

Historic Environment Desk-Based Assessment in Advance of the Proposed Development of Land at Conningbrook Lakes, Phase 2, Ashford, Kent

December 2021

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National Grid Reference TR 02936 43869



Report for Brett Aggregates Ltd

Date of Report: 21st December 2021

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Historic Environment Desk-Based Assessment in Advance of the Proposed Development of Land at Conningbrook Lakes, Phase 2, Ashford, Kent

Summary

SWAT Archaeology has been commissioned by Brett Aggregates to prepare an Historic Environment Desk-Based Assessment of the Application Site of land at Conningbrook Lakes, Phase 2, Ashford, Kent. This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

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

The Application Site does not contain any designated heritage assets and is not within any Conservation Area. There are only a limited number of designated heritage assets within the study area. The majority have been shown to have limited or no intervisibility with the Application Site and that the historical and aesthetic significance of these assets will not be impacted. The Application Site does not contribute to the setting or how these heritage assets are experienced. Therefore, it is considered that the proposed development will have an impact at the low end of 'less than substantial' in accordance with NPPF paragraph 202.

The Grade II listed Conningbrook Manor is adjacent to the Application Site, and whilst it appears to still be residential, it does have planning permission to be converted into offices with the other complex buildings a restaurant and farm shop. Given the planning permission already in place for change of use to the Manor and the associated traffic impact expected for that and for there to be a road to serve the houses immediately north of the manor house, the new through road will only have a slight impact to the

setting. As a consequence, the Proposed Development at the Application Site will have a 'less than substantial impact' on Conningbrook Manor in accordance with NPPF Paragraph 202.

Assessment of the Archaeological findings from the KHER and other resources would suggest that the Application Site is of high archaeological interest and that there is particularly archaeological significance within the assessment area for the Prehistoric period. As the site contains River Terrace deposits, there is Palaeolithic potential along with possible Palaeoenvironmental evidence. There is considered low potential associated with all other periods as it is likely that the formed part of the agricultural landscape away from core settlement areas.

The majority of the Application Site has had high/total historical impact on any potential archaeology. The Ballast Hole and the area quarried has had the superficial geology removed in the Post Medieval and modern period. The eastern part of the main part of the Application Site is believed to have been quarried up to the edge of the Ballast Hole, with the geological maps suggesting part of the south western main site may have also been quarried previously although this is far from certain. The 20th century use of the Site in the eastern part as a gravel processing centre that is currently concreted may have added further disturbance. Any potential remains within the Application Site should they survive in-situ will be vulnerable to damage during the proposed development.

It is anticipated that there will be a requirement for a programme of archaeological works of which the scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Preliminary geoarchaeological test-pit survey is recommended to establish the distribution, thickness and nature of the superficial deposits in the southern and eastern areas of the main body of the site. Four test-pits should be put down in each area. The results of which will then provide guidance regarding any additional works required. Any works can be addressed by an appropriate planning condition.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Brett Aggregates (the 'Clients'), to carry out an historic environment desk-based assessment of the proposed development area (Application Site) of land at Conningbrook Lakes, Phase 2, Ashford, Kent centred on National Grid Reference (NGR) TR 02936 43869 (Fig 1).

1.2 The Site

1.2.1 The Application Site is situated south east of Kennington, adjacent to a new housing development of Conningbrook Lakes, which has been undergoing construction since 2018. Prior to the housing development the area was part of a quarry with the lakes having formed following gravel extraction. It lies east of Willesborough Road in Ashford of which the primary development area covers circa 10 acres. The centre of Ashford is circa 2km to the south west. The western side of the Application Site is bordered by the Canterbury to Ashford Railway line and an arable field. To the east of the Conningbrook Lakes housing development is The Great Stour River. South of the Application Site is the Julie Rose Stadium. The Application Site is currently open ground of rough grass in the southern portion having historically been used as an overflow car park associated with the nearby Julie Rose Stadium. The northern portion consists of a large bund of soil and an overgrown area with trees. The Application Site sits on broadly level ground of 38m aOD (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Folkestone Formation – Sandstone. 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 is one of the most landslide-susceptible formations in the UK. 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.

- 1.2.3 Across the PDA is predominately River Terrace Deposits, 3 – Sand and Gravel. The area to the east of the PDA has had gravel extraction. This data is at relatively low resolution (1:50,000) and offers only a rough indication of the site geology, and the site's location within a river valley landscape could mean a high level of variation is present in the geological deposits. It is possible at the northern tip that there may be areas of Head Brickearth, and Alluvium associated with the Stour. This work of investigation will be a separate exercise undertaken by geoarchaeological and Palaeolithic specialists. In addition, analysis in the Palaeolithic desk-based assessment comments that at the main part of the Site in the area of the Ballast Hole, the River Terrace deposits have been removed following the quarrying there in the Post Medieval and Modern periods. The geological map (Appendix 11.5- Figure 5) shows a neck of Folkestone sands running southwards to a further pit to the south of Willesborough Road. the eastern portion could still potentially have River Terrace deposits.

Geotechnical Information

- 1.2.4 There is geotechnical information of one borehole within the main area of the Application Site undertaken during Phase 1 of the Conningbrook Lakes development. The majority of these were outside of the main area to the north, south and east as shown in Appendix 11.5- Figure 6 within the specialist Palaeolithic report.

1.3 Proposed Development

- 1.3.1 The proposed development is for an outline planning application for a residential development of up to 170 dwellings at Land at Conningbrook Lakes, Ashford.

- 1.3.2 The residential area of the Application Site is located in the largest part at the northern end and will be referred to as the main site. In addition, the Application Site includes the access road at the southern end towards Conningbrook Manor as well as the roadway east of the Stadium that links the country park area with that of the residential area. Included is also a cycle/foot path to the south of the stadium between Willesborough Road and Conningbrook Manor that used to be is now closed to vehicular traffic

1.4 Scope of Document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic

Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and July 2021 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 2021): 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. It includes 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 190 of the NPPF states that:

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy 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 194 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 195 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 in the glossary 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 (for heritage policy).*** *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 of a heritage asset.*** *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 197 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 to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development in making a positive contribution to local character and distinctiveness'.*

2.2.10 Paragraphs 199 and 204 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 199 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 200 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 201 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 total 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 202 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, where appropriate, securing its optimum viable use'*.

2.2.15 The NPPF comments in paragraph 207, 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 201 or less than substantial harm under paragraph 202, 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 204 states that *'Local Planning Authorities 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 206 encourages Local Planning Authorities to *'look for opportunities for new development 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 208, *'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:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield and Conservation Area 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 In addition to the NPPF, statutory protection and guidance documents are also provided to certain classes of designated heritage assets under the following list:

- *Planning (Listed Buildings and Conservation Areas) Act (1990);*
- *Ancient Monuments and Archaeological Areas Act (1979);*
- *Planning Practice Guidance: Conserving and enhancing the historic environment*
- *Protection of Wrecks Act (1973); and*
- *Hedgerow Regulations (statutory Instrument No. 1160) 1997.*

2.4 Planning Policy Guidance and Best Practice

2.4.1 The Government under the NPPF framework provides Planning Policy Guidance in relation to the Historic Environment where it confirms that the core planning principle is the conservation of heritage assets in a manner appropriate to their significance. It states that heritage interest may be archaeological, architectural, artistic or historic. Analysis is required to understanding the heritage asset relative importance to assess and inform the development of proposals to avoid or minimise harm. The guidance comments that it is the decision-maker needs to judge whether a proposal causes substantial harm in view of the NPPF and that substantial harm is a high test, so it may not arise in many cases. In addition, the guidance signposts advice to Historic England who have produced best practice and also policy guidance to support the NPPF.

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

2.4.2 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.

2.4.3 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), and has since been withdrawn and superseded, which included 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.

2.4.4 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- *Evidential value. This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.*
- *Historical Value. This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.*
- *Aesthetic value. This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.*

- *Communal value. This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction, and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.*

2.4.5 In addition, one has to consider archaeological significance –the evolution of the asset, phases of development over different periods, important features, evidence in building fabric and potential for below ground remains.

Historic Environment Good Practice in Planning Notes

2.4.6 In March 2015, Historic 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’. GPA4 entitled ‘Enabling Development and Heritage Assets’ sets out advice on enabling development, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide.

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

2.4.7 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;

- 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; and
- 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.

2.4.8 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

2.4.9 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.

2.4.10 The NPPF glossary 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.

2.4.11 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. The way in which we experience an asset in

its setting is also experienced by other environmental factors such as noise, dust and vibration and the historic relationship between places.

2.4.12 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.

2.4.13 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.

2.4.14 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

2.4.15 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.

2.5 Local Policies

2.5.1 The Ashford Borough Council Local Plan to 2030 was adopted in February 2019. In addition, Ashford Borough Council also has a Heritage Strategy dated October 2017 relating to the heritage assets of the Borough. There are three policies in the new Local Plan that address the protection and enhancement of the heritage assets of the borough. Policy ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology. As the Application Site is not close to a Conservation Area, only ENV13 and ENV15 are expanded upon below. In addition, the Local Plan also has a specific site policy, S7 relating to the Application Site. These are each covered below.

POLICY ENV13: Conservation and Enhancement of Heritage Assets.

2.5.2 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset. All applications which will affect a heritage asset, or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

POLICY ENV15: Archaeology

2.5.3 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible

enhanced. Development which would adversely affect such designated heritage assets will be assessed in line with Policy ENV13.

2.5.4 In addition, where the assessment outlined in Policy ENV13 reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.

2.5.5 Where the case for development affecting a site of archaeological interest is accepted, any 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 dependent upon their significance. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Local Planning Guidance

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

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Brett Aggregates to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 This Desk-Based Assessment therefore forms the initial stage of the historic environment investigation and is intended to inform and assist in decisions regarding the historic environment along with mitigations for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*

- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (ClfA, 2017).

4.2 Sources

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

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

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

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

Cartographic and Pictorial Documents

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

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

Secondary and Statutory Resources

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

Walkover Survey

4.2.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features and Heritage Assets.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.
- Understand the setting of known Heritage Assets and the wider landscape.

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

Constraints

4.2.10 The baseline assessment has been based on information readily available at the time of undertaking the assessment. The nature of buried archaeological assets, there is still the potential for hitherto unknown remains to be discovered. In respect to the data set retrieved, where there is data relating to the Portable Antiquities Scheme, the full extent, date and nature of these sites is often uncertain and a number of HER records in relation to older antiquarian finds, the data is not always accurate and detailed to that of modern archaeological standards.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (1km radius centred on the Application Site), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Scheduled Monuments, Registered Parks and Gardens, Historic 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		

5.1.2 The Kent HER records within the 1000m assessment are predominately related to the Application Sites position near the Medieval/Post Medieval village of Kennington to the north west and Willesborough Lees to the south. Kennington and Willesborough Lees are two Conservation Areas with a large number of Grade II listed buildings as well as there being a large number of farmsteads recorded in the assessment area confirming its rural status.

5.2 Previous Archaeological Works

Conningbrook Lakes Phase 1

5.2.1 Within this area, a series of artefact retrieval operations took place at the site during gravel extraction in the 1990's which highlighted the potential for faunal remains and

Palaeolithic artefacts to be preserved. David Harrison a palaeontologist associated with the Harrison Institute visited the site to recover Pleistocene fauna and artefacts over a 15-year period. Most were from the conveyor belt. However, some finds were found in-situ. As well as those investigations undertaken by the Harrison Institute. The collections includes 20 flint artefacts concerning the lower, middle and upper Palaeolithic, 12 pieces of fauna alongside small mammal fauna. Large mammals identified includes spotted hyena, lion, bear, mammoth, woolly rhinoceros, bison, giant Irish elk. A review and integration of the archive from the work of Harrison is currently taking place in order to integrate records, assess the nature of the artefactual material recovered from the site and identify locations and particular sediments with high potential from the original quarry site in association with the geoarchaeological work undertaken during Phase 1.

5.2.2 There has recently been a number of intrusive events within the assessment area as a result of Phase 1 Conningbrook Lakes adjacent to the Application Site mainly to the east and also investigations associated with the Conningbrook Park Application adjacent to the west both non- intrusive and intrusive. Associated with Phase 1 the archaeological work has consisted of a number of stages. In June 2017 geotechnical works involved a watching brief in order to try and ascertain a deposit model for the Quaternary sediments likely to preserve to Pleistocene and Holocene archaeological and palaeoenvironmental material. This was followed by test pitting in the same year. This allowed for an updated sediment model and on the basis of that there was targeted test pitting. Further mitigations works including purposive boreholes, geoarchaeological watching brief during construction have taken place, including in the area of the country park access road. Interim reports have been produced and the final Post Excavation report covering all works is still being produced. A detailed analysis of the outcome from the geoarchaeological analysis known so far along with the sediment deposit model for the area is provided in the accompanying specialist Palaeolithic DBA undertaken by Quest (Appendix 11.5).

5.2.3 Twelve archaeological evaluation trenches were excavated at the site along the access road for the new emergency and country park access. These recorded two undated ditches and a charcoal filled pit concentrated to the south of the site. Not in-situ, Prehistoric worked flint and pottery dated from the Mid-Bronze Age to the early Roman period was recovered from overburden deposits in the central and western parts. Towards the north and north western limits of the site, this deposit was overlain by

several discrete layers of made ground, again derived from the underlying substrate, containing anthropogenic material of modern date. No artefacts from Pleistocene contexts have so far been recovered from any of the monitored geotechnical works or the geoarchaeological test pits.

- 5.2.4 An archaeological watching brief was undertaken in 2020 along the access road for the new emergency and country park access. This revealed the sand geological substrate at around 0.65-0.80m below ground level. This was seen in the north-east of the site and in the south. It was overlain by subsoil, which had been subject to some modern truncation in places but generally still sealed the geological horizon. Around 0.80m of made ground was observed upon the removal of a modern access track, from which late post-medieval material had been recovered during an earlier trial trench evaluation. No archaeological finds or features were observed during the monitoring works.

Conningbrook Park

- 5.2.5 A number of archaeological events has occurred in the field to the west of the Application Site on the eastern side of the railway line, which are not yet in the HER. This field has been subject to an archaeological desk-based assessment undertaken by SWAT and accompanied by a specialist Palaeolithic desk-based assessment by Quest. This was followed by a geophysical survey focusing on areas of cropmarks including a possible enclosure type feature as well as features associated with historical agricultural activity such as former field boundaries seen on the late 18th century early 19th century maps. Subsequently a 12-trench evaluation was undertaken which identified the field boundaries of possibly the Late Medieval period onwards. Further investigative work relating to geoarchaeological and Palaeolithic survey on the area is due to be carried out in 2022.

Other Events

- 5.2.6 An evaluation was undertaken in Ball Lane in advance of a housing development. The site was located at the outer reaches of the assessment area to the north west of the PDA in 1994 by the Canterbury Archaeological Trust (CAT). A cut, possible from a clay quarry or pond was found, which contained 40 sherds of pottery dating from 1150-1200 AD in the fill (TR 04 NW 43). The upper fill was cut by another feature of rectangular shape lined with a series of sandstone blocks and patches of gravel. This was interpreted

as the foundation of a simple building (Unpublished document: Canterbury Archaeological Trust. 1994. Archaeological evaluation, Ball Lane, Kennington).

- 5.2.7 The Conningbrook Manor chapel site (TR 04 SW 1), circa 380m east south east of the PDA has been excavated a number of times over the year, although there is little by way of recording of the finds and features. One excavation was in the 1930s and another in 1975 and 1981. Excavations carried out during the early 1960s revealed foundations of the north, west and south sides of a rectangular building, as well as a medieval well (TR 04 SW 33). In 1981, finds recovered from the well, measuring 2.4m in diameter and 1.5m deep, included 16th century potsherds, roof tile, iron-nails and animal bones.
- 5.2.8 In 1992, CAT examined up casts from the dredging of the Great Stour in between Wye and Kennington. Many of the finds came from the peat and river/sand gravels. Finds ranged from Neolithic axe, flints (tools and waste), Beaker pottery from the bronze Age, Iron Age material and also Medieval pottery (CAT.1994. River Stour, near Kennington, Ashford. 17th Annual Report 1992-1993).
- 5.2.9 In 2016, SWAT Archaeology monitored Land to the rear of 88 The Street, Kennington, Ashford during ground works for foundations. No archaeological features or finds were revealed or recovered. The subsoil encountered across the site was the sandy silty clay. No archaeological features were revealed in the natural geology and no archaeological finds retrieved from the subsoil or topsoil (Unpublished document: Swale and Thames Archaeological Survey Company. 2016. Archaeological Monitoring of Land to the rear of 88 The Street, Kennington, Ashford, Kent).

5.3 Archaeological and Historical Narrative

- 5.3.1 Ashford means Ash-tree corner by ford. Being *esc sceat ford* in Old English. Changing to *Essetesford* in 1086 AD, *Aescedesford* circa 1100 AD, with many other variations before becoming Ashford by 1610. The town lies on a large bend of the Great Stour and therefore appears to have been a crossing place.
- 5.3.2 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the PDA and the valley of the Great Stour. Ashford town marks the start of the middle section of the River Stour. Here the East Stour and the Great River Stour join. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. Archaeological assets in the area attest to Palaeolithic activity in the form of Acheulian hand axe along with unstratified material recovered

from Conningbrook quarry in the form of faunal and mammal remains as well as lithics. Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there was clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and Chilham with Julieberrie's grave a few km downstream from the PDA. Other possible long barrows are at Boughton Aluph and Elmstead. In addition, dredging of the Stour nearby uncovered Neolithic artefacts.

- 5.3.3 Along with burial mounds of the Bronze Age there are as well Bronze Age field systems in places such as Westwell, Wye with Hinxhill. On the outskirts of Sevington, Bronze Age ring ditches, fields systems and trackways have also been found.
- 5.3.4 Iron Age evidence in the Ashford area is at Brisley Farm, south of Ashford that contained two warrior burials from the 1st century AD being of national importance given they are considered the latest of their type in southern Britain. Iron Age hillforts have been found up on the top of the Downs at Oldbury near Sevenoaks, Bigbury near Canterbury, also a couple in Thanet.
- 5.3.5 Given Ashford's location in Kent and close to the coast and trade routes with the weald, North Downs and the Continent, it is not surprising that Roman evidence is found in the area across the Borough in Ashford. A Roman Road passes within the assessment area, west of the PDA. Ashford itself lies on the junction of two Roman roads, one from London to the Roman port town of Lympne and the other from the Weald, through Canterbury and onto to Richborough. A Roman settlement was found at Westhawk Farm, at the southern edge of the town that includes shrines and temple. There are other known Roman villas such as at Aldington and outside of Wye. Evidence suggests that the River Stour, which runs through Ashford, was used by both the Roman for the transportation of goods and animals. North of the PDA on the Stour at Wye was also a Roman water mill, which suggests that the Romans were exploiting the Great Stour. Wye as well as Ashford were considered fording points.
- 5.3.6 The town is thought to having originated in the 9th century although the Roman presence suggest it may have originated earlier. The area in Anglo-Saxon times would have been rural and wooded. Many of the villages around Ashford end in the name 'den'. This is Anglo-Saxon to mean a woodland swine pasture. During the spread of Augustine's work in the seventh century, many Anglo-Saxon churches were built across the South East, and many of Ashford's churches have Anglo-Saxon origins. For example, the Church of St Mary in the centre of Ashford and Kennington's church.

- 5.3.7 In the Domesday Book in 1086 AD, Ashford has a church, two mills and 21 'households'. In 1243, Henry III granted the town a charter to hold a market. By the 1600s, Ashford was established in the area as a market town centered around the parish church. Willesborough is not mentioned.
- 5.3.8 Farming was of considerable importance in Kent, and this is seen with the high number of Post Medieval farms some of which still existing in operation today although others have been demolished or converted to residential housing
- 5.3.9 The railway was built in 1844 being from London to Dover. Another branch from Ashford to Canterbury and onto Ramsgate was opened in 1846 and it is this branch that forms the eastern boundary. Ashford also had railway works in the town starting in 1846 before closing in 1981. To house increasing numbers of employees for the railway works, 72 cottages were built, as well as a general store, public baths, a school, a library and a church as part of a new town to be known as Alfred Town but which became known simply as New Town By 1883 the railway linked Ashford to Canterbury, Hastings and Maidstone.
- 5.3.10 Kennington was a Royal Manor and was 'cyne tun' in Old English before becoming 'Chintun' in 1072 AD, 'Chenetone' in 1086, 'Kenintuna' by 1157 settling on 'Kennington' by 1610.
- 5.3.11 It is possible that Kennington as its name suggests has Royal manor connections and that it has Anglo-Saxon origins. It is thought that the site of Conningbrook Chapel has an earlier Saxon building. Conningbrook Manor is the Manor House for Kennington.
- 5.3.12 Kennington has its own entry in the Domesday Book as being quite large as a settlement at the time and larger than that of Ashford. It included 30 households, 1 church and woodland for 10 pigs. The area was owned by St Augustine's Abbey in Canterbury.
- 5.3.13 The Manor of 'Coning brooke, alias Kennington' was so named to reflect the position of the court lodge close to the river. Hasted, a local historian in 1798 records that the manor had a number of different privileges and immunities by different Kings during the Medieval period. At the time of the dissolution, it became the property of Henry VIII who subsequently passed the manor to Sir Anthony St. Ledger. It subsequently passed back and forth to the crown and several different heirs where Charles I granter 'Kennyton alias Conyngbroke' to Edward Ditchfield in trust for Sir Thomas Finch who became Viscount Maidstone and Earl of Winchilsea.

- 5.3.14 St Augustine's Abbey had many manors across eastern Kent and Kennington was one of them. By 1300 AD, they were a large landowner in Kent, having increased from the time of the Domesday Book. The church in Kennington has Medieval origins with Norman windows and most of the construction from the 13th century onwards. Conningbrook Manor also has Medieval, origins as has the nearby chapel. According to documentary sources, the Conningbrook Chapel (TR 04 SW 1) was demolished by 1700 but it is suspected that it existed in the 14th and 15th centuries. The village grew into the Post Medieval period with many farmsteads.
- 5.3.15 In 1801 the population of Kennington was 314. By 1851 it had risen to 626 and by 1901 it had reached 896. There was sharp growth in the first part of the 20th century as by 1931 the population was 1850 as Ashford grew and the village became part of the suburbs of the town.
- 5.3.16 By comparison to Kennington, Willesborough Lees to the south was a just small hamlet in a clearing to the north of the village of Willesborough. The village like others around Ashford has Anglo-Saxon origins.
- 5.3.17 Quarrying commenced at the lakes site on what was Conningbrook Farm in 1979. Part of the area quarried in the north was infilled, three areas of lakes remain. By 1992, the Quarry company obtained permission for a rail aggregate depot and roadstone plant on part of the quarry site. Parts of the site have been used for aggregate storage and landfill operations until very recently. In addition, the council built the Julie Rose stadium. The lakes created by quarrying have now been turned into a country park, which opened in 2015 with public access. More recently a new housing estate is being built in the area of the quarry works adjacent to the lakes and to the east of the main area of the application Site. Away from the residential area of Conningbrook Lakes, Conningbrook Manor is proposed to have a change of use from residential to that of offices and the outbuildings are to become pub/restaurant and farm shop with associated car parking areas. This area will have their own separate vehicle access which was put into place in 2020.

Landscape Character Areas

- 5.3.18 The KHER historic landscape classification shows the Application Site covers two different classifications (Fig.14). The northern half of the main part of the Application Site as part of 'Active and disused Gravel and Clay Workings'. The remaining are within area classed as 'Major Sports Fields and Complexes. East of the area of gravel working

are 'Miscellaneous valley bottom paddocks and pastures', which tend to usually be small enclosures with rectangular and irregular in shape and applicable to the majority of the East Stour flood plain.

5.3.19 The area of the Application Site falls within area designated under the Ashford Landscape Character Stour Valley and written prior to the residential development at Conningbrook Lakes. This area covers from the Julie Rose Stadium is a north east direction towards Wye. The western boundary demarked by the railway line and includes the area of the flooded gravel pits. There are varied elements of arable fields and semi-natural lakes and river features. The area around the stadium is under a policy recommendation of Conserve and Create. Part of the floodplain of the river, the area was not divided into fields and likely to be areas of wet pasture historically. There are views towards the factory and also towards the North Downs. It is considered to have low cultural heritage and high visibility. The area north east of the Application Site is one where the recommendation was to restore the flood meadows, where cultural heritage was also low.

5.4 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

5.4.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape. The settlement area of Kennington is to the north and part of the settlement of Willesborough Lees can be seen to the south. The main part of the Application Site is north west of Conningbrook Manor (Fig. 3).

Ordnance Surveyors Drawing, 1798

5.4.2 This map shows far greater details of buildings, and land use. It essentially shows an agricultural landscape of arable and pasture. The main area of the Application Site is that of arable fields. In the fields north of the Application Site, there appears to be two trackways across from Willesborough Road. One just below Spearpoint Corner and another just north of the PDA. Both appear to access fields to the north east. Adjacent to the south east part of the access road of the Application Site is Conningbrook Manor and its associated collection of buildings reached by a separate trackway from the Willesborough Road. (Fig.4).

Kennington Tithe Map, 1840

5.4.3 The Application Site lies towards the eastern edge of the parish of Kennington (Fig.5).

The Application Site covers a number of different fields, and a breakdown of that information is provided below.

ID	Owner	Occupier	Area Name	Use
159	Right Honourable Earl of Winchilsea	John Cook	House Field	Arable
178	Henry Tritton Esquire	James Cutbush		Arable
179	Henry Tritton Esquire	James Cutbush		Arable
180	Archbishop of Canterbury	Reverend John Hilton Lessee	Glebe Field	Pasture
190	Right Honourable Earl of Winchilsea	John Cook	Spicers Field	Arable
142	Right Honourable Earl of Winchilsea	John Cook	Middle Brook	Pasture
156	Right Honourable Earl of Winchilsea	John Cook	Barn Lodges garden and lane	Pasture
157	Right Honourable Earl of Winchilsea	John Cook	House and garden	Pasture
160	Right Honourable Earl of Winchilsea	John Cook	Nine acre field	Arable

5.4.4 There is a couple of fields that are owned by Henry Tritton and occupied by James Cutbush. It is James that lives in a homestead north east of Spearpoint Corner at this time. The other fields are owned by the Earl of Winchilsea who also owned Conningbrook Manor at this time although it was occupied by John Cook.

5.4.5 One of the fields on the western side is names Gravel Pit (189), suggesting that quarrying may have taken place in that area sometime previously.

5.4.6 By the 1851 census, Conningbrook Farm is lived in by John Amos where is it reported as a farm of 98 acres employing three men and a boy.

Historic OS Map 1872

5.4.7 This is the first properly scaled OS map. By this time the railway has reached Ashford and forms the western boundary of the main area of the Application Site. Within this area is an area of woodland, within which the map annotations show that around the edge of the woodland that there is a slope. This suggests that the some for of quarrying may have occurred in that area since the tithes and that the boundary of the wooded area does not reflect that of the earlier tithe map suggesting that the arrival of the railway has also disrupted the field pattern in this area. There is also evidence of quarrying to the west on the opposite side of the railway line. Both may be associated with the construction of the railway line. At this time Conningbrook Manor is still a large farmhouse and buildings with the nearby Manor Pound in existence. East of the Application Site there are a number of drainage channels in the fields reflecting the area close to the river flood plain. (Fig.6).

Historic OS map 1898

5.4.8 There is very little change across the Application Site (Figs.7).

Historic OS Map 1907

5.4.9 The wooded area of the application Site is called 'Ballast Hole'. Suggesting it had been quarried for gravel. There is little by way of change (Fig.8).

Historic OS Map 1933

5.4.10 There is little change. West of Conningbrook Manor is another area that has been quarried (Fig. 9).

Historic OS map 1971

5.4.11 There is little change at the Application Site except just north of the Ballast Hole, there is now orchards, with further orchards to the fields west of the railway. A number of footpaths are now shown across the northern area of the Application Site. To the south of the Application Site is now a council depot and to the south west on the opposite side of the road is a large food factory (Fig.10).

5.5 Aerial Photographs

1940s

5.5.1 The aerial photos clearly show the wood Ballast Hole, with the area around as pasture or arable field. West of Conningbrook Manor is also a separate quarry area. The region is one that is still rural (Plate 1).

1960s

5.5.2 The Application Site is shown under arable use. The wood of the Ballast Hole appears to have been harvested and cleared on its eastern side. To the south west of the Application Site there is now the food factory and far south is the council depot. West and north of the Application Site the field are now predominately orchards (Plate 2).

1990

5.5.3 This shows significant changes at the Application Site. East of the Application Site there has been extensive quarrying with the creation of a large lake. In the Application Site south of the Ballast Hole, there is still an arable field with an access road to the quarry works around its edge. But part of the Application Site east of the wooded area of the Ballast Hole is part of the quarry works area. Whilst Conningbrook Manor house is still in use, the farm outbuildings at the rear of the house to the east appear unkempt. The field immediately west of the railway line has reverted back to arable use (Plate 3).

2003

5.5.4 There have been further changes with the building of the Julie Rose Stadium. Quarry works are still ongoing east of the wooded area in the Application Site and is now accessed via a new access point also created for the stadium just to the west of the stadium. South of the wooded area the arable field has been replaced with a grassed area used as an overflow car park. West of Conningbrook Manor the old quarry area is now an orchard and a new access road created through it. To the west of Willesborough Road, there is a new housing estate (Plate 4).

2007

5.5.5 This photograph shows a storage area and temporary building located in the Application Site adjacent to the wooded area (Plate 4)

2021

5.5.6 Many of the houses have been built at the Phase 1 Conningbrook Lakes development but construction is ongoing. Within the wooded area the line of trees on the western

side has been straightening and it appears a soil bund located adjacent to the tree line associated with the construction works. South west of Conningbrook Manor a new wide access road has been built. The original access road to the Manor now no longer in use for vehicles (Plate 5).

LIDAR

5.5.7 The LIDAR (Fig. 17) shows the lower ground associated with the 'Ballast Hole' area in the north western section of the main part of the Application Site. Adjacent to the south appears to be a 'L' shaped bund area with other bunds located around that field. To the west of the 'Ballast Hole', there also appears to be disturbance from the later quarrying. The extent of the quarry that has occurred in this area can be viewed in Fig. 19. In the field to the west of the railway line, it appears old field boundaries can be seen but given the quarrying and disturbance seen in the area of the Application Site, the LIDAR is unlikely to show any archaeological features.

5.6 Walkover Survey

5.6.1 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. A walkover survey was undertaken on the 18th of November 2021. No archaeological finds or features were observed other than the Post Medieval arched bridge crossing the East Stour within the Application Site (Plates 6-31).

5.6.2 The Application Site consists of a large main area located to the north of the joint access road used for the Conningbrook Lakes Phase 1 area and Julie Rose Stadium. The southern part of the main site is used as an overflow car parking area associated with the stadium. It has loose hardstanding below, which in areas not used regularly has allowed for grass to grow which in the main is short. There is currently a low bund with small trees between the southern edge of this area and the main access road. The northern part of this area is overgrown and contains low piles of soil. The north eastern part of this area consists of a constructors' car parking area.

5.6.3 The north western part of the main Application Site contains an area known as the Ballast Hole. This is covered densely in trees. Being an old quarry area, the deepest section is in the south western corner alongside the railway line boundary where it

appears to be circa 6m deep with almost vertical sides. As this area moves eastwards and north wards the depth of the Ballast Hole reduces in height to circa 2m in the south eastern corner and circa 1m in the north eastern corner. Adjacent to the Ballast Hole covering 120m metres in length and circa 25m wide on a north-south axis is a circa 6m high bund which is grass covered. To the north of this bund is a second grass bund of similar height with dimensions of 50m x 65m that is broadly rectangular in shape.

- 5.6.4 The eastern part of this main area consists of a large, concreted area that was associated with the gravel works with a number of extant buildings and silos. This area is currently used by construction traffic heading towards the main compound to the north.
- 5.6.5 Due to ongoing construction and that Conningbrook Manor and associated buildings are still under private ownership, it was not possible to view the courtyard area. Externally wooden fencing surrounds the western side of Conningbrook Manor. The access road and associated houses alongside the eastern side of the stadium is under construction and currently it is not possible to access the Country Park from the Phase 1 area. The walled garden to north of the manor has also been removed in preparation.
- 5.6.6 The main entrance to the Country Park has been constructed and is in use as is the emergency access road to the west of the manor that used to be the historical access track to the manor.
- 5.6.7 Due to the residential properties and trees to the south of the lakes it is not possible to view the houses from Blackwall Road North in Willesborough Lees. In addition, the view from Great Bromley Farmhouse to towards the Application Site is also limited by the landscape boundaries around the Lakes and the houses of Phase 1.
- 5.6.8 Due to the rear garden of the adjacent property at the Grade II Spearpoint Cottage to the north West there is no intervisibility with the Application Site.

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 and this was one of the tasks of the site visit. 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'. As setting is not limited by distance a review of designated assets outside of the study area has been undertaken.
- 6.1.2 The walkover survey confirms that there are limited views towards Kennington as a result of the railway embankment. Views to the south towards Willesborough Lees are limited by vegetation, topography and factory buildings along the Willesborough Road. Conningbrook Manor is the closest designated heritage assets adjacent to the southern access road for the Country Park. The remaining designated heritage assets fall within these two settlement areas, which form part of their respective Conservation Areas. The exception is to the east of the Application Site, where there is the designated asset of Great Bromley Farmhouse and Spearpoint Cottage. Each of these will be considered in turn.

Conningbrook Manor

- 6.1.3 Conningbrook Manor farmhouse (listing: 1184964) is Grade II and considered to be of 17th century or earlier. now refaced with roughcast whitewashed and painted in imitation of timbering. 2 storeys. Tiled roof. 2 heavy buttresses on the south and east fronts. 3 modern casement windows. It lies adjacent to the country park access road. The farmhouse faces west towards the road and was originally accessed via an east-west axis trackway from the road. To the east of the farmhouse were Post Medieval farm outbuildings. These were numerous, with two courtyard areas. Remaining include the barn on the southern range and three buildings located on the eastern range. Buildings in the central range and northern range have been demolished in the 20th century leaving a single large courtyard at the rear. Circa 230m north east of the farmhouse is the site of Conningbrook Chapel and well adjacent to the Stour.

- 6.1.4 The house is currently set behind wooden fencing separating it from the surrounding development. Only a glimpse of part of the house is seen through the access gate and driveway. The Conningbrook complex could only be viewed from the southern and eastern sides. It was not possible to view the central courtyard area. The complex appeared to still be under private residential use. The walled garden that was to the north east of the Manor and was previously overgrown and derelict has been demolished.
- 6.1.5 The farmhouse has single storey pitched roof additions to the western and northern elevations of the building and a porch on the eastern side. Planning permission was given for courtyard development centred around the farmhouse. The large barn, which will be extended and converted to a pub/restaurant, will form the eastern and northern side of the courtyard. Existing buildings on the southern side will be converted to a farm shop/convenience store. The farmhouse is to become offices. The courtyard facing the Manor will be landscaped and will accommodate mostly parking. Where the large lawn exists at the present time to the west of the Manor, a village pond will be created.
- 6.1.6 Originally the Stour was circa 265, eastwards of the house. The Manor is located within a valley bottom surrounded by irregular shaped pasture/meadow fields some with boundaries of with drainage ditches. Its setting was one that was originally isolated between Kennington and the hamlet of Willesborough Less but one that has altered significantly. First with the coming of the railway in the middle of the 19th century and then with the gravel extraction in the second half of the 20th century. This created a large lake to the rear of the farmstead. In addition, by the 1960s facing the farmhouse on the western side of the Willesborough Road were large factory buildings. The setting further altered in the mid 1990s with the building of the Julie Rose stadium immediately to the north west on landfill ground and more recently with the construction of the Phase 1 residential development of Conningbrook Lakes.
- 6.1.7 Given the above it is concluded that the extent of the heritage asset's original setting is has significantly altered. The asset retains much of its 17th century structure with 18 and 19th century later enhancements. It is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

Conservation Areas

- 6.1.8 A conservation area is defined as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' Planning

(Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance.

6.1.9 The Kennington Conservation Area, for which there is no appraisal includes a number of listed buildings most dating from the 18th and early 19th centuries with some earlier from the Medieval period and some through to the 1930s. The northern part of the Application Site is circa 800m from the eastern part of the Conservation Area and due to the railway embankment and residential housing in Canons Woods Way, there is no intervisibility. The Conservation Area is considered to be of medium significance. It is mostly urban in character and the Conservation Area is focused along The Street, Faversham Road, Vicarage Road and Bull Lane (western half). The street, being the Road closest to the PDA. The access to the PDA will be from Willesborough Road. This may lead to additional traffic along The Street. It is unlikely that The Street will be used by construction traffic given its speed humps, with the main construction access routes to the PDA being Canterbury Road, Faversham Road and the Willesborough Road as evidenced by the construction during Phase 1 of the Conningbrook Lakes. Post construction there may be a moderate increase in traffic from residents and visitors accessing the PDA. Therefore, there is likely to be a small effect on the Kennington Conservation Area due to traffic.

6.1.10 There is also no appraisal for the Willesborough Lees Conservation Area. This area is located circa 600m south of the Country Park entrance of the Application Site. Located south of the loop of the Stour it was originally a linear development being a small hamlet grouped around the junction of the Kennington Road and Blackwall Road. Altogether there are 14 listed buildings within this Conservation Area of and a further four listed buildings within Willesborough Lees that fall also within study area. Two of those are from the Medieval period with the remainder as Post Medieval. The majority of these buildings located along the Kennington Road are set back of the road with little by way of visibility given tall hedges and fences along the road and have no relationship with the Application Site. Due to the topography and setting of these there is little by way of intervisibility with the Application Site.

Non-Designated Assets

- 6.1.11 Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by the KHER or by a walkover survey as having a degree of heritage significance, but which do not meet the criteria for designated heritage assets. No non-designated assets have been identified.

Spearpoint Cottage

- 6.1.12 It is thought that Spearpoint cottage originated in the 17th century (Grade II -1362877). The earliest map identified that clearly shows the cottage is on the 1797 Ordnance Surveyors Map. The cottage has been altered in the 18th and 19th centuries. Built in red brick it is two storeys with a tiled roof. Of note are the chimneys of which 4 are octagonal in shape, also with rectangular ones are each end. The upper storey has sash windows with missing glazing bars. The ground floor has 19th century bay windows along with a modern wooden porch. No information is known regarding the interior.
- 6.1.13 Upon evaluating the historic map appraisal and the tithe records, the cottage itself is the main building of interest. In the mid-late 19th century, the cottage appears to have a number of different outbuildings surrounding it, but these have essentially disappeared once into the 20th century leaving the cottage standing alone. The Tithe records in 1840 refers to Spearpoint Cottage as 'House and Carpenters Yard and Garden', occupied by James Peters and owned by Henry Tritton.
- 6.1.14 Spearpoint Cottage is located on the eastern side of Spearpoint Corner at the northern end of Willesborough Road. It is slightly set back from the main road with its own access off the main road. The roundabout at Spearpoint Corner is one of the main arterial routes into Ashford with the roads from Ashford (Willesborough Road and Faversham Road) converging at Spearpoint Corner to traverse northwards on the Canterbury Road. The cottage is located within a plot of around half an acre. As the building is set back off the road it is not possible to view the asset from the public realm since it is obscured by hedges. A public footpath runs alongside the northern boundary of Spearpoint Cottage. The house is also obscured from the footpath by hedges. Between the rear of Spearpoint Cottage and the adjacent field is a large area under lawn and this land belongs to nearby Holmlea. The rear portion of this area between Spearpoint Cottage and the PDA has a tall mature hedge. The field between the rear and the railway line is currently an arable field. The railway embankment means that there is no intervisibility between the Application Site and Spearpoint Cottage will be scoped out of the assessment and not considered further.

Great Bromley Farmhouse

- 6.1.15 This Medieval to Post Medieval Grade II listed (1217382) farmhouse is located circa 900m east of the Application Site. Given its distance and that between the Application Site and the farmhouse there is the Stour, the Lakes and now the Phase 1 residential area of Conningbrook Lakes, there is no intervisibility or relationship with the Application Site and it will not impact upon the setting of the farmhouse as a result and therefore this designated asset will be scoped out of the assessment and not considered further.

6.2 Archaeological Potential

- 6.2.1 This section pulls together by period the historical documentation, mapping, aerial imagery and KHER data, and the known historic landscape to provide an overview by period

Palaeolithic

- 6.2.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has three records from this period within the assessment area which are to the east/south east of the Application Site at the Conningbrook Manor pit that includes tools (TR 04 SW 448; TR 04 SW 420) as well as datable Pleistocene fauna and paleoenvironmental evidence (TR 04 SW 447), possibly suggesting some form of hunting may be occurring in the area in that period with Great Stour river making the area attractive. In the wider area nearby, prehistoric findspots include a Lower Palaeolithic brown-patinated Acheulian hand-axe (TQ 9 4SE 19) found in fields north of Ashford. Aside from the area of the Ballast Hole, the geology of the Application Site suggests that there is an area of 3rd terrace river deposits that could potentially contain further remains from this period. From the nine test pits from the investigations in Phase 1 of Conningbrook Lakes, only one worked flint was recovered. Given the PDA contains terrace deposits, there is considered a moderate/high chance of finding Palaeolithic remains according to the Stour Palaeolithic Survey (Fig. 27). The Stour Basin Palaeolithic Project comments:

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

- 6.2.3 On the basis of material recovered from the area, it has the potential to contribute to our understanding of the Palaeolithic period and therefore has national significance. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

Mesolithic

- 6.2.4 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Whilst it is possible that the river valley could have continued to be exploited during this period it is considered that the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 6.2.5 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. However, we know that the Great Stour Valley was attractive in the Neolithic period with Neolithic earthen long barrows downstream from the Application Site at Wye and Chilham with Julieberrie's grave as well as Neolithic evidence located north east of the PDA from the dredged material circa 1km away being flintwork scatter (TR 04 NW 45). In the slightly wider area, a triangular flint arrowhead found in in 1959 in a garden at Bracken Hill in Willesborough Lees (TR 04 SW 4) to the south.
- 6.2.6 The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 6.2.7 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There is just one Kent HER record from this period within the assessment area being a copper alloy axe head reported as a find under the PAS (MKE 109461), consequently the exact location is not known but the record is located circa 830m south, south west of the Application Site. In the wider area, Bronze Age field systems have been found to the north east in the Hinxhill/Wye area and ring ditches to the south at Sevington. Therefore, the

potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Iron Age

- 6.2.8 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has no records from this period within the assessment area. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

- 6.2.9 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has two records from this period within the assessment area. Roman pottery was found circa 1.08km north east of the PDA when the Great Stour was dredged (TR 04 NW 46) north east of the Application Site (MKE55640). To the north west circa 1.06km away from the centre of the Application Site is the Roman Road that runs from Ashford towards Canterbury (TQ 93 NE 66). There is evidence that the Great Stour and the area around was being exploited during this period with a villa and water mill located downstream at Wye and a villa upstream, just south of Ashford. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Anglo-Saxon

- 6.2.10 Given that both Kennington, Willesborough and Ashford are believed to have Anglo-Saxon origins and that the chapel at Conningbrook Manor to the north east of the Application Site may also have Anglo-Saxon origins, suggests that there was general activity in the area during this period. However, little is known regarding this period and the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 6.2.11 The Kent HER has 8 records from this period within the assessment area reflecting the crystallisation of the settlement pattern across the Study in Kennington to the north

and the hamlet of Willesborough Lees to the south as well as Great Bromley Farmhouse 945m to the east where four of the records are listed buildings of various manors, and farmhouses. Conningbrook Chapel (TR 04 SW 1) circa 380m to the east, south east is in existence in this period (if not earlier) and close by is a Medieval well (TR 04 SW 33).

6.2.12 Map regression suggests that this area of the Application Site as agricultural land in the Post Medieval period and it was likely that the Application Site was also arable, meadows and pasture in this period being on the flood plain of the Stour. Therefore, the potential for finding remains that date to this period cannot be entirely discounted within the confines of the development site but is considered **low**.

Post Medieval

6.2.13 The Post Medieval period accounts for over two thirds of the HER records with 34 records from this period within the study area. 10 of the records are associated with farmsteads attesting to the rural and agricultural nature of the area in this period, many of which still survive as farms, or the farmhouse only remains. There are also 21 listed building records. The closest being Conningbrook Manor (TR 04 SW 267). Map regression confirms that the Application Site was agricultural land until part of the site was used for quarrying, probably associated with the construction of the railway (TR 15 NE 1063). There are also two monument records, one of a cropmark circa 250m north, north west of the Application Site (TR 04 SW 366) and a location of a Post Medieval pit and pond circa 1.2km south west of the Application Site (TR 04 SW 385). Prior to the quarrying following the arrival of the railway, the area is likely to have been agricultural. The potential for finding remains that date to this period is considered **low**.

Modern

6.2.14 There are just two KHER records from this period, both as World War II crash sites in 1940 and designated as Protected Military Remains sites. One of the crashes is towards the outer reaches of the assessment area to the west (TR 04 SW 432), whilst the other is located within the northern part of the main site. However, this is not necessarily its exact location where it came down but allocated to a corner of a grid square representing the general area it occurred (TR 04 SW 433). The main area of the Application Site was impacted during the 20th century from the gravel extraction, which later created the lakes to the east, followed by the use of some of the land for sports

and recreation. The potential for finding remains dating to this period in the PDA is considered **low**.

Unknown

6.2.15 There are two HER records of unknown date. These are of ring ditch cropmarks circa 1km east of the PDA. Whilst undated these could date from the Bronze Age, possibly representing the remains of round barrows.

Overview

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

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

- Prehistoric: **high**
- Iron Age: **low**
- Roman: **low**
- 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 development proposal is for an outline planning application for a residential development of up to 170 dwellings at Land at Conningbrook Lakes, Ashford (Fig. 2).

7.2 Assessment of the Physical Impact on the Archaeological Resource

7.2.1 Assessment of the findings from the KHER and other resources would suggest that there is high archaeological significance within the assessment area for the Prehistoric period as the site contains alluvium from the Stour, meaning there is Palaeolithic potential.

7.2.2 Information concerning the Palaeolithic is rare and the site has potential to contain buried palaeoenvironmental deposits. Any investigate work here will add to the geoarchaeological works already undertaken during Phase 1 of Conningbrook Lakes and has the potential to further add to our knowledge of the Palaeolithic deposits.

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 Cartographic regression, topographic analysis and historical research indicate that the application Site formed part of the agricultural landscape and part of the floodplain of the Stour but since the arrival of the railway where there was an area of quarrying later referred to as the 'Ballast Hole' and therefore has had a high historical impact on any potential archaeology. What followed was by far a far greater impact in the second half of the 20th century with significant quarrying works and disturbance across a much wider area including the eastern part of the main site. It appears that the area immediately south west of the Ballast Hole was not quarried and was part of an arable field until the opening of the Julie Rose Stadium when the area was turned into an overflow car park, although the Palaeolithic report suggests that even part of this area may have had its River Terrace deposits removed. Therefore, part of this area appears to have had a low historical impact on any potential archaeology, although there may be localised impacts from the construction of the railway along the western side. Overall, it is possible that there could be paleoenvironmental evidence located in some of the main area of the Application Site depending on depths of the Victorian quarrying and possible later disturbance as well as evidence from later periods.
- 7.2.5 Any potential remains within the Application Site in the area of the proposed development, should they survive in-situ will be vulnerable to damage during the proposed development, due to the requirement for foundations, for access roads and services for the residential buildings.
- 7.2.6 It is anticipated that there will be a requirement for a programme of archaeological works of which the scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Preliminary geoarchaeological test-pit survey is recommended to establish the distribution, thickness and nature of the superficial deposits in the southern and eastern areas of the main body of the site. Four test-pits should be put down in each area. The results of which will then provide guidance regarding any additional works required. Any works can be addressed by an appropriate planning condition.
- 7.3 Assessment of Physical Impact on Built Heritage and Setting**
- 7.3.1 Consideration was made as to whether any of the designated heritage assets present within or beyond the 1km study area include the Application Site 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 designated heritage assets located within the Application Site. Those designated assets within the Conservation Areas of Willesborough Less and Kennington, as well as Spearpoint Cottage, there is no intervisibility or relationship between the Application Site. The primary significance of those heritage assets is that of their aesthetic and historical qualities which will not be impacted by the proposed development. As a consequence, the Proposed Development at the Application Site will have a 'no impact' on the designated heritage assets in accordance with NPPF Paragraph 202.
- 7.3.3 Conningbrook Manor is adjacent to the Application Site and whilst it appears to still be residential, it does have planning permission to be converted into offices with the other complex buildings a restaurant and farm shop. The building will still retain its aesthetic and historical qualities. The setting for Conningbrook Manor is one that has significantly altered from its original rural setting and the proposed development of the houses at the main part of the Application Site will have negligible impact given the presence of the Julie Rose Stadium between Conningbrook Manor and the Application Site and will be indistinguishable located aside the existing residential development of Phase 1 of Conningbrook Lakes. The proposals do include a road that will join the current road in front of Conningbrook Manor with the road in place for the part of the residential development immediately east of the Julie Rose Stadium, creating a through road from the country park to the residential area of the Conningbrook Lakes development. Given the planning permission already in place for change of use to the Manor and the associated traffic impact expected for that and for there to be a road to serve the houses immediately north of the manor house, the new through road will only have a slight impact to the setting. As a consequence, the Proposed Development at the Application Site will have a 'less than substantial impact' on Conningbrook Manor in accordance with NPPF Paragraph 202.
- 7.3.4 The public benefits from providing additional housing supply will outweigh any potential harm caused.

8 CONCLUSION

8.1 Summary

- 8.1.1 The purpose of this Historic Environment Desk Based Assessment 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 above or below ground, including any contribution made by their setting. This report has been prepared by SWAT Archaeology for Brett Aggregates relating to a Planning at the Application Site at land at Conningbrook Lakes, Phase 2, Ashford, Kent.
- 8.1.2 The Application Site does not contain any designated heritage assets and is not within any Conservation Area. There are only a limited number of designated heritage assets within the study area. Those have been shown to have limited or no intervisibility with the Application Site and that the historical and aesthetic significance of these assets will not be impacted. The Application Site does not contribute to the setting or how these heritage assets are experienced. Therefore, it is considered that the proposed development will have an impact at the low end of 'less than substantial' in accordance with NPPF paragraph 202.
- 8.1.3 The Grade II listed Conningbrook Manor is adjacent to the Application Site, and whilst it appears to still be residential, it does have planning permission to be converted into offices with the other complex buildings a restaurant and farm shop. Given the planning permission already in place for change of use to the Manor and the associated traffic impact expected for that and for there to be a road to serve the houses immediately north of the manor house, the new through road will only have a slight impact to the setting. As a consequence, the Proposed Development at the Application Site will have a 'less than substantial impact' on Conningbrook Manor in accordance with NPPF Paragraph 202.
- 8.1.4 Assessment of the Archaeological findings from the KHER and other resources would suggest that the Application Site is of high archaeological interest and that there is particularly archaeological significance within the assessment area for the Prehistoric period. As the site contains River Terrace deposits, there is Palaeolithic potential along with possible Palaeoenvironmental evidence. There is considered low potential associated with all other periods as it is likely that the formed part of the agricultural landscape away from core settlement areas.

- 8.1.5 The majority of the Application Site has had high/total historical impact on any potential archaeology. The Ballast Hole and area quarried has had removed the superficial geology in the Post Medieval period. The eastern part of the main part of the Application Site is believed to have been quarried up to the edge of the Ballast Hole, with the geological maps suggesting part of the south western main site may have also been quarried previously although this is far from certain. The 20th century use of the Site in the eastern part as a gravel processing centre that is currently concreted may have added further disturbance. Any potential remains within the Application Site should they survive in-situ will be vulnerable to damage during the proposed development.
- 8.1.6 It is anticipated that there will be a requirement for a programme of archaeological works of which the scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Preliminary geoarchaeological test-pit survey is recommended to establish the distribution, thickness and nature of the superficial deposits in the southern and eastern areas of the main body of the site. Four test-pits should be put down in each area. The results of which will then provide guidance regarding any additional works required. Any works can be addressed by an appropriate planning condition.

9 OTHER CONSIDERATIONS

9.1 Reliability/Limitations of Sources

9.1.1 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.

9.2 Copyright

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Figure 1: Location Maps, Scale 1:40,000, 1:1,250



Figure 2: Proposed Development

11 APPENDICES

11.1 Historical Mapping



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Ordnance Surveyors Drawing 1798



Figure 5: Tithe Map Kennington, 1840

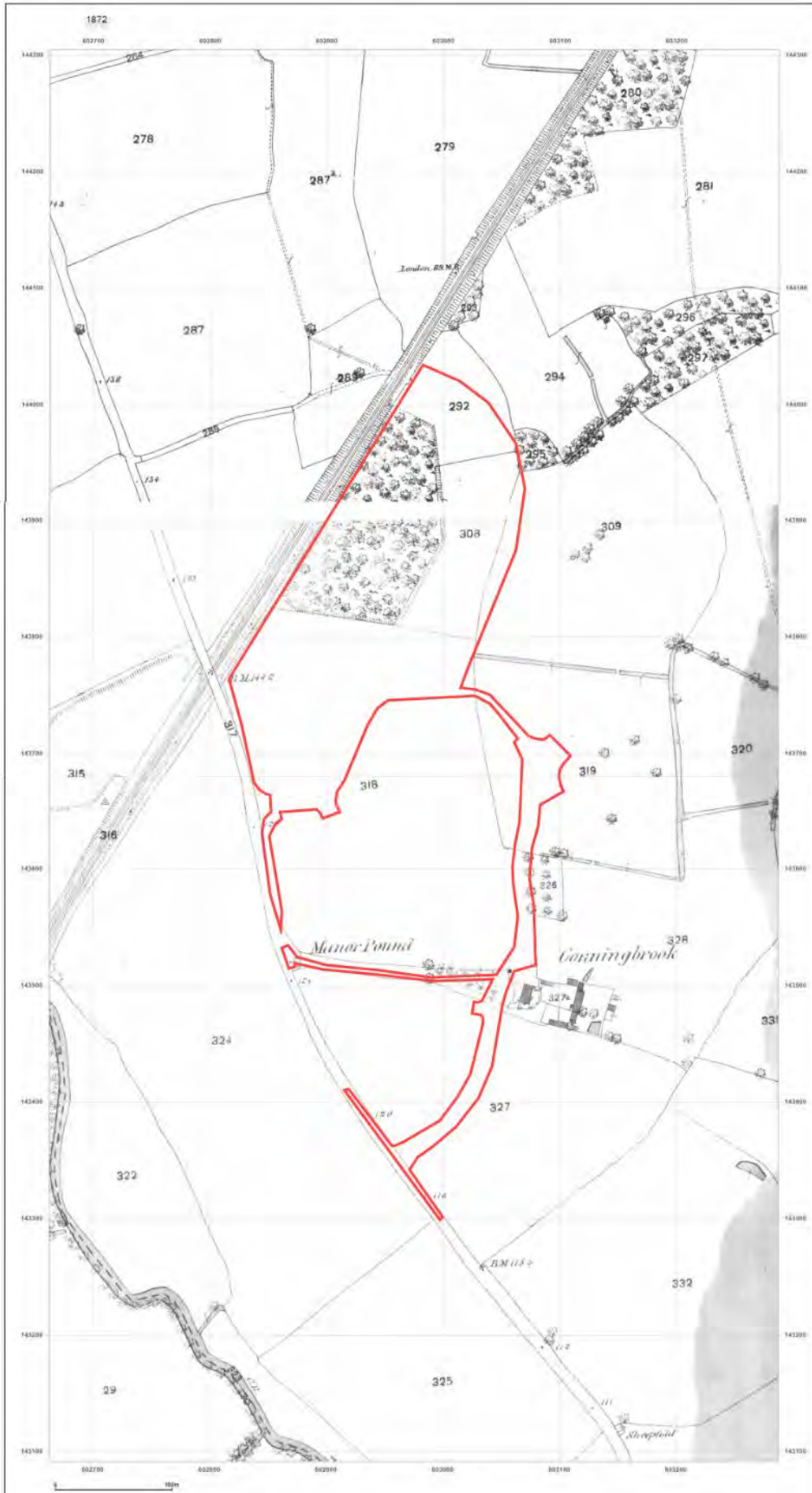


Figure 6: Historic OS Map 1871

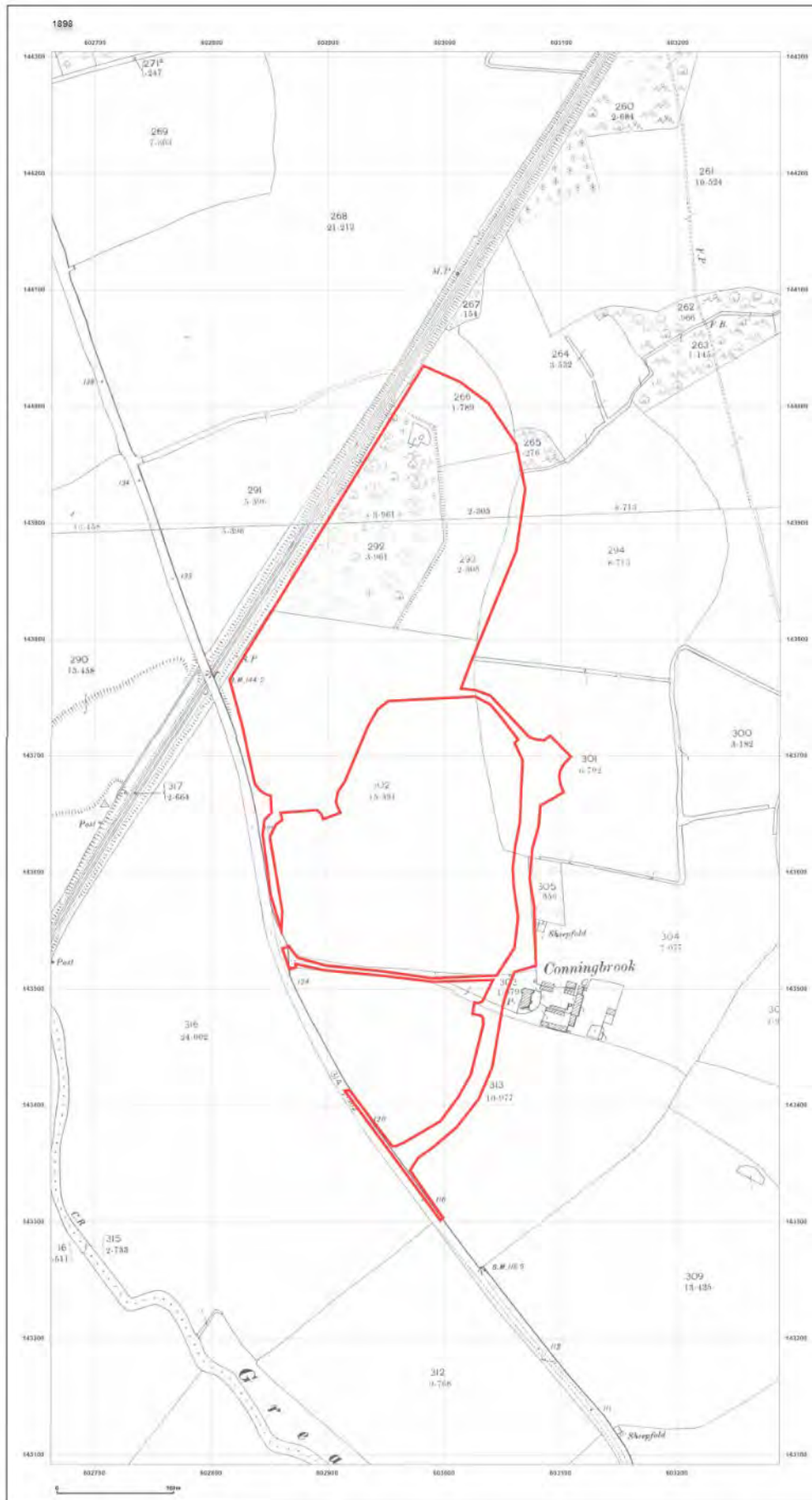


Figure 7: Historic OS Map from 1898

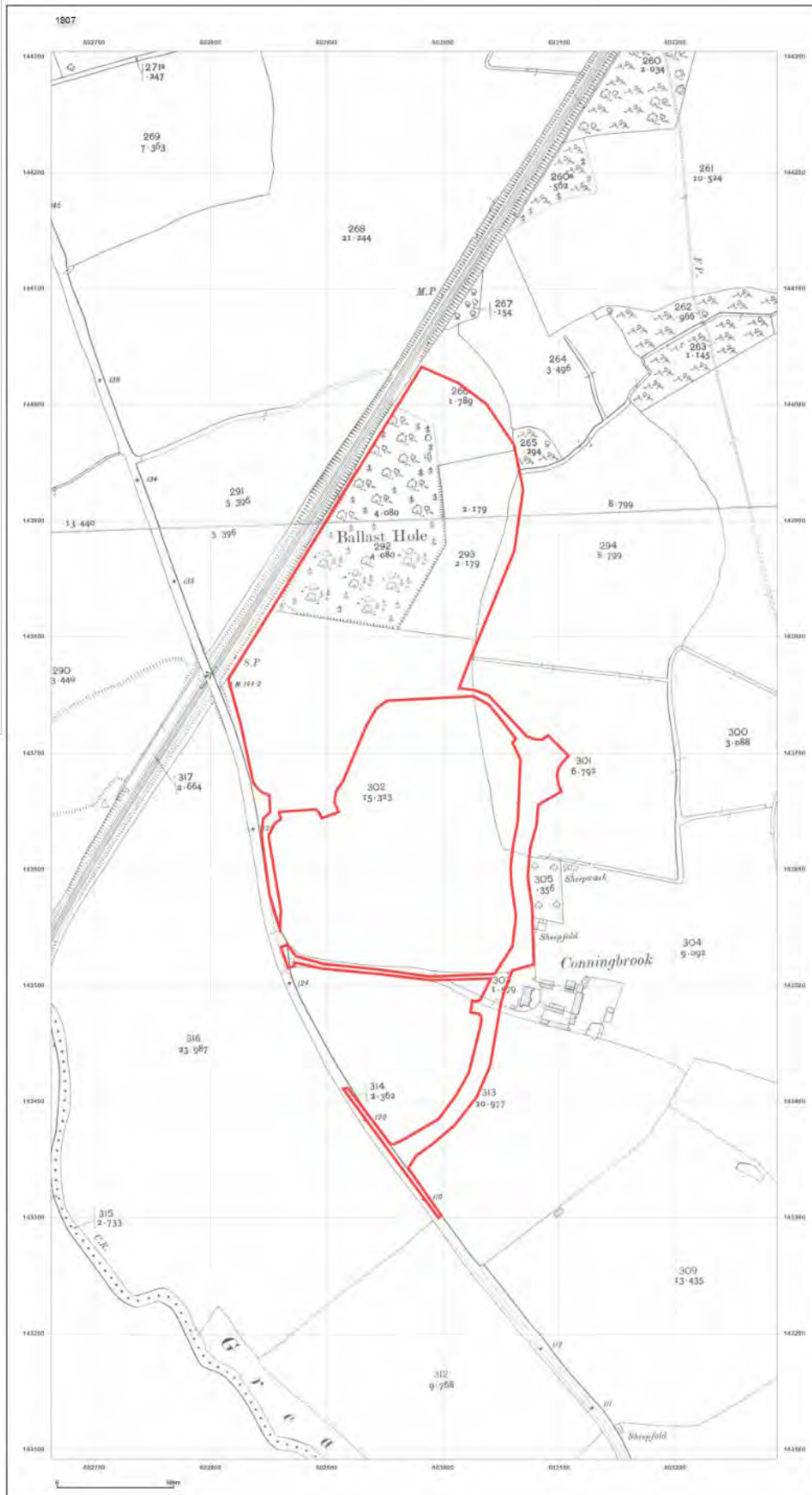


Figure 8: Historic OS Map 1907

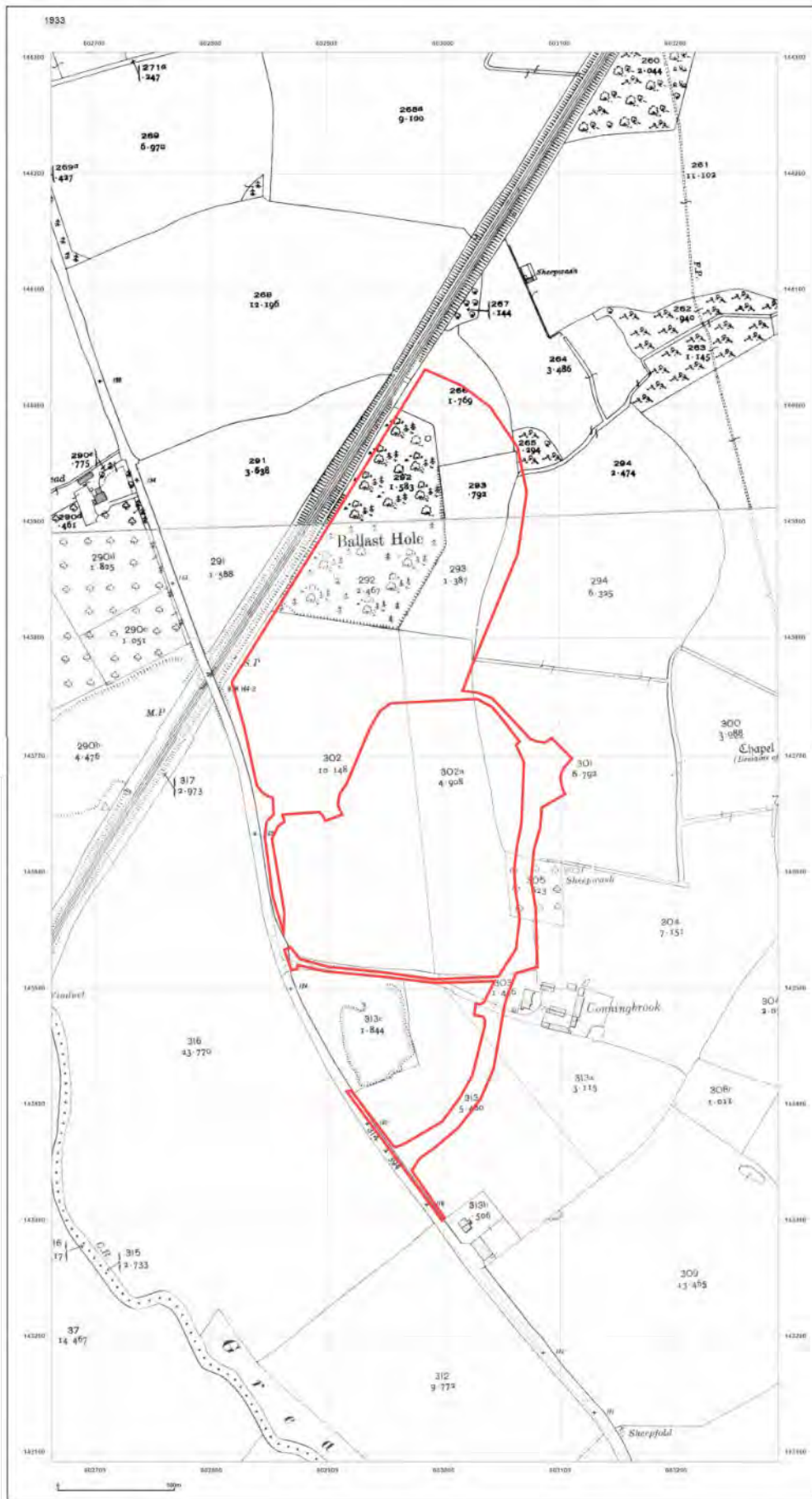


Figure 9: Historic OS Map 1933

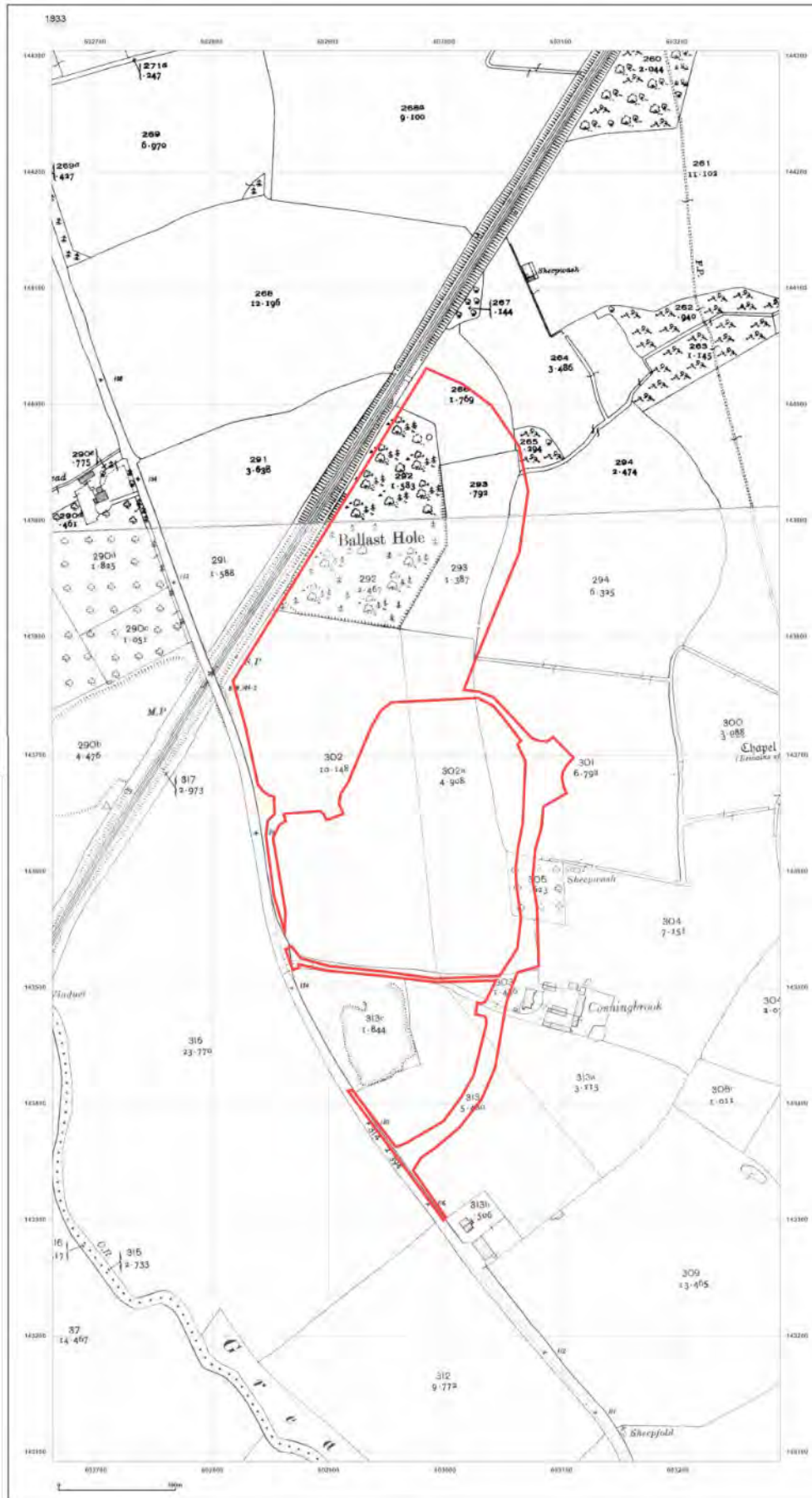


Figure 10: Historic OS Map 1970-71

11.2 KCC HER Data (see Figures 10-15). All distances taken from the centre point within the Application site.

KHER	Type	Location	Period	Description
TR 04 SW 220	Listed Building	c. 1125m NNW	Post Medieval	Kennington Lodge. Grade II listed (1071049). To the west of Kennington House but making an L angle with it is the stable building. Probably C17. Red brick and grey headers. Brick stringcourse and parapet on the east front. Wooden modillion cornice on the north front. Casement windows with small square leaded panes.
TR 04 SW 211	Listed Building	c. 1145m NNW	Medieval to Post Medieval	Yeoman Cottages. Grade II listed (1071051). A C16 timber-framed house. 2 storeys, front painted brick, sides tile hung. Hipped tiled roof with massive brick chimneystack. 3 casement windows. Simple doorcase with flat weather hood.
TR 04 SW 213	Listed Building	c. 1090m SSE	Post Medieval	Brisley Rise. Grade II listed (1071061). C18. 2 storeys. Ground floor painted brick, 1st floor tile hung. Tiled roof. 4 windows in all, some sashes with glazing bars intact, some casements and some double round-headed casements with leaded lights. Simple doorcase. Nos 52 to 60 (even), Holly Tree House. Rosemary. Lees House. Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.
TR 04 SW 330	Listed Building	c. 945m E	Medieval to Post Medieval	Great Bromley Farmhouse. Grade II listed (1217382). House. C15 altered and clad late C16. Timber framed and clad with red brick in English bond with tile hanging to rear. Plain tiled roof. Two storeys on ragstone plinth with hacked-off plat band and box eaves to hipped roof with stacks to left and to right. Three large wooden casements on 1st floor and 2 on ground floor with central French window. The centre piece is rebuilt, and possibly replaces a 2-storey porch. Right return with blocked up 3 light brick mullioned windows with label hoods on each floor and 6 panelled doors in C19 kneelered porch. Interior: moulded cross-beamed ceilings and inglenooks. The moulding and jointing in the end roof (left from elevations) indicates jetttying at this end before front wall rebuilt.

KHER	Type	Location	Period	Description
TR 04 SW 254	Listed Building	c. 1045m SSE	Post Medieval	Kenway. Grade II listed (1299897). C18. 2 storeys. Ground floor painted brick. 1st floor tile hung. Hipped tiled roof. 3 modern casements. Porch to rear.
TR 04 SW 298	Listed Building	c. 1085m SSE	Post Medieval	2-8 Blackwall Road. Grade II listed (1071142). Early C19 range. 2 storeys. Ground floor cement rendered. 1st floor tile hung. Hipped tiled roof. 4 casements. 2 simple doorcases. Nos 2-8 (even nos) form a group.
TR 04 SW 267	Listed Building	c. 365m SSE	Post Medieval	Conningbrook Manor. Grade II listed (1184964). C17 or earlier farmhouse, now refaced with roughcast whitewashed and painted in imitation of timbering. 2 storeys. Tiled roof. 2 heavy buttresses on the south and east fronts. 3 modern casement windows.
TR 04 SW 227	Listed Building	c. 725m NNW	Post Medieval	Spearpoint Cottage. Grade II listed (1362877). Probably C17 altered in the C18 and C19. 2 storeys red brick. Tiled roof. Cluster of chimney shafts, 4 of them octagonal and a rectangular one at each end. 3 sashes on the 1st floor with glazing bars missing. C19 bay windows on the ground floor. Modern wooden trellised gabled porch.
TR 04 SW 250	Listed Building	c. 1005m SSE	Post Medieval	93-97 Willesborough Road. Grade II listed (1071020). No 93 is a C17 building of 2 parallel ranges. 2 storeys painted brick. Tiled roof. 3 modern casements. Stringcourse. Modern porch. Nos 95 and 97 are early C19. 2 parallel ranges. Could be an earlier house refronted. 2 storeys tile hung. Slate roof. 3 casements. Simple doorcases with wooden weatherhoods and brackets. Nos 93 to 97 (odd) form a group.
TR 04 SW 238	Listed Building	c. 1095m NNW	Post Medieval	The Grange. Grade II listed (1071050). Early C19 L-shaped house of high elevation. 3 storeys red brick. Hipped tiled roof and modillion eaves cornice. 3 sashes with glazing bars intact and stuccoed keystones. Doorcase in rear wing with pediment, triglyph frieze and Doric columns.
TR 04 SW 301	Listed Building	c. 1060m NNW	Post Medieval	Kennington House. Grade II listed (1299951). C18. 2 storeys red brick. 5 sashes, the 3 centre window bays projecting with a pediment over and small bull's eye opening in the tympanum of the pediment. Glazing bars intact. Central doorcase with pilasters and pediment.
TR 04 SW 184	Listed Building	c. 1090m SSE	Medieval to Post Medieval	14-18 Blackwall Road. Grade II listed (1184225). Timber framed probable late Mediaeval Hall, now cottages. 2 storeys. Ground floor cemented,

KHER	Type	Location	Period	Description
				above tile hung. Hipped tiled roof. 3 casement windows. Chimney breast at the west end.
TR 04 SW 1	Monument	c. 380m ESE	Medieval to Post Medieval	Possible site of Conningbrook Chapel. Reportedly the site of Conningbrook Chapel is located next to a lake to the north east of Ashford town centre. According to documentary sources this structure was demolished by 1700 but it suspected that it existed in the 14th and 15th centuries. Recent excavations for Ashford Archaeological Society found foundations of the north, west and south sides of a rectangular building. Oral reports also state that there were Saxon buildings at this site although this is uncertain.
TR 04 SW 33	Monument	c. 395m ESE	Medieval to Post Medieval	Site of medieval well, Conningbrook Chapel. Excavated in 1981 near the chapel at Conningbrook. The well measured just 2.4m in diameter and was just 1.5m deep but it seems to have worked well and had a long period of usage. Finds removed from the well included 16th century potsherds, roof-tile, iron-nails and animal bones. The well is thought to have served the chapel despite the distance between the two monuments, and it may also have possibly served another building in the area, although no evidence of such a structure has been found to date.
TR 04 SW 364	Monument	c. 1105m ENE	Unknown	Ring ditch cropmark near Blackwell Farm. Visible as a cropmark in aerial photos of 1999. It is c.32m across.
TR 04 SW 365	Monument	c. 1145m ENE	Unknown	Ring ditch cropmark near Blackwell Farm. Visible as a cropmark in aerial photos of 1999. It is c.27m across.
TR 04 SW 366	Monument	c. 250m NNW	Post Medieval	Ditch cropmark, south east of Kennington. Visible as a cropmark in Google Earth images of 2006. It turns through 90 degrees and runs parallel to a field boundary shown on the First Edition Ordnance Survey but removed by the Second Edition. It is probably a post-medieval field boundary removed in the first half of the 19th century.
MKE55640	Findspot	c. 1080m NNE	Roman	PAS find. Roman Pottery Vessel. Par of Samian dish.
MKE87348	Farmstead	c. 585m W	Post Medieval	Little Burton Farm. Regular courtyardL L-plan with detached house and other detached elements Farmhouse: Farmhouse detached in central

KHER	Type	Location	Period	Description
				position Position: Isolated position Survival: Altered - significant loss of original form (more than 50%)
MKE87349	Farmstead	c. 975m WNW	Post Medieval	Great Burton Farm. Loose courtyard with working agricultural buildings on three sides and with additional detached elements to the main plan Farmhouse: Farmhouse detached in central position Position: Isolated position Survival: Farmstead completely demolished
MKE87350	Farmstead	c. 640m NNW	Post Medieval	Home Farm. Regular courtyard with additional detached elements Farmhouse: Farmhouse detached in central position Position: Isolated position Survival: Altered - partial loss of original form (less than 50%)
MKE87367	Farmstead	c. 995m N	Post Medieval	Outfarm south west of East Mountain Farm. No apparent alteration.
MKE87368	Farmstead	c. 385m SSE	Post Medieval	Conningbrook Manor. Regular courtyard multi-yard Farmhouse: Farmhouse detached in central position Position: Isolated position Survival: Altered - significant loss of original form (more than 50%)
MKE87378	Farmstead	c. 965m E	Post Medieval	Great Bromley Farm. Loose courtyard with working agricultural buildings on three sides and with additional detached elements to the main plan Farmhouse: Farmhouse detached in central position Position: Isolated position. Survival: Altered - significant loss of original form (more than 50%) New sheds: Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them.
MKE87379	Farmstead	c. 1145m E	Post Medieval	Blackwall Farm. Regular courtyard multi-yard with detached elements Farmhouse: Farmhouse detached in central position Position: Isolated position Survival: Altered - significant loss of original form (more than 50%) New sheds: Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them.
TR 04 SW 76	Monument	c. 850m NW	Medieval to Post Medieval	Great Barton Farm. Farmhouse.
TR 04 SW 420	Findspot	c. 325m ESE	Middle Palaeolithic to Upper Palaeolithic	Palaeolithic material found at Conningbrook Manor Pit. The only locale in the Wealden region of south east England where datable Pleistocene fauna and paleoenvironmental evidence, including rhinoceros and mammoth, are preserved alongside human artefact assemblages

KHER	Type	Location	Period	Description
				comprising both Late Middle Palaeolithic of apparent Neanderthal origin, and technology of Early Upper Palaeolithic character are preserved together in a datable sequence. The site was subjected to extensive aggregate extraction, beginning in the early 20th century and intensifying in scale and depth during the 1980s. Collections which took place at the site during gravel extraction in the 1980s highlight the sites potential for faunal remains and artefacts. Large areas of the site are now open, flooded gravel pits.
TR 04 SW 433	Crash Site	c. 175m NNE	Modern	Crash site of Supermarine Spitfire 1. Of the 92 Sq, RAF Biggin Hill, crashed 11th September 1940 north east of Ashford. Pilot injured. Aircraft written off.
TR 04 SW 432	Crash Site	c. 945m W	Modern	Crash site of Supermarine Spitfire I (X4323) of 603 Sq, RAF Hornchurch, crashed 18th September 1940 at Kennington near Ashford. Pilot killed. Aircraft written off.
TR 04 SW 447	Palaeoenvironmental Findspot	c. 435m SE	Middle Palaeolithic to Upper Palaeolithic	Gravel extraction at Conningbrook Manor Pit, Kennington (probably in 1980s-1990s based on historical OS mapping) led to recovery of numerous vertebrate fossils thought to be of mid-late Last Glacial age, including numerous mammoth remains. Website of Harrison Institute, where it is thought that the specimens are held, specifies that the species include lion, bear, mammoth, woolly rhino, Irish elk and arctic lemming but these never examined or reported on in an academic publication by a specialist
TR 04 SW 448	Findspot	c. 435m SE	Middle Palaeolithic to Upper Palaeolithic	Conningbrook Manor Pit. Findspot of a part-bifacially worked blade point, characteristic of early Upper Palaeolithic or late Middle Palaeolithic, thought to be held at the Harrison Institute, Sevenoaks, aka Harrison Zoological Museum
MKE109373	Findspot	c. 1095m NNE	Medieval	PAS find. Post Medieval silver dress fastener.
MKE109461	Findspot	c. 830m SSW	Early Bronze Age	PAS find. Bronze Age copper alloy axehead.

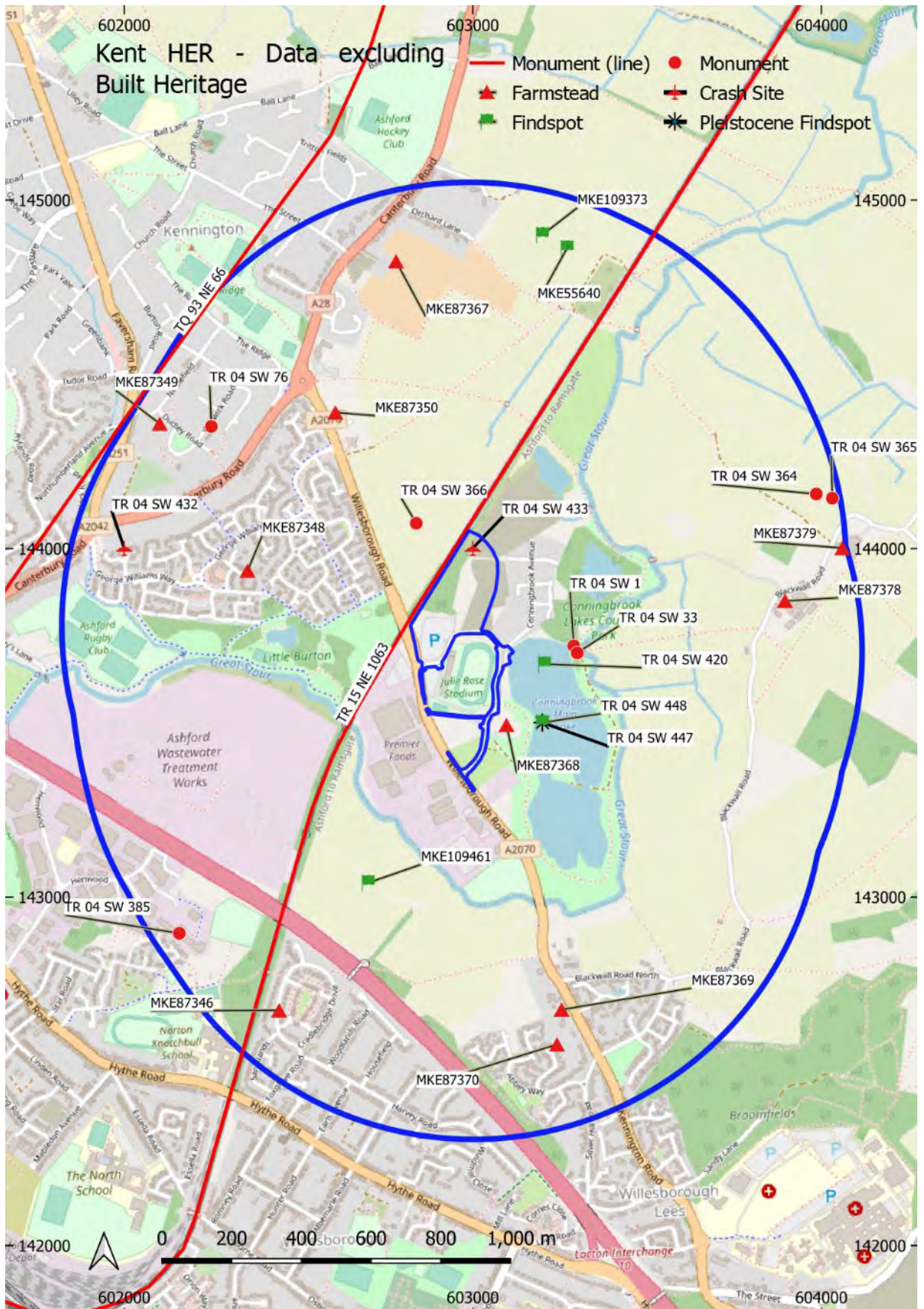
KHER	Type	Location	Period	Description
TR 04 SW 162	Listed Building	c. 1175m SSE	Post Medieval	20 Blackwall Road. Grade II listed (1362836). C18. 1 storey and attics cemented. Half-hipped tiled roof with 2 hipped dormers. The side elevation is tile hung. Casement windows. Later porch.
TR 04 SW 149	Listed Building	c. 1170m SSE	Medieval to Post Medieval	Shepway. Grade II listed (1362856). A restored C16 timber-framed house with plaster infilling, white-washed. 1st floor overhangs on both sides on the protruding ends of the floor joists. Diagonal braces on the 1st floor. Tiled roof. 3 modern casement windows. Nos 52 to 60 (even). Holly Tree House. Rosemary. Lees House, Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.
TR 04 SW 323	Listed Building	c. 1205m SSE	Post Medieval	Stables to Lees Farmhouse. Grade II listed (1071060). C18 set endwise to road. 2 storeys red brick with grey headers. Tiled roof with 2 hips. Casement windows, Weatherboarded 1 storey extension to right hand side with tiled roof containing stables. Nos 52 to 60 (even). Holly Tree House. Rosemary. Lees House. Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.
MKE87369	Farmstead	c. 1210m SSE	Post Medieval	Lees Farm. Loose courtyard with working agricultural buildings on two sides Farmhouse: Farmhouse detached in central position Position: Located within a village Survival: No apparent alteration.
TR 04 SW 326	Listed Building	c. 1205m SSE	Post Medieval	Lees Farmhouse. Grade II listed (1071059). C18 or earlier. Possibly timber framed. 2½ storeys red brick. Top floor tile hung. Steeply pitched tiled roof with smoke louvre. 3 windows. Nos 52 to 60 (even). Holly Tree House. Rosemary. Lees House. Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.
TR 04 SW 150	Listed Building	c. 1245m SSE	Post Medieval	Lees House. Grade II listed (1362855).
TR 04 SW 171	Listed Building	c. 1285m SSE	Post Medieval	Rosemary. Grade II listed (1071098). C18. 2 storeys. Ground floor painted brick, 1st floor weatherboarded. Hipped tiled roof. 4 sashes with glazing bars intact. Rustic porch. Nos 52 to 60 (even). Holly Tree House, Rosemary, Lees House. Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.

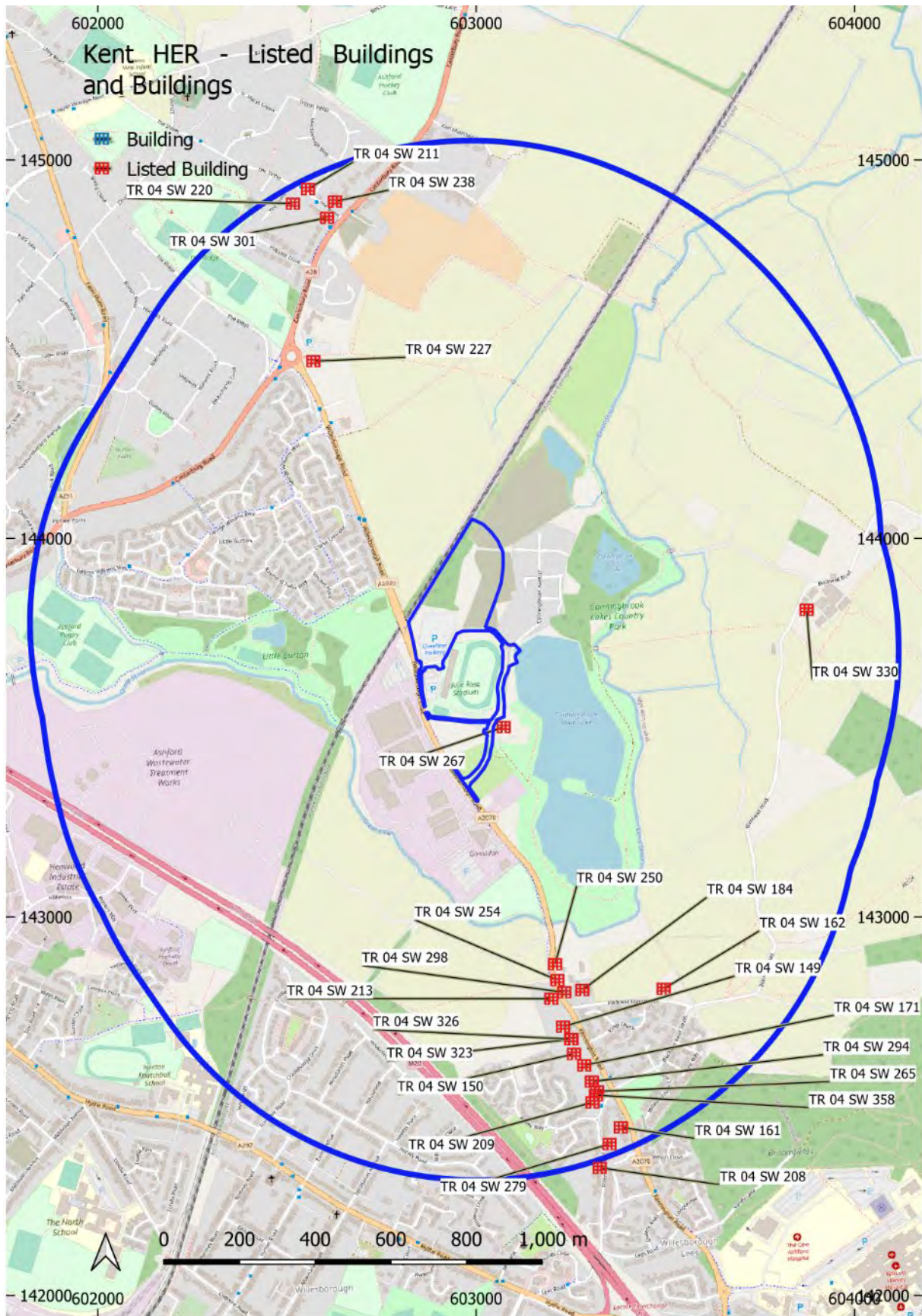
KHER	Type	Location	Period	Description
MKE87370	Farmstead	c. 1300m SSE	Post Medieval	Rosemary. Regular courtyard L-plan with detached house and other detached elements Farmhouse: Farmhouse detached in central position Position: Located within a village Survival: Altered - significant loss of original form (more than 50%) Notes: L range lost
TR 04 SW 294	Listed Building	c. 1330m SSE	Post Medieval	Holly Tree House. Grade II listed (1362835). Early to Mid C19. 2 storeys red brick. Hipped tiled roof. 3 sashes with glazing bars intact. Later porch with 6 panelled door behind, the top 2 panels cut away and glazed. Nos 52 to 60 (even). Holly Tree House. Rosemary. Lees House. Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.
TR 04 SW 265	Listed Building	c. 1360m SSE	Post Medieval	52-60 Kennington Road. Grade II listed (1184568). Early to mid C19 range. 2 storeys. Ground floor partly red brick, partly ragstone. 1st floor weatherboarded except for Nos 52 and 60 which are tile hung. 7 casements in all. Simple doorcases with wooden cornices and brackets. Nos 52 to 60 (even), Holly Tree House, Rosemary, Lees House, Lees Farmhouse. Stables to Lees Farmhouse. Shepway and Brisley Rise form a group.
TR 04 SW 358	Listed Building	c. 1365m SSE	Post Medieval	58 Silver Hill Road. Grade II listed (1184813). Early C19. 2 storeys red brick. Hipped tiled roof. 2 sashes with glazing bars intact. Simple central round-headed doorcase. Nos 52 to 58 (even) form a group.
TR 04 SW 209	Listed Building	c. 1385m SSE	Post Medieval	54 Silver Hill Road. Grade II listed (1071046). C18. 2 storeys. Ground floor red brick. 1st floor tile hung. Hipped tiled roof. 1 altered casement to each. Nos 52 to 58 (even) form a group.
TR 04 SW 161	Listed Building	c. 1470m SSE	Post Medieval	38 Kennington Road. Grade II listed (1071097). Early C19. 2 storeys and attics red brick and grey headers. Hipped tiled roof with 2 hipped dormers and eaves cornice. 3 cambered casement windows. Doorcase with small flat hood over and door of 6 moulded panels now enclosed in later hipped porch.
TR 04 SW 208	Listed Building	c. 1555m SSE	Post Medieval	24, SILVER HILL ROAD. Grade II listed (1071045). C18. The elevation facing the road is of one storey painted brick having tiled roof with gable. Side elevation has two parallel ranges. Two storeys and attics with gables. One

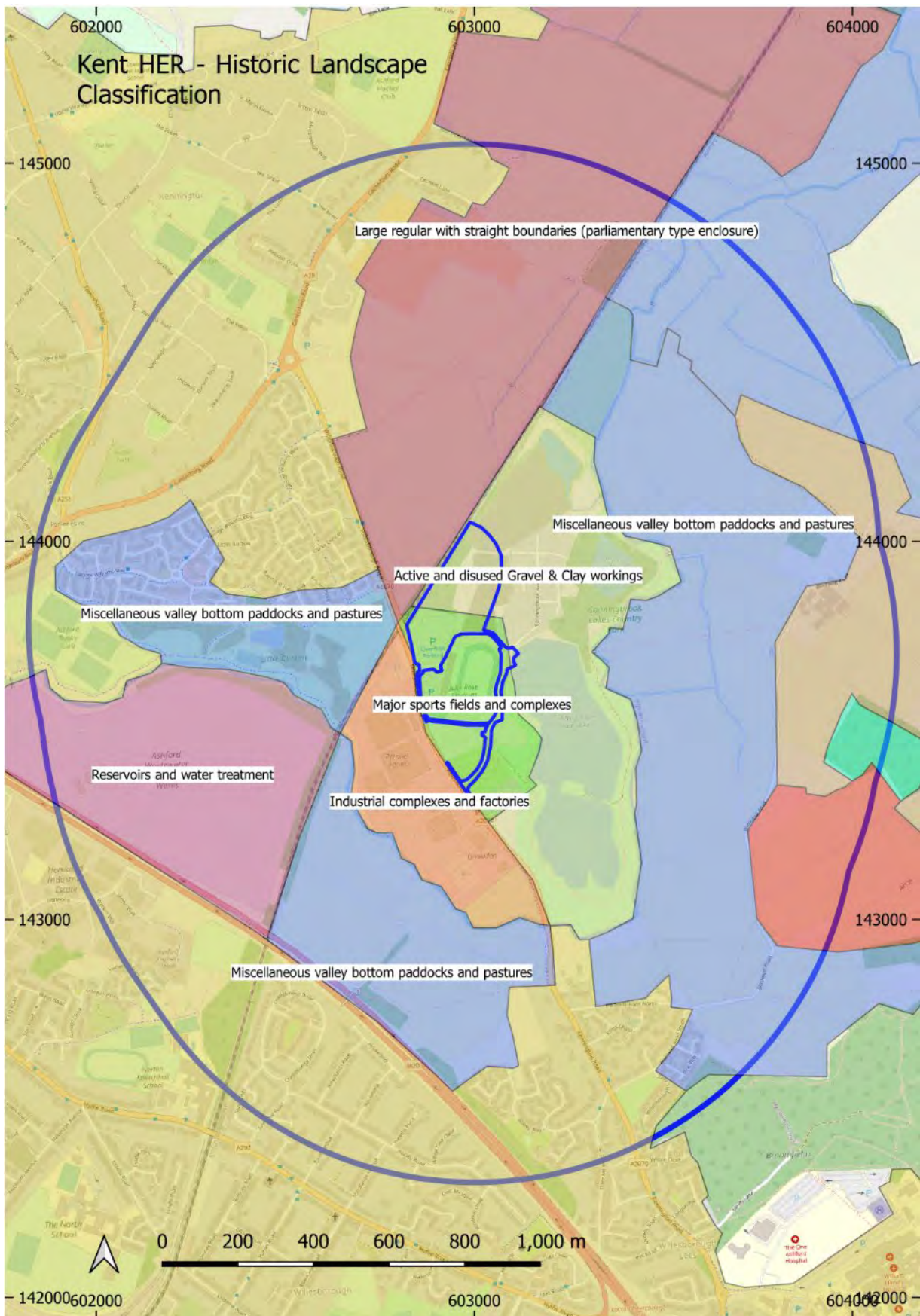
KHER	Type	Location	Period	Description
				sash to each with three light sash to second gable which is tile hung on the first floor. Simple doorcases.
TR 04 SW 279	Listed Building	c. 1500m SSE	Post Medieval	33 and 55 Silver Hill Road. Grade II listed (1299966). Early C19 range. 2 storeys red brick set endwise to road. Hipped tiled roof. Sash windows and simple round-headed doorcases. Nos 29, 33 and 35 form a group. No 29 being of local interest.
TR 04 SW 385	Monument	c. 1220m SW	Post Medieval	Post Medieval Pit and Pond. The pond is c.10m in diameter and shown on the 1st-4th Eds OS 25".
MKE87346	Farmstead	c. 1260m SSW	Post Medieval	Sheepfold north east of Ashford Grammar School. A loose courtyard plan farmstead with buildings to one side of the yard.
TQ 93 NE 66	Monument	c. 1060m NW	Roman	Roman road running from Benenden to Canterbury via Ashford.
TR 15 NE 1063	Monument	Adjacent to PDA	Post Medieval to Modern	Ashford and Margate Railway built 1846.
Event Id	Event Type	Date	Location	Title
EKE14738			c.400m east and south of the PDA	Archaeological and Historical Assessment of The Stour Valley, Kent
EKE10729	Watching Brief	2007	c. 1160m SW	Watching brief at Cradlebridge Farm, Ashford
EKE10756	Desk-based assessment	2019	Adjacent to PDA	Conningbrook Park, Ashford, Kent, Pleistocene and Palaeolithic Desk-Based Assessment
EKE20496	Desk-based assessment	2014	c. 1100m S	Abbey Way, Willesborough, Kent, Desk based assessment, 2014
EKE10741	Desk-based assessment	2010	c. 1040m SW	Historic environment analyses of 29 sites of CCTV upgrade works along the M20
EKE12593	Desk-based assessment	2012	Adjacent PDA	Desk based assessment of the former Conningbrook Manor pit
EKE3723	Excavation	1975	c. 330m E	Conningbrook Chapel Site, Kennington

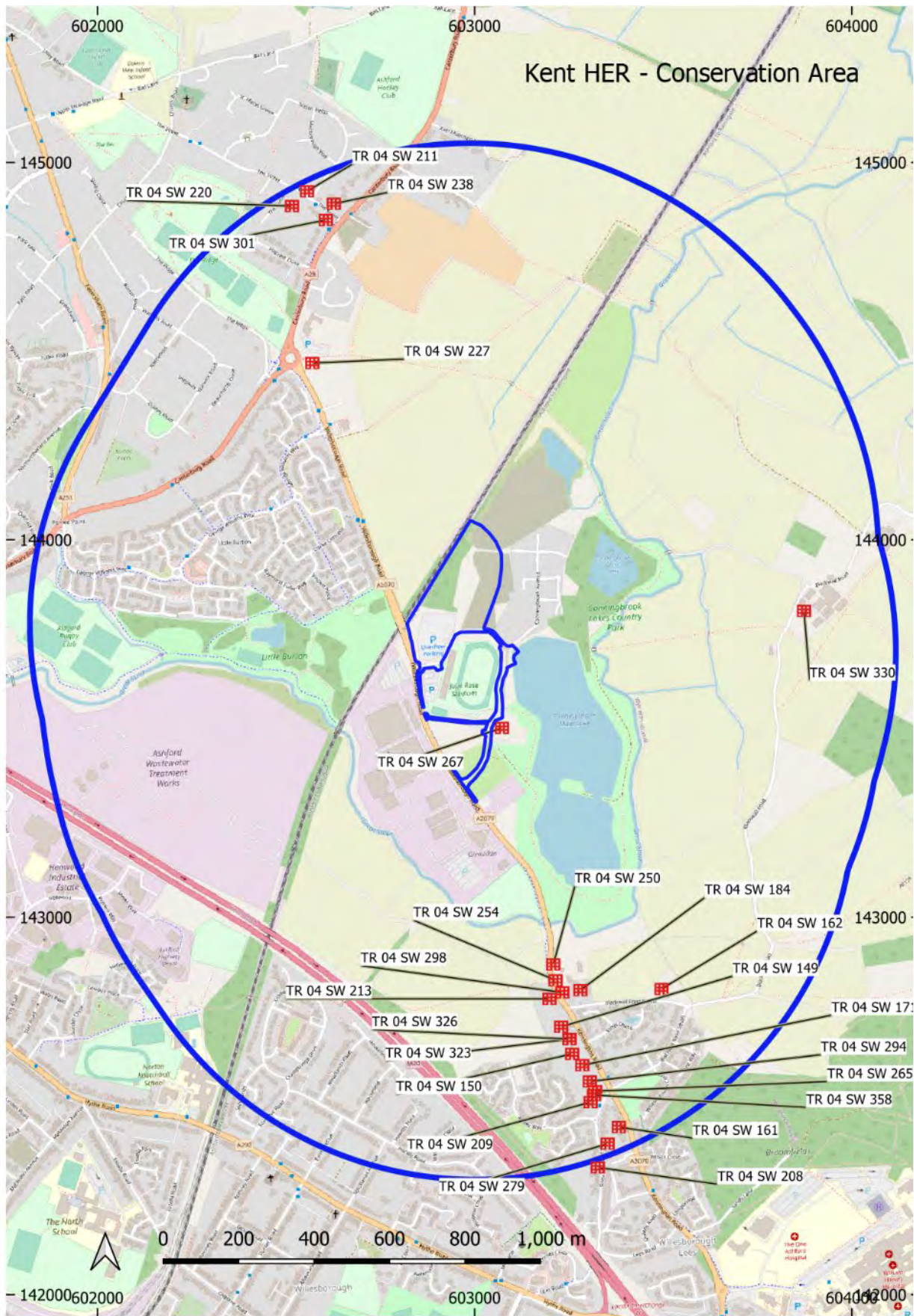
KHER	Type	Location	Period	Description
EKE4432	Excavation	1981	c. 360m E	Chapel Bridge, Conningbrook
EKE4686	Excavation	1930	c. 350m E	Conningbrook Chapel Site, Kennington, 1930
EKE19350	GEOTECHNICAL TEST PIT	2017	Adjacent PDA	Conningbrook Manor Pit, Kennington, Kent, Geoarchaeological interim report on test pits 1-5, an assessment
EKE19981	TEST PIT	2019	c. 825m N	Stage 1 Geoarchaeological Evaluation, Land off Canterbury Road, Kennington, Kent

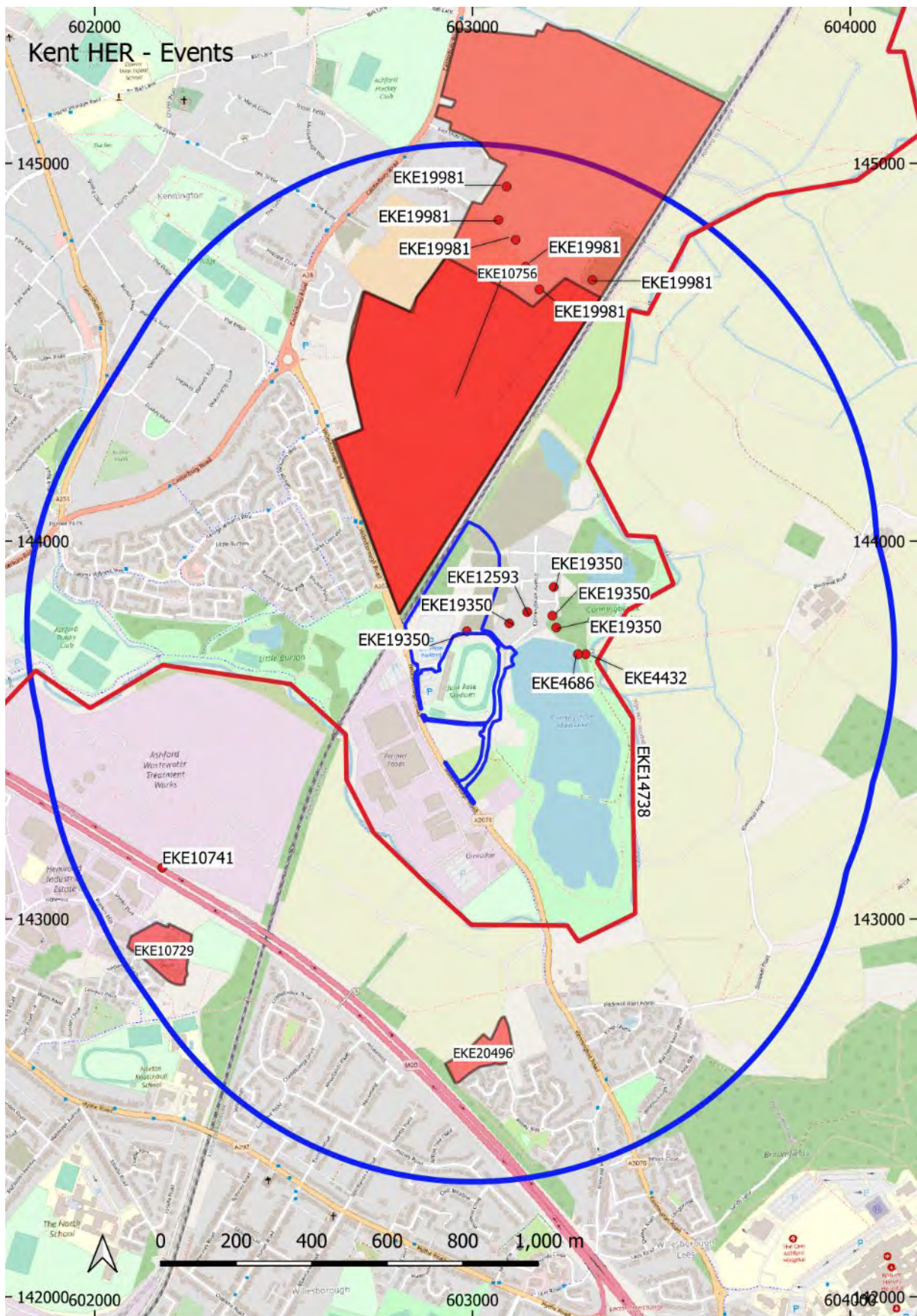
Figure 11: Gazetteer of HER Data



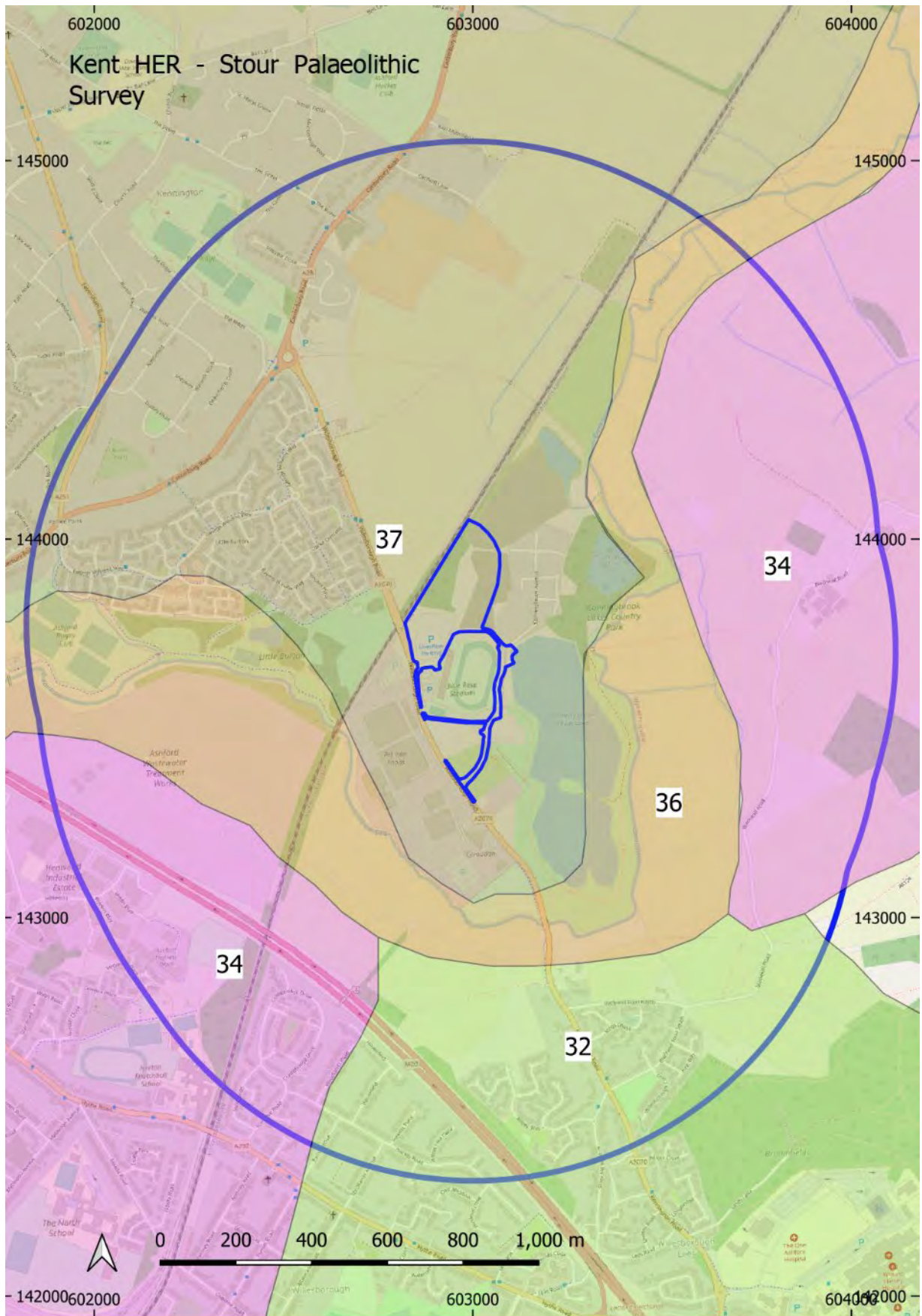


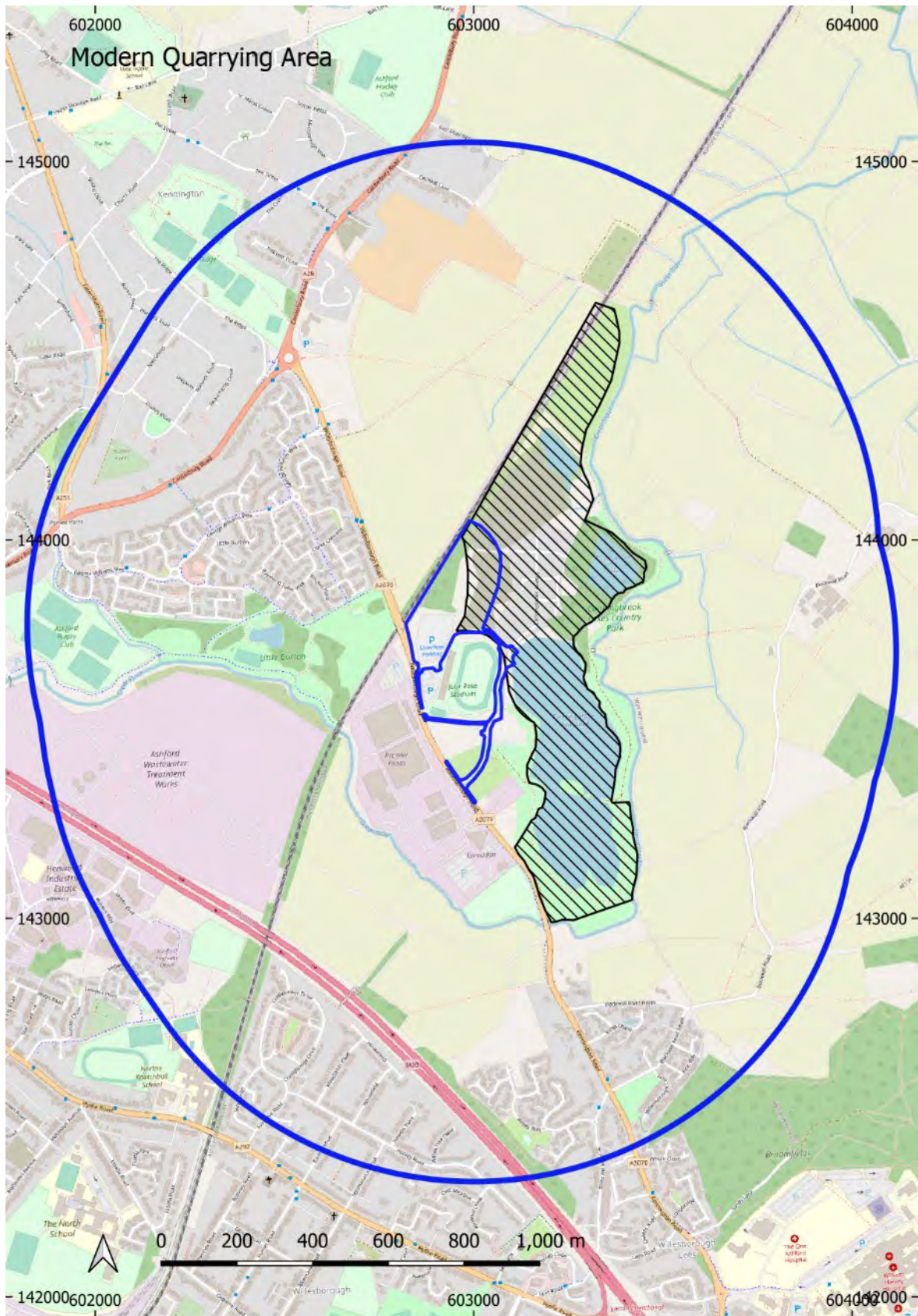












11.3 Statutory List Description

11.3.1 *Conningbrook Manor*

Heritage Environment Record Number: TR 04 SW 267

List Entry Number: 11184964

National Grid Reference: TR 03073 43501

Type of Record: Grade II

Date of Listing: 04-June- 1976

Period: Post Medieval

Summary: C17 or earlier farmhouse, now refaced with roughcast whitewashed and painted in imitation of timbering. 2 storeys. Tiled roof. 2 heavy buttresses on the south and east fronts. 3 modern casement windows.

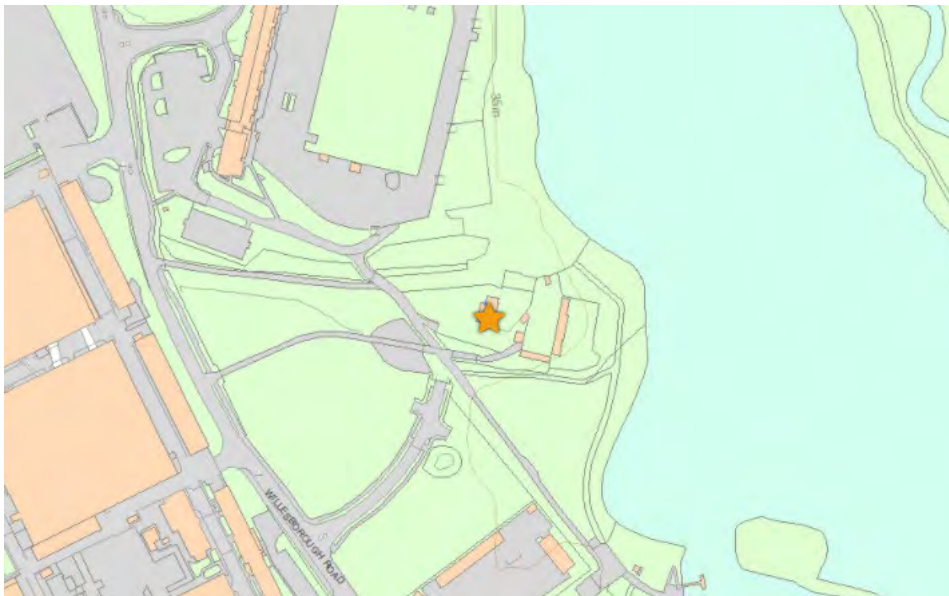


Figure 20: Location of Conningbrook Manor

11.3.2 *Great Bromley Farmhouse*

Heritage Environment Record Number: TR 04 SW 330

List Entry Number: 1217382

National Grid Reference: TR 03874 43811

Type of Record: Grade II

Date of Listing: 27-November- 1957

Period: Medieval

Summary: House. C15 altered and clad late C16. Timber framed and clad with red brick in English bond with tile hanging to rear. Plain tiled roof.

Two storeys on ragstone plinth with hacked-off plat band and box eaves to hipped roof with stacks to left and to right. Three large wooden casements on 1st floor and 2 on ground floor with central French window. The centre piece is rebuilt, and possibly replaces a 2 storey porch. Right return with blocked up 3 light brick mullioned windows with label hoods on each floor and 6 panelled door in C19 kneelered porch. Interior: moulded cross- beamed ceilings and inglenooks. The moulding and jointing in the end roof (left from elevations) indicates jettying at this end before front wall rebuilt.



Figure 21: Location of Great Bromley Farmhouse

11.3.3 Spearpoint Cottage

Heritage Environment Record Number: TR 04 SW 227

List Entry Number: 1362877

National Grid Reference: TR 03874 43811

Type of Record: Grade II

Date of Listing: 04-June- 1976

Period: Post Medieval

Summary: Probably C17 altered in the C18 and C19. 2 storeys red brick. Tiled roof. Cluster of chimney shafts, 4 of them octagonal and a rectangular one at each end. 3 sashes on the 1st floor with glazing bars missing. C19 bay windows on the ground floor. Modern wooden trellised gabled porch.

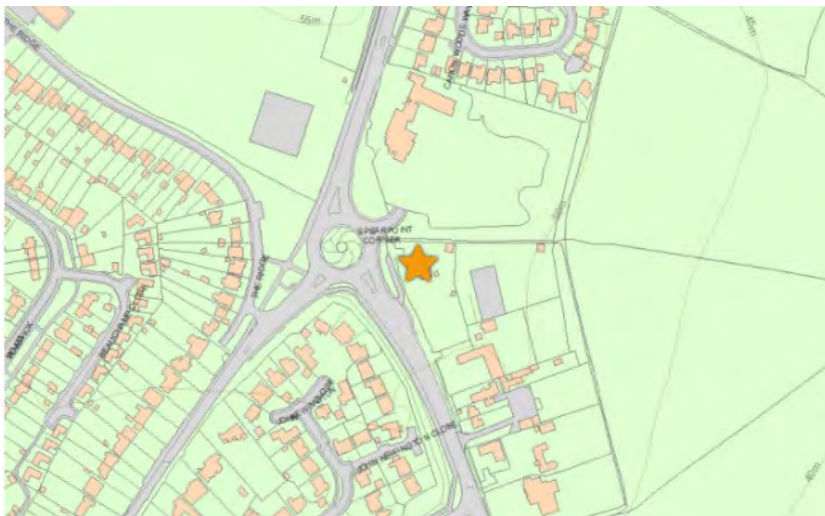


Figure 22: Location of Spearpoint Cottage

11.4 Aerial Imagery and Site Photographs



Plate 1: 1940s. (Google Earth).

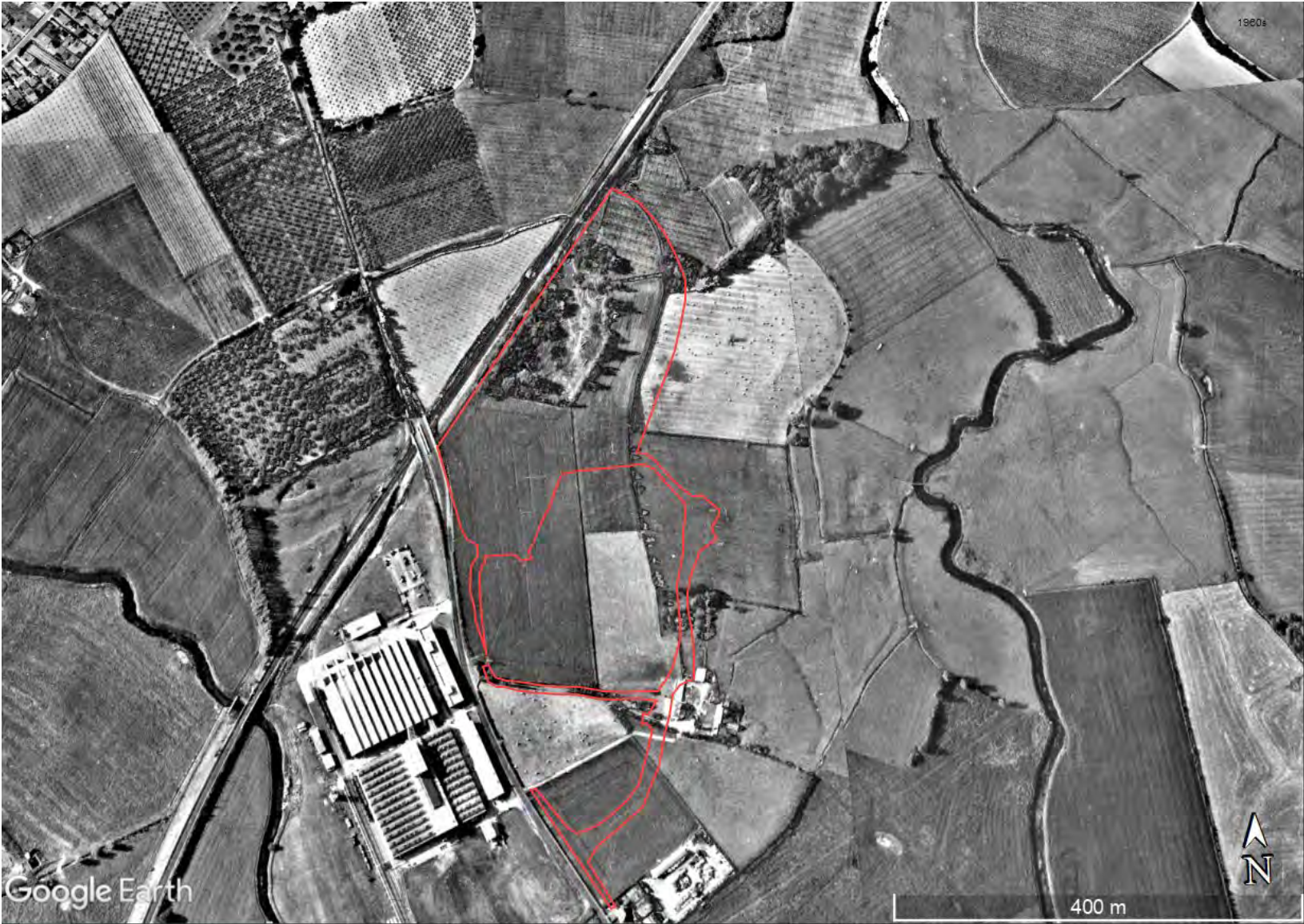


Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2021 (Google Earth)



Plate 6: View across the southern part of the main section of the Application Site (facing NW)



Plate 7: View across the southern part of the main section of the Application Site (facing NNE)



Plate 8: View across the southern part of the main section of the Application Site (facing E)



Plate 9: View along the southern edge of the Ballast Hole (facing E)



Plate 10: View into the Ballast Hole (facing ENE)



Plate 11: View of the western boundary of the Ballast Hole (facing NNE)



Plate 12: View into the Ballast Hole at its south eastern corner (facing WNW)



Plate 13: View of the southern end of the southernmost bund (facing NNE)



Plate 14: View in between the bund and Ballast Hole (facing NNE)



Plate 15: View into the Ballast Hole at its northern end (facing SW)



Plate 16: View of the northern end of the southernmost bund (facing SSW)



Plate 17: View of part the eastern side of the main area (facing SSW)



Plate 18: View across the northern part of the main site (facing ENE)



Plate 19: View towards the southern part of the northernmost bund (facing NNE)



Plate 20: View across the western part of the main Application Site (facing NNE)



Plate 21: View across the southern end of the western part of the main Application Site (facing E)



Plate 22: View along the road to the east of the stadium under construction with Conningbrook Manor in the distance (facing S)



Plate 23: View across the northern part of the main section of the Application Site (facing W)



Plate 24: View of the main entrance (facing E)



Plate 25: View along the emergency access by Conningbrook Manor (facing W)



Plate 26: Conningbrook Manor (facing NE)



Plate 27: View along the Country Park access road (facing SW)



Plate 28: View of the southern range to the rear of Conningbrook Manor (facing N)



Plate 29: View of the western range to the rear of Conningbrook Manor (facing W)



Plate 30: Entrance to the Country Park (facing E)



Plate 31: View towards Conningbrook Lakes by Great Bromley Farm (facing W).



Plate 32: Plate Locations

11.5 Specialist Palaeolithic Report