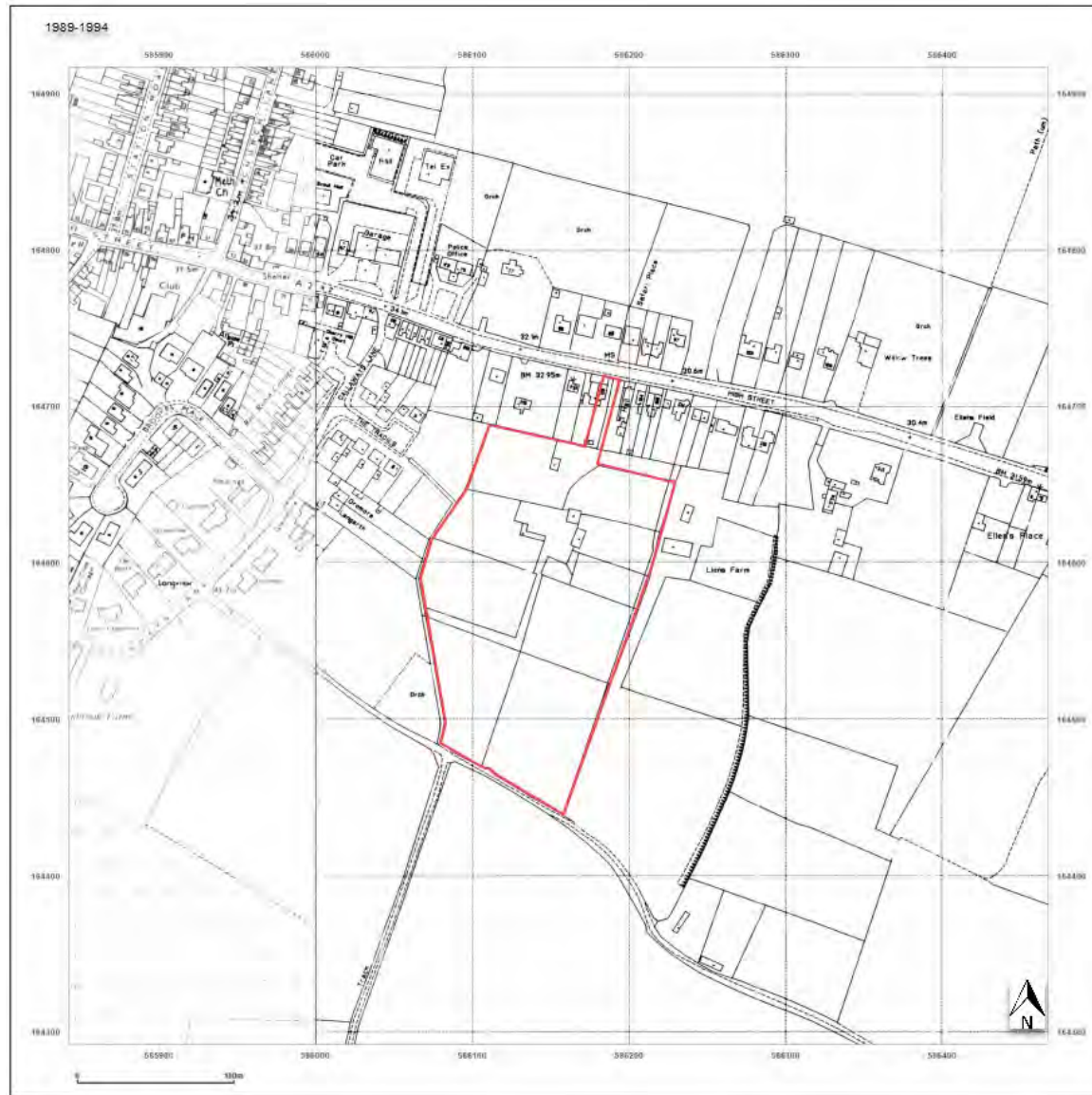


Figure 11: Historic OS Map 1989-94

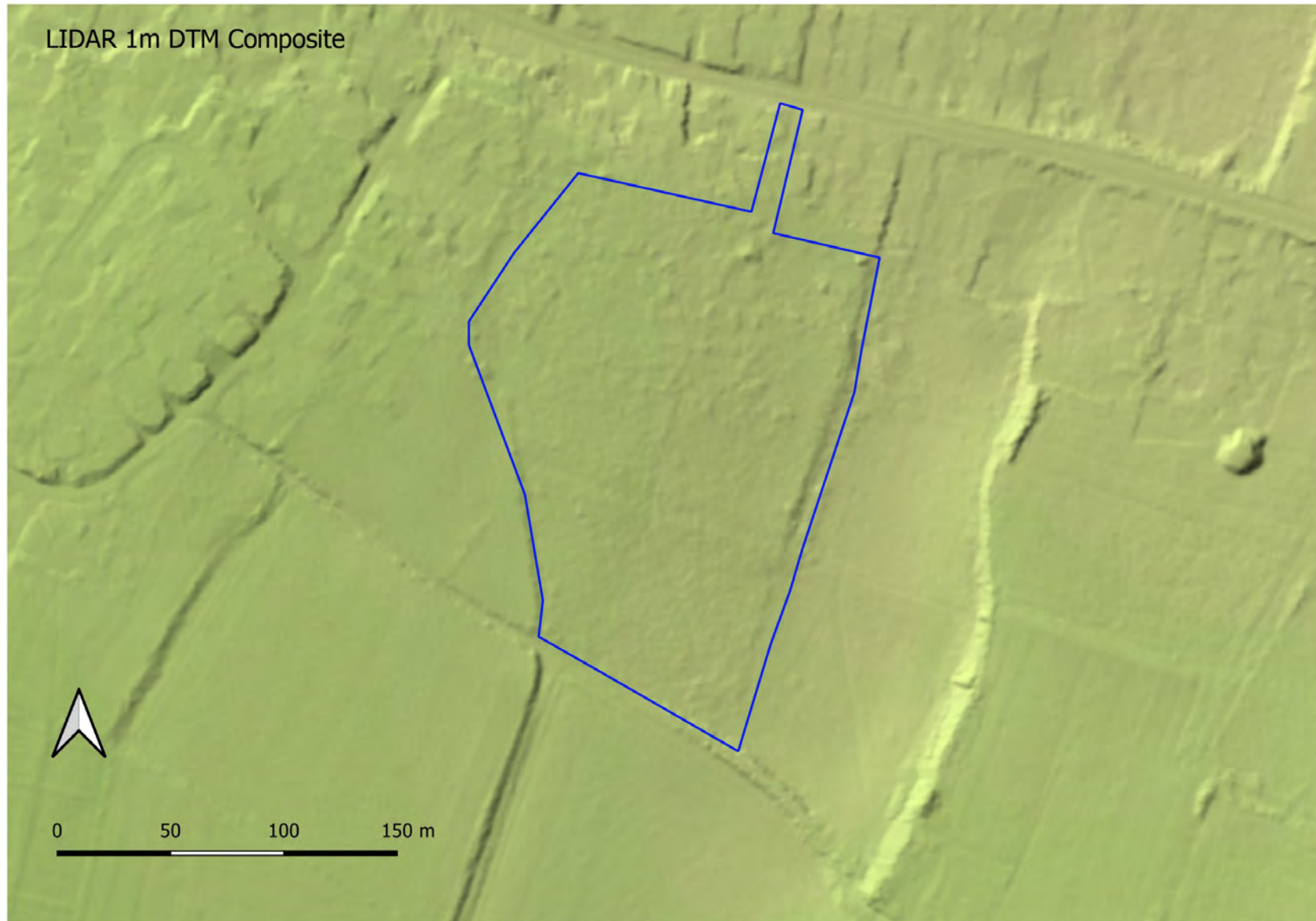


Figure 12: LIDAR 1m DTM Composite (Environment Agency)

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 13-18) DISTANCES ARE TAKEN FROM A CENTRE POINT WITHIN THE PDA.

Map ID	KHER	Type	Location	Period	Description
1	TQ 86 NE 1181	Listed Building	c. 615m N	Medieval to Post Medieval	Church Farmhouse. Grade II listed (1116065). C16. Timber framed, part exposed and plastered, with plain tile roof.
2	TQ 86 SE 60	Monument	c. 920m SSE	Post Medieval	Post medieval quarry, Chestnut Wood. A deep quarry, apparently dug for flint gravel. Date unknown, but pre-1769. Mentioned by Hasted.
3	TQ 86 SE 73	Monument	c. 945m S	Modern	Pillbox (WW1). Hexagonal for a machine gun. Sittingbourne golf course.
4	TQ 86 SE 80	Monument	c. 765m E	Roman	Roman settlement, Keycol Hill. A late 1st/Early 2nd Century cremation burial, ditch and cobbled surface, plus a possible roadside building. A watching brief and trenching report records predominantly Roman remains at this site. Pottery typologies suggest a date in the second half of the 1st Century AD to the late 2nd or 3rd Century AD. The volume of pottery finds suggests that there may be a Roman settlement or buildings in the near vicinity. An evaluation carried out by Canterbury Archaeological Trust in 2007 on land immediately west located further features dating to the Roman period. A clay layer possibly represents a floor of a timber framed building located beside the road. A ditch could therefore be a roadside ditch. The presence of large amounts of pottery together with smaller quantities of charred plant remains, hammerscale and slag suggests domestic activity with perhaps small-scale metal working also taking place on or near the evaluation site.
5	TQ 86 NE 19	Findspot	c. 1020m N	Roman	Axe/Ne, 2 horseshoes/Ro, ?sickle/Roman and 2 keys/Ro. [Area centred TQ 86006570]. While excavating water-cress beds at a place known as 'The Bogs', at the foot of Ward Well Wood, an unusually fine Neolithic polished celt, of grey cherty flint, was found. During the progress of the excavation two horseshoes, two iron keys and an iron

					sickle-shaped instruments were also found. These are probably Roman and are in the possession of Mr Matthews, the Master of Newington School.
6	TQ 86 NE 20	Findspot	c. 520m NW	Lower Palaeolithic to Middle Palaeolithic	One Palaeolithic handaxe found on railway, west of Newington station in 1862.
7	TQ 86 NE 46	Findspot	c. 335m NNW	Mesolithic	Mesolithic tranchet axe and other scraper tools. Now in Maidstone Museum.
8	TQ 86 SE 1	Monument	c. 675m ENE	Roman	Romano-British cemetery. Crock Field. This field is the site of a Roman cemetery and derived the name of "Crockfield" from the immense number of urns found there. (2) The single tree standing on the summit of the hill south of the CalvesHole railway cutting, and known locally as "Tom All Alone", is the site of the "Crockfield" Cemetery. Some thousands are said to have been found and many hundreds have certainly been found. The vessels are usually arranged in groups, a large urn with several smaller vessels. Earthworks and cemetery no longer identifiable.
9	TQ 86 SE 2	Monument	c. 695m ENE	Unknown	Keycol Hill has been thought to be the site of a defended Roman Station. From the description given by Hasted. The position (on 200' contour) is a suitable one for a defensive work and a considerable stretch of the Roman road would have been under observation it is evident that traces of a defensive work then existed but little or nothing can now be followed with certainty.
10	TQ 86 SE 5	Monument	c. 505m SSW	Roman	Roman urn burial, Roman pottery and building material. "From Boyse's Hill, Newington, Captain P. F. Hogg has obtained the relics of an urn-burial, including a small black unglazed urn, a lower human jaw, and four coins, too much worn to be deciphered. From the same place he has collected fragments of unglazed black, red and greyware, of Upchurch and red-glaze ware ... patterned flues and floor tiles and bricks." In Rochester Museum.
11	TQ 86 SE 6	Monument	c. 580m WSW	Medieval to Post Medieval	Denehole. Discovered in January 1961 in the gardens of Nos. 72 and 74 Bull Lane, Newington, is now filled in.

12	TQ 86 SE 157	Listed Building	c. 275m NNW	Post Medieval	THE HOLLY BANK. Grade II listed (1069346). Early C18. Red brick and plain tiled roof.
13	TQ 86 NE 1157	Listed Building	c. 655m N	Medieval to Post Medieval	Church of St Mary. Grade I (1069347). Parish church. C13 chancel, C14 nave, C15 tower, restored 1862.
14	TQ 86 SE 149	Listed Building	c. 180m NW	Post Medieval	THE HOLME. Grade II listed (1069348). Early C19. Painted brick and slate roof.
15	TQ 86 SE 153	Listed Building	c. 225m NW	Medieval to Post Medieval	45 AND 47 HIGH STREET. Grade II listed (1069349). House and shop. C16 and C18. Timber framed and cladded with rendered brick, with plain tiled roof.
16	TQ 86 SE 140	Listed Building	c. 45m NNE	Post Medieval	MILESTONE. Grade II listed (1069350). C18. Stone and metal plaques on two faces. West: 3 miles to Sittingbourne; East: 37 miles to London.
17	TQ 86 NE 1153	Listed Building	c. 675m NNW	Post Medieval	Parsonage Farm. Grade II (1069351). House. C17. Rendered brick with plain tiled roof. Two storeys and garret on plinth with plat band and stack to rear centre. Regular fenestration of 3 wood casements on first floor, 2 on ground floor with plank and stud door in central gabled porch.
18	TQ 86 SE 214	Listed Building	c. 955m SSW	Medieval to Post Medieval	Wormdale Farmhouse. Grade II (1115705). Farmhouse. C16 and late C18. Red brick and plain tiled roof, incorporating timber framed range.
19	TQ 86 SE 212	Listed Building	c. 265m NW	Post Medieval	THE BULL PUBLIC HOUSE. Grade II listed (1115725). C17, C18 and C19. Timber framed and cladded with painted brick and tile hung to rear with-plain tiled roofs.
20	TQ 86 SE 211	Listed Building	c. 175m NW	Medieval to Post Medieval	57 HIGH STREET. Grade II listed (1115738). Cottage pair now house. C16. Timber framed and plastered with applied timbering with plain tiled roof. It is a timber-framed continuous jetty house, a regional type and perhaps one of two such houses in the parish of Newington.
21	TQ 86 SE 188	Listed Building	c. 290m W	Medieval to Post Medieval	NEWINGTON MANO. Grade II listed (1320112). C15 and C16. Timber framed, close-studded and exposed with painted herring-bone brick nogging, and plain tiled roofs. Originally hall with later chamber and service blocks at either end and porch, the service wing is demolished. It has long been divided up and formerly extended further west than it does now.

22	TQ 86 SE 217	Listed Building	c. 135m NW	Medieval to Post Medieval	66 HIGH STREET. Grade II listed (1320267). C16. Timber framed and clad with painted brick and plaster on first floor with plain tiled roof.
23	TQ 86 SE 210	Listed Building	c. 215m NW	Post Medieval	GEORGE INN. Grade II listed (1320295). C17. Timber framed and exposed with plaster infill, and clad with weather board on ground floor, with plain tiled roof.
24	TQ 86 SE 230	Listed Building	c. 665m WNW	Medieval	Pond Farmhouse. Grade II (1320298). Farmhouse. Early C19. Timber framed and rendered with plain tiled roof.
25	TQ 86 NE 1168	Listed Building	c. 600m N	Post Medieval	OAST HOUSE (ADJACENT TO CHURCH FARMHOUSE). Grade II listed (1343906). Oasts and oasthouse. C18 and early C19. C18 chequered red and blue brick double cylindrical roundels with capped plain tile conical roof. C19 buff brick oast house and cylindrical roundel with plain tiled roof.
26	TQ 86 SE 178	Listed Building	c. 55m NNW	Post Medieval	LION HOUSE. Grade II listed (1343907). House. Dated 1674. Chequered brick, Flemish bond on main (road) front, English bond to return fronts, with plain tiled roof. Gable front to road.
27	TQ 86 SE 174	Listed Building	c. 185m NW	Post Medieval	ALLSWORTH'S SHOP. (Grade II listed (1343908). House, now shop. C17. Timber framed and rendered with plain tiled roof. Two storeys and hipped roof with stack to rear right. Two glazing bar sash windows on first floor, with 2 plate glass shop windows on ground floor with blind hoods.
28	TQ 86 SE 175	Listed Building	c. 220m E	Medieval to Post Medieval	ELLEN'S PLACE. Grade II listed (1343909). House now cottage pair. C16. Timber framed and clad with painted brick on ground floor and weather board on first floor with plain tiled roof. Right return front: 2 storeys on plinth with hipped roof and stacks to left and right. Three wood casement windows on first floor, 2 on ground floor and board door centre right with flat hood.
29	TQ 86 SE 189	Listed Building	c. 1000m SSW	Post Medieval	BARN 50 YARDS SOUTH OF WORMDALE FARM HOUSE. Barns. C17 and late C18. Timber framed on brick plinth and clad with weather board and corrugated iron roof.
30	TQ 86 SE 99	Monument	c. 945m S	Modern	Pillbox [First World War] for a machine gun.
31	TQ 86 SE 97	Building	c. 665m SSE	Modern	Pillbox [First World War] for a machine gun.

32	MKE69318	Findspot	c. 335m NNW	Iron Age	Portable Antiquities Scheme find - Iron Age gold coin. Quarter stater.
33	MKE73091	Findspot	c. 935m SE	Medieval	Portable Antiquities Scheme find. Medieval iron adze.
34	MKE73147	Findspot	c. 765m ENE	Roman	Portable Antiquities Scheme find - Roman copper alloy coin. Date: from 238 AD to 244 AD.
35	MKE73150	Findspot	c. 755m E	Roman to Early Medieval or Anglo-Saxon	Portable Antiquities Scheme find - Roman copper alloy brooch. Cruciform head with trumpet end. Gilded, with ring and dot decoration. Date: from 43 AD to 410 AD.
36	MKE73151	Findspot	c. 800m ENE	Roman	Portable Antiquities Scheme find - Roman copper alloy coin. Date: from 43 AD to 99 AD.
37	MKE73154	Findspot	c. 750m E	Roman	Portable Antiquities Scheme find - Roman copper alloy coin. Date: from Circa 100 AD (Certain) to Circa 199 AD (Certain).
38	MKE73323	Findspot	c. 475m NW	Post Medieval	Portable Antiquities Scheme find - Post Medieval lead dress fitting. This object is a Hanoverian military tailcoat fitting, dating to the 18th century. Date: from Circa 1714 AD (Certain) to Circa 1800 AD (Certain).
39	MKE73324	Findspot	c. 780m SW	Medieval	Portable Antiquities Scheme find. Medieval copper alloy fitting, cruciform shape and decorated.
40	MKE73559	Findspot	c. 160m NE	Post Medieval	Portable Antiquities Scheme find - Post Medieval silver coin. Threepence of Elizabeth I. Date: from Circa 1558 AD (Certain) to Circa 1603 AD (Certain).
41	MKE73717	Findspot	c. 610m ESE	Medieval to Post Medieval	Portable Antiquities Scheme find - copper alloy jetton. Extremely worn, as such no further identification can be made. Date: from Circa 1500 AD (Certain) to Circa 1700 AD (Certain).
42	MKE73718	Findspot	c. 580m ESE	Roman	Portable Antiquities Scheme find - copper alloy coin. Roman sestertius, of Antonius Pius 138 - 192 AD. Rome mint.
43	MKE73719	Findspot	c. 580m ESE	Roman	Portable Antiquities Scheme find - copper alloy coin. possibly of Faustina c. 141 - 147 AD. Very worn, no reverse type or legend are visible. Date: from Circa 141 AD (Certain) to Circa 150 AD (Certain).
44	MKE73720	Findspot	c. 580m ESE	Roman	Portable Antiquities Scheme find - copper alloy coin. Roman dupondius, of Commodus as Augustus 177 - 192 AD. Rome mint, reverse type is illegible. Date: from Circa 177 AD (Certain) to Ante 192 AD (Possibly).

45	MKE73733	Findspot	c. 580m ESE	Late Iron Age to Roman	Portable Antiquities Scheme find - copper alloy coin. Sestertius/as. Ruler, mint and reverse type are unknown. Date: from Circa 27 AD (Certain) to Circa 260 AD (Certain).
46	MKE73734	Findspot	c. 580m ESE	Roman	Portable Antiquities Scheme find - silver coin. A silver denarius of Antonius Pius 138 - 161 AD. Reverse VOTA SVSCEPTA DEC III [COS III] Antonius togate standing left sacrificing over tripod alter and holding scroll. Rome mint. Date: from Circa 138 AD (Certain) to Circa 161 AD (Certain).
47	TQ 86 SE 253	Monument	c. 890m SE	Unknown	Crop mark of an oval enclosure, to the north of Maidstone Road near Gravelpit Wood. It is c.45m across and consists of a singular ditch with no visible interruption.
48	TQ 86 SE 254	Monument	c. 930m SE	Modern	Cropmark of a First or Second World War trench, to the north of Maidstone Road, near Gravelpit Wood.
49	MKE80050	Findspot	c. 585m E	Roman	Portable Antiquities Scheme find - copper alloy coin. Radiate of Uncertain Ruler, mint or reverse type. c. AD 260-296. Date: from 260 AD to 296 AD.
50	TQ 86 SE 102	Monument	c. 340m NNW	Post Medieval to Modern	Newington station opened in 1858.
51	MKE85125	Farmstead	c. 980m SSW	Post Medieval	A regular multi-yard farmstead. Farmhouse detached side on to yard. 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. Notes: Oast
52	MKE85126	Farmstead	c. 225m W	Post Medieval	Newington Manor (Cranbrook). Farmhouse detached in central position. Altered - partial loss of original form (less than 50%).
53	MKE85127	Farmstead	c. 690m WNW	Post Medieval	Pond Farm. A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Farmhouse detached in central position. Isolated position. Altered - partial loss of original form (less than 50%). Notes: Oast.
54	MKE85128	Farmstead	c. 990m WNW	Post Medieval	Farmstead north west of Pond Farm. Dispersed cluster. Isolated position. Farmstead completely demolished.
55	MKE85129	Farmstead	c. 330m WNW	Post Medieval	Outfarm in Newington. A loose courtyard plan with buildings to two sides of the yard. Farmstead completely demolished.
56	MKE85130	Farmstead	c. 205m WNW	Post Medieval	Farmstead in Newington. A L-plan (house attached) farmstead. Farmstead completely demolished.

57	MKE85131	Farmstead	c. 675m NNW	Post Medieval	Parsonage Farm. A dispersed plan farmstead. Located within a village. Only the farmhouse remains.
58	MKE85147	Farmstead	c. 605m N	Post Medieval	Church Farm. A loose courtyard plan farmstead with buildings to two sides of the yard. Altered - significant loss of original form (more than 50%).
59	MKE85148	Farmstead	c. 165m NNW	Post Medieval	Outfarm in Newington. An outfarm with a regular U-plan. Farmstead completely demolished.
60	MKE85149	Farmstead	c. 85m NNW	Post Medieval	Farmstead north of Lion House. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmstead completely demolished.
61	MKE85150	Farmstead	c. 445m E	Post Medieval	Farmstead east south east of Ellen's Place. A loose courtyard plan farmstead with buildings to three sides of the yard. Altered - significant loss of original form (more than 50%).
62	MKE85151	Farmstead	c. 450m ESE	Post Medieval	Outfarm south east of Ellen's Place. An outfarm with a regular L-plan range. Farmstead completely demolished.
63	MKE85210	Farmstead	c. 825m E	Post Medieval	Farmstead in Keycol. A farmstead with a regular A-plan range. Farmstead completely demolished.
64	MKE85211	Farmstead	c. 805m E	Post Medieval	Keycol Farm. A dispersed plan farmstead. Only the farmhouse remains.
65	MKE85213	Farmstead	c. 750m ENE	Post Medieval	Outfarm on Keycol Hill. An outfarm with a loose courtyard plan with buildings to two sides of the yard and a secondary yard. Farmstead completely demolished.
66	MKE85228	Farmstead	c. 725m NNE	Post Medieval	Farmstead south west of Oak Hill Farm. Dispersed cluster. Isolated position. Altered - partial loss of original form (less than 50%).
67	TQ 86 SE 293	Monument	c. 400m NW	Post Medieval	Former site of wind mill at Newington used to grind corn. Built in Newington in the late eighteenth century - building is shown on the OS Drawing of 1797. It was demolished in the early twentieth century.
68	TQ 86 NE 140	Monument	c. 450m N	Post Medieval to Modern	Oast in Newington. Site of a four-kiln oast built in Newington in the middle of the nineteenth century - building is shown on the OS first edition map but not the tithe map. An additional twin roundel oast was added at the end of the nineteenth century - building is shown on the OS second and third edition maps. All buildings were demolished in the middle of the twentieth century visible on the 1940s aerial photo but not the 1990 photo.

69	TQ 86 NE 157	Monument	c. 555m N	Medieval to Post Medieval	The moat. A pond, formerly a larger pool, known as the moat. The body of water is shown on the OS drawings of 1797, skirted by the road to High Oak Hill. It is labelled on the Newington Tithe Map of 1840 as 'pool'. By the time of the 2nd edition OS map, at the turn of the 20th century, a sheep wash had been created at northern end of the pool where water appears to have fed out into a stream. Moat Cottage and Moat View are the two modern properties closest to the pond which is shown on modern OS mapping as a horseshoe shaped feature. The pool clearly predates the road from Newington to High Oak Hill which diverts around to the south of the feature. It is unclear what function the pond originally served but it could be some form of mill pond, possibly of medieval or early post medieval date.
70	TQ 86 SE 299	Monument	c. 815m SE	Unknown	Cropmark of a ring ditch, to the south east of Cranbrook Wood. A ring ditch is visible as a cropmark in a Google Earth image of 2013, to the south east of Cranbrook Wood. It is 10m x 11m across and consists of a single circular ditch.
71	TQ 86 NE 165	Monument	c. 770m NW	Unknown	Cropmark. A large rectangular enclosure in Google Earth images 2013 to the north of Newington.
72	TQ 86 NE 1185	Findspot	c. 380m NNW	Lower Palaeolithic to Middle Palaeolithic	Newington, near station: handaxe surface find. Recorded in the 1968 Gazetteer in the Geology Museum at South Kensington then described as a small narrow bout coupe, damaged and white-patinated.
73	MKE96532	Findspot	c. 560m E	Roman to Early Medieval or Anglo-Saxon	Roman Copper alloy bracelet. Copper alloy thin strip bracelet or bangle fragment. Narrow D-sectioned band fragment, broken at one. The convex display face bears decoration comprising a band of sixteen incised lines unevenly spaced 6mm from complete strap end. The complete end has a notch and ridge which may relate to a join or clasp, possibly even extra decoration.
74	TQ 86 NE 1189	Monument	c. 840m NNE	Modern	Possible First World War Royal Engineer's store, Wardwell Wood. The possible store is an unfinished rather crude reinforced concrete structure built into the slope of a hill in Wardwell Wood.
75	TQ 86 SE 308	Monument	c. 625m SSE	Modern	First World War battery, Cromas Wood, Newington. This site is marked as a Field Gun Battery on the main 1919 Chatham Land Front Map. It was protected by barbed wire and fire trenches. The map

					also shows that it had tunnels. Another map in WO78/4431, listing gun sites gives it as the location of two Naval 12 pr guns. It may be that the 12 prs were regarded as field guns because of their calibre, in spite of them having fixed sites.
76	TQ 86 NE 166	Monument	c. 855m NNE	Modern	First World War military telephone pole on footpath off High Oak Hill, Newington. The stump, about 153 cm high, of a probable First World War military telephone pole. There is only one pole shown on a 1919 Chatham Land Front Map in the National Archives on this footpath and it seems to be in this place.
77	TQ 86 SE 314	Monument	c. 915m S	Modern	First World War pillbox - near Wormdale Farm, Wormdale Lane, Newington. A First World War square concrete pillbox with two loopholes (embrasures) for machine guns. It is of the type shown in the 1919 Chatham Land Front Map, located next to a public footpath on Wormdale Farm, Wormdale Lane, Newington.
78	TQ 86 SE 315	Monument	c. 780m SSE	Modern	First World War square pillbox in field alongside Sittingbourne & Milton Golf Course. A square, concrete pillbox that has one loophole (embrasure) of a machine gun, Part of Chatham and Land Front defences. Intended for a Lewis Machine Gun. There is a doorway in the north corner of the west wall measuring 5 feet 2 inches high by 2 feet 3 inches wide. The main walls are 24 inches thick, with the rear wall being 12 inches thick.
79	TQ 86 SE 318	Monument	c. 505m SE	Modern	Cranbrook Redoubt. A First World War redoubt is shown on the 1919 Chatham Land Front map positioned between Cranbrook and Cromas Woods. The map shows at least 1 machine gun emplacement. There are signs of disturbance of the which may be the remains of the Redoubt, now backfilled.
80	TQ 86 SE 167	Monument	c. 700m N	Modern	Royal Engineers building, rear of Church - Newington. A War Office map shows a rectangular structure to the rear of the church adjacent to the building which now houses the boiler. This is marked to indicate a use by the Royal Engineers however what this use was is not given. The map shows the structure to be about the same size as the Church boiler house.
81	TQ 86 SE 168	Monument	c. 840m N	Modern	Wardwell Lane Industrial Estate Air Raid Shelter. A brick-built WWII air raid shelter, it has 9-inch brick walls with a 9-inch blast wall in front of

					the entrance. It has a concrete slab roof and is believed to have been built by or for Sittingbourne Borough Council for the use of its workers, as the site was a council depot in the 1940s.
82	TQ 86 SE 327	Monument	c. 225m NNW	Post Medieval	Former Methodist Chapel & Widow's Home, Church Lane, Newington, shown on the 1862-75 map. No further information is available. A new chapel was built on the other side of the road.
83	TQ 86 SE 328	Building	c. 235m NW	Post Medieval to Modern	Wesleyan Methodist Chapel, Newington. Shown on the 1897-1900 and 1929-52 maps. A new church has been built on the same site, as shown on the current O/S map.
84	TQ 86 NE 1051	Building	c. 675m NNW	Post Medieval	National school, School Lane, Newington, Swale. The building as the National School is shown on the Ordnance Survey map 1862-1875, then as School on the 1897-1952 maps.
87	TQ 86 SW 132	Monument	Adjacent to PDA	Roman	Watling Street Roman Road ran from Canterbury to Rochester.
88	TQ 85 SE 300	Monument	c. 250m N	Post Medieval	CHATHAM AND DOVER RAILWAY. In 1853 the East Kent Railway Company was inaugurated and authorised to build an extension from the North Kent Line at Strood to Canterbury, with an extension to Faversham Quay, and another branch to join the South Eastern at Chilham, (the latter was never made). Faversham section was opened in January 1858.
86	TQ 86 SE 295	Monument	c. 550m SE	Modern	A First World War trench Line running ARA27 to Cranbrook Wood. It is visible on 1946 aerial photograph and also on the Google Earth aerial photograph of 2013 (In the area to the south of Cromas Wood).
85	TQ 86 SE 316	Monument	c. 510m SSE	Modern	First World War trench line, Wormdale Farm (alongside golf course). This is a First World War trench system which formed part of the defences of the Cromas Battery and stop line around Newington. It ran from the Wormdale Farm Pill Box (TQ 86 SE 72) to the stopline (trench) south of Westfield Shaw, approx. 360m.

Figure 13: Gazetteer of KHER Records

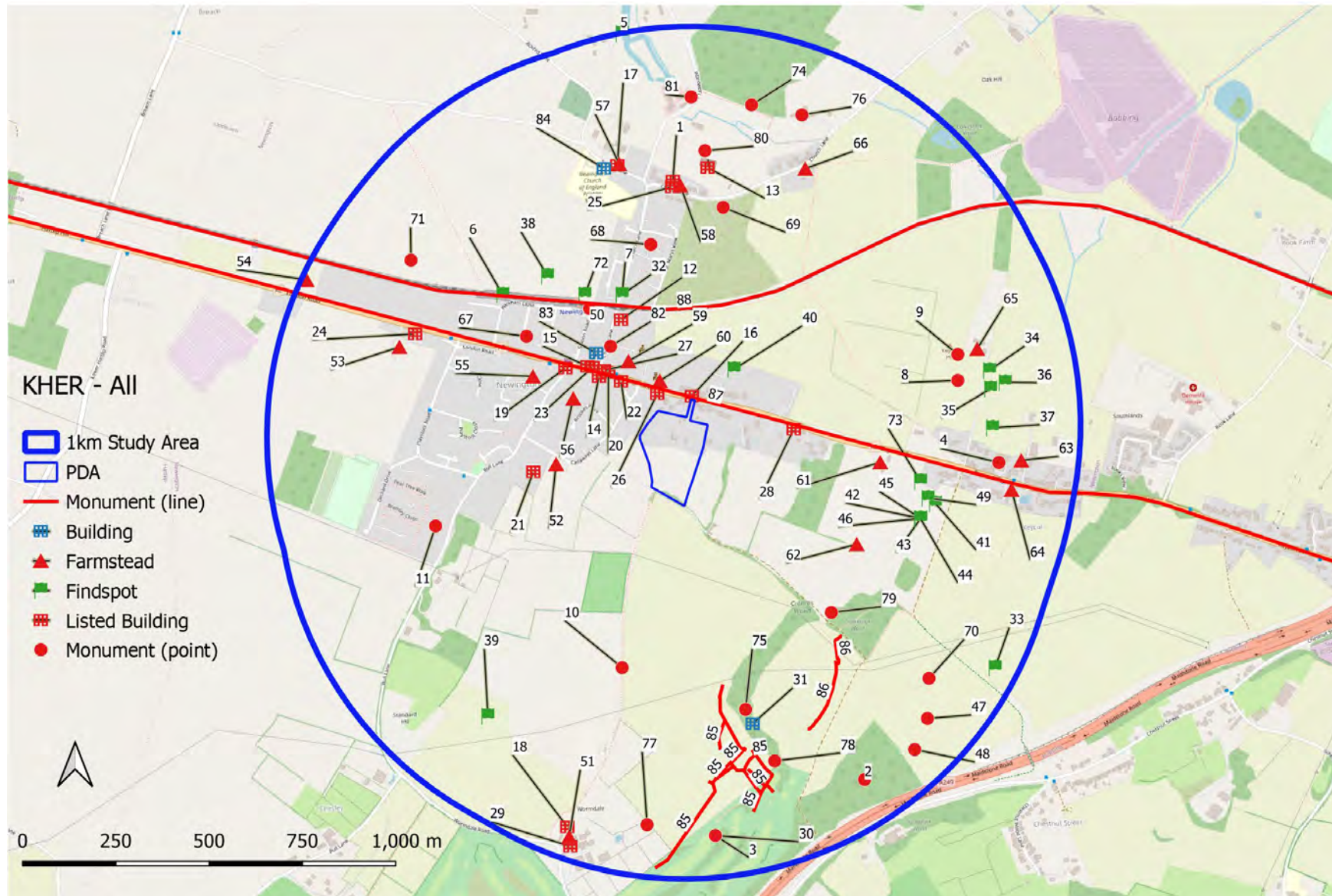


Figure 14: KHER Monument Record – All

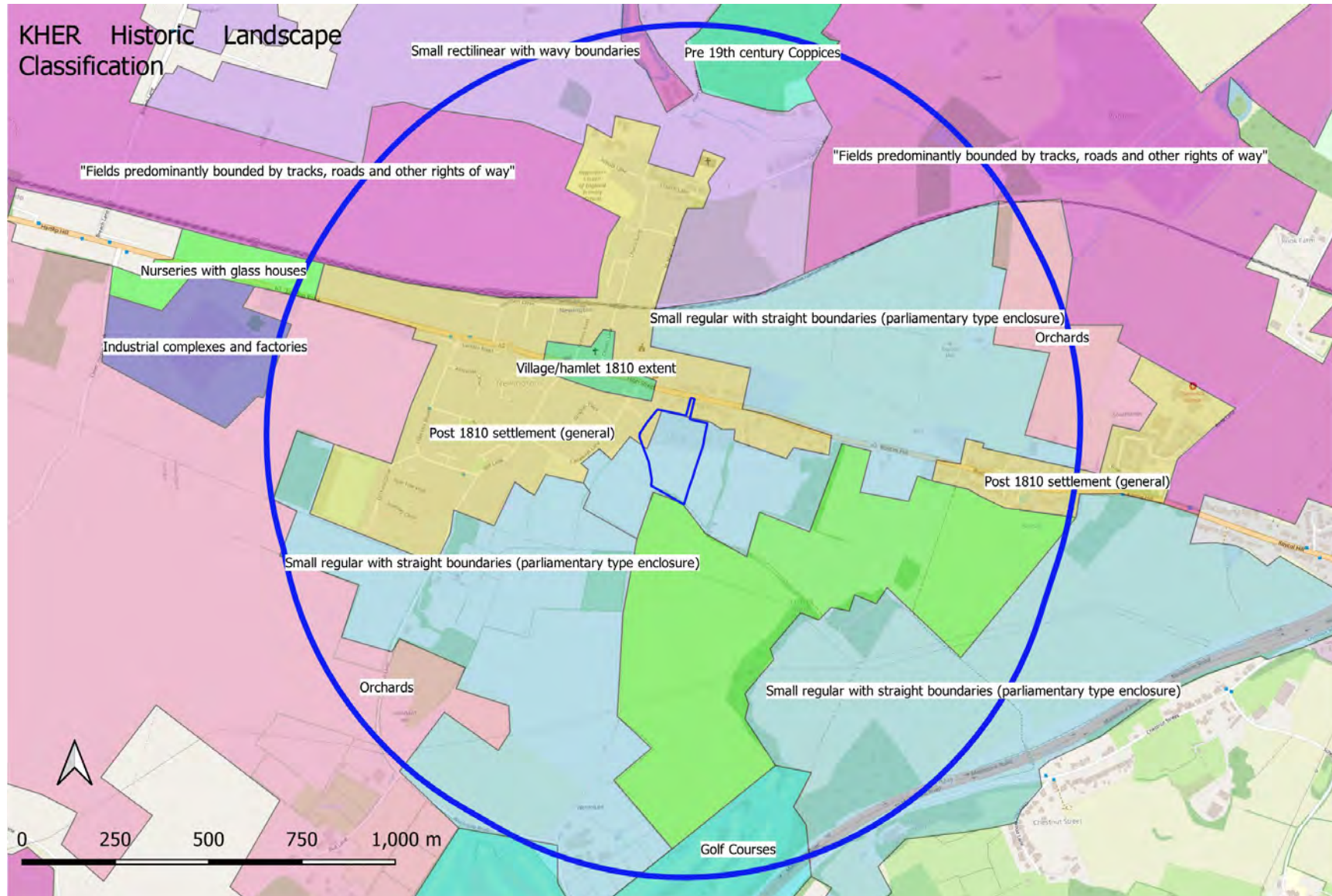


Figure 15: KHER Historic Landscape Characterisation

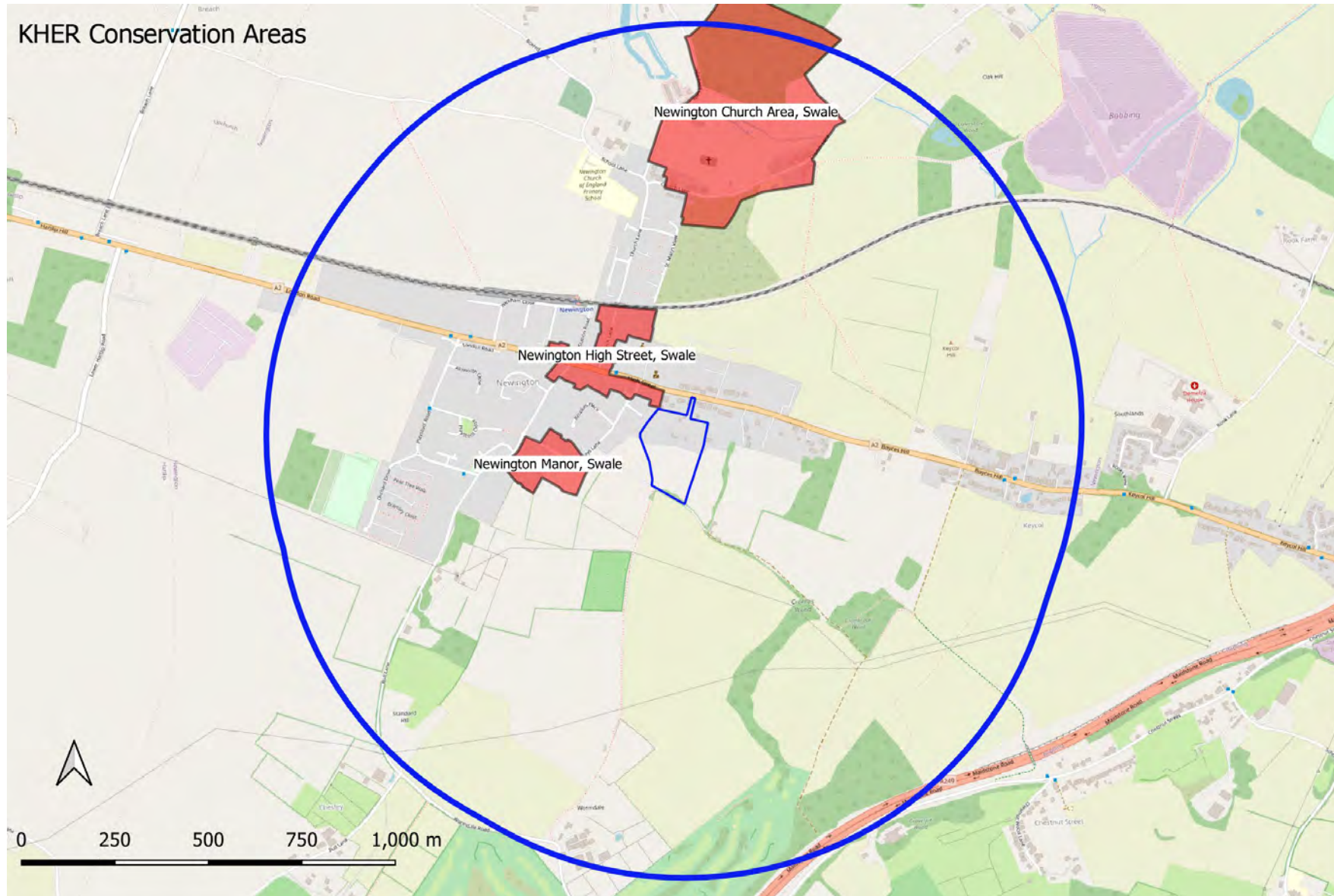


Figure 16: KHER Conservation Areas

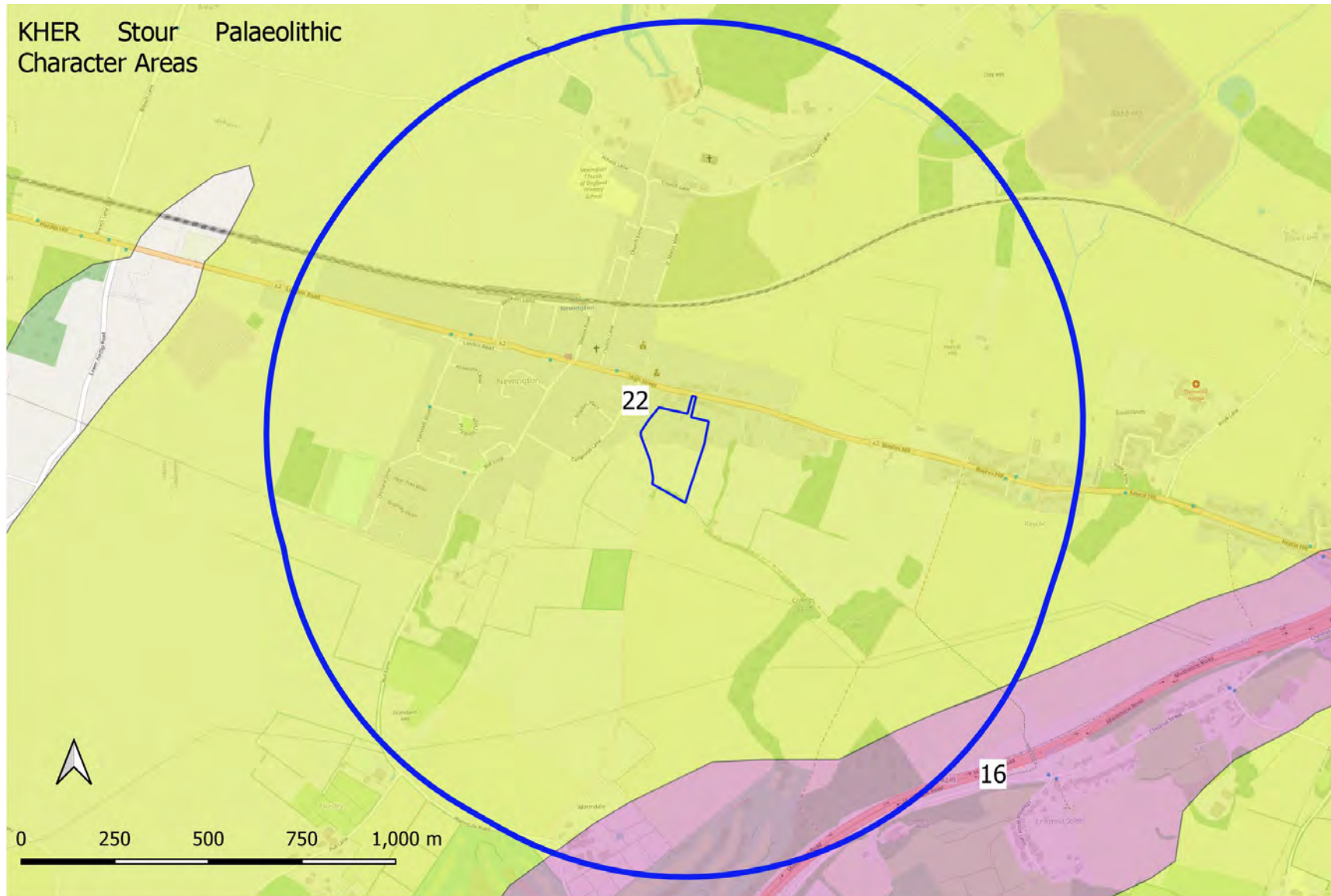


Figure 17: KHER Stour Palaeolithic Characterisation

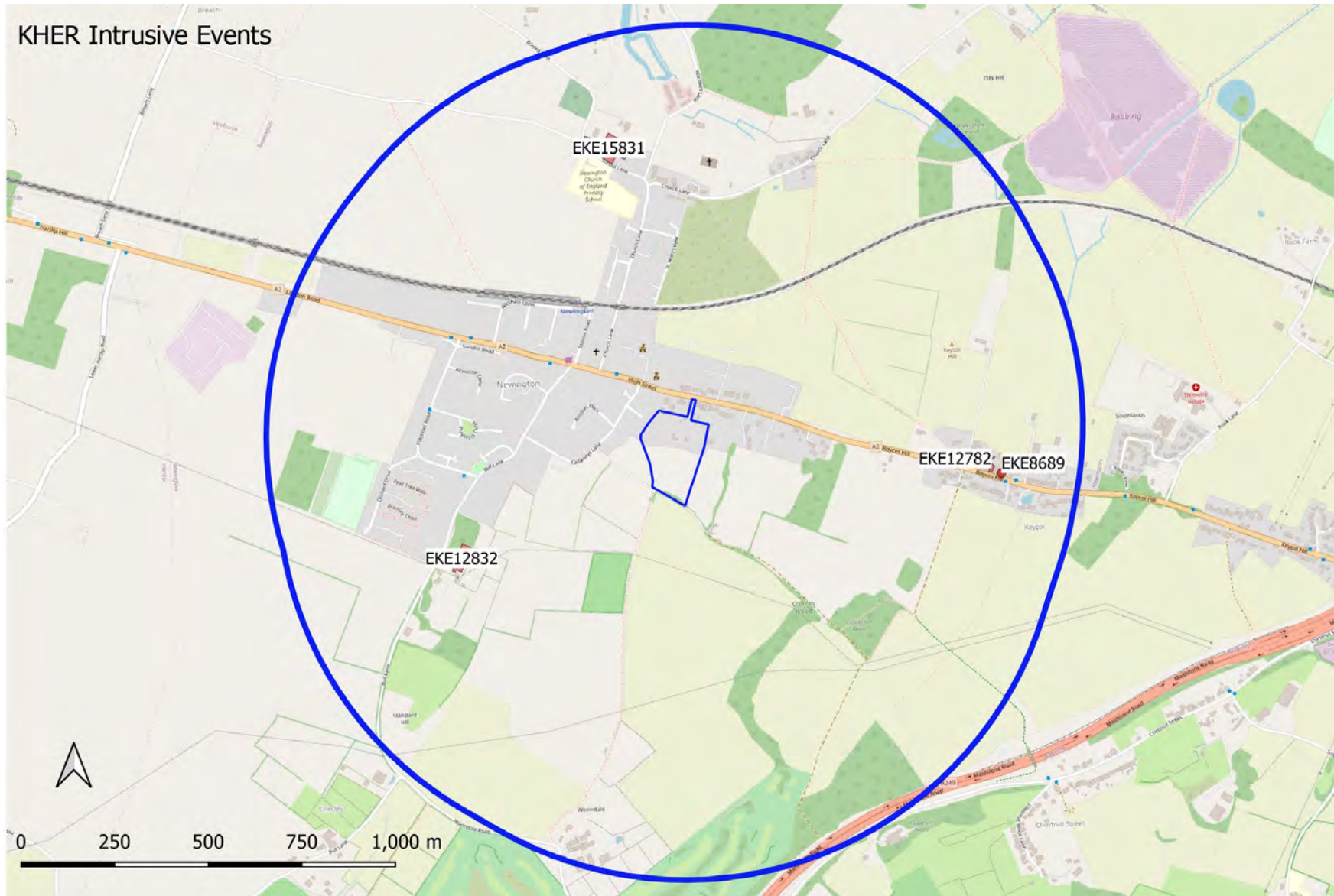


Figure 18: KHER Intrusive Events

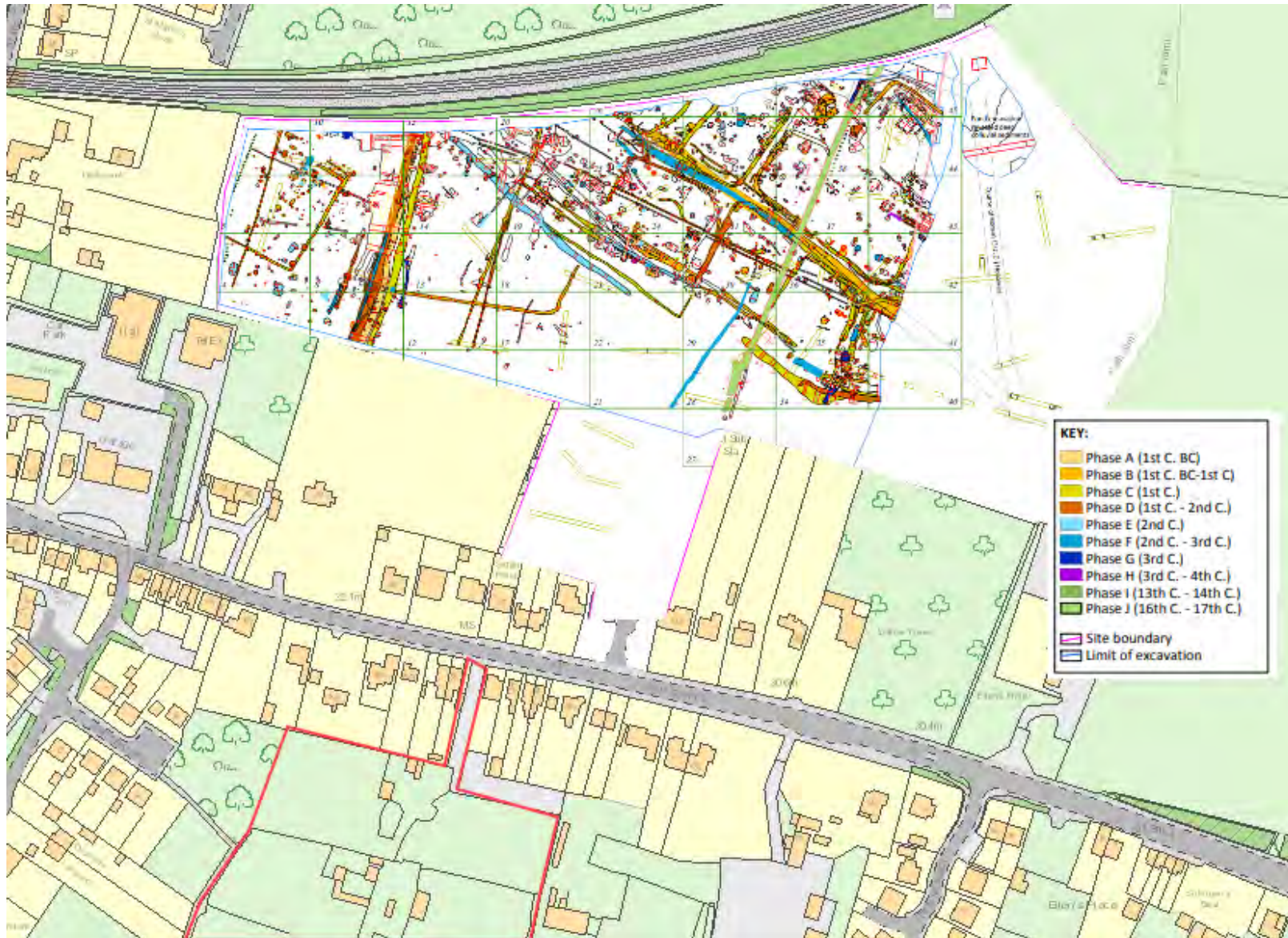


Figure 19: Location and results of Watling Place in relation to the PDA

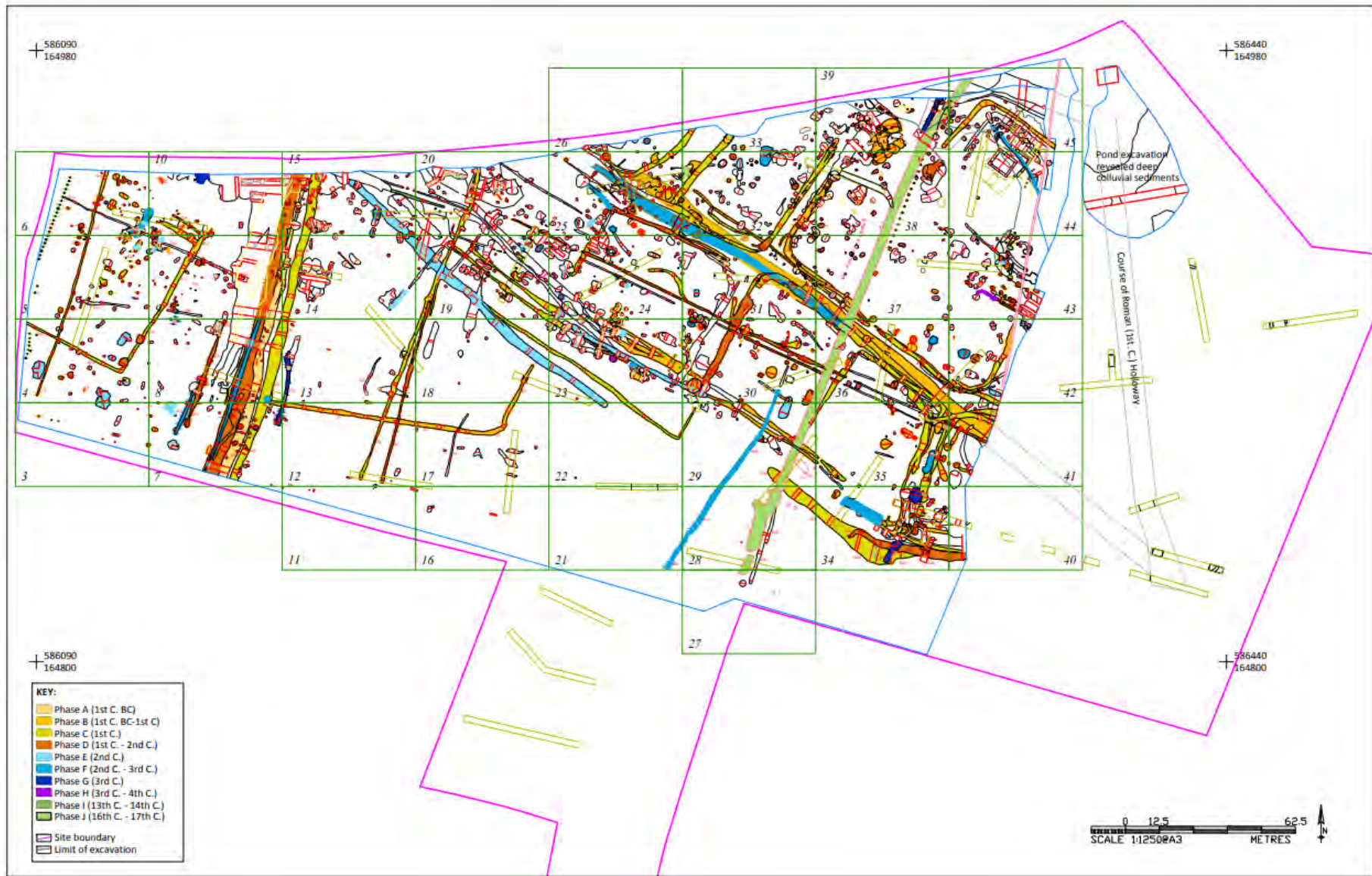


Figure 20: Close up of the Watling Place Archaeology master plan (SWAT Archaeology)



Plate 1: 1940s. Altitude 538m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2020 (Google Earth)



Plate 6: Annotation of the archaeological features of land at the rear of 99 High Street. (SWAT Archaeology). The key to locations is provided below.

1. Romano-Celtic Temple, enclosure ditches and offering pits; 2. Roman timber-frame building, several burials, cess pit & well; 3. Roman pre-Flavian sunken and semi-sunken pottery kilns; 4. Refuse and quarry features with scattered offering pits; 5. Clay and brickearth extraction area; 6. Roman Road linking with Upchurch and Medway industry; 7. Iron bloomer furnaces, late Iron-Age Period; 8. Late Bronze-Age to Early Iron Age boundary ditch; 9. Western Roman Track with raised loading platforms; 10. Light post-built structure, Roman Period; 11. Late Bronze-Age to Early Iron Age drain and boundary; 12. Rectilinear Roman enclosure, several small granaries; 13. Cluster of inter-cutting Roman refuse pits; 14. Scatter of crop-drying kilns, Roman Period; 15. Roman cremation urns, southern boundary.



Plate 9: Entrance to the PDA from the A2 (facing SSW)



Plate 7: Entrance to the PDA (facing SSW)



Plate 8: Outbuildings located at the northern end of the PDA (facing N)



Plate 9: Southern boundary of the PDA from the trackway (facing SE)



Plate 10: Eastern boundary of the PDA by the south eastern corner (facing N)



Plate 11: Part of the western boundary incorporating the redirected public footpath by The Tracies (facing NNE)



Plate 12: View across the PDA from halfway along the western boundary (facing NE)



Plate 13: View across the PDA from halfway along the western boundary (facing SSE)



Plate 14: View across the PDA (facing S)



Plate 15: Plate Locations