



Land North of Guinea Hall and to the West of Moorstock Lane, Sellindge, Kent; Heritage Impact Assessment

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Land North of Guinea Hall and to the West of Moorstock Lane, Sellindge, Kent; Heritage Impact Assessment

NGR Site Centre: TR 10119 38542



Report for Mr Tillings

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Land North of Guinea Hall and to the West of Moorstock Lane, Sellindge, Kent; Heritage Impact Assessment

Summary

SWAT Archaeology has been commissioned by Mr Tillings to prepare a Heritage Impact assessment relating to the Application Site of land north of Guinea Hall and to the west of Moorstock Lane, Sellindge, Kent. There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the Application Site and demonstrate any potential impacts that a proposal will have upon their significance.

The PDA is situated in Sellindge, which is a village situated along the A20 between Ashford and Folkestone. It is located north of the A20 with the land of Guinea Hall to the south and the grounds of the residential plot of Dunholme to the north. The PDA is a large field of some 2.3 acres hectares of pasture. To the east of the single width Moorstock Lane bordered by a hedge. The proposed development area does not contain any designated or non-designated heritage assets and is not within any conservation area. There are only a limited number of designated heritage assets within the assessment area and, these have been assessed and have no or limited visibility with the proposed development.

Assessment of the findings from the KHER and other resources would suggest that the possibility of archaeological remains is moderate/high for the Roman period, moderate for the Prehistoric and Iron Age period and low for all other periods. The recent large-scale investigations to the south of the village had revealed evidence for these periods of local significance. It appears that the PDA has been in agricultural use from at least the Medieval period onwards if not earlier, latterly forming part of the agricultural estate of Guinea Hall to the south built around 1800. Consequently, the site has had low historical impact. The proposed development for foundations, driveway, tanks, and other services is likely to have a high impact on any potential archaeology. This PDA presents an opportunity, combined with area to the south and south east of the Ashford Road to allow for a further large area to be archaeologically investigated. 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 anticipated that a geophysical investigation and an evaluation by trial trenching will be required to ascertain the nature of any archaeological deposits.

The house does not directly overlook any other nearby developments and the enclosed nature of the plot ensure that the house remains discrete in its surroundings and is of sufficient distance from the nearby Guinea Hall that it is not overshadowed. Given the vegetation surrounding the PDA, long views in the area are not affected.

The Scheduled asset of Horton Priory, will still retain its high historical significance and aesthetic importance. The Grade II listed assets have Medium significance and the PDA does not contribute to the setting or how these assets are experienced. The magnitude of impact caused by the proposed development is considered to be no change leading to a neutral magnitude of effect. Therefore, the

proposed development will produce no harm on the settings or significance of these assets in accordance with NPPF paragraph 196.

The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The scale of the development is sufficient that it will contribute towards housing supply.

Land North of Guinea Hall and to the West of Moorstock Lane, Sellindge, Kent; Heritage Impact Assessment

1 INTRODUCTION

1.1 Planning Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr Tillings (the 'Client'), to carry out a Heritage Impact Statement relating to a proposed development area Land North of Guinea Hall and to the West of Moorstock Lane, Sellindge, Kent centred on National Grid Reference (NGR) TR 10119 38542 (Fig.1).
- 1.1.2 This document has been prepared to support the planning application to Folkestone and Hythe District Council and for Kent County Council (Heritage & Conservation) to assess the impact of the proposed development for the survival of archaeological remains within the Application Site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.
- 1.1.3 This document comprises the baseline for this impact assessment.

1.2 Site Description

- 1.2.1 The PDA is situated in Sellindge, which is a village situated along the A20 between Ashford, 7 miles away and Hythe 5 miles away. It is located north of the A20 with the land of Guinea Hall to the south and the grounds of the residential plot of Dunholme to the north. The PDA is a large field of some 2.3 acres hectares of pasture. To the east of the single width Moorstock Lane bordered by a hedge. The northern and western boundary incorporates mature trees with wooden stock fencing with a drainage channel adjacent to the northern boundary. The southern boundary is also trees. Within the PDA reside two large trees as well as a few smaller ornamental trees. Adjacent to the south western corner of the PDA is a modern outbuilding. The PDA is on gently sloping ground from a high of 64m aOD in the southern part of the PDA reducing to circa 62m aOD in the northern part of the PDA, and at the southern end rising again in the southern corner to 59m (Fig. 1 & Fig.23).

Geology

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of a patch of Sandgate Formation Sandstone, Siltstone and Mudstone. The Lower

Greensand Group is a geological unit, which forms part of the underlying geological structure of southeast England. South of London in the counties of West Sussex, East Sussex and Kent, which together form the wider Weald, the Lower Greensand can usually be subdivided to formational levels with varying properties into the Atherfield Clay Formation, the Hythe Formation, the Sandgate Formation, Bargate Formation, and the Folkestone Formation. The Lower Greensand Group was deposited during the Early Cretaceous Period, which lasted for approximately 40 million years from 140 to 100 million years ago. Kentish Ragstone is a hard, grey, sandy limestone that forms an important component of the Hythe Formation and the ragstone bed runs along the line from Hythe to Maidstone to Westerham. Within the area of the Application Site there is superficial deposits of Head- Clay and Silt.

Geotechnical Information

- 1.2.3 There is no known geotechnical information for the PDA. There is a borehole record circa 125m north east of the PDA from 1969. (BGS TR 13 NW 12 – 688688). Below three inches of topsoil, there was 9 foot of head brickearth.

1.3 Scope of Document

- 1.3.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the significance of designated and undesignated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.
- 1.3.2 The Statement was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2017). The purpose of a Statement is to establish the known or potential cultural heritage resource in a local, regional, national, or international context. This specifically includes:
- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
 - the identification of published and unpublished archaeological events
 - the examination of available cartographic and documentary sources
 - a walkover survey to assess the surviving cultural heritage resource
 - an assessment of potential impacts upon the setting of nearby heritage assets

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act (1990). In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

- 2.2.1 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.'

- 2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

- 2.2.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers, and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.2.4 Paragraph 185 of the NPPF states that:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.2.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

2.2.6 Paragraph 190 of the NPPF states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any

necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.2.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

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

- **Significance.** *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

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

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

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

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

2.2.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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

2.2.13 Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) The nature of the heritage asset prevents all reasonable uses of the site; and

b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d) The harm or loss is outweighed by the benefit of bringing the site back into use.

2.2.14 Conversely, paragraph 196 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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

2.3 Designated Heritage Assets

- 2.3.1 Designated heritage assets are defined in NPPF Annex 2 as:

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

- 2.3.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.
- 2.3.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Ancient Monuments and Archaeological Areas Act (1979); and
- Protection of Wrecks Act (1973).
- Hedgerow Regulations (statutory Instrument No. 1160) 1997

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

Heritage Assets

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

Setting

2.3.6 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.

Significance

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

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building and internal features of special character including chimneystacks and fireplaces.

- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture and social connections of an original architect or owner.
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest.
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric and potential for below ground remains.

2.4 Planning Policy Guidance

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

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

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

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

Historic Environment Good Practice in Planning Notes

- 2.4.4 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other

consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (NPPG). GPA1 covered *'The Historic Environment in Local Plans'*. GPA2 provided advice on *'Managing Significance in Decision-Taking in the Historic Environment'* and GPA3 covered *'The Setting of Heritage Assets'*. As of March 2017, GPA4 entitled *'Enabling Development and Heritage Assets'* was still in draft format.

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

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

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

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

GPA3: The Setting of Heritage Assets.

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach

an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected along with the impact on the significance of those heritage assets.

- 2.4.8 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.
- 2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting. To accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
- 2.4.11 The implications of development affecting the setting of heritage assets ought to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
 - Step 4: Explore the way to maximise enhancement and avoid or minimise harm.

- Step 5: Make and document the decision and monitor outcomes.

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

Hedgerow Regulations (statutory Instrument No. 1160) 1997

2.4.13 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 'important' if it has existed for 30 years or more and it meets one of the criteria set out in the Regulations, which include:

- It marks a boundary between parishes existing before 1850;
- It marks an archaeological feature of a site that is a scheduled monument or noted on the Historic Environment Record;
- It marks the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts.

2.5 Local Policies

2.5.1 Folkestone and Hythe District Council have an adopted core strategy from 2013. They are currently in the process of producing a new local plan. The following policies are relevant archaeology:

2.5.2 Policy HE1 – Heritage Assets. The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.

2.5.3 Policy HE2 – Archaeology. Important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them

will not be permitted. Proposals for new development must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and/or historic building assessment may be required as appropriate to the case. Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological investigation and recording should be undertaken in accordance with a specification and programme of work (including details of a suitable archaeological body to carry out the work) to be submitted to and approved by the Council in advance of development commencing.

- 2.5.4 HE3 – Local List of Heritage Assets. Proposals for development affecting buildings or sites identified on the local list of heritage assets, or sites that would meet the criteria, will be permitted where the particular significance that accounts for the designation is protected and conserved.

Sellindge Masterplan, 2011

- 2.5.5 The masterplan set out a vision for the future growth of the village. Guinea Hall to the south of the PDA resides in the distinct identity character area referred to as Potten Farm. The A20 is obviously described as a major route with Moorstock Lane alongside the eastern boundary of the PDA as a minor route. Part of the PDA lies within an area termed as visually exposed. Falling within the masterplan development area of 408a, the land is described as having an open character contributing to views from the countryside to and from the edge of the Kent Downs AONB. Sensitive design would be required to minimize effects on sight lines and views looking towards Sellindge from the Kent Downs AONB. The development area comments that there are no distinguishing landscape characteristics that are unique or locally distinctive. Guinea Hall was mentioned in that the settings needs to be respected and that the existing mature landscaping surrounding the property is likely to screen the impact of any adjacent development. The PDA landscape character appraisal in the masterplan being part of area L6 concludes that the area had moderate-high suitability for development with relatively moderate landscape and visual effects. It is considered to be an 'ordinary landscape' with

few detractors and good containment allowing it to accommodate change and described as follows:

This low-lying pasture, around 70m AOD is dissected by a series of ponds surrounded by mature woodland, and has a strong rural character. The topography is generally flat with a low grassy knoll in the north-eastern corner. Containment is good, particularly on the eastern side with mature woodland belts screening the site from Moorstock Lane.

- 2.5.6 Since the creation of the masterplan, some development has already occurred in the area east of the village between the A20 and the M20. There is also currently a live development application for the central southern area south of the A20 surrounding The Grove.

Local Planning Guidance

- 2.5.7 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 METHODOLOGY

3.1 Sources

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

Archaeological databases

3.1.2 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.

3.1.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

3.1.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey, and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Appendix 11.4.

Aerial photographs

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

Secondary and Statutory Resources

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

Walkover Survey

3.1.7 The purpose of the walkover survey was to;

- Identifying any historic landscape features not shown on maps.

- Conduct a rapid survey for archaeological features and Heritage Assets.
- Make a note of any surface scatters of archaeological material.
- Identify constraints or areas of disturbance that may affect archaeological investigation.
- Understanding the setting of the Heritage assets and the wider landscape.

3.1.8 The results of the walkover survey are detailed in Section 5 of this document

Constraints

3.1.9 There are no constraints.

4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE

4.1 Introduction

- 4.1.1 At the time of the Domesday Book in 1086 AD, Sellindge or 'Sedlinges' as it is recorded as having 8 villagers and 25 smallholders and considered a reasonable size. The name means hall dwellers. There was enough land for 7 ploughlands, which included 3 Lord's plough team and 4 men's plough teams. Resources included 36 acres of meadow, woodland for 6 swine, one mill and two churches. The tenant in Chief was Hugh de Montfort and held the land directly from the Crown. The Lord was Hervey who was also the Lord in nearby Otterpool.
- 4.1.2 Three streams feed the village; the 'Old Stour' that begins at Postling, is joined at Stowting and Bradborne and then flows on to Ashford. A tributary of the East Stour River runs through the village.
- 4.1.3 The settlement had Sellindge Lees in the centre of the parish, which was essentially a common with houses around and Somerfield being the seat of the manor. The church situated $\frac{1}{4}$ from the common upon a knoll of a hill. Near a stream. Beyond was a hamlet referred to as Stonehill. Hodiford and Harrindge were other manors in the area. The Grade I parish church, dedicated to St Mary the Virgin dates to the 12th century and was given by Hubert de Burgh. It consists of two aisles and two chancels with a pointed turret at the western end. Four bells were recorded in 1552 and were later recast into a ring of five in 1723. In 1630, Walter Mantell of Horton Priory built a gallery and in 1909, Mears and Stainbank cast a treble bell. Two churches were recorded in the Domesday survey and it is thought that the current church may stand on the site of an earlier Saxon church and that part of the south wall may date to this period.
- 4.1.4 To the north east of the PDA residing in the adjacent parish of Monks Horton are the remains of Horton Priory are situated between Southenay Lane and Moorstock Lane. Moorstock Lane being one of the routes out of the village to the priory. The priory was a cell of Cluniac monks subordinated to the priory of Lewes and founded in 1142 and existed until the dissolution in 1536 when it was dissolved and granted to Richard Tate of Stockbury in 1537 for a fee. The priory had 12 monks in 1262, 11 in 1275-76 and thirteen in 1279. Now a Grade I building, it is a private home.
- 4.1.5 In the Medieval period, linear settlement as a collection of hamlets along a key route between Hythe, Ashford and on to London. Consequently, the settlement became a coaching stopping point. The route through the village was slightly different to that of the present day with the

road entering the village from Bradbourne Lees via Stone Hill. By 1762 the road was turnpiked being one part of the Faversham, Ashford, Hythe and Canterbury Trust and altered and broadly reflects the current route of the A20. Since the main route out of Canterbury at the time being Stone Street was not turnpiked and considered not to be in good condition as a result being rough and dangerous, travellers were advised to travel the route to Hythe via Ashford instead. Further alterations were undertaken to the route in 1824-27 where land near Sellindge Church was purchased.

4.1.6 Due to its inland position on the Romney Marsh, the village became a distribution point for smuggled goods, stored at The Whitehall and had connections with the 'Aldington Gang', thought to be the last major gang that existed in Kent. They were founded around 1817 and known as 'the blues', possibly because of the clothing they wore or the colour of the signalling flares they used, but were captured in 1827 and sentenced to transportation.

4.1.7 Guinea hall was originally called Acorn Hall and is estimated to have been constructed around 1800. A newspaper article from 1815 refers to Acorn Hall and the estate being sold at Auction. By 1840, the estate is to be let with the description of 2 sitting rooms, 6 bedchambers, water closet, butler's pantry, dairy, kitchen and washhouse, coach house, stable, walled garden, and lawns. The article mentions 'Also that a few acres of meadowland if desired and to apply to Mr Edward Hammon, Sellindge'.

4.1.8 A 1864 newspaper article referring to the marriage of Frederick Dawson Esq M.R.C.S.E of Islington to Fanny, youngest daughter of M.J Bolden of Guinea Hall, Sellindge being the earliest reference to a change of name.

4.1.9 A 1877 newspaper article refers to the sale of the house, referred to as Acorn Hall and grounds by auction by W&B Hobbs. The description is as follows:

Lot 5 – A desirable Freehold residential property.....comprises of substantial and commodious brick-built family residence with portico entrance.....situated at convenient distance from the high road approached from a carriage drive.....with pleasure grounds, lawn and gardens in front, with fine ornamental trees and shrubs, a secluded well-kept croquet lawn and walled kitchen garden well stocked with choice fruit trees.

4.1.10 Associated with the sale was pasture and arable land with an estate of 15 acres. There was a paved yard at the rear with detached stabling, as well as farm buildings of a double bayed barn, cow house, stores, wood houses, wagon lodge, piggery, and fowl house.

- 4.1.11 By the late 19th century, it appears that Bedo Hobbs, the auctioneers lived at Guinea Hall according to an article of his death in 1904. Other newspaper articles appear to show that Guinea Hall was the main office for the W&B Hobbs auctioneers. In the late 19th century new rooms were added to the front along with an entrance hall in the Georgian Style. At some time during the 20th century, elaborate bays were added on the eastern side and the segmental porch replaced with a triangular broken pediment. In addition, shutters were also added in the 20th century. During the 20th century, it was also in use as offices before reverting back to a family home.
- 4.1.12 The London to Dover railway was built in the 1840s and although a station was planned for Sellindge, the local tradesmen objected, and one was built at Westenhanger instead. On 1st June 1938 a Belgian plane crashed into the roof of a house and then at the Methodist church when trying to land in bad weather. One hundred women were saying grace at an anniversary tea in the local chapel when they heard the plane crash. It cartwheeled across the road, struck the chapel, and landed right side up. The pilot and his radio operator were unhurt and stayed to take tea with the ladies. The railway passes to the south of the A20 and is also the route of the Chanel Tunnel Rail Link (CTRL). By the 1990s, the section of the M20 from junction 11 to junction 13 for Folkestone passing Sellindge was constructed and passes close to the northern side of the railway line. The M20 crossed the A20 by bridge at the eastern end of the village.

4.2 Kent County Council Historic Environment Record (KHER)

- 4.2.1 A search of the KCC HER was carried out on the 27th of July 2021, centred on the proposed site with a search radius of 1km. The search provided a moderate number of records, just under 70, with just over half being listed buildings or farmsteads and just over half also dominated by the Post Medieval period. There was little by way of below ground archaeology in the database. A gazetteer of the KHER is included in Table 2 of Appendix 11.2 with KHER map data shown on Figures 8-10. There were no Conservation Areas, Registered Parks and Gardens or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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

Protected Military Remains

4.2.2 A second world war Spitfire crash site (TR 13 NW 181) circa 480m to the south east of the Application Site has been designated as Protected Military Remains (PMR) site under the Protection of Military Remains Act 1986 where the wreckage of all military aircraft (UK or other nations) that crashed in the United Kingdom, in United Kingdom territorial waters or in United Kingdom controlled waters are automatically protected irrespective of whether there was loss of life or whether the wrecking occurred during peacetime or in a combat. Given the distance of the crash site from the Application Site, no impact to these sites are expected. A second crash site (TR 03 NE 238) occurred circa 360m to the south west in 1938 of a Belgian mail/cargo airplane hit a building but this is not designated a PMR site.

4.3 Previous Archaeological Works

4.3.1 There have been only a small number of intrusive events in the area as seen in Figure 10 and table 2. A program of works were associated with the building of the Channel Tunnel Rail Link (EKE14724) and circa 945m west, south west of the PDA close to Sellindge Sewage works field walking found Bronze Age/Iron Age pottery (TR 03 NE 217). Buildings works at the private residence of Horton Priory (EKE5349) found evidence of an Iron Age settlement (TR 13 NW 65) and service trenches during a watching brief (EKE8849) identified mortared rubble possibly the remains of a wall associated with the priory. In recent years, a program of a housebuilding of a large area to the south east of the PDA between the A20 and the motorway has uncovered below ground archaeology. Only the initial investigations from 2013 are included in the event HER. The more recent strip, map and sample results have yet to make their way into the HER databases. This area is discussed in greater detail below.

Land at Ashford Road, Sellindge (EKE14587; EKE1458)

- 4.3.2 A desk-based assessment, followed by a radiometer survey resulted in an evaluation in 2013. This then led to a strip, map, and sample (SMS) of the area of approximately 0.60 hectare. The area of the gradiometer survey was much larger than that the evaluation and SMS of some 10.5 hectares, reaching as far west as the eastern side of Grove House south of the A20. This area was referred to as Field A being the closest to the PDA. And the results interpreted possible archaeology in the form of one linear and also an amorphous shape of ferrous spread due to possible human activity of unknown date. Other field demonstrated possible anomalies and archaeological interest of possible pits and ferrous spread which ran parallel with field boundaries.
- 4.3.3 The evaluation consisted of six trenches targeted over the geophysical anomalies and a 7th trench over stone rubble. Three trenches contained archaeological interest comprising of intercutting Medieval ditches perpendicular to each other with artefacts in the ditch containing pottery, roof tile, animal bones and iron objects interpreted as domestic refuse. The cobble surface was exposed and there was a further undated drainage ditch, along with an undated burnt pit.
- 4.3.4 In 2015, a further 15 evaluation trenches were opened with six containing archaeology Large Romano-British ditches were recorded across the site on a north east to south west alignment, with re-cuts suggesting continual use over some time. There was also two pits identified.
- 4.3.5 A Phase 1 SMS occurred in 2015 targeting features found during the evaluation of that area. A single pit containing an inverted bucket urn was found and dated to the middle Bronze Age. The remaining features of ditches were dated to the Romano-British period suggesting rectangular agricultural plots. In addition, an 19th century field boundary ditch ran through the site.
- 4.3.6 Phase 2 in 2018 was 37 evaluation trenches and identified Late Iron Age/Early Romano British activity of boundary ditches and shallow pits. Medieval and Post Medieval field boundaries and drainage ditches were also seen. The site also contained residual Mesolithic and Neolithic flints.
- 4.3.7 A further SMS occurred in 2018 in the Phase 2 evaluation area. This identified predominately Medieval and Post Medieval activity in the form of multiple ditches of an established field boundary system around Somerfield Court and Somerfield Court Barn as well as linear feature

interpreted as drainage ditches. Ditches and post holes from the Bronze Age period were found along with residual flint across the site. and well as Iron Age pottery from secondary fills in linears. Mid/Late Iron Age pottery was recorded in pits, but the low density considered outside of any settlement area. A Romano-British pit was recorded in the north western corner and residual; pottery recorded across the site from this period suggesting this area lay beyond and settlement area found in the earlier excavation east of this site.

4.4 Historical Map Progression

Symonson Map, 1596

- 4.4.1 This map shows the settlement s of 'Sellyndae'. There is the main water course heading towards Ashford with branches from the area of Horton Priory. Referred here was Horton Monachorum (meaning of the monks). Nearby depicted are the deer park estates of Ostenhanger (Westenhanger) to the south east and Scotts Hall to the west. The topographical features are not distinctly accurate to place the PDA (Fig.11).

Andrews, Dury and Herbert map, 1769

- 4.4.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map depicts greater detail showing the location of the PDA aside Moorstock Lane. The road here is prior to the building of the turnpike and shows its main road via Stone Hill. The water course from near Horton Priory on a south western trajectory heads towards the East Stour with Little Hodiford Mill on its length and may be one referred to the Domesday Book. The higher ground to the north east of the PDA is wooded. The buildings to the north as likely representative of the hamlet of Moorstock. The village common is to the south east around 'Sellinge Lees' and the house of 'Sommerfield'. Aside the main road south of the PDA is a house but it is this does not represent Guinea Hall as this building is depicted on the road side and is the area of the current Dukes Heads public house. It is known that this was a public house by at least 1778 being a coaching inn lining the road to London (Fig.12).

Ordnance Surveyors Drawing, 1797

- 4.4.3 This map shows far greater detail and land-use. The PDA can be seen as a whole field and part of the northern end of another. The brown colour representing tilled land with the green of pasture tending to be on the higher ground. Aside Moorstock Lane. To the south it now appears to show Guinea Hall has been built and is close to another structure immediately east (depicted black) and one to the south on the roadside. The main house represented in

red. The main settlement area is around the Lees to the south east and also to the west by the parish church (Fig.13)

Sellindge Tithe Map, 1840

- 4.4.4 The tithe map (Fig.14) shows the PDA is owned and occupied by Edward Hammon being part of the Acorn Hall estate. He also owns and lives in the nearby estate to the south of The Grove. This tallies with the newspaper article from 1840 where Edward Hammon is advertising the property of Acorn Hall to let. The PDA forms all of field designated 115 and the northern part of field 114. Field 115 is called Lower Meadow and is arable. Where field 114 is called Hay Meadow and is meadow. The pleasure grounds for Acorn Hall are located in the area in front of the house. The yard and outbuildings are in a 'U' shape to the north west of the main house. To the north east of the main house are gardens and these are represented with a square area laid out in formal paths. To the east of field 115 on the eastern side of Moorstock Lane is a windmill.

Historic OS Map 1871

- 4.4.5 This map shows no change at the PDA. Aside the northern boundary is a drainage channel. Acorn House is referred to here as Guinea Hall the southern range of outbuildings are no longer showing (Fig.15).

Historic OS Map, 1898

- 4.4.6 There is little change. To the south at Guinea Hall, the house has been extended at the front as it is showing a larger footprint. In addition, part of the southern range of outbuilding is no longer showing (Fig.16).

Historic OS Map, 1907

- 4.4.7 There is little change (Fig.17).

Historic OS Map, 1933

- 4.4.8 There is little change at the PDA. To the north a new property has been built between Moorstock and the PDA called Dunholme. To the south of the PDA the field has been subdivided into a narrow strip with a greenhouse and orchard depicted (Fig.18).

Historic OS Map 1939

- 4.4.9 There are more changes to the southern boundary of the southern field of the PDA with a larger greenhouse (Fig.19)

Historic OS Map, 1970

- 4.4.10 The field boundaries within the PDA have altered with the PDA now a single field. The area to the south now has larger glasshouses and a swimming pool. In addition, adjacent to the north western corner of the PDA Moorstock Wood has been cleared leaving a small belt of trees with ponds and weirs inside. Also alongside the western boundary of the PDA is now a narrow belt of trees (Fig.20).

Historical OS Map 1989.93

- 4.4.11 Adjacent to the south western part of the PDA is now showing a rectangular structure being the tennis court (Fig.21).

4.5 Historical and Aerial Photographs

1940s

- 4.5.1 The PDA is pasture comprising of the whole of one field and the northern part of another. The field boundary across the PDA has a few mature trees. Moorstock Wood to the north west is now sparse of trees (Plate 1).

1960's

- 4.5.2 Moorstock Wood has had the creation of ponds and weirs, and all trees have been cleared in their entirety. The PDA has had its internally field boundary removed along with the majority of the trees leaving a large tree close to the eastern boundary. The western boundary has been created with newly planted double row of trees leading from Guinea Hall to the ornamental ponds. South of the PDA there is an area of vegetable gardens and greenhouses associated with Guinea Hall (Plate 2).

1990

- 4.5.3 The boundaries of the PDA have now grown, and the area immediately south now contains a tennis court and lawn. The western boundary is an avenue of trees leading from the house towards the ponds and weirs. The newly planted trees around the new ponds have matured. The PDA contains a few mature trees. The line of the historical field boundary can be seen (Plate 3).

2003 - 2006

4.5.4 There is little change until 2014 when structures are seen for the first time adjacent to the south western corner of the PDA. In 2011 the field immediately to the north of the PDA has a tennis court constructed associated with Dunholme (Plate 4).

2019

4.5.5 The Application Site is still pasture and has been sub-divided into paddock areas. In the north western corner are stables. The area of Wyatt House around 2013 following demolition was converted to residential housing by 2018 and the Dutch Barn was also demolished around that time (Plate 5).

LIDAR

4.5.6 The 1m Digital Terrain LIDAR mapping is seen in Figure 22. The LIDAR shows very little disturbance in the main area of the field. The key feature showing is the historical field boundary. There are no other discerning features.

5 WALKOVER SURVEY

5.1 Text

- 5.1.1 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 as well as assessing heritage assets and setting. The walkover survey was undertaken on the 3rd August 2021. No artefacts or archaeological features were identified in the walkover (Plates 6-14).
- 5.1.2 The Site is currently a field used as pasture for sheep. The main access is via a wooden gate in the north eastern corner of the PDA from Moorstock Lane. Circa halfway along the eastern boundary there is also another less used gated access. The eastern boundary is a mature hedge. And there are also similar size hedges along the eastern stretch of Moorstock Lane. The northern boundary is adjacent to a water channel which traverses westwards and fills the ornamental ponds just to the north west of the PDA. This area is wooded and there is currently another access gate in the north western corner towards this pond area. The western boundary is trees that form one side of an avenue of mature trees leading from the rear north western corner of Guinea Hall that heads northwards towards the ornamental ponds. The southern boundary are staggered rows of mature trees. Below all boundaries there are post and rail fences. A sewage pipe runs inside the PDA alongside the southern and western boundaries where there are a couple of manhole covers. Adjacent to the south western corner of the PDA are modern metal barns set upon concrete. Within the PDA to the north of these sheds are two large spoil heaps left from the construction of the barns. The field ultimately gradually slopes downwards from south to north but within it is undulating with a with a slight rise in the centre. A few mature trees remain along the central eastern side where the historical field boundary was located and another ornamental tree nearby. Due to the heavily vegetated boundary and enclosed nature of the site, there are no long views out of the site. It was not possible to access the grounds and view the external building of Guinea Hall.

6 ASSESSMENT OF HERITAGE ASSETS

6.1 Introduction

- 6.1.1 Step 1 of the methodology recommended by the Historic England guidance The Setting of Heritage Assets (see Methodology above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'.
- 6.1.2 Table 2 shows a number of designated heritage assets that fall within the assessment area. Specific attention is given to those in close proximity to the PDA being the Grade II listed Guinea Hall circa 125m to the south of the PDA. To the east south east is the farmstead of Elm Tree Farm with the Grade II listed farmhouse and nearby 16th century Grade II listed barn both circa 180m away from the PDA. To the north is the Grade II Moorstock House, circa 320m to the north. The nearest Scheduled Monument is that of Horton Priory on the outer reaches of the assessment area to the north, north east. Given its importance this designated assets will be assessed. Given the distance from the PDA, the lack of intervisibility primarily due to the urbanisation of the area, the other designated heritage assets will not be considered further as they will not be impacted by the proposed development.
- 6.1.3 However, the setting of heritage assets is not limited by distance. Therefore, a review of designated assets further away within the Application Site assessment area and also outside of the assessment area has been undertaken. The assessment confirmed that there are no long views or other heritage assets that need to be considered and will form the focus of this assessment.

6.2 Guinea Hall

Architectural and Historical Interest

- 6.2.1 Guinea Hall is thought to have been built around 1800 based on the listed building description. It is certainly showing on the 1797 Ordnance Surveyor Drawing of 1797. This drawing also shows an outbuilding alongside to the north east of the house. The tithes inform us that by the 1840s the house was being let. During the second half of the 19th century, it appears that it became the home and offices of local auctioneers, and this may be the reason for the change of name around this time from Acorn Hall to Guinea Hall. Map regression also

informs us that the building has been altered through its life with the addition of new room, frontage, and porch sometime towards the end of the 19th century given the difference in footprint seen on the 1877 historical OS map and the later 1898 historical OS map. During the 20th century it is believed that additional bays were added on the eastern elevation. Close to the main house was an extensive yard containing a significant number of outbuildings on three sides to the yard. This was later reduced as outbuildings were demolished through the 20th century effectively leaving a single range. The PDA forming part of the estate as farming land for arable or pasture. Previous planning applications for Guinea Hall inform that in the second part of the 20th century, the building was in use as offices and that it was converted back to residential use at the beginning of the 21st century.

- 6.2.2 The house is rendered, painted light grey, two storeys with a slate roof. The extended frontage is of Georgian Style with large windows and a triangular pediment porch with columns either side. An earlier planning application stated that there was a segmented pediment in the 1920s. suggestion the current one is a replacement. The rear of the house is plainer in style. The surviving architecture and aesthetics, are its primary significance. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

- 6.2.3 The principal frontage of the house faces south and is currently approached from the A20 via a modern iron gate and pillars in the south western corner and a curved drive to the house. The roadside boundary is a waist height brick wall topped by hedging. The enclosed nature of the boundary means that the house cannot be viewed from the road. Historically the gateway to the house was centrally placed along the southern boundary and approach the house via a straight drive. The entrance approach changes sometime between the 1940s and the 1960s. Historical mapping shows that the area in front of the house was trees and lawn. The eastern/north eastern side appears to have been a formal garden with the inclusion of a swimming pool and by the 1970s had been replaced entirely by large outbuildings and greenhouses, since demolished and the pool area covered by a brick building.
- 6.2.4 The rear of the house appearing to be kitchen gardens, which expanded during the 20th century with the boundary to this area moving successively northwards. Until the creation of the current southern boundary line of the PDA by 1990 to allow for the inclusion of a tennis court to the south of the PDA with a lawn area to the side. The wider area around remaining farmland except for during the 20th century when increased ribbon development occurred in the village along the A20 and also along Moorstock Lane to the north when a new housing

plot was created just south of Moorstock House and to the north of the PDA. It is not until the 1990s, is there increasing housing in the village away from the line of the A20 with new estates on the eastern side of the village and more recently just to the south east of Moorstock Lane to the southern side of the A20, there are modern houses. Given the outbuildings to the rear of Guinea Hall and between the PDA along with the numerous vegetation boundary lines, there is very limited intervisibility with the PDA and no long views from the house.

6.3 Elm Tree Farmhouse and Barn

Architectural and Historical Interest

- 6.3.1 The farmhouse is considered to have a late 18th century or early 19th façade to an earlier building and the barn is considered to be 16th century and it is this barn that appear to show on the 1797 Ordnance Surveyors Drawing and not a separate house at that time. The barn is timber framed, part red brick and weather boarded of 4 bays and typical of many farm buildings of the time. The farmhouse has been pebble dashed with hanging tiles on the upper half. It is their historical and aesthetic interest are a farmstead that is their primary significance. As a Grade II buildings, they are considered to have medium significance under the DMRB guidelines.

Setting

- 6.3.2 The farmstead including the farmhouse and nearby barn is set isolated away from Moorstock Lane and the A20, accessed along a track from the A20. The farm is surrounded by farmland. However, since the 1990s, north of the farmhouse and barn, the area of farm buildings have been expanded significantly by large modern farm buildings. Whilst there is still a buffer of farmland land around the farmstead, new housing estates have been built on the eastern side of the farmstead and reaches just one field away and also on the southern side of the A20. The tops of the large modern farm buildings cannot be seen from Moorstock Lane due to the high hedges and from the PDA it is limited by the boundary vegetation to glimpses.

6.4 Moorstock House

Architectural and Historical Interest

- 6.4.1 Moorstock House is a Grade II listed building located, north, north east of the PDA. Originally a 2-storey brick farmhouse circa late 17th century, it is now a residential house with 19th and 20th century additions. However, the house is not shown on the 1797 Ordnance Surveyors

Drawing. It retains a number of architectural features externally and internally that forms its historical and aesthetic interest, which forms its primary significance.

Setting

- 6.4.2 Moorstock House is set back from Moorstock Lane and in the 19th century had farm outbuildings on its northern side. By the 1930, there were houses alongside Moorstock Road on the southern side of the house, although it still retained garden buffer around the house. Given the houses between the PDA and Moorstock House, there is no intervisibility. As a Grade II building, it is considered to have medium significance under the DMRB guidelines.

6.5 Monks Horton Priory

- 6.5.1 Monks Horton Priory is a scheduled monument and has some above and below ground remains. Originally founded in the 12th century it now a private house and estate. It has important historical interest as well as buildings of high architectural quality as an early priory and forms its primary significance. In addition, the grounds have associated earthworks as well as having archaeological and environmental evidence relating to the priory. There does not appear to be any relationship with that of the PDA and the historical priory estate. As a Scheduled Monument with Grade 1 buildings, the site is considered to have high significance under the DMRB guidelines.

Setting

- 6.5.2 Whilst situated on a low spur, the land rises slightly towards the south east preventing any view towards the PDA. Given the topography and distance from the PDA means that there is no intervisibility. The PDA does not form part of the estate of Horton Priory or contributes to its setting.

6.6 Summary of Archaeological Potential

Palaeolithic

- 6.6.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The KHER has no records for this period within the assessment area even following the recent large area excavation south of the Ashford Road and also along the Channel Tunnel Rail Link. The likelihood of finding Palaeolithic remains is considered **low**.

Mesolithic

- 6.6.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. There are no KHER records for this period. Possible Mesolithic residual flints were found during the Phase 2 excavations south of the Ashford Road. However, the potential for this period is considered to be **low**.

Neolithic

- 6.6.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The pace of woodland clearance began to increase to create agricultural land. There is one KHER record being that of an Neolithic arrowhead (TR 03 NE 222) found during fieldwalking for the route of the CTRL at Harringe Court circa 825m south west of the PDA. The Phase 2 excavations also found residual possible Neolithic flints. However, the archaeological potential from this period is considered **low**.

Bronze Age

- 6.6.4 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 KHER has one record for this period being that of the CTRL near Sellindge Sewage Works where pottery was discovered as part of the fieldwalking. (TR 03 NE 217). Evidence of Bronze Age activity was also found during the recent excavations south of the Ashford Road in Phase when where an inverted bucket urn was discovered in a pit and also ditches and post holes. In the wider area to the south east at Barrowhill, there is a Bronze Age burial mound (TR 13 NW 9) and nearby ring ditch (TR 13 NW 190) with a cluster south of the PDA in Barrowhill which is located towards the higher ground in the area. This does suggest there is general occupational activity in the area. Therefore, the archaeological potential from this period is considered **moderate**.

Iron Age

- 6.6.5 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 KHER has 6 records for this period. Three records are Portable Antiquities Scheme (PAS) finds whereby the exact location is not disclosed but provided to a general grid square. These included three Iron Age gold coins (MKE67791;69390;69407) and reported earlier also by metal detection another gold coin (TR 13 NW 34) at the site of the recent south of Ashford Road excavations. To the north east at Horton Priory, an evaluation revealed a late Iron Age settlement with no suggestions this continued into the Romano-British period following the invasion (TR 13 NW 65). CTRL fieldwalking at Harringe Court also found Iron Age-Romano-British pottery (TR 03 NE 223). In addition, Iron Age activity was found during the recent

excavations south of the Ashford Road to the south east of the PDA. Iron Age pottery came from secondary fills in linears as well as Mid/Late Iron Age pottery recorded in pits. The interpretation was that this excavation area was considered outside of any possible settlement area. The potential for finding remains that date to this period within the confines of the Application Site is considered **moderate**.

Romano-British

- 6.6.6 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 KHER has three records for this period. Many Iron Age sites see occupation continuing into the Roman period and it is also suggestive that this is the case in the Sellindge area. At Harringe Court, Romano-British pottery was found during fieldwalking (TR 03 NE 223) and there is a PAS find of a copper alloy knife (MKE108415). The recent excavations south of the A20 found a number of Romano-British ditches and possible agricultural plots. The Roman Road of Stone Street is some 2.7km to the east from Canterbury down to Lympne and also another Roman road from south for Ashford through Aldington towards Lympne some 3km south of the PDA. A Roman villa was discovered at Otterpool a few years ago suggesting that this area was in active use in the Roman period and that it is likely that the PDA formed part of the wider agricultural area in this period and possible evidence of field systems may be found. The potential for finding remains that date to this period within the confines of the Application Site is considered **moderate/high**.

Anglo-Saxon

- 6.6.7 There is little by way of evidence for the Anglo-Saxon period with just three KHER records for the assessment area. The parish church to the west of the PDA has late 11th century origins and is Grade I listed. The other two records are for PAS finds of a copper alloy stirrup and copper alloy weight. Therefore, the potential for finding remains that date to this period within the confines of the Application Site is considered **low**.

Medieval

- 6.6.8 Into the Medieval period, there are eight KHER records. Horton Priory and landscape is a schedule listed building (TR 13 NW 127; TR 13 NW 166) to the north, north east of the PDA on a spur of slightly higher ground. It is likely that Moorstock Lane was created in this period to provide access to the priory from the village. In addition, there are other Medieval remains in the area where just 175m to the south east of the PDA at Elm Tree Farm is a Grade II 16th century barn (TR 13 NW 968). Lees Cottage, further to the east is also considered to be early

16th century (TR 13 NW 125) and grade II listed. In the line of the CTRL was a Medieval hall house called Talbot House, circa 970m south east of the PDA, which was moved elsewhere during the building of the line and scientifically dated to the middle of the 15th century (TR 13 NW 147). A PAS find of a silver mount has been found (MKE108468) where the exact location is not disclosed. The excavations to the south of the Ashford Road have found field boundaries and drainage ditches. The Post Medieval historical mapping suggest that the area of the Application Site was agricultural in that period and highly likely to be the same in the Medieval period. Therefore, the archaeological potential is considered to be **low** although the possibility of field boundaries from this period cannot be discounted.

Post Medieval

6.6.9 There are 38 KHER records for this period. 23 of these relate to farmsteads records reflecting the agricultural nature of the area. The railway (52) came through south of Sellindge in 1844 (TQ 84 SW 1). It appears that the PDA formed part of the farming land of the estate of Guinea Hall, a Grade II listed house to the south of the PDA built around 1800. Adjacent to the house was also a yard with outbuildings and was effectively a small farm (MKE88400). Originally the PDA comprised of a single field and also incorporated the northern part of the adjacent field to the south demarked by a since removed field boundary. The PDA lay outside of the formal garden area of the house. A separate farmstead record exists for Elm Tree Farm on the eastern side of Moorstock Lane (MKE88401), that given the early barn is likely to have been in existence since the Medieval period and the wider area around being farmed with the village formed of small hamlets as a dispersed ribbon settlement adjacent to the coaching road. The archaeological potential for finds from this period within the area of the Application Site is considered **low** although it is likely that a field boundary will be identified as per the historical mapping.

Modern

6.6.10 HER records for this period total 5 and consist of 2 crash sites (TR 13 NW 181; TR 03 NE 238), a World War 2 siding (TR 13 NW 203), an informal modern garden at The Pear Tree House (TR 03 NE 215) and confirmation of Sellindge as a Category A Nodel Point (TR 13 NW 142). The PDA has remained as pasture during this period. The archaeological potential for finds from this period within the area of the Application Site is considered **low**.

Undated

6.6.11 Geophysical survey near Harringe Court identified undated linears (TR 03 NE 226), as did the geophysical survey undertaken in 2013 south of the PDA in the area south of the A20.

Overview and Significance

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

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

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

7 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

7.1 Development Proposals

7.1.1 The proposed development is an application for a detached house with attached garage, with driveway utilising an existing entrance to the field in the north eastern corner and the creation of a separate entrance also on the eastern side. Services include a foul drainage septic tank and a separate rainwater harvester connected to a soak-away. As the central portion of the PDA has a slight rise, this area will be reduced in level to allow the proposed building to sit slightly lower in the landscape, which will be a larger area of reduction than just the foundations (Fig. 2).

7.1.2 The design principles of the proposed development are:

- Low density utilisation of the site with single house and garage set within a large plot.
- Set back off the road like many other houses along Moorstock Lane.
- Utilising existing entrances to the field.
- Similar vernacular of design and materials to that seen at Guinea Hall.
- Retain all existing boundary vegetation in order to have minimal impact of the surroundings and views.

7.2 Assessment of Physical Impact on the Archaeological Resource

7.2.1 Assessment of the findings from the KHER and other resources would suggest that the possibility for archaeological remains is moderate/high for Roman period, moderate for the Prehistoric and Iron Age and low for all other periods.

7.2.2 There are no known archaeological assets within the Application Site. A review has suggested that the area of the Application Site lies outside of the core settlement areas in what was most likely woodland and then agricultural hinterlands, later as part of the farming lands associated with the estate of Guinea Hall. The moderate/high potential for the Roman period is considered based on the Roman features found in recent excavations to the south east particularly relating to field boundaries. The same site has also produced archaeology relating to the Bronze and Iron Age period. The lack of below ground archaeology within the assessment area is most likely due to lack of historical opportunity and the recent large area

excavations shows that there is the potential for archaeology of local significance. Agricultural features may survive in the form of field boundaries as seen on the LIDAR but there is the possibility of field boundaries from earlier periods, especially since geophysical survey south of the PDA on the southern side of the Ashford Road suggests possible linear features and it is likely the area including the PDA and beyond was also divided up for agricultural purposes.

7.2.3 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.

7.2.4 The historical impact at the Application Site is considered to be low as the area has not been built on although there would have been some disturbance due to the service pipe that runs alongside the southern and eastern boundary. The proposed development for foundations, along with ground reduction and services is likely to have a high/total impact upon any potential archaeology. This PDA presents an opportunity, combined with area to the south and south east of the Ashford Road to allow for a further large area to be archaeologically investigated.

7.2.5 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 anticipated that

that a geophysical investigation and an evaluation by trial trenching will be required to ascertain the nature of any archaeological deposits.

7.3 Assessment of Physical Impact on Setting

- 7.3.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see *Methodology* above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present within or beyond the 1km study area include the PDA as part of their setting or contributes to their significance and therefore may potentially be affected by the proposed development.
- 7.3.2 There are no built heritage assets located within the PDA. Of the designated heritage assets assessed, there is no intervisibility between the PDA, Moorstock House, Horton Priory and Guinea Hall. For Elm Tree Farm, the view is dominated by the large agricultural buildings and only the Grade II listed barn roof can be discerned. Of those designated assets their primary significance is that of their aesthetic and historical qualities. The enclosed nature of the PDA means there is also no effect on sight lines and views looking towards Sellindge from the Kent Downs AONB.
- 7.3.3 The footprint of the proposed house is similar to many other housing plots on the northern side of Sellindge village, especially along parts of Moorstock Lane whereby for the majority, a single house resides within a large plot usually set back off the road. The materials used are to be similar to that of nearby Guinea Hall, with a classical Georgian style symmetrical frontage facing south, with pedimented porch and fanlight above. Quoins, a string course and large moulded cornice with a slate roof above a parapet are other Georgian features. The house does not directly overlook any other nearby developments and the enclosed nature of the plot ensure that the house remains discrete in its surroundings and is of sufficient distance from the nearby Guinea Hall that it is not overshadowed.
- 7.3.4 The Scheduled asset of Horton Priory will still retain its high historical significance and aesthetic importance. The Grade II listed assets have Medium significance and the PDA does not contribute to the setting or how these assets are experienced. The magnitude of impact

caused by the proposed development is considered to be no change leading to a neutral magnitude of effect. Therefore, the proposed development will produce no harm on the settings or significance of these assets in accordance with NPPF paragraph 196.

- 7.3.5 The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The scale of the development is sufficient that it will contribute towards housing supply.

8 CONCLUSION

8.1 Introduction

- 8.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for Mr Tillings in support of the application for proposed developments of land north of Guinea Hall and to the west of Moorstock Lane.
- 8.1.2 The proposed development area does not contain any designated or non-designated heritage assets and is not within any conservation area. There are only a limited number of designated heritage assets within the assessment area and these have been assessed and have no or limited visibility with the proposed development.
- 8.1.3 Assessment of the findings from the KHER and other resources would suggest that the possibility of archaeological remains is moderate/high for the Roman period, moderate for the Prehistoric and Iron Age period and low for all other periods. The recent large-scale investigations to the south of the village had revealed evidence for these periods of local significance. It appears that the PDA has been in agricultural use from at least the Medieval period onwards if not earlier, latterly forming part of the agricultural estate of Guinea Hall to the south built around 1800. Consequently, the site has had low historical impact. The proposed development for foundations, driveway, tanks, and other services is likely to have a high impact on any potential archaeology. This PDA presents an opportunity, combined with area to the south and south east of the Ashford Road to allow for a further large area to be archaeologically investigated. 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 anticipated that that a geophysical investigation and an evaluation by trial trenching will be required to ascertain the nature of any archaeological deposits.
- 8.1.4 The house does not directly overlook any other nearby developments and the enclosed nature of the plot ensure that the house remains discrete in its surroundings and is of sufficient distance from the nearby Guinea Hall that it is not overshadowed. Given the vegetation surrounding the PDA, long views in the area are not affected.

- 8.1.5 The Scheduled asset of Horton Priory will still retain its high historical significance and aesthetic importance. The Grade II listed assets have Medium significance and the PDA does not contribute to the setting or how these assets are experienced. The magnitude of impact caused by the proposed development is considered to be no change leading to a neutral magnitude of effect. Therefore, the proposed development will produce no harm on the settings or significance of these assets in accordance with NPPF paragraph 196.
- 8.1.6 The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The scale of the development is sufficient that it will contribute towards housing supply.

9 OTHER CONSIDERATIONS

9.1 Archive

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

9.2 Reliability/Limitations of Sources

- 9.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

9.3 Copyright

- 9.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Mr Tillings (and representatives) for the use of this document in all matters directly relating to the project.

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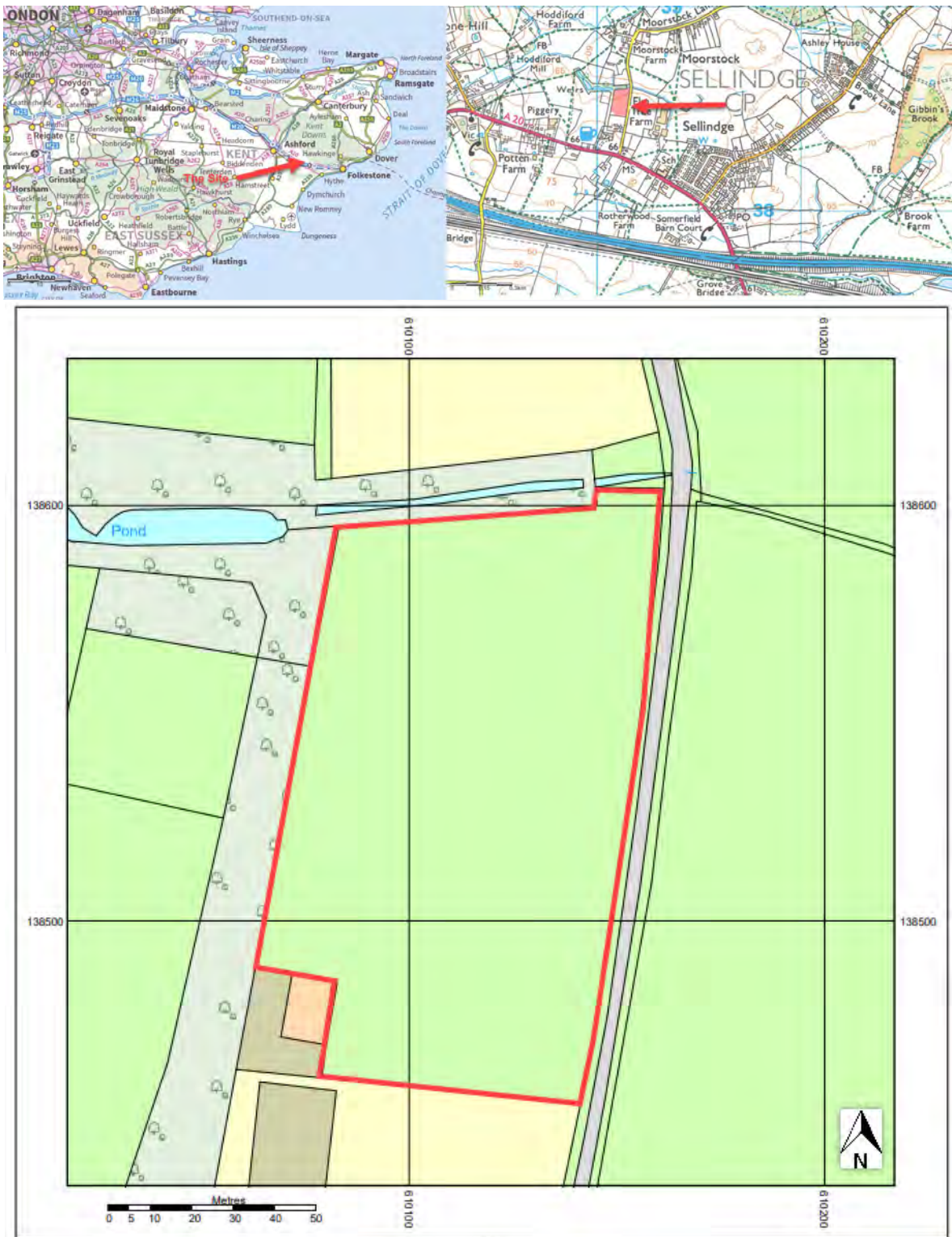


Figure 1: Site location map scale 1:2,500.

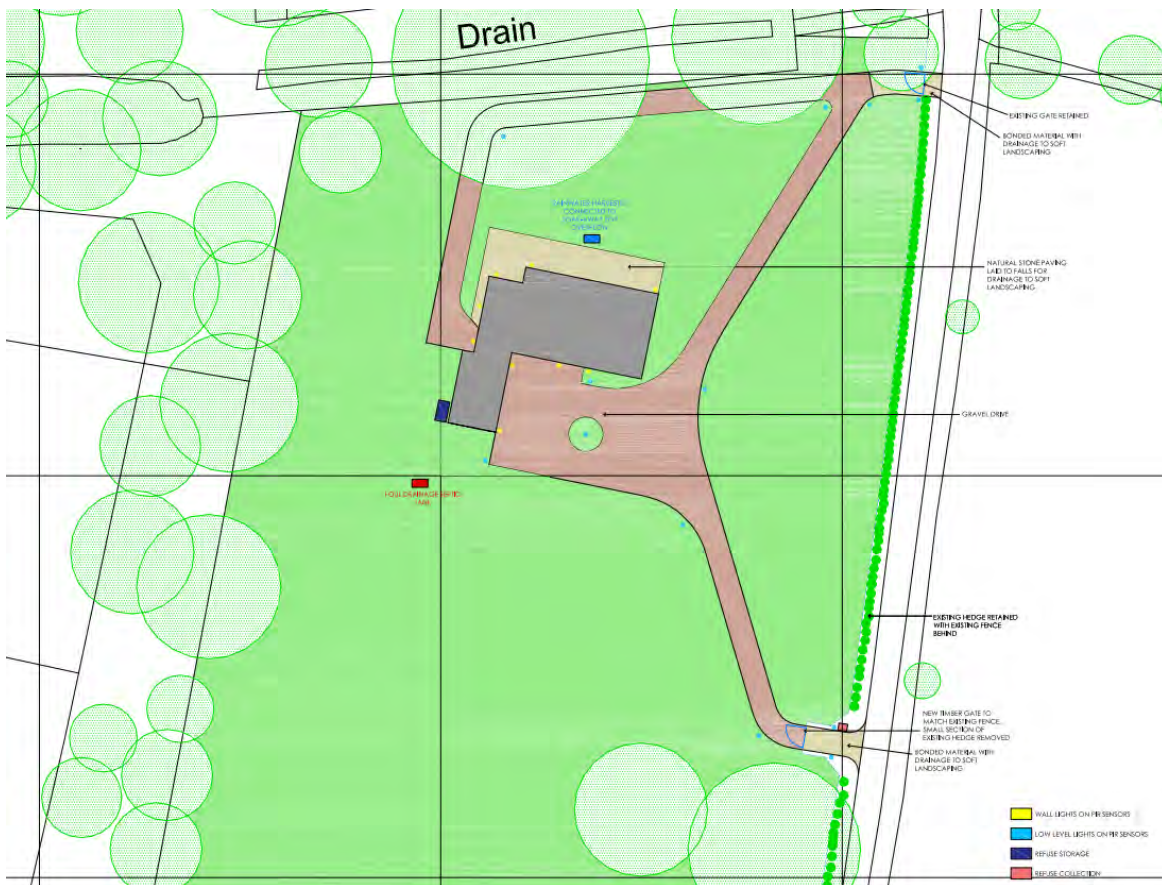
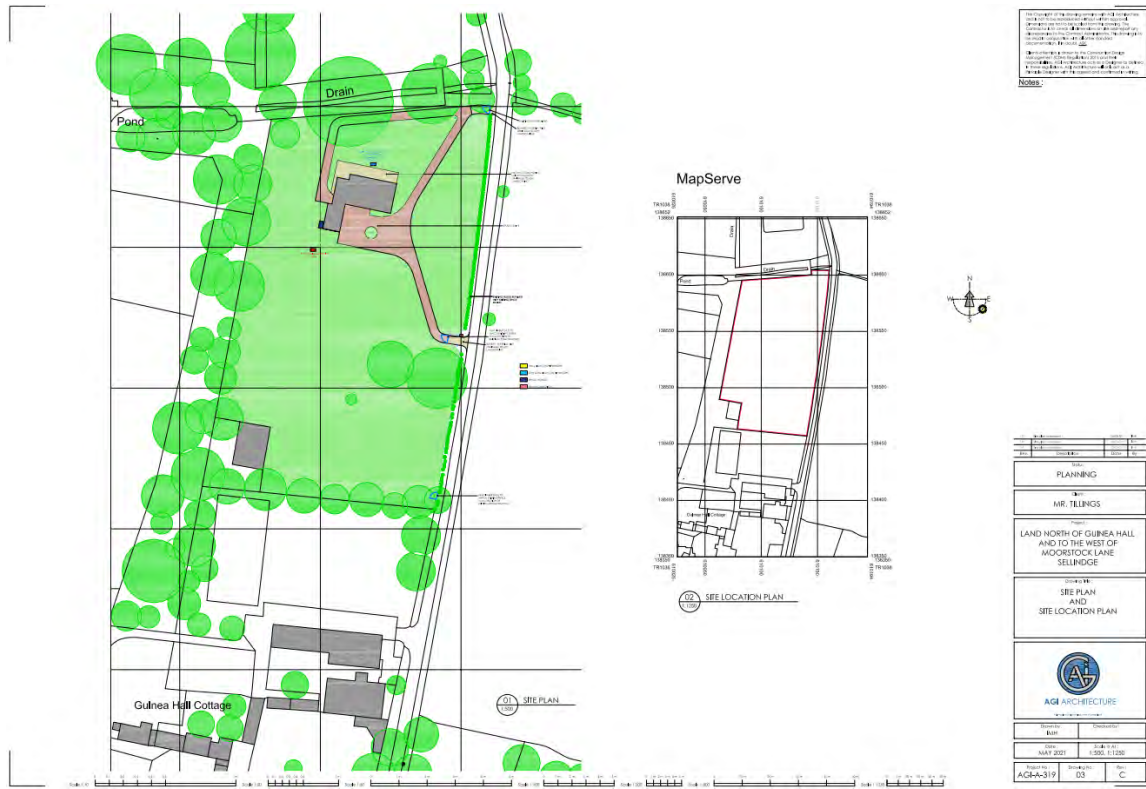




Figure 2: Proposed Development Plans and elevations

11 APPENDICES

11.1 Statutory List Description

11.1.1 Guinea Hall

Heritage Environment Record Number: TR 13 NW 117

List Entry Number: 1344202

National Grid Reference: TR 10065 38350

Type of Record: Grade II

Date of Listing: 29th December 1966

Period: Post Medieval

Summary: House. Late C18 or early C19. Rendered, with slate roof. 2 storeys. Rendered plat band. Painted moulded and modillioned eaves cornice under plain parapet. Rendered quoins. Facade breaks back slightly, to left of centre. Hipped roof. 2 rear stacks. Regular four-window front of recessed 24-pane sashes in moulded architraves, with keystones and blind boxes; one within recess, one to left and two to right. Similar ground-floor windows with shouldered architraves, and one to each floor of left gable end. Panelled double doors in recessed bay, with semi-circular fanlight with radiating glazing bars. Shallow porch formed by elongated panelled pilasters with fluted tops, and broken-based triangular pediment. Rear wing to left: recessed from left gable end. Painted brick. 2 storeys, with plain parapet. Irregular fenestration of 3 recessed 12-pane sashes with splayed painted brick voussoirs, and tall round-headed Gothic staircase window. Recessed panelled door under staircase window with moulded architrave and rectangular fanlight. Lower addition with 3 windows to gable end of wing. Interior not inspected.



Figure 3: Location of Guinea Hall

11.1.2 Elm Tree farm House

Heritage Environment Record Number: TR 13 NW 106

List Entry Number: 1054020

National Grid Reference: TR 10289 38361

Type of Record: Grade II

Date of Listing: 15th May 1986

Period: Post Medieval

Summary: Farmhouse. Late C18 or early C19 facade to earlier building. Ground floor pebble-dashed, first floor tile-hung. Plain tile roof. 2 storeys on pebble-dashed plinth. Hipped roof. Broad projecting pebbledashed stack with brick flue to left gable end and projecting red and grey brick stack on stone plinth to right gable. Regular 3-window front of two 16-pane and one 12-pane sashes. Central recessed panelled door with rectangular fanlight. Pebbledashed rear lean-to. Interior not inspected.



Figure 4: Elm Tree Farmhouse

11.1.3 Barn about 5 metres north of Elm Tree Farmhouse

Heritage Environment Record Number: TR 13 NW 98

List Entry Number: 1061099

National Grid Reference: TR 10297 38377

Type of Record: Grade II

Date of Listing: 15th May 1986

Period: Medieval to Post Medieval

Summary: Barn. Mid-to-late C16. Timber-framed, weatherboarded, on stone plinth. Part of right side faced with red brick in English bond. Plain tile roof. Full-height double doors to second timber-framed bay from right, with single door beside. Later lean-to to left side of front elevation. Interior: only rapidly inspected. 4 timber-framed bays. Rear aisle. Jowled posts. Arch-braces. Curved passing shores to rear aisle. Clasped purlin roof with broad curved windbraces. Studding to walls, with tension-braces above mid-rail and to rear wall of aisle, arch-braces below.



Figure 5: Location of the Barn about 5 metres north of Elm Tree Farmhouse

11.1.4 Moorstock House

Heritage Environment Record Number: TR 13 NW 97

List Entry Number: 1061100

National Grid Reference: TR 10115 38911

Type of Record: Grade II

Date of Listing: 15th May 1986

Period: Post Medieval

Summary: Farmhouse, now house. Late C17. Red and grey brick in Flemish bond. Plain tile roof. Lobby entry plan. 2 storeys on galleted stone plinth. Hipped roof. Central multiple brick ridge stack. Regular 3-window front of two 3-light and central 2-light casements. Ground-floor windows with segmental heads. Central half-glazed door. C19 and C20 additions to rear and to right, red brick on ground floor, tile-hung above. Interior: only partly inspected. Bead-moulded joists to right-hand ground-floor room. Cambered fireplace bressumer. C17 moulded rectangular wooden architrave to left ground-floor room



Figure 6: Location of Moorstock House

11.1.5 Monks Horton Priory

Heritage Environment Record Number: TR 13 NW 127

National Grid Reference: TR 10626 39304

Type of Record: Grade I (Scheduled)

Date of Listing: 29th December 1966

Period: Medieval

Summary: Fragment of Cluniac priory, now house. Foundation confirmed by Papal Bull 1144. Church ruins late C12 (c.1175?). West range earlier C12, re-modelled in C14. C16 addition. Restoration and additions 1912-14 by G. Hornblower. Ragstone with ashlar dressings. C16 addition with flint ground-floor and close-studded first floor to north. Plain tile roof. Lower sections of south part of west doorway and portal porch of church. West end of south aisle. West range of cloisters adjoining south-west corner of aisle, width of range projecting west of church. C16 single-bay addition in re-entrant angle between west range and former portal porch. Early C20 additions to east. West elevation of west range: 2 storeys and attic. No plinth. Chamfered stone string-course passing over buttresses below first floor windows. Nicked and chamfered string-course interrupted by buttresses half way up first floor. 5 pilaster buttresses with possibly renewed or extended heads shouldered at top. Further, broader, buttress to junction of west range and C16 addition, and C20 buttress towards south end. South gable end rebuilt 1912-14 with stone-coped gable and finial. C16 north addition gabled at right-angles to west range, with much lower eaves to north. Slightly projecting corbelled brick stack with stone dressings to first floor of gable end of C16 section. Rear stack towards north end of west range. Stone ridge stack to right of centre with octagonal flues; at least partly early C20. Various stone stacks to early C20 additions. 2 gabled C20 dormers. Irregular fenestration of 7 stone first-floor windows, alternating with buttresses; lower lights of truncated 4-light C15 mullioned and transomed window, with cinquefoil-headed lights to gable end of C16 addition; one 2-light mullioned window with rounded hollow-chamfered lights and squared hoodmould to north end room of west range; five cusped 4-light mullioned and transomed windows with squared heads and hoodmoulds, four C14, and one to south of ridge stack C20, replacing blocked round-headed opening. Early C20 ground-floor windows in a similar style. Narrow blocked round-headed opening, possibly for garderobe or external staircase, towards base of first floor, breaking lower string-course, and with blocked medieval opening, possibly a doorway, on ground floor below (visible from inside). Blocked ground-floor doorway, now window, immediately north of ridge stack. North Elevation: C16 section: jettied, with 3-light leaded casement to first floor. Formerly without door, now with early C20 four-centred arched stone doorway with squared hoodmould and boarded door. West end of Church: south side of triple-shafted west doorway with foliated capitals and moulded abaci. Base of arch with doubly zig-zagged inner orders and palmettes in semicircles to outer order. Bases of shafts to south side of west window above. Canted wall with blank torus-moulded arch leading to outer shaft of south side of portal porch with scrolled foliated capital and moulded abacus. Abacus continued as string, linking with abaci of inner doorway. Above outer shaft, springing of outer archway of west window. Substantial remains of south-west corner of nave, with angle shaft towards portal and blank arcading to west face. West end of aisle, level with inner west doorway of nave, visible from within C16 addition. Interior: West end of church: moulded blank arcading to west face and south return face of nave, and to west face of south aisle. Foliated capitals

to shafts. Linked moulded abaci. Angle shaft to south-west corner of nave. 2 remaining upper tiers of arcading less ornate. Tall round-headed west window to south aisle. North face of west range has chamfered plinth lower than that of nave. Round-headed ground-floor door of 2 orders set towards west side, with (restored?) outer frieze of lozenges. Attached shaft to each side with bell base and broad leaves to capitals. Interior of church: spiral stone staircase within south-west end of nave, entered from south aisle. Small scalloped capital (shaft head?) with nicked string running from base, to fragment of wall between nave and south aisle. Interior of west range: round-headed ground-floor doorway at north end of east wall with 2 shallow orders and outer cable moulding, springing from chamfered impost (restored). Plain-chamfered stone door head (possibly C14) to south wall of same north end room. First-floor room above has 2 blocked doorways to north wall, one pointed-arched and moulded, both probably associated with C16 addition, and low pointed-arched hollow-chamfered doorway with broach stops, to west well (also visible externally). Next room to south on first floor has blocked hollow-chamfered pointed-arched stone doorway to north and to south; stone seats to 2 west windows; C15 shafted stone fireplace to east wall with moulded segmental arch, squared head with panelled and quatrefoiled spandrels, brattished cornice, stone curb and tapering stone flue; moulded stud walls to north and south and moulded wooden cornice and beams. Moulded joists to ground-floor north room. Blocked east window to each of these 2 rooms on first floor. Roof of plain crown-posts with sous-laces and ashlar-pieces. C20 ground-floor fireplace beneath medieval one, incorporating re-used C17 term and overmantel panel. Moulded axial beam and joists and C20 plaster frieze to same room. South end room on ground floor panelled 1912-14 with C17 panelling from demolished house in vicinity. C20 stone doorways in a medieval style. Founded as cell of Priory of St. Pancras, Lewes, Sussex and dedicated to St. John the Evangelist. Dissolved 1536. (Charles Baily, *Monks Horton Priory*, *Archaeologia Cantiana* Vol. X, 1876. J. Newman, *B.O.E. Series*, North East and East Kent, 1983).



Figure 7: Location of Monks Horton Priory

11.2 Appendix 11.2 – KCC HER Data. All distances are approximate and taken from the Application Site boundary

KHER Ref	Type	Period	Distance	Description
TR 03 NE 247	Building	Post Medieval to Modern	c. 365m WSW	Methodist Chapel, Ashford Road, Sellindge. Built 1883 and still in use.
TR 13 NW 106	Listed Building	Post Medieval	c. 180m SE	Elm Tree Farm House. Grade II (1054020). Farmhouse. Late C18 or early C19 facade to earlier building. .
TR 13 NW 108	Listed Building	Post Medieval	c. 715m SE	Little Rhodes. Grade II (1054031). House. Late C18. Painted brick.
TR 03 NE 83	Listed Building	Early Medieval or Anglo-Saxon to Post Medieval	c. 675m W	Church Of St Mary. Grade I (1054042). Parish church. Late C11, C12 and C13, restored mid-to-late C19.
TR 13 NW 111	Listed Building	Post Medieval	c. 1010m SSE	Stream Cottage And Grove Bridge Cottage. Grade II (1054727). House, now house row. C17 or earlier, with later C17 addition to left and C19 facade. Timber framed.
TR 03 NE 78	Listed Building	Post Medieval	c. 880m WNW	Ashdown Cottages. Grade II (1061062). House, formerly house row, now house. C17, with C19 alterations. Timber framed.
TR 03 NE 82	Listed Building	Post Medieval	c. 750m W	Glebe Farm House. Grade II (1061065). Farmhouse, now house. Mid C17. Timber framed.
TR 13 NW 99	Listed Building	Post Medieval	c. 925m E	Holly Cottage. Grade II (1061066). House. C17 with later alterations.
TR 13 NW 98	Listed Building	Medieval to Post Medieval	c. 175m SE	Barn About 5 Metres North Of Elm Tree Farm House. Grade II (1061099). Barn. Mid-to-late C16. Timber-framed, weatherboarded, on stone plinth. Part of right side faced with red brick in English bond. Plain tile roof.
TR 13 NW 97	Listed Building	Post Medieval to Modern	c. 320m N	Moorstock House. Grade II (1061100). Farmhouse, now house. Late C17. Red and grey brick in Flemish bond. Plain tile roof.
TR 13 NW 110	Listed Building	Post Medieval to Modern	c. 700m SSE	Somerfield Court. Grade II (1068786). House. Late C17 by Thomas Gomeldon, with early C19 and late C20 alterations.
TR 13 NW 127	Listed Building	Medieval to Modern	c. 865m NNE	Monks Horton Priory. Grade I(1084377). Fragment of Cluniac priory, now house. Foundation confirmed by Papal Bull 1144. Church ruins late C12

KHER Ref	Type	Period	Distance	Description
				(c.1175?). West range earlier C12, re- modelled in C14. C16 addition. Restoration and additions 1912-14 by G. Hornblower.
TR 13 NW 120	Listed Building	Post Medieval to Modern	c. 650m SSE	Barn Complex About 66 Metres West Of Somerfield Court. Grade II (1344201). Barn complex. Circa 1834, with later alterations. Small blocks of coursed stone with brick dressings. Red brick in header bond to courtyard side of outer buildings. Plain tile roofs.
TR 13 NW 117	Listed Building	Post Medieval	c. 125m SSW	Guinea Hall. Grade II (1344202). House. Late C18 or early C19. Rendered, with slate roof. 2 storeys. Rendered plat band. Painted moulded and modillioned eaves cornice under plain parapet. Rendered quoins.
TR 13 NW 114	Listed Building	Post Medieval	c. 770m SE	Rhodes House. Grade II (1344203). Farmhouse, now house. Late C18 or early C19. Painted brick.
TR 13 NW 125	Listed Building	Medieval to Post Medieval	c. 345m ESE	Lees Cottages. Grade II (1367112). House, now house row. Early C16 or earlier, with later C16 or early C17 alterations.
TR 13 NW 142	Monument	Modern	c. 560m SE	2nd World War Category A NODAL POINT
TR 13 NW 147	Monument	Medieval to Modern	c. 970m SE	Former site of Talbot House, a medieval hall house. Talbot House was a Grade II listed building that was dismantled and relocated ahead of the construction of the Channel Tunnel Rail Link.
MKE67791	Findspot	Late Iron Age to Roman	c. 630m SSE	PAS find. Iron Age gold coin
MKE67822	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 675m SSE	PAS find. Early Medieval copper alloy stirrup.
MKE67915	Findspot	Early Medieval or Anglo-Saxon	c. 580m S	PAS find. Early Medieval copper alloy weight.
MKE67991	Findspot	Roman to Early Medieval or Anglo-Saxon	c. 910m SSE	PAS find. Roman copper alloy bead.
MKE69390	Findspot	Iron Age	c. 575m SSE	PAS find. Iron Age gold coin.
MKE69407	Findspot	Iron Age	c. 630m SSE	PAS find. Iron Age gold coin.

KHER Ref	Type	Period	Distance	Description
TR 13 NW 168	Building	Post Medieval to Modern	c. 210m S	Milestone.
TR 03 NE 222	Findspot	Early Neolithic	c. 825m SW	Neolithic arrowhead, Harringe Court. In 1995 some supplementary field walking was carried out by Wessex Archaeology along the route of the Channel Tunnel Rail Link. A fragment of a leaf-shaped arrowhead probably of Early Neolithic date was found. It was found amongst a diffused scatter of flint.
TR 03 NE 223	Findspot	Middle Iron Age to Roman	c. 1000m SW	Iron Age/Roman pottery, Harringe Court. Iron Age/Roman pottery, Harringe Court, found in 1995 during field walking.
TR 03 NE 226	Monument	Unknown	c. 925m SW	Linear geophysical anomaly, Harringe Court. A linear anomaly detected on a geophysical survey.
MKE87533	Farmstead	Post Medieval	c. 580m N	Outfarm adjacent to Hodiford Wood. An outfarm with a loose courtyard plan with a building to one side of the yard. Farmstead completely demolished.
MKE87534	Farmstead	Post Medieval	c. 920m NNE	Monks Horton Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Altered - significant loss of original form (more than 50%).
MKE88395	Farmstead	Post Medieval	c. 390m WSW	Potten Farm. A loose courtyard plan farmstead with buildings to four sides of the yard. Altered - partial loss of original form (less than 50%).
MKE88396	Farmstead	Post Medieval	c. 830m WNW	Stonehill Farm. A loose courtyard plan farmstead with buildings to two sides of the yard. Altered - partial loss of original form (less than 50%).
MKE88397	Farmstead	Post Medieval	c. 550m NW	Little Hodiford. A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Altered - significant loss of original form (more than 50%). Notes: House - lost.
MKE88398	Farmstead	Post Medieval	c. 230m N	Farmstead in Moorstock. A loose courtyard plan farmstead with buildings to two sides of the yard. No apparent alteration.
MKE88399	Farmstead	Post Medieval	c. 305m N	Yards north west of Moorstock. An outfarm with a dispersed multiyard plan. Altered - significant loss of original form (more than 50%). Notes: Two detached yards possibly associated with Moorstock to SE, but possibly linked to Moorstock House to E.
MKE88400	Farmstead	Post Medieval	c. 100m SSW	Guinea Hall. A loose courtyard plan farmstead with buildings to two sides of the yard. No apparent alteration.
MKE88401	Farmstead	Post Medieval	c. 170m SE	Elm Tree Farm (Elmtree Farm). A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. No apparent alteration.
MKE88402	Farmstead	Post Medieval	c. 265m SSW	Grove House. A loose courtyard plan farmstead with buildings to three sides of the yard. Altered - partial loss of original form (less than 50%).

KHER Ref	Type	Period	Distance	Description
MKE88403	Farmstead	Post Medieval	c. 365m SSW	Farmstead south of Grove House. A loose courtyard plan farmstead with buildings to two sides of the yard. Altered - partial loss of original form (less than 50%).
MKE88404	Farmstead	Post Medieval	c. 465m S	Farmstead south east of Grove House. A dispersed plan farmstead. Altered - partial loss of original form (less than 50%).
MKE88409	Farmstead	Post Medieval	c. 795m SSE	Sheepfold north west of Barrowhill. An outfarm with a loose courtyard plan with a building to one side of the yard. Farmstead completely demolished.
MKE88410	Farmstead	Post Medieval	c. 665m SSE	Somerfield Court. A regular multiyard farmstead. No apparent alteration.
MKE88411	Farmstead	Post Medieval	c. 770m SE	Rhodes Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Altered - significant loss of original form (more than 50%).
MKE88413	Farmstead	Post Medieval	c. 690m ESE	Farmstead north east of Little Rhodes. A loose courtyard plan farmstead with buildings to one side of the yard. Only the farmhouse remains.
MKE88711	Farmstead	Post Medieval	c. 910m SE	Farmstead north of Barrowhill. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmstead completely demolished.
TR 13 NW 181	Crash Site	Modern	c. 480m SSW	Crash site of Supermarine Spitfire I. Crashed and burned 12th August 1940 at Sellinge. Pilot baled out. Aircraft written off.
TR 03 NE 238	Crash Site	Modern	c. 360m WSW	Crash site of a Fokker F.VIIb/3m. A Fokker F.VIIb/3m, OO-AIL of Sabena, crashed on 1st June 1938. It was attempting to land at Lympe during a thunderstorm. It hit the roof of the building now known as Purrs Mews and came to rest in the grounds of the Methodist Church on the south side of the road. There is Pathe news footage of the wreckage.
TR 13 NW 198	Monument	Medieval	c. 525m SSE	Medieval Ditches, Undated Ditch and Undated Cobbled surface, Sellindge. Trial trenching by Wessex Archaeology on behalf of CgMs Consulting ahead of a proposed residential development revealed 2 perpendicular, intercutting medieval ditches, a further, undated ditch; and an undated cobbled surface.
TR 13 NW 203	Monument	Modern	c. 910m SSE	Former sidings for a Second World War railway gun. During the Second World War a railway gun operated between Folkestone and Ashford. The rails were lifted many years ago but the area remains open except for a small brick building.
TR 03 NE 255	Monument	Post Medieval	c. 955m WNW	Stone Hill Mill (Sellinge). Stone Hill Mill (Smock Mill) was constructed after 1819 and demolished c.1898.

KHER Ref	Type	Period	Distance	Description
TR 03 NE 1	Building	Post Medieval	c. 565m WSW	Site of former National school, Harrindge Lane, Sellindge. The building as the National School is shown on the Ordnance Survey map 1862-1875, then as School on the 1897-1923 maps. Demolished post 1960.
MKE88394	Farmstead	Post Medieval	c. 780m W	Court Lodge. A loose courtyard plan farmstead with buildings to three sides of the yard. Altered - partial loss of original form (less than 50%).
MKE88723	Farmstead	Post Medieval	c. 895m E	Outfarm north west of Holly Cottage. A field barn with no associated yard. Farmstead completely demolished.
MKE88720	Farmstead	Post Medieval	c. 695m W	Outfarm north north east of Stocklands Farm. A field barn with no associated yard. Farmstead completely demolished.
TR 03 NE 217	Findspot	Bronze Age	c. 945m WSW	Early Bronze Age/Iron Age pottery, east of Sellindge Sewage Works. Found as part of fieldwalking for the route of the Channel Tunnel Rail Link in 1994.
TR 13 NW 65	Monument	Late Iron Age	c. 920m NE	Horton Priory late Iron Age Settlement. Evaluation prior to building of a swimming pool found evidence of occupation of late Iron Age date. Comprising of large field boundary ditches and two smaller intercutting gullies. These were covered by a layer of dumped material of the same date, and the whole was overlain by an indeterminate medieval feature, possibly a pond. About two dozen sherds of late Iron Age pottery were recovered. These and the density of features uncovered indicates the presence of a large area of settlement, probably a farmstead, which is likely to extent some hundreds of meters in any direction. No pottery of Roman date was recovered, which suggests the settlement was either abandoned or relocated after the Roman conquest of 43 AD.
TR 13 NW 34	Findspot	Iron Age	c. 575m SSE	Iron Age coin. Discovered near Sellinge by metal detection in 1991.
MKE108468	Findspot	Medieval	c. 860m WSW	PAS find. MEDIEVAL Silver MOUNT. A Medieval small silver bar mount with terminal and central lobes c. 1270-1400 AD.
MKE108415	Findspot	Roman to Early Medieval or Anglo-Saxon	c. 980m W	PAS find. ROMAN Copper alloy KNIFE.
MKE88393	Farmstead	Post Medieval	c. 705m W	Stocklands Farm. A loose courtyard plan farmstead with buildings to two sides of the yard.

KHER Ref	Type	Period	Distance	Description
MKE88392	Farmstead	Post Medieval	c. 800m W	Glebe Farm (Tanyard Farm).A loose courtyard plan farmstead with buildings to four sides of the yard. Altered - partial loss of original form (less than 50%).: Farmstead completely demolished.
MKE89069	Farmstead	Post Medieval	c. 315m W	Outfarm north north east of Potten Farm. A field barn with no associated yard.Farmstead completely demolished.
TR 03 NE 215	Landscape	Modern	c. 950m W	The Pear Tree House. A post 1960s informal garden, of specialist interest and limited importance. A garden surveyed by the Kent Gardens Trust, no further information.
TR 13 NW 165	Landscape	Medieval to Modern	c. 660m NE	Horton Priory. The priory was founded in 1144 by Robert de Vere, although there are no records of the gardens until they were re-developed in 1911. The grazing and pasture land surrounding the house covering 6 hectares (14 acres) now includes gardens and an extensive perimeter ha-ha.
TR 13 NW 166	Scheduled Monument	Medieval	c. 660m NE	Horton Priory, Scheduled Monument (1018878). The below ground remains of Horton Priory and associated buildings. A number of features are excluded from the scheduling; these are the private house known as Horton Priory, all associated outbuildings, barns, modern garden structures and features, the modern surfaces of the carpark to the north of the house, all hardstanding, tracks, paths and paving, and all modern fences and gates; the ground beneath all these features is, however, included.Horton Priory survives well, despite some subsequent disturbance, retaining standing buildings of high architectural quality and impressive associated earthworks. The monument will also contain important archaeological and environmental evidence relating to the original use of the monastery.
TQ 84 SW 1	Monument	Post Medieval to Modern	c. 660m S	London and Dover Railway, completed by 1844.

Event ID	DATE	Type		Description
EKE10672	1994	DBA	Non-Intrusive	Desk-based assessment of the impact of the CTRL
EKE10741	2010	DBA	Non-Intrusive	Historic environment analyses of 29 sites of CCTV upgrade works along the M20
EKE10794	1991	Building Survey	Non-Intrusive	Talbot House
EKE11015	2000	Building Survey	Non-intrusive	Talbot House
EKE11531	1994	Fieldwalking	Non-Intrusive	CTRL

EKE11801	2001	Dendrochronology	Intrusive	Talbot House
EKE12247	1995	Geophysical Survey	Non Intrusive	Harringe Court
EKE5349	1998	Evaluation	Intrusive	Horton Priory
EKE5352	1997	Building Survey	Non-Intrusive	Horton Priory
EKE5413	1999	Watching Brief	Intrusive	Horton Priory
EKE10767	1999	Geotechnical Survey	Intrusive	CTRL
EKE14583	2013	DBA	Non-Intrusive	Land at Ashford Road, Sellindge.
EKE14724	1999	Geotechnical Survey	Intrusive	Alluvial Corridor of the CTRL
EKE8849	2001	Watching Brief	Intrusive	Horton Priory
EKE14585	2013	Magnetometry Survey	Non-Intrusive	Land at Ashford Road, Sellindge
EKE14587	2013	Trial Trenching	Intrusive	Land at Ashford Road, Sellindge

Table 2: Gazetteer of HER Records

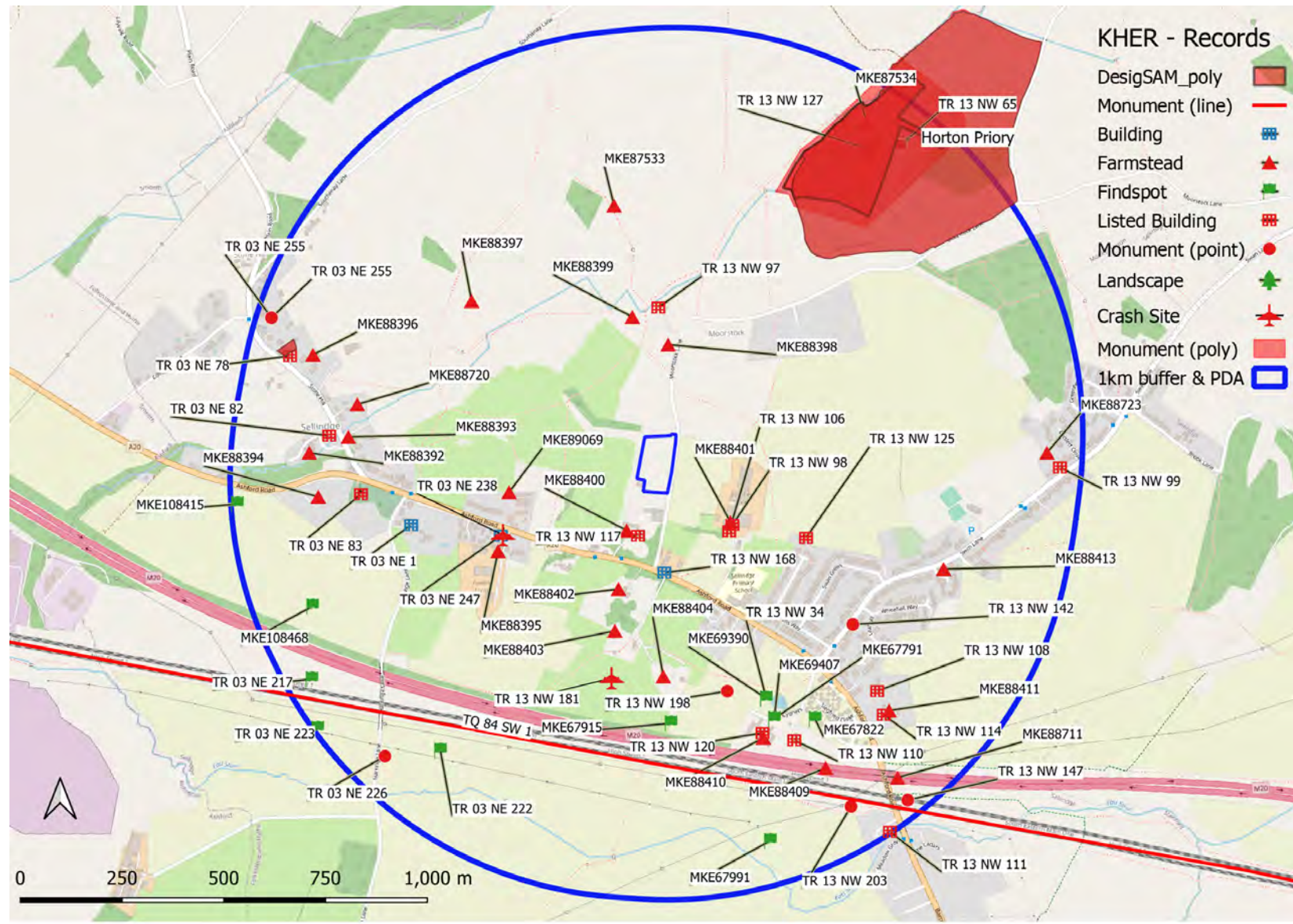


Figure 8: KHER – All

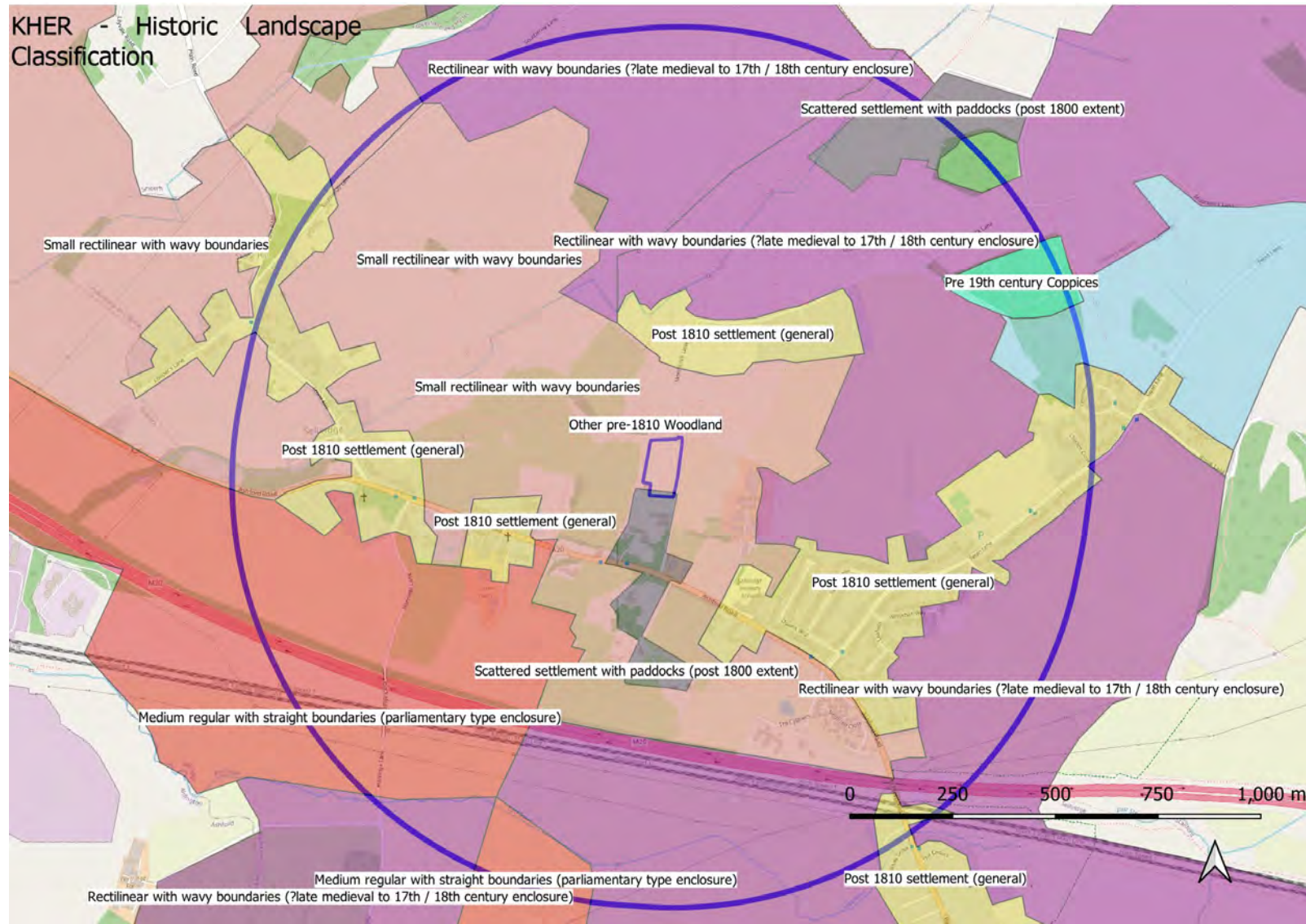


Figure 9: KHER - Historic Landscape Classification

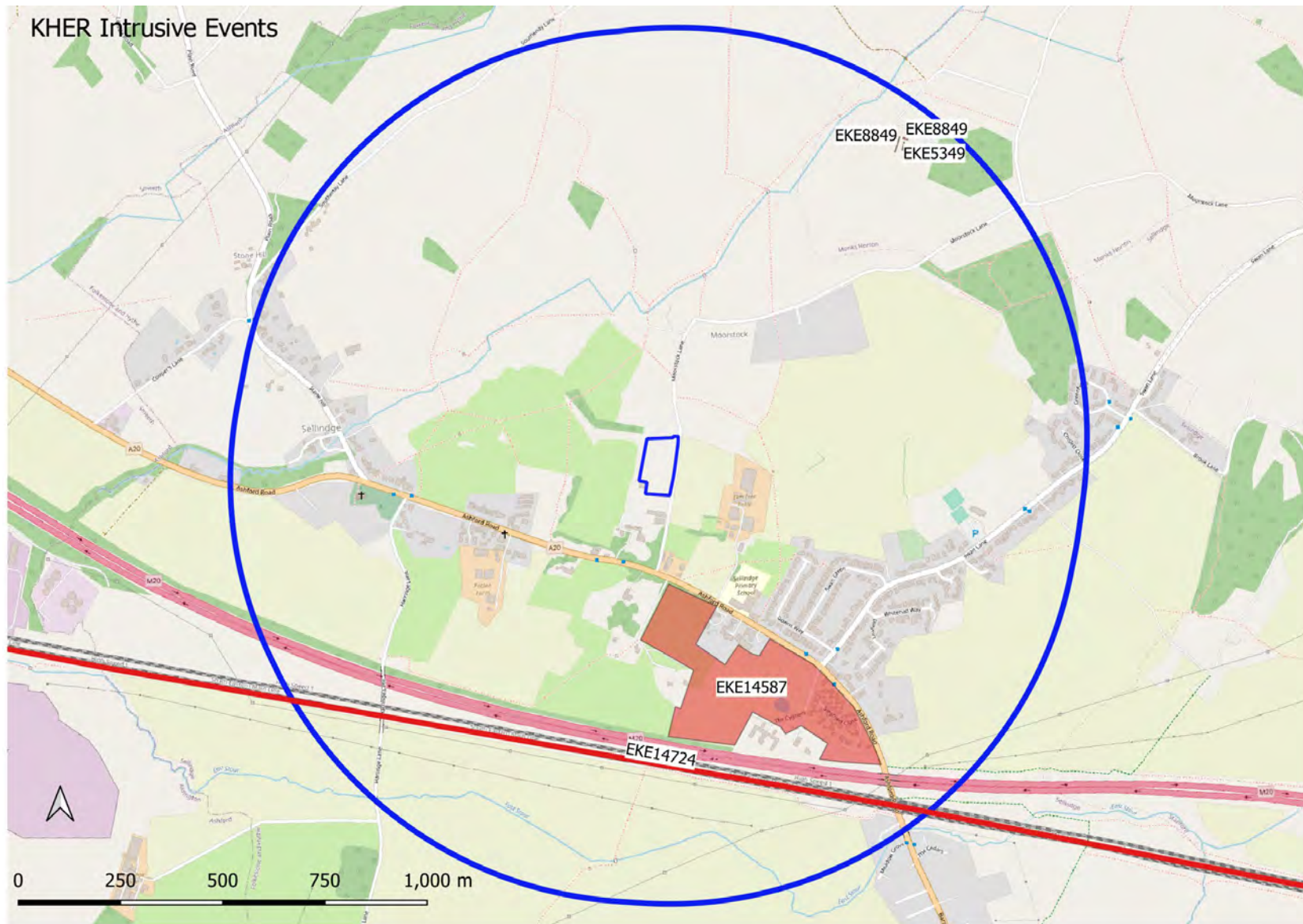


Figure 10: KHER – Intrusive Events

11.3 Historical Mapping

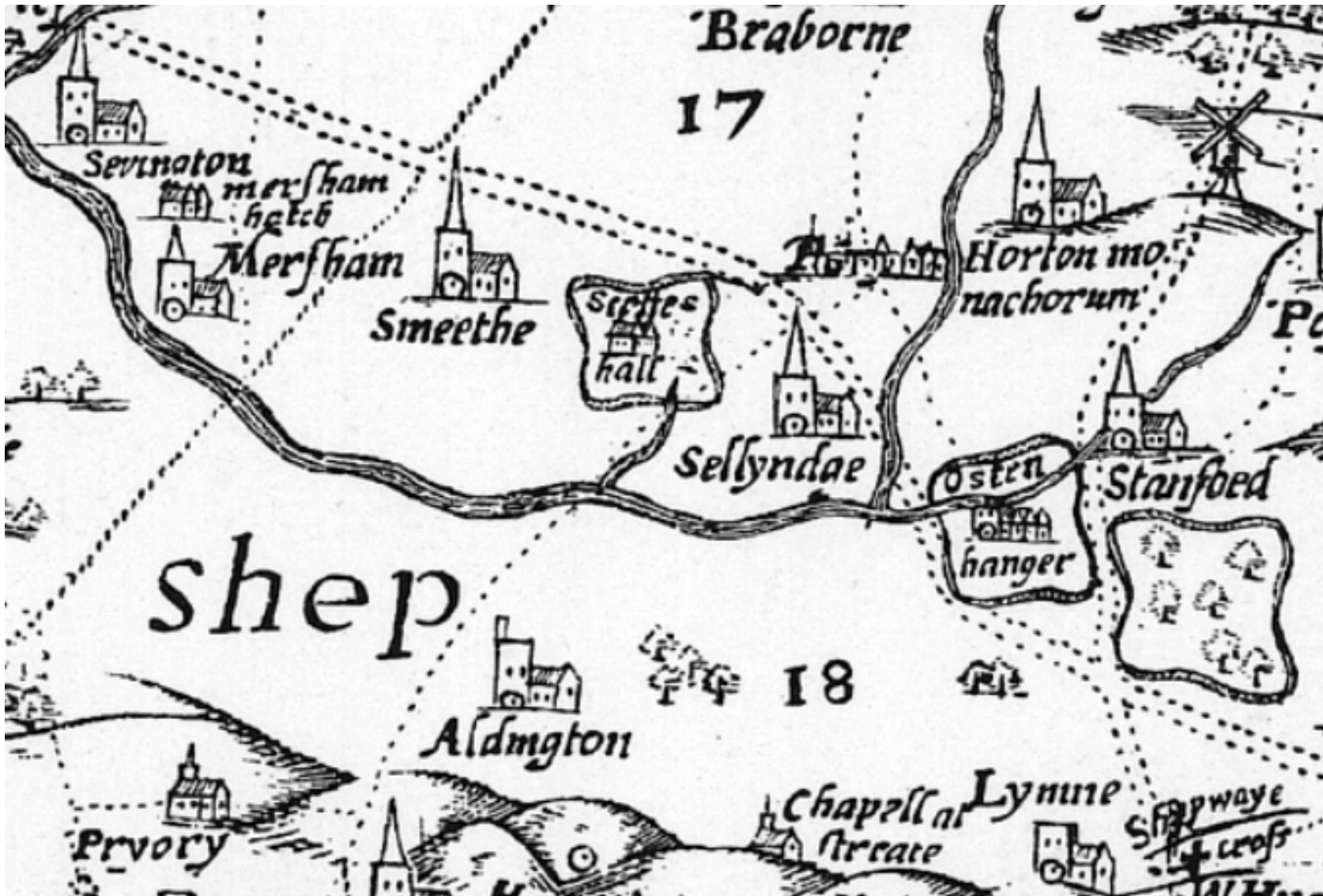


Figure 11: Symonson, 1548



Figure 12: Andrew, Dury and Herbert Map from 1769



Figure 13: Ordnance Surveyors Drawing 1797

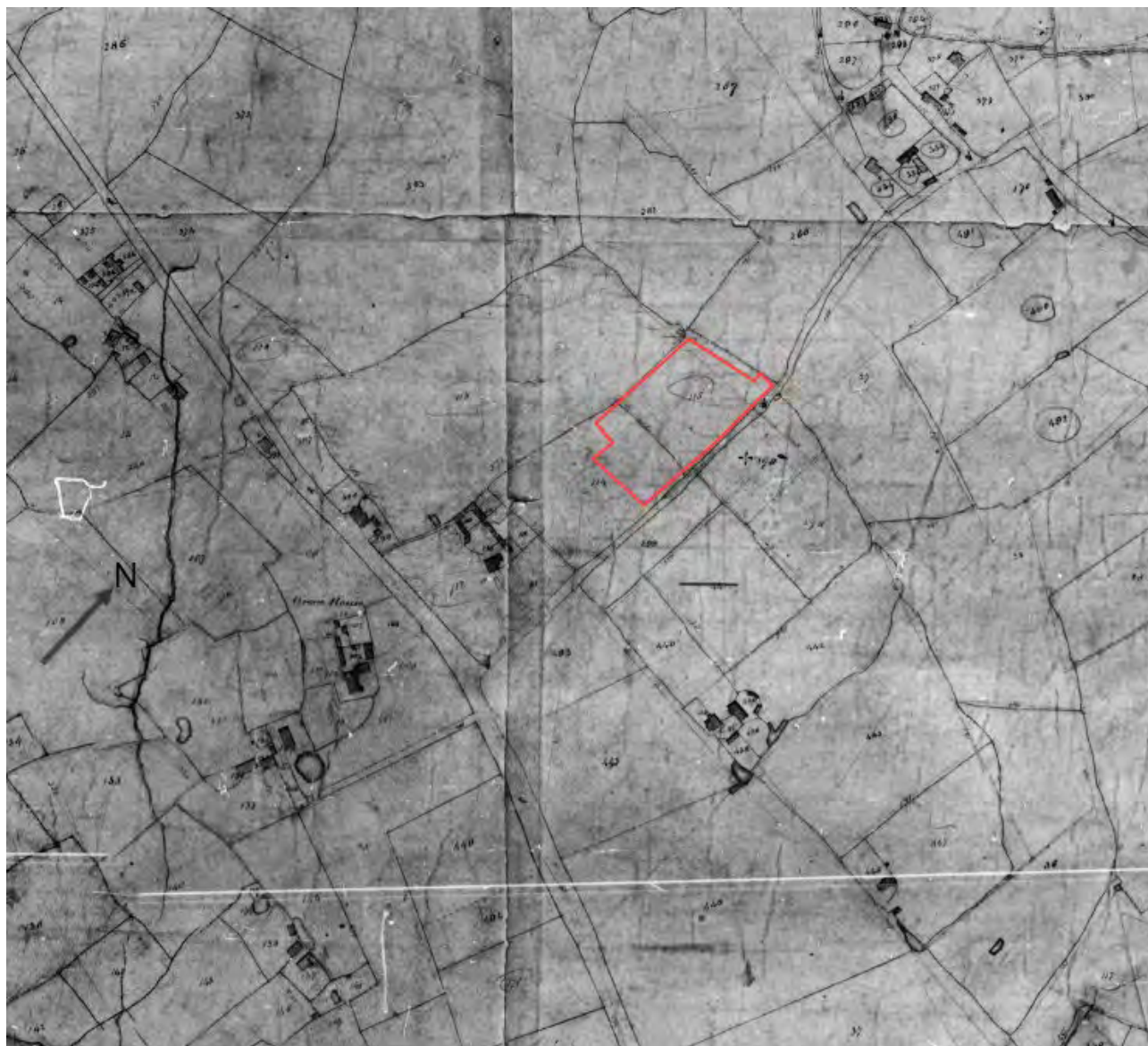


Figure 14: Sellindge Tithe Map, 1840

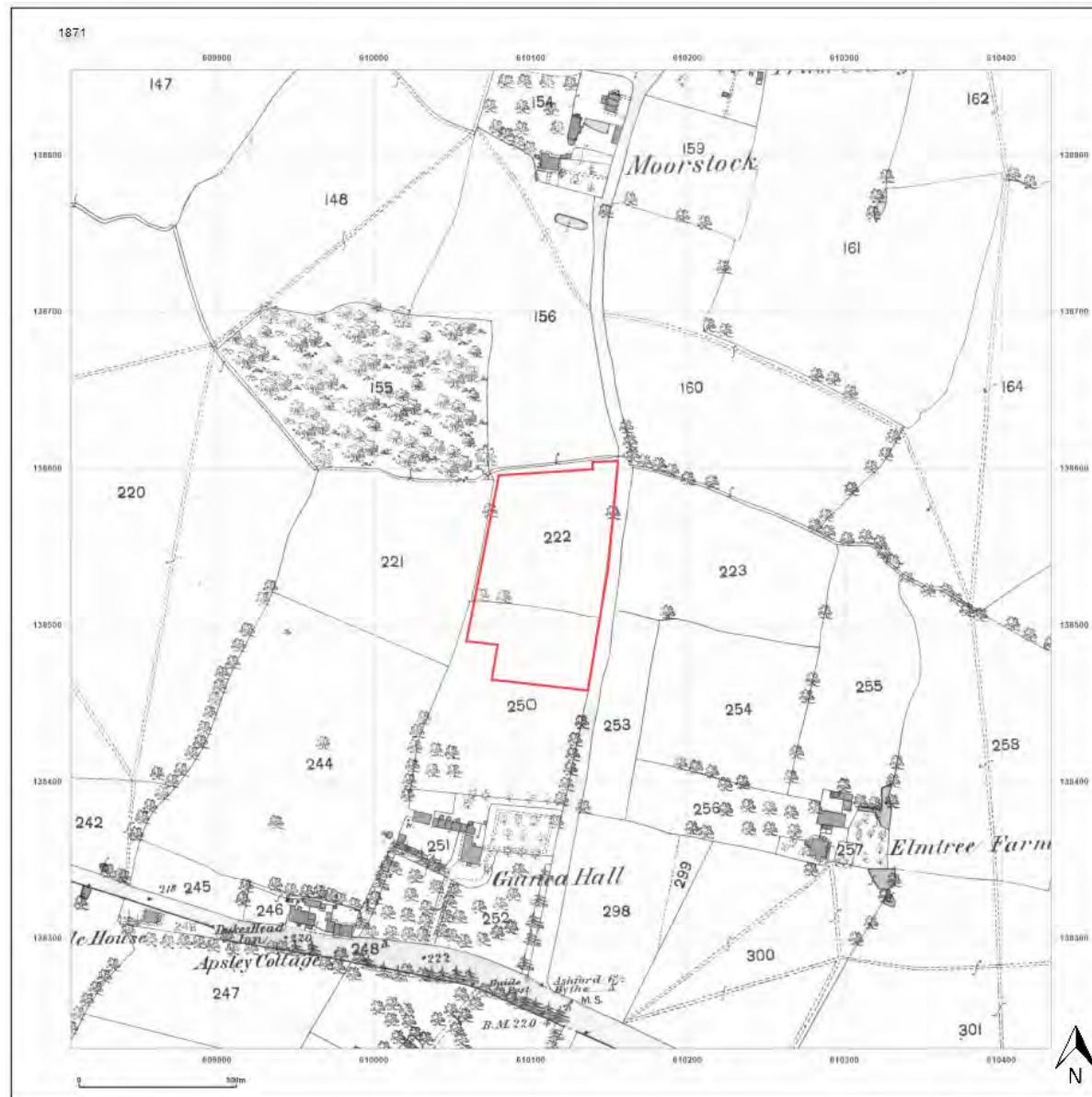


Figure 15: Historic OS Map 1871, scale 1:2,500

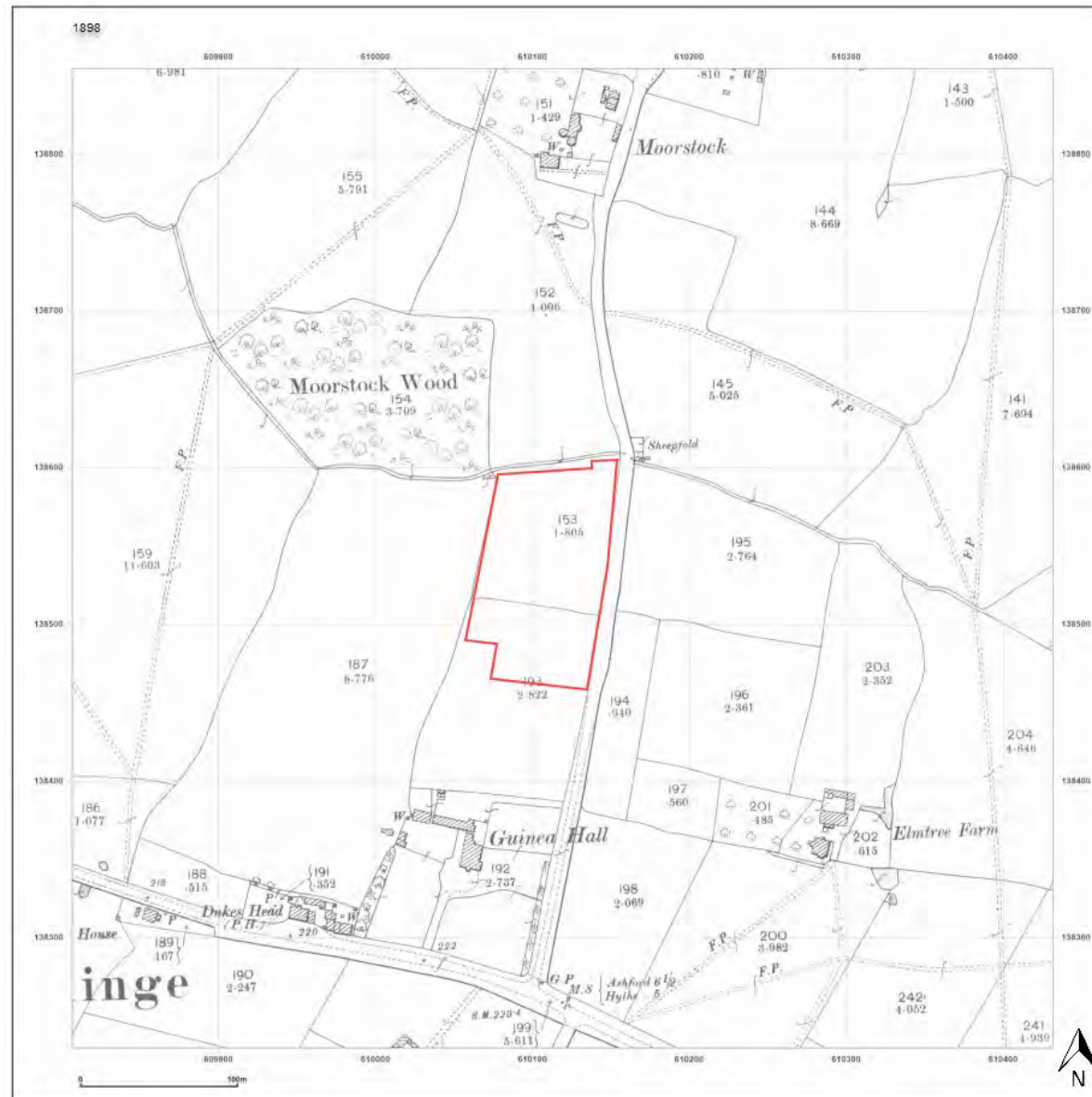


Figure 16: Historic OS Map from 1898, scale 1:2,500

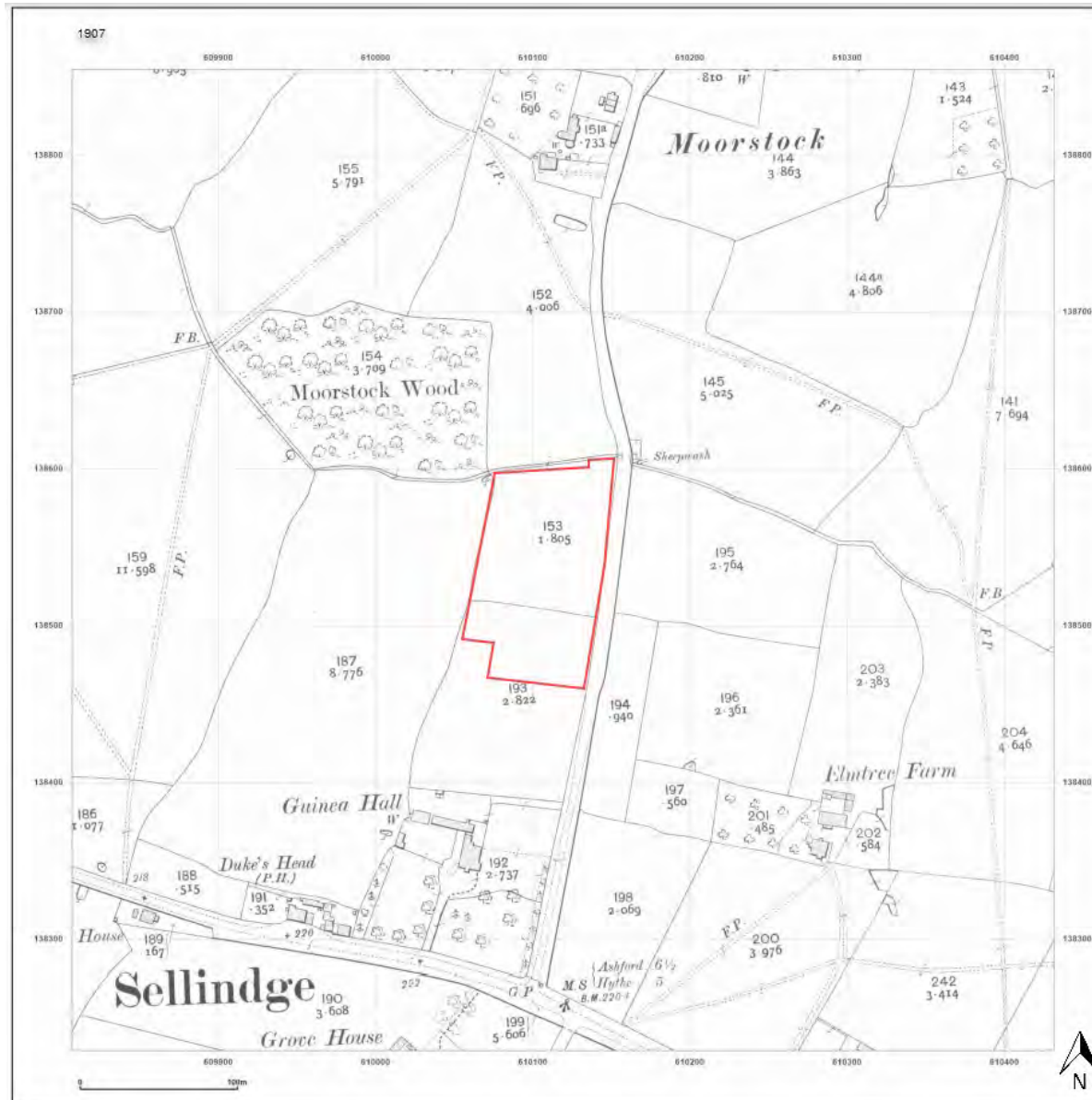


Figure 17: Historic OS Map, 1907, scale 1:2,500

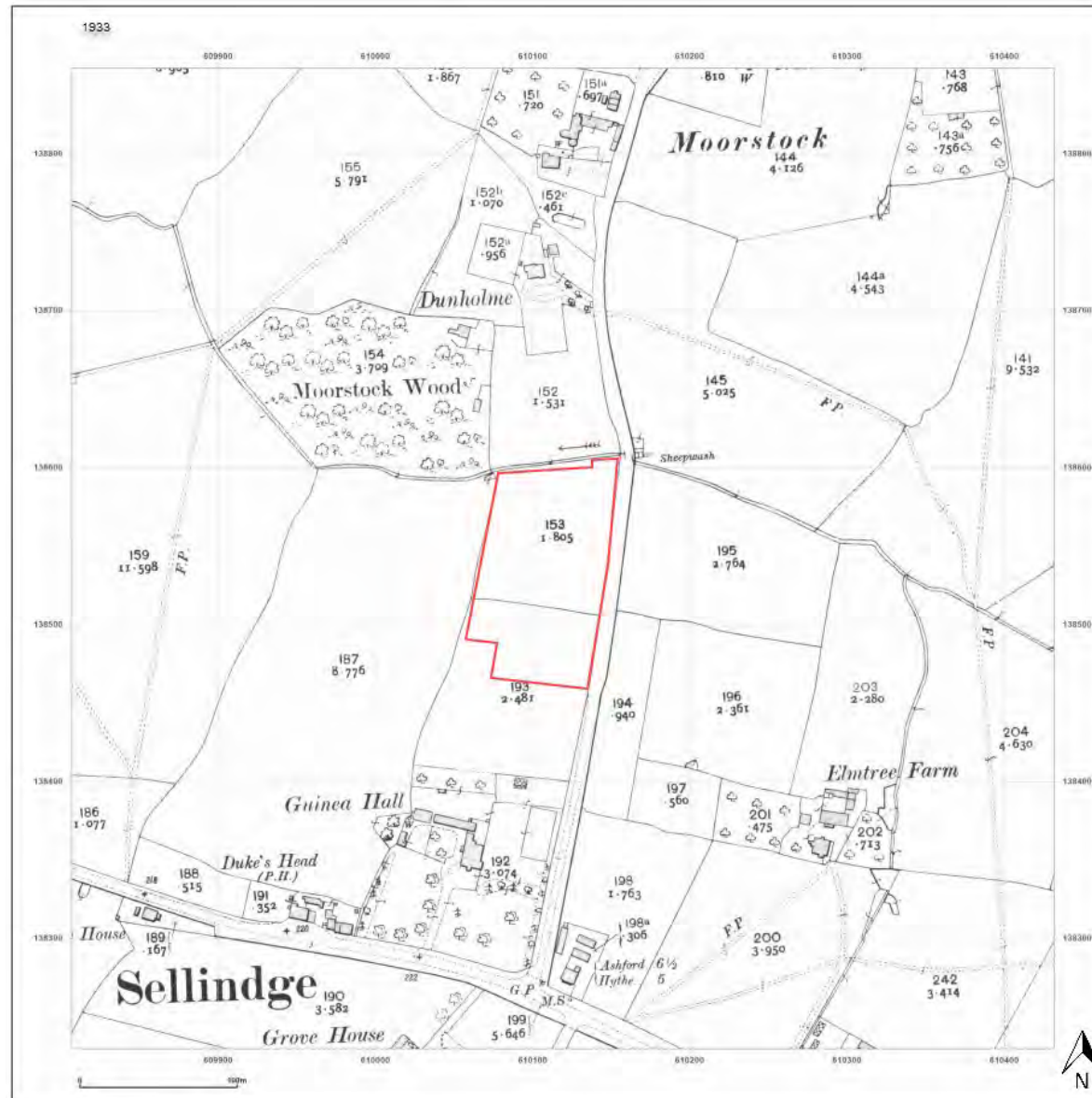


Figure 18: Historic OS Map, 1933, scale 1:2,500

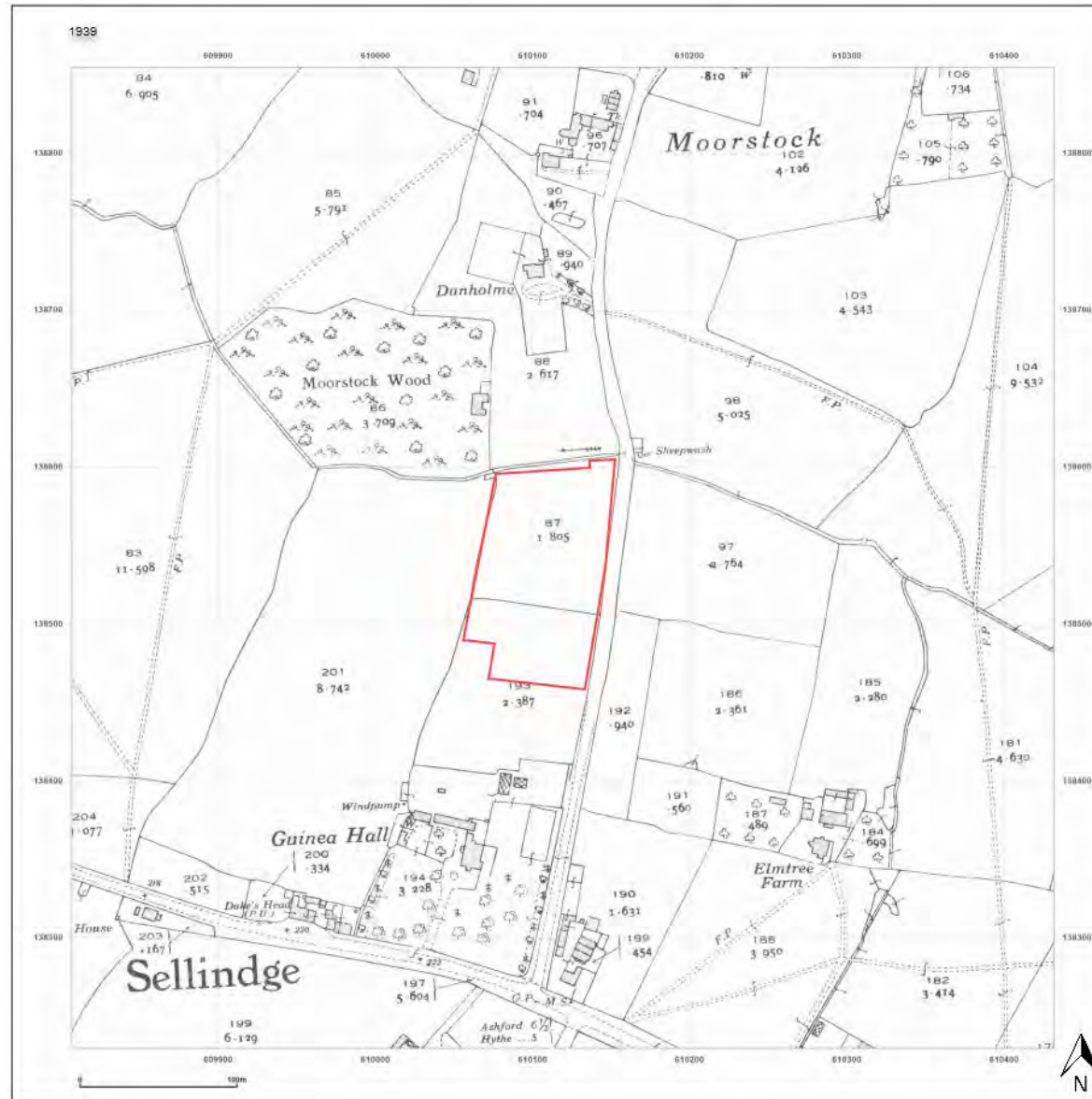


Figure 19: Historic OS Map, 1939, scale 1:2,500

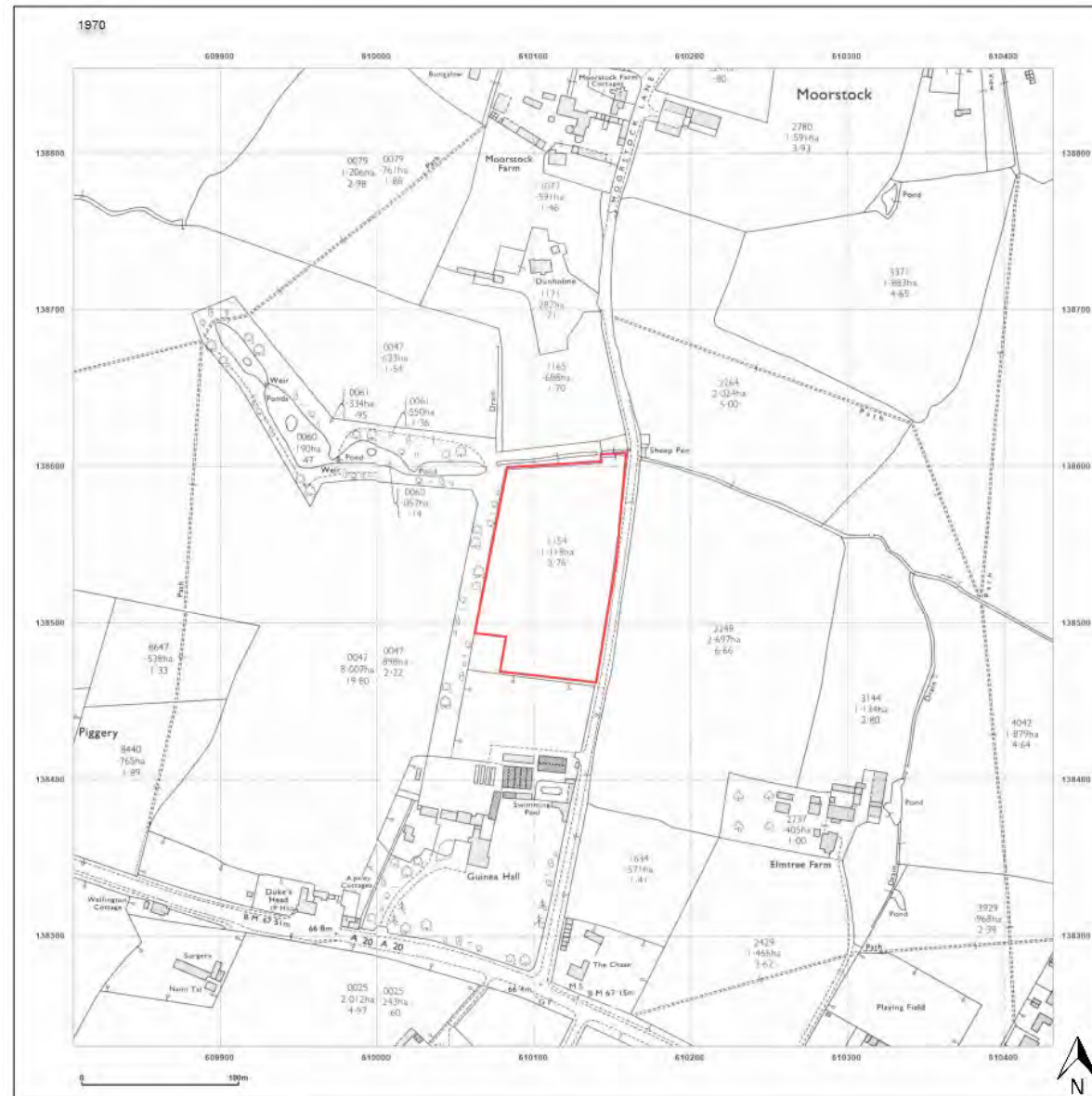


Figure 20: Historic OS Map, 1970, scale 1:2,500

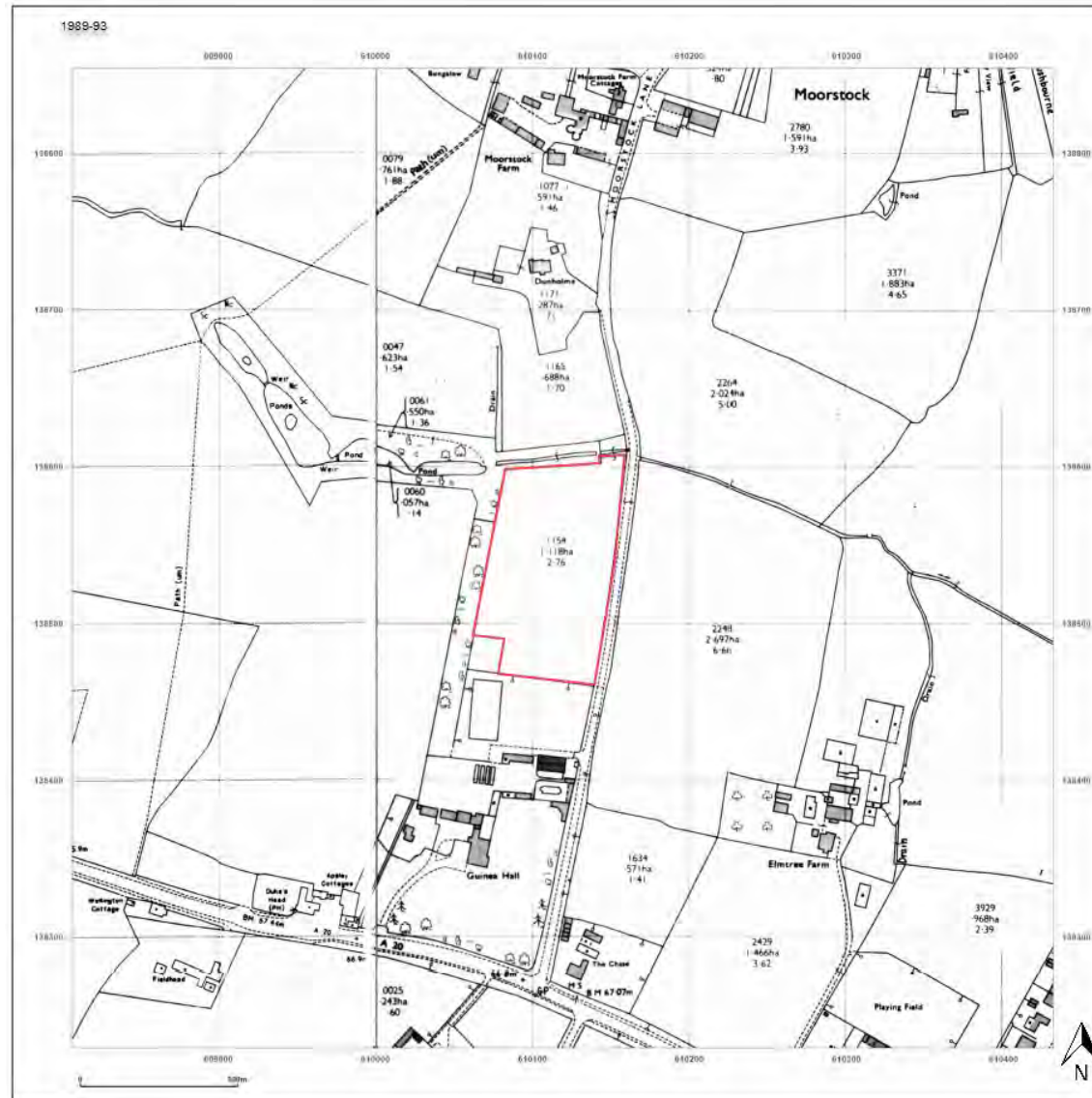


Figure 21: Historical OS Map 1989.93, scale 1:2,500



Figure 22: LIDAR 1m DTM (Environment Agency)



Figure 23: Topography (OS) and LIDAR (Environment Agency), heights in metres.

11.4 Aerial Imagery and site photographs



Plate 1: Aerial Photograph, 1940's (Google Earth)



Plate 2: Aerial Photograph, 1960's (Google Earth)



Plate 3: Aerial Photograph, 1990's (Google Earth)



Plate 4: Aerial Photograph, 2003 (Google Earth)



Plate 5: Aerial Photograph, 2017 (Google Earth)



Plate 6: North eastern entrance to the PDA (facing W)



Plate 7: External view of the site at along Moorstock Lane (facing SSW)



Plate 8: External view of the eastern boundary of the PDA along Moorstock Laney (facing NNE)



Plate 9: View across the PDA from the north eastern corner (facing SW)



Plate 10: View across the PDA from the southern boundary (facing NNE)



Plate 11: View across the southern boundary of the PDA (facing W)



Plate 12: Internal view towards the north western corner (facing NW)



Plate 13: View across the PDA towards the south eastern corner (facing SE)



Plate 14: View at the junction of Moorstock Lane with the A20 (facing SE).



Plate 15: Plate Locations

Plate 16: Plate Locations

11.5 DMRB Assessment Methodology

11.4.1 Criteria for level of significance

Level of Significance	Criteria
Very high	World Heritage Sites. Assets of acknowledged international importance.
High	Scheduled Monuments and undesignated assets of Schedulable quality and importance. Grade I and II* Listed buildings (Scotland category A). Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Designated or undesignated assets that contribute to regional research objectives Grade II (Scotland category B) Listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association. Conservation Areas containing important buildings that contribute significantly to their historic character.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest. Buildings of no architectural or historical note and buildings of an intrusive character. Landscapes with little or no significant historical interest.

11.4.2 Criteria for assessing magnitude of Impact

Magnitude of Impact	
Major	Change to key historic building elements, such that the asset is totally altered Comprehensive change to the setting.
Moderate	Change to many key historic building elements, such as the asset is significantly modified. Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to key historic building elements, such that the asset is slightly different. Changes to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

11.4.3 Significance of Effect Matrix

Heritage Value	<i>Very High</i>	Neutral	Slight	Moderate / large	Large or very Large	Very large
	<i>High</i>	Neutral	Slight	Moderate / slight	Moderate / large	Large / very large
	<i>Medium</i>	Neutral	Neutral / Slight	Slight	Moderate	Moderate / large
	<i>Low</i>	Neutral	Neutral / slight	Neutral / Slight	Slight	Slight / moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		<i>No Change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>
Magnitude of Impact						