



Historic Environment Desk-Based Assessment in Advance of the Proposed Development of Land East of Romney Marsh Road, Ashford, Kent

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Report for Brompton Bicycle Limited

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Historic Environment Desk-Based Assessment in Advance of the Proposed Development of Land East of Romney Marsh Road, Ashford, Kent

Summary

SWAT Archaeology has been commissioned by Brompton Bicycle Limited to prepare an Historic Environment Desk-Based Assessment of the Application Site of land east of Romney Marsh Road, 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: **high**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

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 alluvium from the Stour, there is Palaeolithic potential along with possible Palaeoenvironmental evidence and surviving organic matter. The areas to the south west, south and east contains evidence relating to the Neolithic, Bronze and Iron Age, as well as into the Roman period. The Site is in close proximity of other settlement activity seen on the East Stour in the Prehistoric periods usually situated on the slightly higher ground adjoining the flood plains of the Stour and its tributaries. The archaeological potential is considered low for all other periods as it is likely that the formed part of the agricultural landscape south of Ashford and part of the floodplain of the East Stour.

The Application Site has had low historical impact on any potential archaeology with some possible disturbance around the boundary margins of the Site and watercourses.

Any potential remains within the Application Site should they survive in-situ will be vulnerable to damage during the proposed development.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. It is anticipated that there will be a requirement for a programme of archaeological works. It is recommended initially for a geophysical survey, followed by a general evaluation as well as a specialist Palaeolithic survey, including environmental sampling and plotting. Any alterations to the drainage of the area, needs to be carefully considered to ensure that they do not result in any drying out of any areas, which could potentially destroy any surviving buried Palaeoenvironmental remains. Any works can be addressed by an appropriate planning condition.

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 no intervisibility with the Application Site and that the historical and aesthetic significance of these assets will not be impacted by the proposed development. The non-designated asset of the Second World War pillbox in the adjacent car park to the north has had its setting recently altered and its original landscape setting has significantly changed from its original purpose of defending the now demolished railway works that were to the north, although it still retains its historical and aesthetic significance. 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 Post Medieval bridge crossing the East Stour is in poor condition and can be considered a non-designated heritage asset of low local significance. The bridge requires reconstruction and repair, which will be of public benefit as it appears that the others along that stretch of the East Stour have been demolished. The new proposed cycle route crossing the East Stour is on a different alignment to the current bridge and will have no impact.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Brompton Bicycle Ltd (the 'Clients'), to carry out an historic environment desk-based assessment of the proposed development area (Application Site) of land east of Romney Marsh Road, Ashford, Kent centred on National Grid Reference (NGR) TR 01674 42933 (Fig 1).

1.2 The Site

1.2.1 The Application Site is situated on the southern outskirts of Ashford whose centre is circa 1.5km north and the wider site covers an area of approximately 100 acres. The east Stour River runs through the Application Site at the northern part of the Site and the Application Site forms part of the floodplain. The remaining area is crisscrossed with drainage dykes, and it used as pasture. A cycle path runs on broadly a north-south axis adjacent to the railway line on the eastern part of the Application Site. To the north is the ASDA supermarket and an outlet centre along with associated car parking. To the west the Application Site borders Romney Marsh Road (A2042) and to the south is Bad Munstereifel Road (2070) and the junction toward the M20 to the east and the road towards Hamstreet. Bad Munstereifel and Romney Marsh Road are joined by a roundabout adjacent to the south western corner of the Application Site. The Application Site is broadly level ground at 36m aOD (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of Wealden Clay Formation - Mudstone. There are superficial deposits of Alluvium - Clay, Silt, Sand and Gravel being the deposits from the Stour.

Geotechnical Information

1.2.3 There are a number of boreholes records taken within the area of the Application Site from 1973 regarding a scheme of Ashford Industrial Estate ahead of possible development. The boreholes reached a depth of 10m with the top 2-3m as alluvium and Wealden clay below (BGS TR 04 SW 25/26/30). The archaeological evaluation adjacent to the Application Site on the eastern side of the Railway identified natural sandy silty clay at the base of all trenches, sloping downwards from 41.71m aOD at the northern

part of the evaluation site to 37.60m aOD at the south and to 36.68m aOD towards the south west.

1.3 Scope of Document

- 1.3.1 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.

2.4.6 Historic Environment Good Practice in Planning Notes

2.4.7 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.

2.4.8 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.

2.4.9 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

2.4.10 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.

2.4.11 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.

2.4.12 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.

2.4.13 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.

2.4.14 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.

2.4.15 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

2.4.16 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 Brompton Bicycle Limited 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 (CIfA, 2017).

4.2 Sources

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

Archaeological databases

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

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

- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 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 1-6).

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 Registered Parks and Gardens or Historic Parks and Gardens 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 1km assessment area have a large number of monument records and below ground archaeology reflecting the excavations that have occurred south of Ashford in recent years following housing developments. A single archaeological record of a linear feature lies within the Application Site (TR 04 SW 34) along with a number of other cropmarks as well as other general investigations, finds and features around the study area.

5.2 Previous Archaeological Works

Intrusive Excavations

5.2.1 There have been a large number of intrusive events in the assessment area particularly across the southern Ashford region, which have yielded importance amounts of archaeology and information on land use across the area relating to the Prehistoric and

Roman period. The results of which are included within the HER database and shown in Figure 11. Key excavations are discussed in greater detail below.

Westhawk Farm

- 5.2.2 This site is just 700m to the west, south west of the south western corner of the Application Site covering 18 hectares by geophysical survey with the excavation concentrated in the south western section. Sited on slightly higher plateaus of Wealden clay of a south eastern facing valley. The site was excavated in numerous phases in the late 1990s. Preservation due to waterlogging in parts was considered good with finds of leather, wood and rope. The site also has a small outcrop of 3rd deposits of River Terrace Gravel. Some Palaeolithic artefacts were revealed and carry importance given the paucity of finds seen in the area of the Upper Stour.²⁹ Mesolithic flints were recovered from a gully and ditch but there is the possibility that some of these could also be attributed to the Neolithic. 145 Neolithic and Bronze Age flints were found evenly across the area, and most were recovered from Roman contexts.
- 5.2.3 A Bronze Age field system on a north east / south west alignment was found and this continued in a north westerly direction beyond the Westhawk site, and the same alignment was seen as the Bisley Farm site, just to the west of Westhawk Farm. It was considered they were associated with animal husbandry as opposed to arable farming. An Iron Age cremation with grave goods placed in a wooden casket and considered of high status that appeared to be a stand-alone feature and suggestive of a pre-Roman settlement in the area.
- 5.2.4 They were significant finds and features relating to the Roman period that extended beyond the edges of the site. The site was interpreted as a roadside settlement of moderate prosperity over a number of different phases located at the junction of two Roman Roads of some 15 hectares in extent as suggested by the geophysical survey. Environmental analysis suggested that the landscape was one that was open. There were enclosures fronting the road with timber buildings both circular and rectangular. There was also a shrine/temple on the south eastern side of the Canterbury Road and close to a waterhole. A possible ford across Whitewater Dyke. Cemetery outside of the north western settlement boundary were also revealed as well as localised iron working workshop. Occupation at the settlement appeared to cease by the mid-3rd century and similar in date seen in other Wealden iron working sites of which Westhawk Farm is on the north eastern edge of The Weald.

5.2.5 For the Post Medieval period, further field boundaries were revealed showing a pattern of more than one phase and sometimes in alignment with that of the Roman road and with some similar to those seen on the tithe map when fields were smaller. Part of the unbuilt area has since been scheduled (listing:1017645).

Land at South Willesborough

5.2.6 Adjoining the Application Site on the eastern side of the railway was an evaluation followed by an excavation was undertaken in 2001 (EKE5601). The 55 evaluation trenches across the site found in the extreme south west part of the site, circa 40m east of the railway, cooking pits in which Late Neolithic/Early Bronze age burnt and struck flint were found. It was found that there was little disturbance from ploughing of other agricultural activity. The pottery was of the Early Iron age period. This area of the site also found Late Iron/Age/Romano-British features of circular pits and linears interpreted as field systems. Across the site generally residual Prehistoric and Romano British material was recorded. Trench 1, being closest to the Application Site had an ovoid cut interpreted as a cooking pit with a fill of charcoal, struck and burnt flint, daub fragments and 14 pottery sherds. Alongside the pit was a linear aligned east/west at a depth of 0.13m that contained similar artefacts as the cooking pit as well as ironstone. Trench 2 to the east of Trench 1 also had a fire cooking pit and to the east was Trench 3 that appeared to have an east/west aligned linear containing residual Late Iron/Age / Romano-British pottery and the feature interpreted as a silted up natural channel. Beneath the linear a circular feature of Late Iron Age/Romano British date was thought to be a possible collapsed sunken oven as it was covered by fragments of fired clay. Many other trenches across the site had similar pits. The excavation following the evaluation was focused on the south west corner of the site (EKE5858) close to the railway and the East Stour. This revealed many more pits of the same period and a number of hearths, although these had no dating evidence. An Iron Age cremation of an infant was located. The site was considered to possibly be associated as a temporary riverside camp close to running water and due to its low-lying area possibly only in seasonal use. It is not clear if any of the linear features continue towards the area of the Application Site.

Park Farm

5.2.7 Located east of the Westhawk Site, immediately north of Kingsnorth and circa 300m south of the Application Site and by the Kingsnorth Manor moated site. In 1992 during

a watching brief and fieldwalking with the area on the edge of the change from the floodplain and slightly higher ground to the south. Late Medieval land drains were recorded, and activity associated with farming practices. Worked flints and Iron Age pottery, iron slag, daub was also found as well as a circular feature hinted at settlement activity confined to a circa 10-acre area. Marble and sandstone building materials were found a suggested a Romano-British building. Of note, is that unpublished was the finding of 2 implements possibly dating to the Upper Palaeolithic period and in the area are River Terrace 3 gravel deposits normally associated with having Palaeolithic potential.

5.2.8 Just outside of the assessment area, to the south, south east of the Application Site on the eastern side of A2070 circa 1km was a large excavation of Park Farm East between 2002 and 2007 on two blocks of land, centred of NGR 602200 138600, separated by part of a floodplain drained by the Ruckinge and Bilham Dykes. The site also contained 3rd terrace gravel deposits as well as alluvium. The site revealed near continuous small, nucleated valley floor settlement from the middle Iron age until the start of the Roman period. A Prehistoric lithic implement and some Bronze Age pottery was also found. Iron Age roundhouses were found (not all simultaneously in use), along with hearths, trackway, ditches representing a field system, and a small industrial area. There were further examples suggesting a broad spread of other Iron Age features, on the valley side west of the settlement focus, suggests that settlement activity spread out into the adjacent landscape, organised in the laying out of a series of boundaries ditches, trackways and enclosures. All interpreted as a typical farming community involved in animal husbandry. There was little by way of post Roman activity suggesting focus may have moved north west to the Roman settlement there at Westhawk Farm.

Cheeseman's Green

5.2.9 A 55Ha site had a geophysical survey in 2004 that identified a number of anomalies and having archaeological potential of several linear, rectilinear, curvilinear anomalies as well as magnetic debris areas. The area is located south of the East Stour around Bilham Farm circa 1km south east of the Application Site. In 2010 an evaluation was undertaken consisting of 150 trial trenches. By 2012/2013 there were areas subject to strip, map and sample excavations and further evaluation areas also opened and watching Briefs.

5.2.10 Surface finds of Mesolithic flints were found. Romano-British pottery associated with curvilinear and linear features seen in the geophysical survey. Suggesting settlement

enclosures and field systems of Bronze Age, Iron Age and Romano-British date across the area on the ridge slope away from the East Stour alongside trackways and field systems. Many roundhouse structures of Middle to Late Iron Age were found along with four post structures of granary type features suggesting a dispersed rural open settlement. In all there were five urned cremation burials were recorded of Late Iron Age date.

5.2.11 The landscape appeared to be reorganised in the Romano-British period comprising of boundary ditches, trackways, field and enclosures and a possible shrine. Whilst no structures were found, this suggested settlement nearby.

5.2.12 The work also identified Medieval and Post Medieval pits, enclosures dated by pottery and finds in the western part of the site of possible settlement activity and one of the enclosures possibly a Medieval moated site.

Willesborough Dykes Country Park: Archaeological Study

5.2.13 A survey of the land of which incorporated the area of the Application Site was undertaken in 2005 that consisted of a walkover survey, map regression analysis and examination of aerial photographs for a proposed wetland park. The survey identified in the area of the Application Site three uncertain/undated features. These include two bridges thought to relate to the Post Medieval period following works on the recutting of the East Stour to allow access between fields. The report assessed that the bridges were in dangerous condition and would need rebuilding and alteration to make them safe.

5.2.14 The area of the Application Site was recognised as an extensive area of wetland pasture occupied by irregular river channels and watercourse, with some being of natural origin. Some of the historic channels were represented as shallow hollows in the pasture. It was considered that the older channels may contain environmental evidence of past land use and landscape character. The southern area had been impacted with the development of modern roads and embankments and considered that the drainage systems would be vulnerable to improvement or adaptation associated with a wetland park.

Others

5.2.15 A 2012 watching brief (EKE 17874) was observed immediately adjacent to the Application Site in the north eastern corner between the Application Site and the

railway line as part of the Willesbrough Dykes Wetland project. No finds or features were found.

5.2.16A 2016 evaluation took place immediate north adjacent to the Application Site ahead of a new car park associated with the outlet centre. The evaluation found that the site had been heavily truncated with sub soil removed in all 18 trenches. Consequently, no finds or features were found.

Stour Palaeolithic Classification Area

5.2.17The Application Site sits within two separate Palaeolithic character areas (Fig.15). The western part sits within an area classified as No. 36 and the eastern part in an area classified No. 34. Essentially Area 36 follows the river itself and is part of the Stour floodplain and associated alluvium. This area follows as far north as Wye. It was these floodplain gravels that were exploited at Conningbrook Lakes to the north of Ashford. It is of the Holocene period in date and can at its edges be underlain by Pleistocene slopewash deposits. Finds from this area are rare, although at Conningbrook Manor Quarry, evidence of the early Upper Palaeolithic has been found and is of national importance. The gravels have yielded many fauna, such as woolly rhinoceros and mammoth, spotted hyena, lion, bear, bison and giant Irish elk as well as numerous specimens of small mammals with the arctic lemming being especially abundant although these were not identified in-situ.

5.2.18Area No. 34 contains fluvial terrace outcrops and are likely to be later Middle Pleistocene. There are no HER findspots for this assessment area but it is thought that deposits of Area No. 36 probably extend into this area and overall, the likelihood of Palaeolithic finds is considered moderate/uncertain by the survey. The geology and nearby borehole data do suggest that the site contains alluvium and therefore it is possible that there may be Palaeolithic evidence. Any finds would be of high importance due to the current lack of information about Palaeolithic occupation in the Ashford area and there is a high priority to understand these deposits better and establish a model of Palaeolithic potential in the Ashford area.

5.3 Archaeological and Historical Narrative

- 5.3.1 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the Application Site 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 Application Site. Other possible long barrows are at Boughton Aluph and Elmestead. In addition, dredging of the Stour north of Ashford uncovered Neolithic artefacts. Mesolithic evidence as flint assemblages have been found at Park Farm, south of the Application Site, Brisley Farm, south west Ashford (circa 1.0km from the Application Site) and Westhawk Farm, also south, south east of Ashford and circa 700m from the Application Site. At Park Farm a prehistoric settlement for the Late Neolithic period was discovered
- 5.3.2 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, south east of the Application Site, Bronze Age ring ditches, fields systems and trackways have also been found. Near the banks of the East Stour River close to the east of the Application Site. Bronze Age occupation was discovered as well as early Iron Age pottery and at Cheeseman's Green to the south east of the Application Site and Westhawk to the south west further Bronze Age artefacts and occupation have been found.
- 5.3.3 Iron Age evidence in the Ashford area is at Brisley Farm, 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 remains can also be found at Sevington and to the east just the other side of the railway line and to the east of this occupation area, Iron Age field systems have been identified. To the south east at Cheeseman's Green, a dispersed Iron Age settlement was found that continued into the Roman period as well as the area around Westhawk Farm.
- 5.3.4 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. 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, that includes shrines, temple and a Roman road. 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 Application Site 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. Effectively Romano-British activity occurs to the south west, south and south east of the Application Site.

5.3.5 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. 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. 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. In addition, at the site of the new Lorry Park by Sevington Church, which is Medieval in date, an Anglo-Saxon wall feature was found suggesting possible earlier origins for this area. In terms of archaeology, generally information is limited for this period.

5.3.6 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. In this period the Application Site was outside of the main settlement area within the borough of Henwood, referred to by Hasted, a 18th century historian with the alias Hewitt. Hewitt refers to a place where a clearing has been made in woodland from the Old English 'hiewet'. It was recorded as Heuwette in 1307.

5.3.7 In Nearby Kingsnorth, the Domesday Book indicates that there was a settlement at Kingsnorth controlled by the Manor of Wye. It is not clear where the name originated

from. One explanation of the name is that it derived from the Old English 'cyninges snad', meaning detached land belonging to a royal estate. Another possible explanation is that the settlement took its name from Jutish people 'Kyn', kin folk, who settled on a wooded hill or 'snode'. Other early variations of the name are Kyngsnode; Kynsnoth, Kyngesnothe and Kingessnode.

5.3.8 Within Kent there are areas where moated sites are clustered. There are a group in South Ashford, The Moat, Chilmington Green, Singleton, Boys Hall and Sevington. Farming was of considerable importance in Kent, and this is seen with the high number of Post Medieval farms in the area surrounding Ashford, some of which still existing in operation today although others have been demolished or converted to residential housing. The town continued to grow during the Medieval and Post Medieval period.

5.3.9 'Bever' was a small hamlet west of the Application Site on the Kingsnorth Road, located on slightly higher ground. Later in the Post Medieval period Bever was renamed Beaver. The hamlet included that of a farm and by the end of the 19th century, the farmhouse was renamed Hampden Old House. During the 20th century, the hamlet was incorporated into the urbanisation and expansion of Ashford.

5.3.10 Great Stour and the East Stour rivers join to the south of the Mill Bridge north of the Application Site. Originally the two rivers joined at a point higher upstream, but an artificial cut was made to create the stretch on the western side. This cut is shown on the 1898 ordinance survey map as the 'Lords Cut' yet was actually made many years previous in approximately the 15th century. The reason behind the cut was based on a need to improve the flow of water to the mill at the bottom of East Hill. Prior to a bridge being built, the river was crossed by a ford, and it is debated whether it was this ford that gave Ashford its name or a ford elsewhere in Ashford.

5.3.11 The Ashford Heritage Strategy devotes a whole chapter specifically to the railway as it was a decisive factor that allowed the industry in Ashford to grow substantially in the Victorian period and led to significant development in the town. The development of New Town in Ashford just to the north east of the Application Site was considered to be a model town for the railways and reflects the overall history in the development of railways in Britain.

5.3.12 In 1842, Ashford was connected by rail to London, which was later extended towards Folkestone. In 1846, Ashford was linked to Canterbury with another line to Hastings in

1851 and it is the Ashford – Hastings lines that passes the eastern boundary of the Application Site. The Maidstone Line was extended to Ashford in 1884, originally terminating west of the town but later joined with the Southeastern Railway line in 1892. Even today Ashford remains a central railway hub with the advent of the Ashford International Station for the Eurostar.

5.3.13 In 1847, the Ashford Locomotive works for South Eastern Railway opened after the Southeastern Railway company obtained a parliamentary endorsement to spend £500,000, which was used to buy 185 acres of cheap land to build the locomotive works. The locomotive works consisted of 25 bays of workshops, and a gatehouse and a lodge. These later two buildings formed the entrance to the railways works on the north and north east side of Newtown Road, north of the Application Site. The works are Grade II listed as it is considered the most complete surviving example of an early locomotive works.

5.3.14 The Klondyke Works, to the north of the Application Site were built in 1898 just to the west of the original works. In terms of its name, this coincides timing wise with the Klondyke an area in the Yukon River Valley in north west Canada, where gold was found in 1896, with the subsequent gold rush of 1897-8, where thousands flocked to the area. The Canadian spelling of Klondike, meaning a 'rich source of something'. The gold rush obviously having an impact even on British consciousness at the time. West of the Klondyke works and north of the Application Site were the Kimberley Works. These were constructed on the western side of the Hastings branch line in 1906 consisting of sidings and two large brick sheds for the repair and construction of rolling stock.

5.3.15 To house the increasing numbers of employees for the railway works, initially 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 as New Town. During the 19th and 20th century, the number of worker houses increased to nearly 300. Due to the amalgamation of the railways and then nationalisation, the locomotive works closed in June 1962, although the wagon works continued until 1982.

5.3.16 Ashford was a strategic location close to the Channel and of London especially with its railway links. In 1941 a new stop line was started from the Stour from Canterbury to Ashford with road blocks and bridges prepared for demolition. Ashford was classed as a category A Nodal point and considered a key target given the importance of the

railway works. The RAF and USAAF occupied RAF Kingsnorth, which opened in 1943, an airfield south east to the village, during World War II and two concrete pillboxes remain from this time within the village itself. They belong to a network of defences constructed to protect the key nodal point at Ashford which became one of several strongpoints, or anti-tank islands, created to protect strategic locations from enemy attack. These pillboxes serve as a reminder of the strategic importance of this part of Kent at that time in the communication network of south eastern England. One pillbox was located just north of the Application Site at what was the corner boundary of the Ashford Railway Works and rather than being a standard type, its locations meant that it was a variant in the design of pillboxes.

5.3.17 Ashford continued expanding through the 20th century. With housing estates now alongside the Kingsnorth Road to the west of the Application Site. The railway works closed in 1962 when all locomotive production and repairs were moved to Eastleigh. In 2000, part of the Kimberley works north of the Application Site were replaced by a designer outlet and supermarket adjacent to Ashford International station. A number of other remaining works buildings remain and were listed in the area of the original site. To the west of the Application Site, a new dual carriageway was built at broadly the same time being the A2042 between Ashford and the A2070 orbital ring road. More recently the designer outlet has extended and a new southern car parking areas created adjacent to the Application Site. The parish boundary lines have also since altered following the building of the A2070. The Application Site now falls entirely within Ashford. To the east of the railway is South Willesborough and Newtown. To the south of the A2070 is Kingsnorth.

Landscape Character Areas

5.3.18 The KHER historic landscape classification shows the Application Site as part of 'Miscellaneous valley bottom paddocks and pastures', which tend to usually be small enclosures with rectangular and irregular in shape. The post 1810 settlement area extent of the town of Ashford is shown reaching to the north of the Study Area with other settlement to the west, east and south of the Study Area reflecting the growth of settlements in the Post Medieval period onwards.

5.3.19 The area of the Application Site falls within area designated under the Ashford Landscape Character SPD as area No. 85. This is described as a low-lying area within the floodplain crisscrossed by dykes, the East Stour and dominated by the A2042 road/

junction network and CTRL to the east with sparse vegetation. The fields pattern is one that has evolved due to the morphology of the water courses with channels defined by ditches and banks especially within the southern part of the Application Site, whereas the northern part the channels are man-made having been canalised on the Post Medieval period. There is a mix of farmland, predominantly grazing and regenerating scrub surrounded by new housing, industry and retail development to the south of Ashford. Within the Kent Landscape Study, the Application Site falls within the Upper Stour Valley of generally open landscape of mixed farming. Hedgerows are infrequent and 'gappy'. There are long views towards the suburbs of Ashford. This is an area under pressure from development and interrupted by transport corridors being railways and/or roads with condition classed as very poor with low cultural heritage. Actions are on providing structure building on existing network of ditches and hedgerows and screen intrusive urban edges and transport corridors. Use of native ditch vegetation.

5.3.20 Earlier landscapes can be identified. Circa 1.5km south west of the assessment area at Waterbrook Farm, a 1992 excavation found a paleochannel; interpreted as a previous course of the East Stour River. The waterlogged features suggested organic preservation was possible. There were no dateable artefacts but considered that the channel existed prior to the 1st century and then fell out of use with the East Stour interpreted as being in an oxbow format surrounding an Iron Age settlement.

Cropmarks

5.3.21 The Application Site being one of the remaining unbuilt on areas south of Ashford allows for a number of cropmarks to be seen with the majority of them within the Application Site (Fig.17). The main one being that of the linears features from east to west. Across the centre of the site. In addition, there are a number of other cropmarks which may be field historical boundaries.

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 the Application Site to the south of Ashford in between the small settlements of Beaver and

Westhawk to the west and Sevington to the east, which all seem to be placed on higher ground. The Application Site lies in the path of one of the tributaries of the Stour. Beaver Road can be identified to the west heading southwards out of Ashford heads towards Kingsnorth (Fig. 3).

Ordnance Surveyors Drawing, 1798

5.4.2 This map shows far greater details of buildings, and land use. The routes of the Stour and tributaries are different to that of the previous map and appears to have been straightening with managed channelling in a number of places. The Application Site itself having a number of channels that join the main watercourse. The land uses of green colour suggests that the area of the Application Site is one of pasture. Heading south west from Willesborough are a number of trackways of which one heads towards the Application Site and provides access close to the river. The Application Site consists of a number of irregular shaped fields (Fig.4).

Tithe Maps

5.4.3 The Application Site lies at the intersection of three parishes (Fig.5). Ashford with its fingers mainly covers the area to the north and west is dated 1842. Kingsnorth for the southern part of the Application Site and Willesborough covering the north eastern part of the Site are dated 1839. Taking the Willesborough section of the Site, the parish boundary line appears to follow the line of The Stour. There are four fields applicable to the Application Site and the data is summarised in the table below.

Plot ID	Owner	Occupier	Name	Land Use
210	James Wall	Jeffrey Morpew	Canterbury Field	Pasture
212	Daniel Swaffer	Daniel Swaffer	Great Canterbury Field	Pasture
213	Daniel Swaffer	Daniel Swaffer	Ten Acres	Pasture
214	Daniel Swaffer	Daniel Swaffer	Fourteen Acres	Pasture

5.4.4 Daniel lived at Mountford Farm AKA Old Mumford Farm just west of the centre of Kingsnorth and to the south of the Application Site. The Swaffer family-owned considerable acreage in the Ashford area.

5.4.5 The Kingsnorth tithe map shows the Application Site as part of a larger number of fields. The moated feature seen on the maps is that of Kingsnorth Manor House and moat at Park Farm (TR 03 NW 4).

Plot ID	Owner	Occupier	Name	Land Use
104	Daniel Swaffer	Daniel Swaffer	Further Field	Pasture
105	John Alliston & Thomas Bros	William and George Banks	Part of 14 Acres	Pasture
107	John Alliston & Thomas Bros	William and George Banks	22 Acres	Pasture
110	Daniel Swaffer	Daniel Swaffer	Part of Common Meadow	Pasture
111	Daniel Swaffer	Daniel Swaffer	Part of Common Meadow	Pasture
112	Aske Hospital Haberdashers Company as Governors of	Stephen Hart	Common Meadow	Pasture
113	Aske Hospital Haberdashers Company as Governors of	Stephen Hart	Lower James Meadow	Pasture
109	Edward Godfrey	William Walters	Part of Common Meadow	Pasture

5.4.6 Aske Hospital Haberdashers were a charity and large landowners across the area as well as having other landholdings across the country, with the main estate in Hoxton. Estates included Park Farm, Lime Kiln Farm, Singleton Farm, Butterland Farm, Bevenden Farm, Chart Court Lodge and Court Reed Farm amongst others with a total acreage of the Kent estates in 1862 of 1,983. The Dyke Survey report comments that the Haberrdashers Company in 1836 improved drainage by straightening the river of the Old Stour and cutting the Ruckinge and Bilham Dykes, to the south east.

5.4.7 The Ashford portion of the Application Site is the north western part and consists of two whole fields and part of a third.

Plot ID	Owner	Occupier	Name	Land Use
304	James Wall	Jeffrey Morphew	18 Acres	Pasture
305	James Wall	Jeffrey Morphew	Middle Brook	Pasture
306	James Wall	Jeffrey Morphew	Further Brook	Pasture

5.4.8 James Wall occupied a house just north east of the High Street in Ashford. The 1841 census records Jeffrey Morphew at Anglesford Farm in Willesborough. The tithes show the group ownership of large tracts of land and then leasing and sub leasing of land,

usually in smaller blocks likely continued from the Medieval period into the Post Medieval period.

Historic OS Map 1876

5.4.9 This is the first properly scaled OS map. The parish boundary lines are clearly marked and follows the lines of drainage channels. The railway with the Hastings branch line has been built and now forms the eastern boundary of the Application Site. The East Stour passes through the Application Site and under the railway line. There are embankments either side of the river and a crossing point with a nearby sheepfold. On the western side and southern parts of the Application Site are drainage channels. To the north, north east you can see the railway works and the growing settlement of New Town. The area is still predominately one of pasture (Fig.6).

Historic OS map 1898

5.4.10 There is very little change across the Application Site. The various drainage channels are much more clearly seen on this map. At the far northern part of the Application Site, there are now sewage works access via a track crossing from the east passing across the railway from Herbert Road. The Herbert Road area is a new housing estate in south Willesborough. In the wider area to the north are terraced housing of South Ashford creeping southwards along Beaver Road towards the hamlet of Beaver (Fig.7).

Historic OS map 1907

5.4.11 There is little change at the Application Site. To the north are now the Kimberley Railway Works (Fig.8).

Historic OS map 1935

5.4.12 There is little change at the Application Site. The Kimberley Railway Works have extended southwards closer to the Application Site. To the east the housing estate have had more houses constructed. To the west there are now housing along the Kingsnorth Road (Fig.9)

Historic OS Report 1962

5.4.13 There appears to be little change. There are now more houses to the west surrounding the southern and western sides of Old Hampdon House as well as there being

warehouses and works. Just north of the Application Site is a small square structure, which is the pillbox (TR 04 SW 120) (Fig.10)

5.5 Aerial Photographs

1940s

5.5.1 The Application Site is seen as pasture with its various drainage channels and trackways across the fields. Running across the Application Site from west to east can be seen the linear marks of unknown origin but are possibly geological (TR 04 SW 34). Other possible historical drainage channels and field boundaries can be seen crossing the Site in numerous places (Plate 1).

1960s

5.5.2 As well as pasture, the Application Site appears to be under arable use. At the southern end of the Application Site, there appears to be regular grid lines suggesting these are possibly field drains. (Plate 2).

1990

5.5.3 There is little change across most of the Application Site. The sewage works have been demolished in the north eastern corner with the land reverting to pasture. The southern part of the Application Site shows a number of hedgerows forming along the drainage channels. Cropmarks of the linear feature across the central portion of the Site can be made out. Further north the Kimberley Works are no longer in use for the railway but appear to be used for storage with the tracks removed and most building demolished (Plate 3).

2003

5.5.4 There have been significant changes. In place of the Kimberley Works is not the shopping outlet with a supermarket and car park to the south of that. To enable access to the International Station (further north) along the western boundary Romney Marsh dual carriageway has been built with the Stour passing underneath the road. In addition to allow for access to this area via the M20, which is to the east Bad Munstereifel Road (A2042) has been built and forms the southern boundary along with the A2020 junction forming the south eastern boundary and the boundary heavily planted alongside the

new road at the southern end. It also appears that the drainage channels have been dredged and piled up alongside the channels (Plate 4)

2017

5.5.5 Adjacent to the northern boundary can be seen archaeological evaluation trenches. These are ahead of the car park extension. In the north western field, there is now a rectangular enclosure. Many cropmarks of unknown origin can clearly be seen across the Site. Along the eastern boundary of the site is now a cycle path (Plate 5).

2019

5.5.6 There is little change at the Application Site. To the north the car park extension has been built (Plate 6).

LIDAR

5.5.7 The LIDAR shows the three linear features across the site as well as a number of other linear feature which may be old field boundaries and or field drains. The drainage channels are deeper and the Stour at the northern end is also wider. The remains of the sewage works can be seen in the north eastern corner (Fig. 17).

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 5th of August 2021 (Plates 7-30). No archaeological finds or features were observed other than the Post Medieval arched bridge crossing the East Stour within the Application Site (Plates 14-15).

5.6.2 The Application Site is located aside a footpath/cycle path along its eastern side which was a boundary of wooden post and rail fence This path aside the Application Site also crosses the East Stour River by a modern metal bridge. There is no public access to the Application Site. Along the boundary fence towards the northern eastern part of the boundary are a number of metal access gates. The area of the Application Site is subdivided by further wooden post and rail fences with the East Stour and drainage dykes also providing natural boundaries between areas. Access to each area is via

crossing points of covered culverts across the dykes. However, within the Application Site there is only one place to cross the East Stour, and this is with a red brick-built bridge originally of three arches. However, the central arch is no longer in place and the crossing of the central span has been replaced by a wooden and metal trailer bed type construction. Halfway along the western side of the site are the broken remains of a rectangular post and wire enclosure, which has the broken remains of plastic sheeting for the sides in place suggesting a temporary enclosure. The north eastern area of the Application Site has a rectangular area with a number of smaller regularly spaced drainage channels on a north, north east to south, south west direction. This is the area of the historical sewage facility of which there did not appear to be any traces of demolished buildings on the ground. The entire area is covered in long grass as part of a Local Nature Reserve. This prevented any opportunity to easily move around the site and observe any archaeological features on the ground. Adjacent to the north of the Application Site is the recently constructed car park extension. Within the area of the car park is the non-designated heritage asset of a non-standard pillbox. The western and southern boundaries are adjacent to the dual-carriageways and these boundaries contain a dense line of mature tall trees. From the East Stour River, a central dyke traverses on a NNE to SSW trajectory towards the southern part of the Application Site. The Southern and south eastern part of the Application Site is divided into smaller sub areas as there are a number of additional dykes across this area.

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. The walkover survey confirms that due to the strong landscape boundaries and natural topography along with the built-up urban areas, there are no designated heritage assets outside of the assessment area that need to be considered.

Designated Assets

- 6.1.2 The Application Site is located away from any core historical areas primarily due to the location being part of the flood plain. There are 12 designated assets within the study area that are listed buildings and two crash sites that are Protected Military Remains (PMR). Six of the listed buildings are Grade II and are associated with the Newtown railway works including the engine shed, workshops, paint and acetylene stores circa 500m to the north, north east of the Application Site. There are earlier Medieval buildings, all grade II being that of Beaver House circa 575m to the west (25-TR 04 SW 153). Circa 880m to the east is the Albion Inn (24-TR 04 SW 236) with part of the building timber framed. To the north east on the outer reaches of the 1km assessment area is Willesborough and District Labour Club, which was originally a hall house (17-TR 04 SW 341).
- 6.1.3 Given that there are a significant number of buildings both residential and commercial, railway embankments between the Application Site and these designated assets and along with the strong landscape boundaries, the proposed development does not have any intervisibility with these designated heritage assets which will still retain their historical and aesthetic qualities. Consequently, the proposed development will not have any impact upon their significance or setting and will not be considered further.

Kingsnorth Conservation Area

6.1.4 The Kingsnorth Conservation Area is circa 1km to the south of the Application Site. An appraisal and management plan was produced for the Conservation area in 2016. The Conservation Area is focused on Kingsnorth village and includes 9 listed buildings including the parish church, original school with a number of private dwellings, which together form an attractive group. The context of the area has changed significantly in recent decades with the expansion of the urban area of Ashford, especially with the development at nearby Park Farm. The Kingsnorth Buffer Zone is located to the north of the Conservation Area with retained hedged open fields with mature trees providing an important setting which helps protect the character and appearance of the Conservation Area and preventing the coalescence of Park Farm and the Conservation Area within a setting of mature hedgerows and trees. As a result of the Park Farm urban development there is no intervisibility between the Kingsnorth Conservation Area and the Application Site and given the distance from the Application Site the Conservation area will not be considered further as it will not be impacted by the Proposed Development.

Non-Designated Assets

6.1.5 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. There are two non-designated assets identified, a Post Medieval arched bridge and a WWII pillbox just to the north of the Application Site.

Post Medieval Bridge

6.1.6 Within the Application Site there is only one place to currently cross the main part of the East Stour within the Application Site, and this is with a red brick-built bridge originally of three arches and thought to have been built with no parapets. Comparison of the Tithe Apportionment Map and the earliest Ordnance Survey maps suggest that the main river channel of the East Stour in the north-western part of the area, within the parish of Ashford was re-aligned and canalised and embanked between 1843 and 1871. This and two other brick bridges were probably constructed at the same time. One of the other triple arched brick bridges adjacent to the Application Site was extant until circa 2013 when it was replaced by the modern bridge as part of the public access foot and cycle path over the East Stour. It is not known if the third bridge is extant as

this is located on private land 800m south east of the Application Site. These were important as crossing points of the river allowing access for farming between fields.

- 6.1.7 However, regarding the bridge within the Application Site, the central arch is no longer in place (plate 14). An earlier photograph taken as part of the Willesborough Dykes Survey circa 2006, shows the span in place (Plate 32). The crossing of the central span has been replaced by a wooden and metal trailer bed type construction. The bridge is in extremely poor condition and can be considered to have local and low significance in relation to the Willesborough Dykes.

WWII Pillbox (92-TR 04 SW 120)

- 6.1.8 The pillbox is located just north of the Application Site at what was historically the corner boundary of the Ashford Railway Works and rather than being a standard type, its location meant that it was a variant in the design of pillboxes built on a river and at the corner boundary protecting the railway works. It belongs to a network of defences constructed to protect the key nodal point at Ashford which became one of several strongpoints, or anti-tank islands, created to protect strategic locations from enemy attack. Whilst the defence line is no longer active it provides a reminder to the wider community regarding World War II. The pillbox's wider setting and contextual relationship needs to be considered as it is relevant to its significance. There have been many changes in the landscape of the defence area since the Second World War, especially with the closure and demolition of the railway works in which it defended. The setting of the non-designated asset has recently furthered altered with its location now at the side of a car parking area associated with the supermarket and designer outlet centre. The asset retains its historical and aesthetic significance. Consequently, the Application Site does not contribute towards the setting of the pillbox.

Historic Landscape

- 6.1.9 The Willesborough Dykes to the south of Ashford are an important historic landscape with the Application Site forming part of the north western section of the Dykes. Originally entirely rural, this area formed the floodplain associated with the East Stour and its tributaries with a network of drainage channels. Across the area are likely to be the remains of earlier watercourses and channels. It is believed that some time between 1843 and 1871, the main channel of the East Stour was re-cut and straightened, resulting in the building of brick bridges as three crossing points between fields. However, the other channels in this area based on the Willesborough Dykes Survey

consider the channels to have been formed in the post-glacial period and not purposely cut. That said, it is likely that these channels have been regularly cleared to aid drainage during the 19th and 20th centuries. These fields have been used essentially as pasture rather than water meadows with a number of farms bordering the flood plain such as Westhawk Farm, Beaver Farm and Ellingham Farm. Other than the bridges, the other main structure built in the area of the Willesborough Dykes, is that of the sewage works in the north eastern corner of the Application Site during the 20th century. There does not appear to be any above ground trace of the sewage works. Recent development has led to urban areas reaching the boundaries of the Willesborough Dykes along with the creation of dual carriageways through the area.

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 two entries (Fig. 19) for this period within the assessment area being that of a surface find of a handaxe at Westhawk Farm (13-TR 03 NW 117) and at the Park Farm development two flint tools had been found (3-TR 03 NW 12). The Stour Palaeolithic Survey assigned the Application Site to area designated SP_36 being the Stour Alluvium, within Wealden Basin. In the wider area to the north of Ashford at the Conningbrook Manor gravel pit, in the Stour alluvium and also SP_36, Palaeolithic evidence have been found. Discovered at the pit were tools as well as datable Pleistocene fauna and paleoenvironmental evidence, possibly suggesting some form of hunting may be occurring in the area in that period with Great Stour River making the area attractive. The survey considers the likelihood of Palaeolithic remains as being moderate with possible Upper Palaeolithic material under alluvium at the edge of the alluvial floodplain. A separate Palaeolithic DBA based on the Conningbrook area to the north of Ashford and on the River Stour comments on the alluvium floodplain material and considers that the floodplain channel stands a good chance of recovering archaeological and paleoenvironmental material although these are likely to be at some depth. The Conningbrook Manor quarry alluvium have yielded artefact assemblages of both Late Middle Palaeolithic and Early Upper

Palaeolithic character, including Lower Palaeolithic handaxes, Middle Palaeolithic cores and a Late Middle or Early Upper Palaeolithic blade point. Therefore, the Application Site located on the Stour floodplain could contain buried paleoenvironmental deposits within these alluvial clays. It is likely that paleochannels of the River East Stour will also be present. Therefore, the Palaeolithic potential is considered **high**.

Mesolithic

6.2.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has two records from this period where possible Mesolithic worked flints were found circa 780m to the south of the Application Site at the Park Farm site (3-TR 03 NW 12). In addition, a Mesolithic struck flint was found at Hunter Avenue to the north east of the Application Site (83 – TR 04 SW 7). 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 is **low**.

Neolithic

6.2.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has five records from this period (Fig.21). Circa 125m east of the Application Site an evaluation identified evidence of occupation close to the river where struck flint thought to date to the Late Neolithic/Early Bronze age period was discovered. Features found also included pits containing charcoal, daub and burnt flint with the suggestion of seasonal occupation of the riverside area (9-TR 04 SW 123; 10-TR 04 SW 124). In addition, a separate find circa 520m to the north east of the Application Site found a Neolithic arrowhead in 1946 in a ploughed field (32-TR 04 SW18). To the south at the Park Farm development Neolithic Flints were found circa 780m to the south of the Application Site (3-TR 03 NW 12). Neolithic flints were also found at the Hunter's Avenue site to the north east (83-TR 04 SW 7). We know that the Great Stour Valley was attractive in the Neolithic period with Neolithic earthen long barrows downstream from Ashford at Wye and Chilham with Julieberrie's grave as well as Neolithic evidence located north east of Ashford from the Great Stour dredged material. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Bronze Age

6.2.5 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has six records from this period within the assessment area mostly around the outer reaches in all directions (Fig.22). To the south east, recent excavations at Cheeseman's Green found evidence of occupation and cremation burials (88/89/90- TR 03 NW 120). The area westwards have identified Bronze Age ditches and pits (49-TR 04 SW 382) which also continues west into the Westhawk Farm site (46-TQ 94 SE 176) and may have been associated with field systems. In the wider area, Bronze Age field systems have also been found to the north east of Ashford in the Hinxhill/Wye area and ring ditches to the east at Sevington. Assigned to the general Ashford location as the exact find spot location is not known are a Bronze Age dagger (29-TR 04 SW 10) and a palstave (30-TR 04 SW 11). To the north east at Hunter's Avenue pottery and flint along with ditches and post holes suggesting occupation (83-TR 04 SW 7). Given the East Stour Neolithic riverside activity site immediately east of the Application Site may also fall into the Bronze Age period (9-TR 04 SW 123), the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Iron Age

6.2.6 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 21 records from this period within the assessment area (Fig.23) mainly referencing finds and features from evaluations to the west and also south east at Westhawk Farm and Cheeseman's Green respectively and also to the south at Kingsnorth Park Farm development. The Park Farm development revealed extensive pottery, ditches, gullies and postholes (3-TR 03 NW 12). Circa 240m east of the Application Site, seasonal occupation site on the banks of the East Stour was found including features such as hearth/oven features along with dateable pottery (10- TR 04 SW 124). At the site and closer to the Application Site was an Iron Age infant cremation (11-TR 04 SW 125). Further to the east field systems have been identified (41-TR 04 SW 370; 5-TR 04 SW 83) and further east at Waterbrook Farm, close to the river, enclosures and settlement structures (TR 04 SW 400) as well as identifying a paleochannel of the East Stour. To the south east at Cheeseman's Green, circa 730m from the Application Site, the evidence there suggests a small rural settlement containing an extensive

number of roundhouses, trackways and field boundaries and numerous occupational finds (102/103 – TR 03 NW 121). The Westhawk Farm area to the west, south west towards the outer reaches of the study area has also identified Iron Age occupation, burials and structures, and possible industrial activity nearby (8-TR04 SW 119; 12-TQ 94 SE 44; 14; 15-TR 04 SW 139; 44-TR 04 SW 380; 450TR 04 SW 381). There are Iron age records associate with Ashford and located to the north of the Application Site including copper alloy and gold coins (nos. 6) reported under the Portable Antiquities Scheme located to a general grid square where the exact location is not revealed. At Hunter's Avenue on the outer reaches of the study area, a pit and linear cuts were observed along with postholes and a gully suggestion additional activity in the area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Romano-British

6.2.7 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 12 records (Fig.24) from this period within the assessment area. One being that of the line of the Roman road running from Benenden to Canterbury via Ashford (95-TQ 93 NE 66). It passes to the west of the Application Site on a broadly north – south axis. In the area of Westhawk Farm, the road also branches off toward Dover on a north west to south east direction (98-TR 04 SE 120) and passes south of the Application Site. Many Iron Age site show occupation into the Roman periods and this also applies to Westhawk, Cheeseman's Green and Park Farm. Westhawk Farm is at the junction of the Roman Roads and an extensive Roman settlement has been found there (99-TR 04 SW 117; 26-TR 04 SW 435; 50-TR 04 SW 383), along with a cemetery and industrial activity, and some of the finds suggestive of the site being one of high status. As a result, the area is now scheduled. Circa 955m east of the Application Site near Boys Hall, a Roman farmstead, along with a small cemetery has been found (1-TR 04 SW 72). The Park Farm site for the Roman period also found building materials of marble and sandstone suggesting buildings in the vicinity (3-TR 03 NW 12). The site immediately east of the Application Site also showed possible continuation into the early Roman period. It is known that the Roman exploited the waterways along the Stour with mills. The

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

Anglo-Saxon

6.2.8 The Kent HER has three records from this period (Fig.25). An Anglo-Saxon burial of probable 6th century date is recorded with a shield on the back, 6 amber beads and 4 glass beads, a bronze ring and bronze fragments were found in South Willesborough in 1844. The circumstances surrounding the discovery of these artefacts is unknown (35-TR 04 SW 19). A glass bell beaker found in the Victorian period is located to the high ground at Ashford although the exact location is not known and thought to relate to a burial (36-TR 04 SW 31). Of interest is the origin of the name Willesborough is 'Wifeles beorge' meaning Wifel's mound of tummulas. It is also possible that the Medieval enclosures identified at Cheeseman's Green originated in the Early Medieval period (101-TR 03 NW 122). No other finds of Anglo Saxon or Early Medieval date are recorded within a 1km radius of the study site. The Application Site is to the south of the core settlement area of Ashford in this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

6.2.9 The Kent HER has seven records from this period within the assessment area (Fig.26), where three are Grade II listed buildings, the closest being Beaver House circa 575m to the west (25-TR 04 SW 153). To the south is the probable site of Kingsnorth Manor and moat (27-TR 03 NW 4). The Westhawk Farm area also shows Medieval ditches that follow the alignment of the earlier Roman ones (51-TR 04 SW 384). To the north east there is a small group of Medieval building and at Hunter's Avenue a possible Medieval ditch was found (42-TR 04 SW 378).

6.2.10 Within Kent there are areas where moated sites are clustered. There are a group in South Ashford; The Moat; Chilmington Green; Singleton; Boys Hall and Sevington. Moated sites south of Ashford all appear located around the flood plain on slightly higher ground. Moated sites have little by way of documentary evidence. Getting a moat, it seems at the time was not of significant importance to be recorded except for a number of high-status sites. As a consequence, it can be difficult to determine why moats were built. Various reasons range from defence, status, to providing freshwater fish or assisting with drainage in the area. Many moated sites were situated on clay

lowland area that aided the retention of water within the moat, otherwise clay would have to have been imported in. The reason for these moats had no one overriding factor with complexity of a number of reasons of defence, status, isolated locations. There appears to be no correlation in size, shape and social status. There is no evidence of any moat or earthworks associated with the Application Site but would have formed part of the pasture and meadowland in this area south of Ashford.

6.2.11 Map regression shows this area of the Application Site as pasture in the Post Medieval period, and it was likely that the Application Site was also meadows and pasture in this period being on the flood plain of the East Stour. The route of the East Stour through the Application Site would have been different to that of today's route and there is evidence that the River Stour was used in the Medieval period for the transportation of goods and services. The potential for finding remains that date to this period is considered **low**.

Post Medieval

6.2.12 The Kent HER has 36 records (Fig.27) from this period within the assessment area. Eight of the records are associated with farmsteads attesting to the rural and agricultural nature of the area in this period, many of which have been demolished or the farmhouse only remains. There are also nine listed building records with the majority relating to the Newtown Railway works to the north of the Application Site with additional monument records recording the location of various railway sites and structures in that area. The closest being those of the Kimberley Works circa 250m north of the Application Site. It is also during this period that the railway line adjacent to the Application Site was built. Map regression confirms that the Application Site was pasture in this period. The map regression shows that the course of the East Stour is likely to have altered within the Application Site during this period with the river being recut and bridges being built over the water course to allow access to all areas of the pasture and meadow. Below ground archaeology is represented by a Post Medieval agricultural pit circa 1km to the west. The potential for finding remains that date to this period is considered **high**.

Modern

6.2.13 There are 11 KHER records from this period (Fig. 28). Five of the records are pillboxes representing the importance of the stop line defence in Ashford during World War II

(7;33;34;92;93). The closest pillbox being just north of the Application Site (92-TR 04 SW 120). Other records relate to brickworks (4-TR 04 SW 81) at Sevington to the east, a demolished WWII camp (52-TR 04 SW 386) to the west and a cinema (74-TR 04 SW 68) to the north all on the outer reaches of the study area. To the north there was the continued use of the Railway works at Newtown. On the outer reaches of the Application Site are two Second World War crash sites (72- TR 04 SW 430 & 73-TQ 94 SE 219). The Application Site remained in agricultural use during this period. The potential for finding archaeological remains dating to this period in the Application Site is considered **low**.

Unknown

6.2.14 There is one HER record location within the Application Site being that of cropmarks and linears of unknown origin (37-TR 04 SW 34). Three parallel linear may be natural in origin and there are others also within the Application Site that may possibly be historical field boundaries and enclosures. Other undated features are also reported on the outer reaches of the study area.

Overview

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

6.2.16 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: **high**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

7 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

7.1 Development Proposals

7.1.1 The development proposal is for an e-bike and bicycle manufacturing facility over three phases – phase 1 comprises an e-bike facility, visitor attraction and cafe (c.205,000 sq. ft), phase 2 comprises a bicycle manufacturing facility (c.120,000 sq. ft), phase 3 comprises a further 150,000 sq. ft of commercial space – together with a wetland park with cycle and pedestrian routes (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 archaeological significance within the assessment area for the Prehistoric period. As the site contains alluvium from the Stour, there is Palaeolithic potential. The areas to the south west, south and east contains evidence relating to the Neolithic, Bronze and Iron Age, as well as into the Roman period. The Site is in close proximity of other settlement activity seen on the East Stour in the Prehistoric periods usually situated on the slightly higher ground adjoining the flood plains of the Stour and its tributaries. The archaeological potential is considered low for all other periods as it is likely that the formed part of the agricultural landscape south of Ashford and part of the floodplain of the East Stour although evidence of the alteration of the East Stour through the canalisation in the Post Medieval period suggests that the potential for that period is high. The site located in an area where there is likely to be evidence of earlier ancient watercourses and deposits and being waterlogged, there is a good chance of organic material surviving. It is possible that there could be remains from all periods of human history as well as paleoenvironmental evidence. In addition, there are cropmarks within the application of unknown and undated features, which may or may not have archaeological significance.

7.2.2 Information concerning the Palaeolithic is rare and the site has potential to contain buried paleoenvironmental deposits within the alluvial clays. It is likely that paleochannels of the River East Stour will also be present and evidence from this period would be considered of national importance. Information concerning the Bronze, Iron Age and Roman period especially if associated with the river would be considered to have local significance and could potentially further our understanding of exploitation of the area in this period.

7.2.3 The potential for archaeology at the Application Site has group value in potentially furthering our understanding of the Palaeolithic should archaeological and paleoenvironmental deposits be present as well as additional information concerning activity in the southern Ashford area for the remaining Prehistoric and Roman periods. In addition, it is possible that older channels associated with the Willesborough Dykes contain evidence of past land use and Character, not just associated with the Prehistoric period.

7.2.4 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.

7.2.5 Cartographic regression, topographic analysis and historical research indicate that the Application Site appears not to have been built on with the exception of the sewage plant in the north eastern corner. The land having historically been part of the Stour floodplain and used for agriculture. Historical impacts could be from fields systems as well as smaller structures like sheep folds. There is likely to have been disturbance around the margins of the Application Site due to the construction of the railway and the modern roads that are adjacent to the Site. Any dredging of the watercourse is also likely to have left the possibility of archaeological finds on the bankside of the river and

dykes. Overall, the historical impact on the archaeology in the Application Site is considered to be low.

7.2.6 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 piled foundations for the buildings as well as the cycle/footpaths, along with access road and services for the three phases of buildings. The creation of a small lake will require earth removal and may have the potential impact of affecting the drainage and water conditions in the area and may impact upon the survival of Palaeoenvironmental remains in the wider area as well as the removal of potential archaeology for a large area.

7.2.7 The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Therefore, it is anticipated that there will be a requirement for a comprehensive 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. It is recommended initially for a geoarchaeological survey, followed by a general evaluation, as well as Paleoenvironmental sampling and plotting. Any alterations to the drainage of the area, needs to be carefully considered to ensure that they do not result in any drying out of any areas, which could potentially destroy and surviving buried paleoenvironmental remains. 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. Of the heritage assets assessed, 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 The Post Medieval bridge which is brick built and would have been a key crossing point for the dykes in this area in order to manage the land until the modern later public bridge was built adjacent to the Application Site crossed the Stour. It can be considered a non-designated heritage asset of local significance, which would require significant reconstruction and repair in order to be made safe given that the central span has been lost. From the later periods the bridges are some of the few substantial structures that exist within the landscape and deserve not only conservation but setting in their context of the nineteenth century farming of the area.
- 7.3.4 The new proposed cycle route is on a separate alignment away from the Post Medieval current bridge over the Stour. The bridge will be retained and repaired to bring it back into use as a crossing point across the Stour to access to the area underneath the proposed buildings which would still be required. It is proposed for there to be a programme of building recording of the bridge ahead of its repair. The nearby cycle route will be atop piles as per the podium building level to elevate it above the flood design level.
- 7.3.5 The design of the buildings are ones that appear floating above the landscape, raised above the floodplain. They are 'futuristic' visions of modern factories with the primary aim of protecting the landscape. They will reside close to the existing dual carriageway for access meaning that there will be an imperceptible increase in any traffic besides what is already a major access point into Ashford. The creation of the cycle paths allowing public access and appreciation to this wildlife area and allowing the factory to become a public hub. In comparison to the nearby white tented roof of the designer outlet, use of green roofs will allow them to settle into the landscape lessening the massing of the buildings.
- 7.3.6 The creation of a small lake and the addition of the buildings has the potential of altering the historical landscape setting of the Willesborough Dykes. Aside from the canalisation in the 19th century, there has been little change of the river and its drainage channels in this area although other lakes have been created elsewhere along the Stour to aid flooding issues. It illustrates the history and development of the East Stour Valley and would have an affect on the character of this area of the Willesborough Dykes, and key

elements of an undesignated historic landscape with reasonable coherence and time-depth, although the setting of which is no longer one that is rural having been encompassed by the growth of Ashford. The Willesborough Dykes can be considered as a historic landscape of average interest, which are considered to be of local level and low significance as Miscellaneous valley bottom paddocks and pastures are considered to be a common type which large areas around Ashford still recorded as part of this characterisation type. The proposed development will retain elements of the historic landscape with the openness of the wetland area and the crossing of the Stour by the bridge.

- 7.3.7 The public benefits from the creation of a lake to assist with flood management will reduce the flood risk within the surrounding residential areas. As well as the economic benefits associated with the Proposed Development, there will also be public benefits associated with the arrest of the decay of the Post Medieval bridge being the last surviving bridge from the Post Medieval canalisation of the East Stour and that the bridge will now be able to be viewed by the public from the nearby proposed cycle/footpath.

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, including any contribution made by their setting. This report has been prepared by SWAT Archaeology for Brompton Bicycle Ltd relating to a Planning at the Application Site at land east of Romney Marsh Road, 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 no intervisibility with the Application Site and that the historical and aesthetic significance of these assets will not be impacted. The non-designated asset of the Second World War pillbox in the adjacent car park to the north has had its setting recently altered and its original landscape setting has significantly changed from its original purpose of defending the now demolished railway works although it still retains its historical and aesthetic significance. 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 Post Medieval bridge within the Application Site is in poor condition and can be considered a non-designated heritage asset of low local significance that requires reconstruction and repair, which will be of public benefit. The new proposed cycle route is on a different alignment to the current bridge and will have no impact.
- 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 alluvium from the Stour, there is Palaeolithic potential along with possible Palaeoenvironmental evidence and surviving organic matter. The areas to the south west, south and east contains evidence relating to the Neolithic, Bronze and Iron Age, as well as into the Roman period. The Site is in close proximity of other settlement activity seen on the East Stour in the Prehistoric periods usually situated on the slightly higher ground adjoining the flood plains of the Stour and its tributaries. The

archaeological potential is considered low for all other periods as it is likely that the formed part of the agricultural landscape south of Ashford and part of the floodplain of the East Stour with the exception of the Post Medieval period when the canalisation occurred and there may be high archaeological potential concerning that period.

- 8.1.5 The Application Site has had low historical impact on any potential archaeology with possible disturbance around the boundary margins of the Site and watercourses. Any potential remains within the Application Site should they survive in-situ will be vulnerable to damage during the proposed development.
- 8.1.6 The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Therefore, it is anticipated that there will be a requirement for a programme of archaeological works. It is recommended initially for a geophysical survey, followed by a general evaluation as well as a specialist Palaeolithic survey, as well as environmental sampling and plotting. Any alterations to the drainage of the area, needs to be carefully considered to ensure that they do not result in any drying out of any areas, which could potentially destroy and surviving buried paleoenvironmental remains. 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

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

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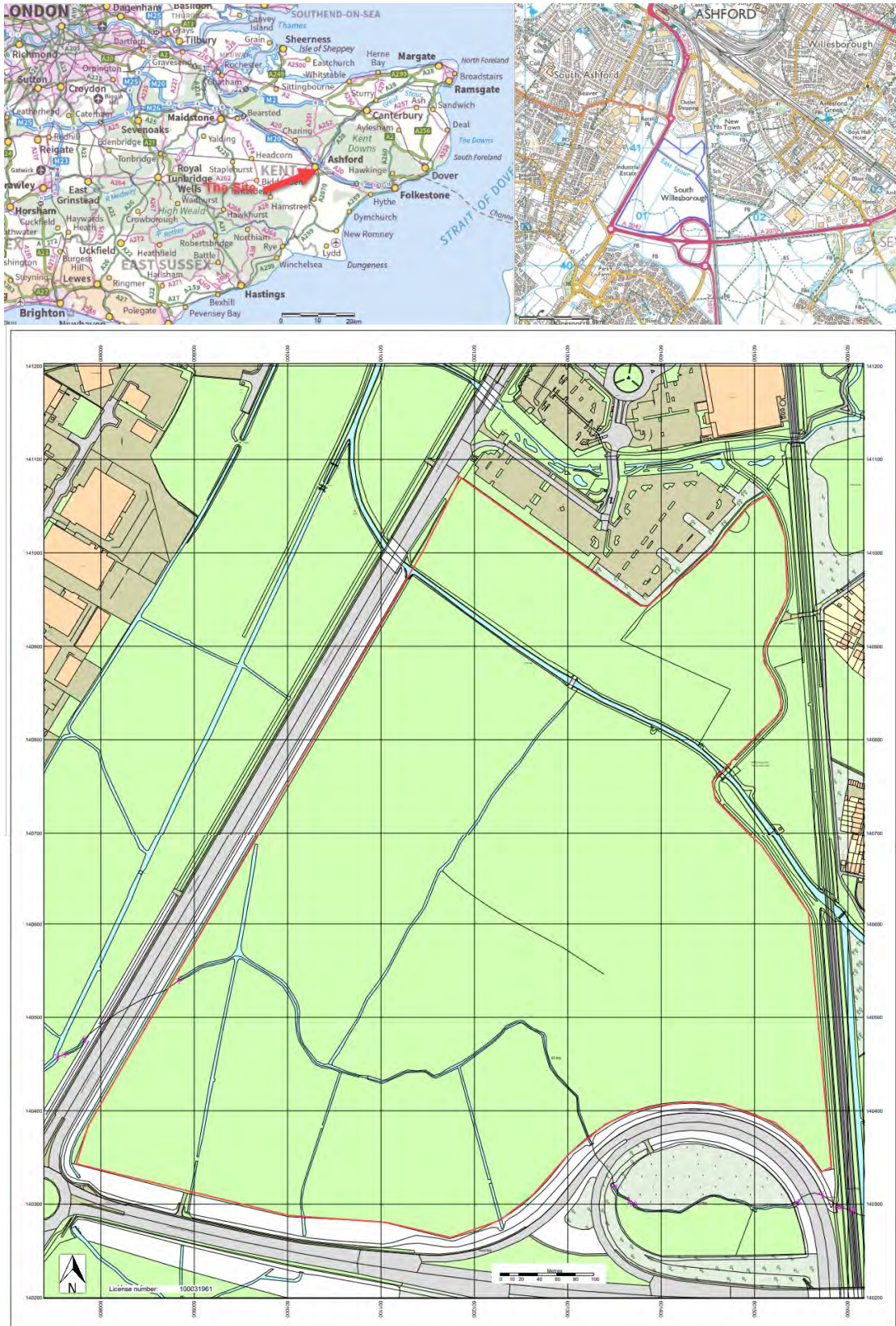


Figure 1: Location Maps, Scale: 1:20,000, 1:1,250

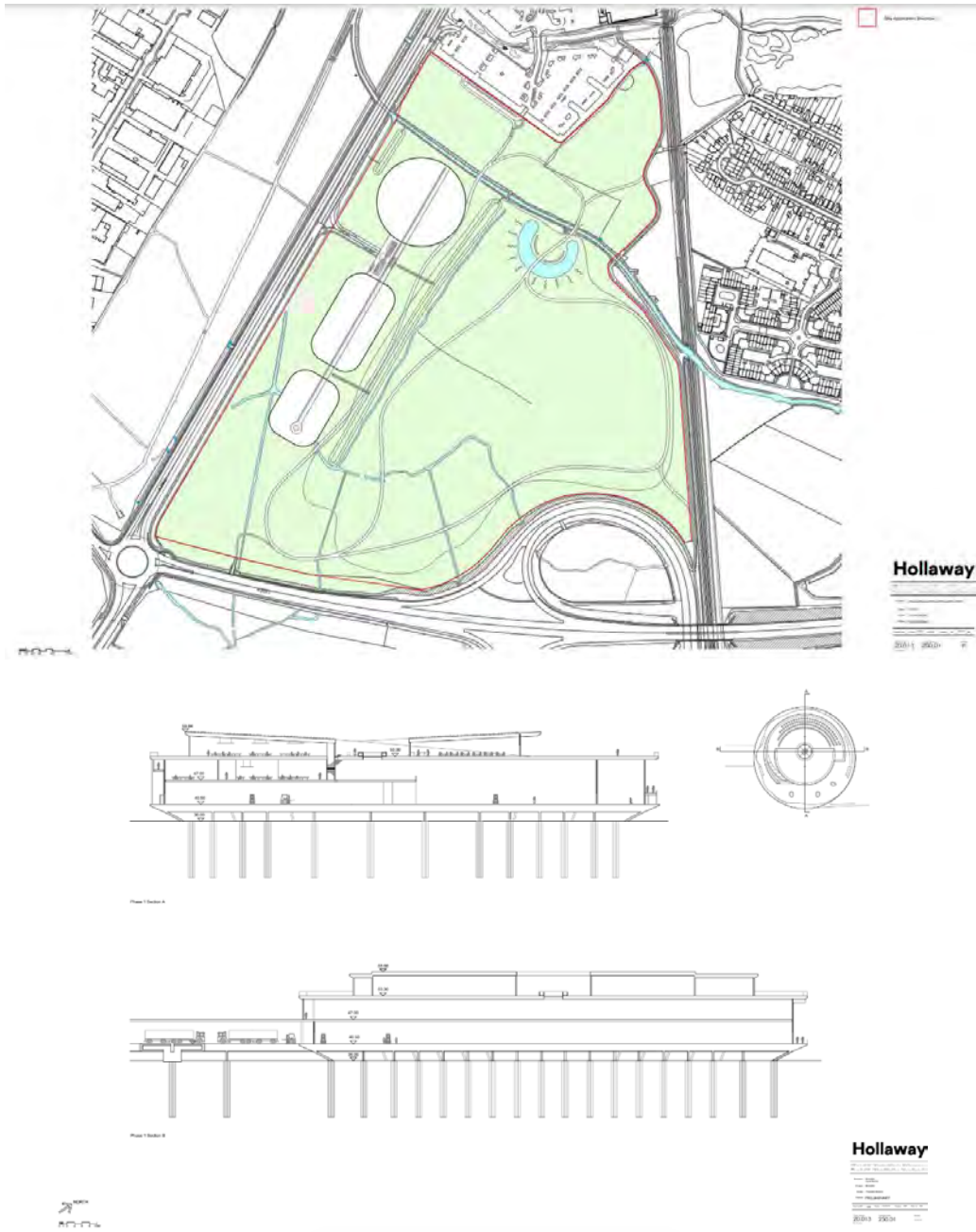


Figure 2: Proposed Development



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Ordnance Surveyors Drawing 1798



Figure 5: Tithe Maps (Ashford (1842), Kingsnorth and Willesborough (1839))

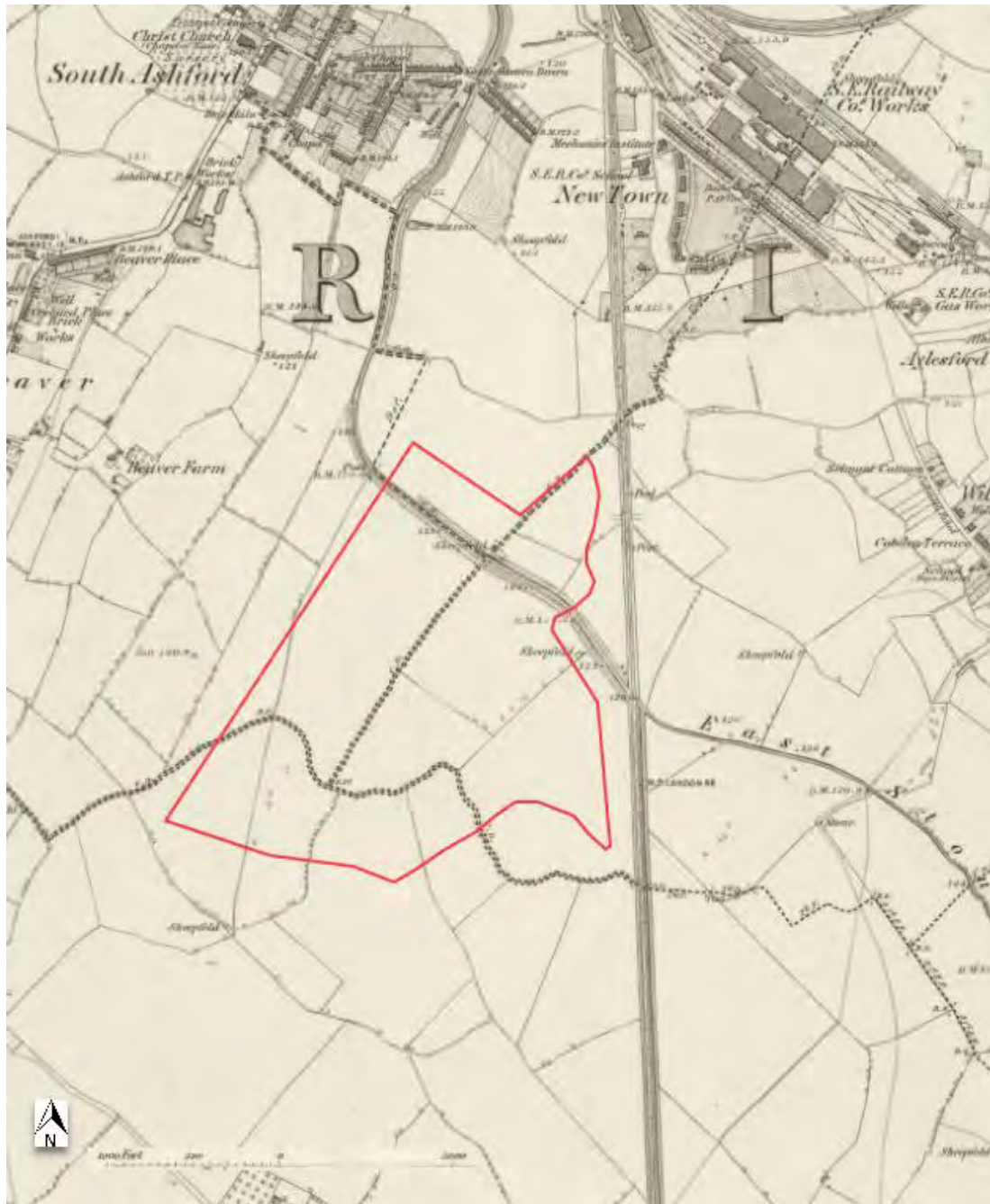


Figure 6: Historic OS Map 1876

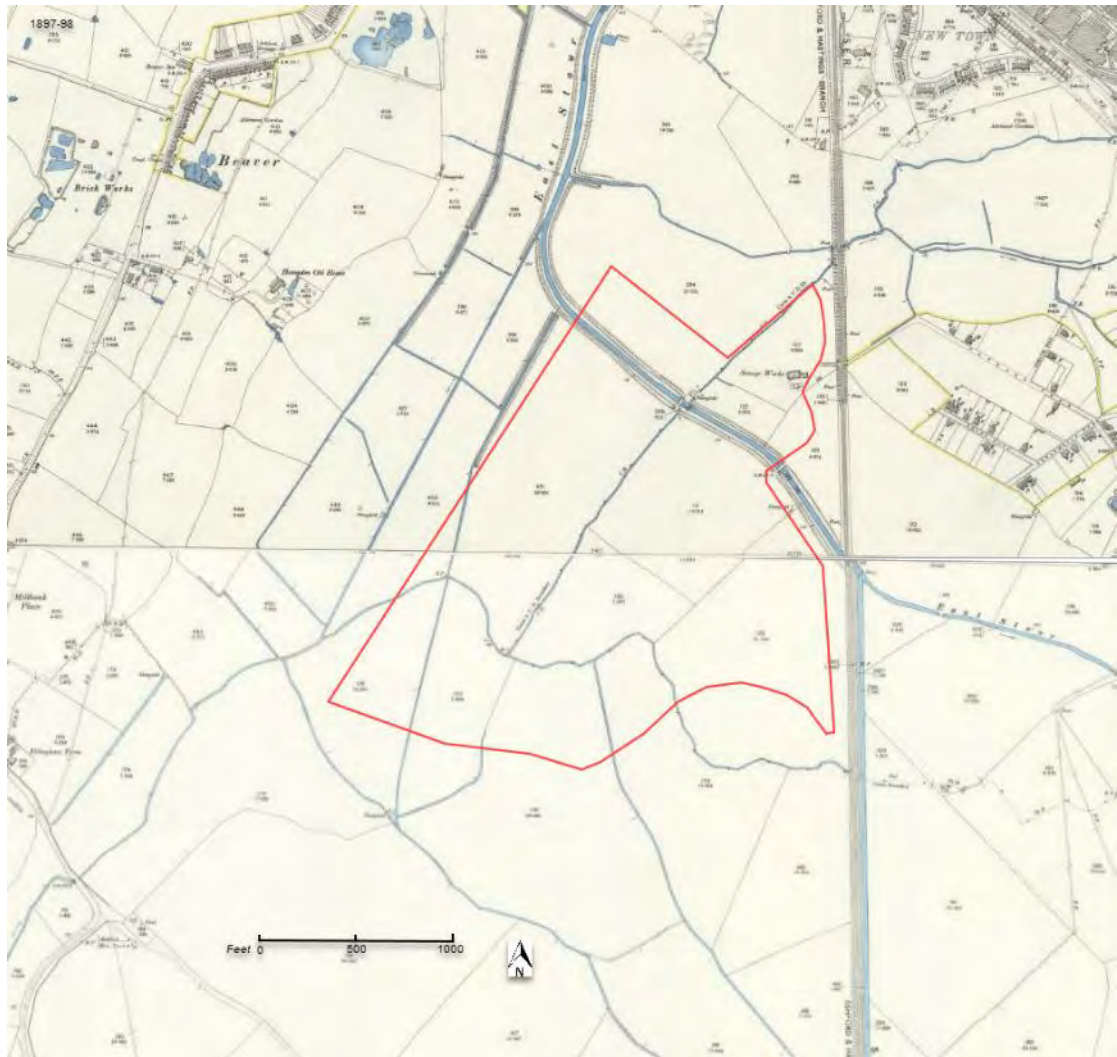


Figure 7: Historic OS Map from 1897-98

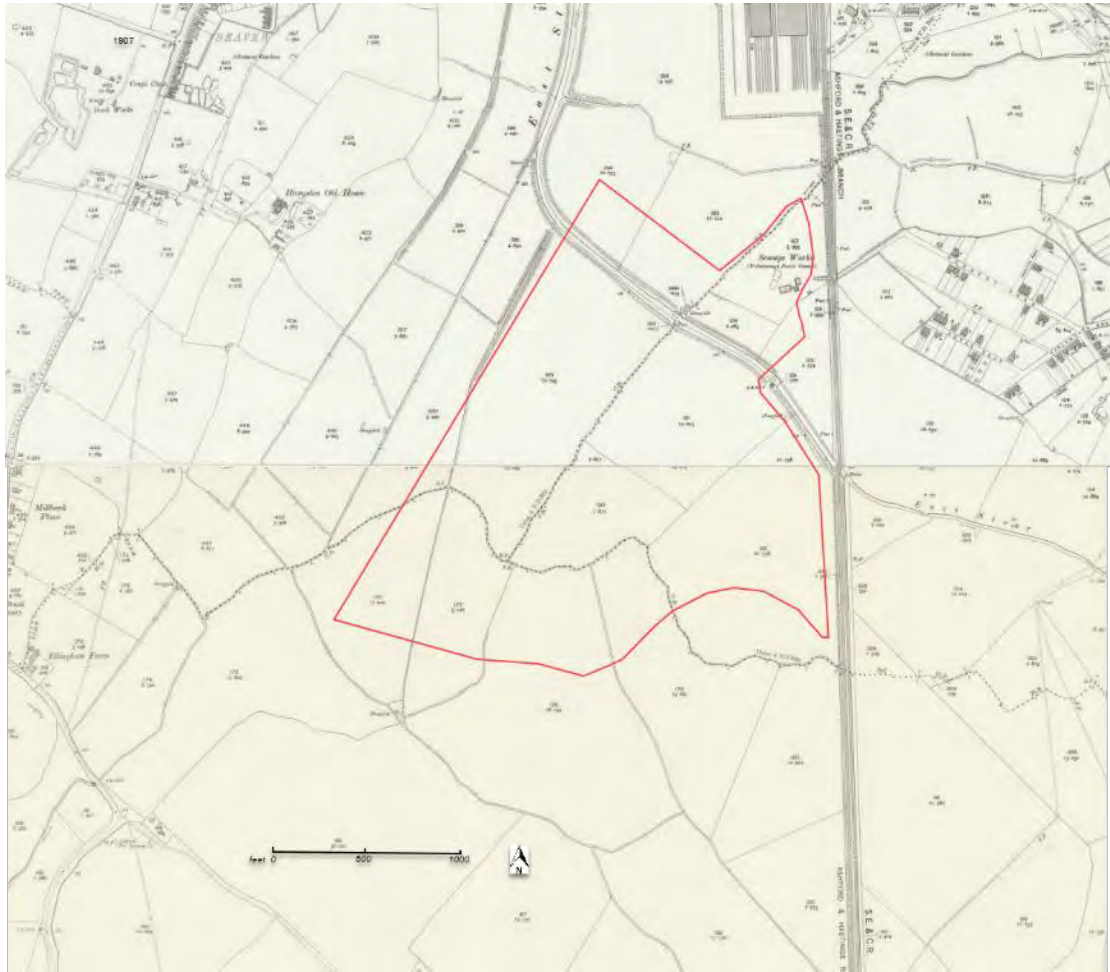


Figure 8: Historic OS Map 1907



Figure 9: Historic OS Map 1935



Figure 10: Historic OS Map 1962

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 10-15).

Map ID	KHER	Type	Location	Period	Description
1	TR 04 SW 72	Monument	c. 505m NNE	Roman	Romano-British farmstead/cremations near Boys Hall. A Romano-British farmstead settlement was identified near Boys Hall after a number of small enclosures and post holes were discovered during evaluation work in advance of development. Some 1st and 2nd century pottery was found at the site but there were no building materials. Two cremation burials (one with the crushed remains of four vessels) were also found and these were of 2nd century date.
2	TR 04 SW 75	Monument	c. 780m S	Post Medieval	Kimberley works, Ashford (site). Railway Engineering Works, part of SER works built in 1906
3	TR 03 NW 12	Monument	c. 1000m ENE	Early Iron Age to Medieval	Iron Age/Romano British site and palaeolithic / Mesolithic/ Neolithic flints. An Iron Age and Romano-British site was first identified alongside some Mesolithic and Neolithic remains during a watching brief and field walking in 1992. Large quantities of late Iron Age (possibly Belgic) pottery of 75 BC - 125 AD date and Mesolithic/Neolithic worked flints were found. During archaeological investigations in 1993 gullies (land boundaries) and ditches and finds consisting of late Iron Age/Romano-British pottery dating from 100 BC- 250 AD were discovered as well as flint flakes, iron slag, daub, animal bone and a medieval land drain. Further evidence of the existence of Romano-British buildings was found with the discovery of marble and sandstone building materials.
4	TR 04 SW 81	Monument	c. 720m ESE	Modern	Brickworks, Sevington. The site of a brick field and brick works are shown on the Ordnance Survey 3rd and 4th edition maps of c.1905-1940 respectively. These features are not visible on the earlier Ordnance Survey edition maps and no tanks or buildings are now visible, suggesting these works had a short period of use.

Map ID	KHER	Type	Location	Period	Description
5	TR 04 SW 83	Monument	c. 1000m SSE	Late Iron Age	Iron Age field systems. Elements of late Iron Age field systems have been recovered in an area to the south of South Willesborough. The area is now covered by warehouses, and although similar features have been discovered around Sevington, no further details about the site are known.
6	TR 03 NW 20	Monument	c. 935m WSW	Roman	Remains of Roman road, Kingsnorth. During a watching brief carried out in 1992 prior to works on the A2070, the line of the Roman road was inspected. Possible remains of this were noted in a field to the west, although the road construction appeared to have no significant impact on this.
7	TR 04 SW 118	Monument	c. 985m WSW	Modern	Pillbox at Westhawk Farm, Kingsnorth, Ashford. A World War II, type 24 pillbox is located in an area in the north west reaches of Westhawk Farm. The structure is in good condition and is made of concrete. It has a maximum diameter of about 5m and five of its facings are pierced by a single rectangular embrasure on either side.
8	TR 04 SW 119	Findspot	c. 125m E	Early Iron Age to Middle Iron Age	Early/mid Iron Age pottery near Westhawk Farm, Kingsnorth. Early - mid Iron Age (c.400 - 200BC) flint-tempered pottery was found in an area to the north east of Westhawk Farm during a visit in advance of construction works for a proposed housing development. Subsequent work at the site found evidence of a Romano-British road side settlement (TR 04 SW 117) and possible prehistoric features.
9	TR 04 SW 123	Monument	c. 240m E	Late Neolithic to Early Iron Age	Late Neolithic/early Bronze Age site, South Willesborough, Ashford. An archaeological evaluation was undertaken at South Willesborough near the banks of the East Stour River in advance of possible housing construction works. The work found evidence of occupation near the edge of the river. Two features at the site produced struck flint thought to date to the late Neolithic/early Bronze Age. Pottery discovered at the site has been tentatively dated to the early Iron Age. It is thought that the finds and features at the site, including pits containing charcoal and burnt flint, represent seasonal occupation at an advantageous location in close proximity to the river.

Map ID	KHER	Type	Location	Period	Description
10	TR 04 SW 124	Monument	c. 125m E	Early Iron Age to Roman	Late Iron Age/early Roman occupation site, South Willesborough, Ashford. An archaeological evaluation and full-scale excavation were undertaken at South Willesborough near the banks of the East Stour River in advance of a housing development. The work found evidence of Iron Age/early Roman occupation near the edge of the river. Some of the features at the site produced struck flint considered to be of a late Iron Age/early Roman date and it is thought that the site was used as a seasonal occupation site on the basis of burnt organic materials and hearth/oven features found at the site. The pottery recovered on the site and features comprised middle Iron Age wares, coarse Belgic style wares and Upchurch wares. An Iron Age cremation of an infant was also recovered at the site. Other features in the immediate area many well have been used for similar purposes in the late Neolithic/Bronze Age.
11	TR 04 SW 125	Monument	c. 1000m WSW	Middle Iron Age	Iron Age infant cremation, South Willesborough, Ashford. A cremation burial was found at South Willesborough close to the banks of the East Stour. A complete inverted saucepan pot of coarse "Belgic" grog-tempered ware of middle Iron Age date was recovered close to a small concentration of Iron Age/early Romano-British pits. This pot measured 0.1m in diameter and was 0.15m deep and was removed intact. Within the pot were charcoal fragments and a small amount of cremated bone including tooth crowns. The bone was identified as that of an infant thought to have died around the age of six months.
12	TQ 94 SE 44	Monument	c. 900m SW	Middle Iron Age to Roman	Late Iron Age pits and ditches, Christchurch CE (Aided) High School, Ashford. Found in 2002 during evaluation trenching.
13	TR 03 NW 117	Findspot	c. 1000m WSW	Lower Palaeolithic to Middle Palaeolithic	Palaeolithic handaxe surface find, Westhawk Farm, Ashford. A Palaeolithic handaxe was found on the surface of fields close to a small stream in Kingsnorth. It measures 12.5 cm by 8 cm (and 3.5 cm thick) and weighs about 400 grams. It is in good condition but has some slight damage on the butt end; present whereabouts unknown, possibly retained by finder.
14	TR 04 SW 134	Monument	c. 820m WSW	Late Iron Age	Late Iron Age Cremation Burial, Westhawk Farm Site, Ashford. During construction work for a housing development a late Iron Age c. 1st

Map ID	KHER	Type	Location	Period	Description
					century BC - 43 AD cremation burial was found. Also found were a wooden box and a bucket, a terra nigra dish, a bronze strainer bowl and a jug with an elaborately decorated handle. This evidence is seen as indicative of a high-status settlement.
15	TR 04 SW 139	Monument	c. 645m NNE	Late Iron Age to Roman	Rubbish pits containing Late Iron Age/Romano-British pottery and structural activity. Rubbish pits, some containing pottery. One feature which may relate to structural activity and a possible flint raft for a building, Romano-British date and two post holes containing pottery of same date. Posthole of post-medieval date and three features containing 19th/20th century pottery were uncovered.
16	TR 04 SW 334	Listed Building	c. 1000m NE	Post Medieval	Newtown Primary School. Grade II (1217768). Dated 1852.
17	TR 04 SW 341	Listed Building	c. 855m NNE	Medieval to Modern	Willesborough And District Labour Club. Grade II (1275211). Former hall-house, later social club. Medieval west crosswing, 1591 east crosswing with former open hall replaced c1800 when the building was clad in brickwork and mainly mid C19 sashes. Late C20 additions to west and north not of special interest.
18	TR 04 SW 224	Listed Building	c. 835m NNE	Post Medieval to Modern	Carriage Shop at Newtown Railway Works. Grade II (1389434). Built between 1858 & 1871, the former carriage shop is a brick building of 21 bays. In 1898, now a sawmill, it was extended & an Italianate water tower added. It contained a complete automatic fire extinguishing apparatus.
19	TR 04 SW 222	Listed Building	c. 820m NNE	Post Medieval to Modern	Engine Shed at Newtown Railway Works. Grade II (1389435). Railway engine shed. c1860 for the South Eastern Railway. Built of red and yellow brick with a corrugated asbestos sheet roof. The original block comprises 14 bays by 3 bays and had three running lines entering its western end.
20	TR 04 SW 245	Listed Building	c. 835m NNW	Post Medieval to Modern	Locomotive Workshops at Newtown Railway Works. Grade II (1389437). Locomotive erecting workshop. 1847-8, c1860, late C19, all for the South Eastern Railway and 1910-12 for the South Eastern and Chatham Railway. Largely brick construction with the roofs of angle steel with sheet covering, the 1909-12 section has steel framing as well. All in the

Map ID	KHER	Type	Location	Period	Description
					mid-C19 workshop style of long parallel ranges with arcaded windows and wide span roofs over the roads.
21	TR 04 SW 327	Listed Building	c. 755m NNE	Post Medieval	Christ Church. Grade II (1071109). 1866-7, designed by Hubert Austin (1841-1915). Uncoursed Kentish ragstone with Bath stone dressings. Internal walls plastered and painted white.
22	TR 04 SW 309	Listed Building	c. 525m WNW	Post Medieval to Modern	Gate House to Railway Works. Grade II (1362862). Red brick 2-storey lodge c1850, possibly by Samuel Beazley. The linking clock tower was originally free standing and is later in its style & materials, c1898.
23	TR 04 SW 347	Listed Building	c. 880m ENE	Post Medieval	Beaver Cottage. Grade II (1071041). C17 or earlier. 2 storeys stuccoed. Hipped tiled roof. 2 modern casements. Hipped weather porch. Right side elevation of ragstone with red brick quoins. Rear elevation tile hung. Traces of timber-framing to rear.
24	TR 04 SW 236	Listed Building	c. 575m WNW	Medieval to Modern	The Albion Inn. Grade II (1071134). The Albion Inn TR 04 SW 3/144 II 2. The north wing appears to be a late Mediaeval timber-framed building plastered over. 1 storey. Steeply pitched tiled roof with off centre chimney stack and smoke louvres. 2 sashes and 1 casement. The south part is late C18 to early C19. 2 storeys stuccoed with hipped tiled roof with 2 sashes having glazing bars intact. C20 bar front of 1 storey is built out in front of this.
25	TR 04 SW 153	Listed Building	c. 1025m WSW	Medieval to Post Medieval	Beaver House. Grade II (1362829). A probable late Mediaeval timber-framed house. 2 storeys pebble dashed. Hipped tiled roof with smoke louvres. 2 cemented chimneystacks. 2 modern casement windows on the 1st floor. Simple doorcase with 6 panelled door. Lean-to to left hand side.
26	TR 04 SW 435	Monument	c. 835m S	Roman	Romano-British Cremation Burial, Westhawk Farm, Kingsnorth. Found 1970. Area later found to be part of a settlement area. Other finds at the time included 13-14th pottery.
27	TR 03 NW 4	Monument	c. 525m ENE	Medieval to Post Medieval	Kingsnorth Manor House and moat, Park Farm. Complete moat remains. Probably Medieval site. No trace of manor house above ground.
28	TR 04 SW 6	Findspot	c. 1000m N	Iron Age	Iron Age coin, Willesborough. Exhibited in 1870. Precise find location unknown.

Map ID	KHER	Type	Location	Period	Description
29	TR 04 SW 10	Findspot	c. 1000m N	Middle Bronze Age	Middle Bronze Age dagger. Little is known.
30	TR 04 SW 11	Findspot	c. 1000m N	Middle Bronze Age to Late Bronze Age	Bronze Age palstave, Ashford. Found near Ashford in 1846. Exact location uncertain.
31	TR 04 SW 12	Findspot	c. 520m NE	Iron Age	Iron Age pottery from Ashford. Recorded in a 1930 report. Precise location uncertain.
32	TR 04 SW 18	Findspot	c. 955m NW	Neolithic	Neolithic arrowhead, South Willesborough. Found about 1946 in a ploughed field.
33	TR 04 SW 141	Monument	c. 815m NW	Modern	Pillbox.
34	TR 04 SW 144	Monument	c. 525m ENE	Modern	Pillbox
35	TR 04 SW 19	Monument	c. 1000m N	Early Medieval or Anglo-Saxon	6th century finds (probable burial), Ashford. A 6th century buckle with a shield on the back, 6 amber beads and 4 glass beads, a bronze ring and bronze fragments were found in South Willesborough in 1844. The circumstances surrounding the discovery of these artefacts is unknown.
36	TR 04 SW 31	Findspot	Within Application Site	Early Medieval or Anglo-Saxon	Anglo Saxon glass bell beaker, Ashford. The artefact is now in the Victoria and Albert Museum in London. The exact circumstances and location of its discovery are uncertain: it may possibly be linked to the only Anglo-Saxon burial recorded in Ashford (TR 04 SW 13). This burial reportedly contained a claw beaker, but it is uncertain if this is the same object.
37	TR 04 SW 34	Monument	c. 985m ESE	Unknown	Linear features, Ashford. A complex of linear marks, with a possible triple-ditched feature is located in fields to the south east of South Willesborough. These features are suspected to be geological in origin, and perhaps even partly artificial.
38	TR 04 SW 35	Monument	c. 960m ESE	Unknown	Linear feature/soilmark. Linear feature has been identified to the east of Sevington and may possibly be part of an enclosure, moat or drain. This conclusion is tentative, and it may be the case that this 'feature' is in fact a modern soilmark, however it is identified on the Ordnance Survey 1st edition map of c.1861.

Map ID	KHER	Type	Location	Period	Description
39	TR 04 SW 41	Monument	c. 745m NNE	Unknown	Bank remains. The remains of a bank are depicted on the Ordnance Survey 1st to 4th edition maps spanning the period from c.1861 to c.1940. This feature is now ploughed out and the field name suggests it was of no archaeological significance.
40	TR 04 SW 363	Listed Building	c. 650m E	Post Medieval to Modern	FORMER ACETYLENE STORE. Grade II (1071021). Acetylene store, now store. C19. Red brick with red brick barrel-vaulted roof. 4 brickstacks on roof, paired on either side of centre. 3 large brick buttresses, in centre and at ends on each side. 2 doors in arched surrounds south-east end and 2 windows in arched surrounds at north-west end. Originally used for the storage of acetylene, in use for the lighting of railways carriages.
41	TR 04 SW 370	Monument	c. 970m NE	Middle Iron Age to Late Iron Age	Mid-Late Iron Age field system
42	TR 04 SW 378	Monument	c. 1000m NE	Medieval	Medieval (?) ditches at Hunter Avenue. Found in a 2009 evaluation.
43	TR 04 SW 379	Monument	c. 915m WSW	Iron Age	Iron Age features at Hunter Avenue. Circular Iron Age pit containing pottery and two E-W aligned linear cuts in 2009. Another excavation in 2009 found Iron Age ditches, postholes, a pit, and gully.
44	TR 04 SW 380	Monument	c. 900m WSW	Late Iron Age to Roman	Late Iron Age / Early Roman pit, ditch, and gully at Millbank Reception Centre. Pit, ditch, and gully, of Late Iron Age - Early Roman date. The ditch and gully probably acted as boundaries, though for what is unknown. The pit may be a posthole and thus represent the corner of a structure. The presence of charcoal in all the fills suggests industrial activity could have occurred nearby.
45	TR 04 SW 381	Monument	c. 1000m WSW	Late Iron Age to Roman	6+ Late Iron Age / Early Roman graves at Millbank Reception Centre, Ashford. A row of 6/7 N-S aligned grave cuts, possibly part of a larger cemetery. No human remains survived due to unfavourable soil conditions, and no datable artefacts were found, though the possible evidence of a wooden coffin was determined. The presence of Late Iron Age / Early Roman features to the north, and Westhawk Farm to the south suggest a similar date for the graves.
46	TQ 94 SE 176	Monument	c. 1000m WSW	Middle Bronze Age	Mid-Late Bronze Age to Early Iron Age ditches, pits, and post-holes. The late Bronze Age to Early Iron Age is represented by ditches, pits, and post

Map ID	KHER	Type	Location	Period	Description
					holes. The ditches and gullies that may have been part of a field system, especially as they are on the same alignment as at Westhawk Farm. Numerous pits of unknown original function but filled by a combination of domestic waste and natural silting. Two parallel lines of post-holes suggest the presence of a fence possible to control the movement of livestock.
47	TQ 94 SE 178	Monument	c. 1000m WSW	Medieval	Small medieval pit. Excavation undertaken by Archaeology South-East in 2002 at Christchurch school prior to construction works.
48	TQ 94 SE 179	Monument	c. 790m WSW	Post Medieval	Post-medieval agricultural pits. Excavation undertaken by Archaeology South-East in 2002 at Christchurch school prior to construction works. Irregularly shaped pits, aligned NW-SE, containing a mix of post-medieval pottery and tile in addition to residual Late Iron Age to medieval material. Probably related to post-medieval agricultural activity, possibly related to hop cultivation.
49	TR 04 SW 382	Monument	c. 800m WSW	Bronze Age	Bronze Age ditches and pits. Excavation by Archaeology South-East in 2008 at Kingsnorth Road, which found the continuation of the Westhawk Farm site. Two ditches running roughly NE-SW and NW-SE, and three associated pits. Tentatively dated to the Bronze Age. Similar to the 'Prehistoric phase' at Westhawk Farm.
50	TR 04 SW 383	Monument	c. 810m WSW	Roman	Early Roman ditches, pits, and post-holes. Excavation by Archaeology South-East in 2008 at Kingsnorth Road, which found the continuation of the Westhawk Farm site.
51	TR 04 SW 384	Monument	c. 950m W	Medieval	Medieval ditches and a hearth-like structure. Excavation by Archaeology South-East in 2008 at Kingsnorth Road, which found the continuation of the Westhawk Farm site. Medieval activity comprises of ditches, which largely follow the alignment of the Roman ditches, suggesting (the larger ones at least) had not fully silted up and were still visible in the landscape.
52	TR 04 SW 386	Monument	c. 1000m N	Modern	WWII PoW camp. Demolished
53	MKE56198	Findspot	c. 1000m N	Late Iron Age	PAS find. Iron Age copper alloy coin

Map ID	KHER	Type	Location	Period	Description
54	MKE56199	Findspot	c. 1000m N	Late Iron Age	PAS find. Iron Age copper alloy coin
55	MKE56200	Findspot	c. 1000m N	Late Iron Age	PAS find. Iron Age copper alloy coin
56	MKE56212	Findspot	c. 1000m N	Late Iron Age	PAS find. Iron Age gold coin
57	MKE56225	Findspot	c. 1000m N	Late Iron Age	PAS find. Iron Age copper alloy coin
58	MKE56262	Findspot	c. 855m NNW	Late Iron Age	PAS find. Iron Age gold coin
59	TR 04 SW 411	Building	c. 665m NNE	Modern	Edward VII pillar box, PO, Beaver Road, South Ashford
60	TR 04 SW 415	Building	c. 485m SW	Modern	George V pillar box, PO, New Town Green, Newtown
61	MKE79241	Findspot	c. 485m SW	Roman	PAS find. Roman copper alloy coin.
62	MKE79242	Findspot	c. 485m SW	Post Medieval	PAS find. Post Medieval copper alloy coin.
63	MKE79243	Findspot	c. 1000m WSW	Roman	PAS find. Roman copper alloy coin.
64	MKE83101	Farmstead	c. 745m SSW	Post Medieval	Westhawk Farm. A loose courtyard origin farmstead with buildings to four sides of the yard inc. a L-plan element. Only the farmhouse remains.
65	MKE83132	Farmstead	c. 750m WSW	Post Medieval	Park Farm. A dispersed multiyard plan farmstead. Farmstead completely demolished.
66	MKE83133	Farmstead	c. 370m WNW	Post Medieval	Ellingham Farm. A dispersed plan farmstead. No apparent alteration.
67	MKE83134	Farmstead	c. 810m NW	Post Medieval	Hampden Old House. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmstead completely demolished.
68	MKE87321	Farmstead	c. 975m NE	Post Medieval	Outfarm north of Beaver. An outfarm or field barn group consisting of two detached buildings. Farmstead completely demolished.
69	MKE87340	Farmstead	c. 1000m NE	Post Medieval	Outfarm north of South Willesborough. A field barn with no associated yard. Farmstead completely demolished.

Map ID	KHER	Type	Location	Period	Description
70	MKE87341	Farmstead	c. 970m NE	Post Medieval	Outfarm north of South Willesborough. A field barn with no associated yard. Farmstead completely demolished.
71	MKE87342	Farmstead	c. 1000m N	Post Medieval	Farmstead north of South Willesborough. A dispersed plan farmstead. Farmstead completely demolished.
72	TR 04 SW 430	Crash Site	c. 1000m WSW	Modern	Crash site of Hawker Hurricane I. Hawker Hurricane I (V7357) of 501 Sq, RAF Kenley, shot down 17th September 1940 over Ashford, believed crashed near Winstead Court. Pilot baled out, unhurt. Aircraft written off.
73	TQ 94 SE 219	Crash Site	c. 1000m N	Modern	Crash site of Messerschmitt Bf110D-3. crashed 5th October 1940 at Millbank Place near Ashford. Crew killed. Aircraft S9+GH written off.
74	TR 04 SW 68	Monument	c. 810m NNE	Modern	Odeon cinema. 1936.
75	TR 04 SW 56	Monument	c. 870m NE	Post Medieval to Modern	Workshops, Newtown Railway Works. The locomotive workshops were the first main component of the site to be developed. The workshops comprised a range 1200ft long by up to 200ft wide, consisting of various shops & the main engine house.
76	TR 04 SW 57	Monument	c. 880m NNE	Post Medieval to Modern	Former workshop, Newtown Railway Works. Formerly used for sheet making, the brick L-shaped range was built by 1871, although the form altered considerably by 1898. The building became a pattern making workshop by the early C20 & is now an enterprise centre.
77	TR 04 SW 58	Monument	c. 735m NNE	Post Medieval to Modern	Balancing Shed, Newtown Railway Works (Site of?). A small, open-ended brick building, built between 1898 and 1906.
78	TR 04 SW 61	Monument	c. 745m NNE	Post Medieval	Wagon shop, Newtown Railway Works. Apart from the machine shop, the shell of this building is all that survives of the 1850 Carriage and Wagon Department of 1850.
79	TR 04 SW 62	Monument	c. 720m NE	Post Medieval	Machine Shop, Newtown Railway Works. Apart from the wagon shop, the shell of this building is all that survives of the Carriage and Wagon Department of 1850. The coal yard and chimney (pre-1871) on the north side of the machine shop have been removed.
80	TR 04 SW 63	Listed Building	c. 715m NNE	Post Medieval to Modern	Paint Store, Newtown Railway Works. Grade II (1389436). Built between 1850-1871, the paint store is the only surviving building on the site with

Map ID	KHER	Type	Location	Period	Description
					fire-resistant features It was latterly used as an electroplating shop & is now a workshop.
81	TR 04 SW 64	Monument	c. 780m NNE	Post Medieval to Modern	Klondyke Carriage Works, Newtown Railway Works, Ashford. 1898 railway carriage shop, consisting of a large brick single storey shed (320ft long & 100ft wide) and a range of workshops (200ft long & 30 ft wide).
82	TR 04 SW 67	Monument	c. 955m NE	Post Medieval to Modern	Channel house. Part of a late C19 wall is incorporated into the modern building (post 1968). It is now decorated with a mural.
83	TR 04 SW 7	Monument	c. 760m NNW	Late Bronze Age	Late Bronze Age features at Hunter Avenue. A small number of late Bronze Age features including a number of ditches, post holes and unidentifiable features. Finds consisted of Bronze Age pottery and struck flint.
84	TR 04 SW 475	Building	c. 660m NNW	Post Medieval to Modern	Former Beulah Chapel, Lower Denmark Road, Ashford. The former Plymouth Brethren Chapel in Whitfield Road is shown on the 1862-75, 1897-1900, 1907-23 and 1929-52 maps. It is also shown on the current O/S map, but it is now unused. No further information is available.
85	TR 04 SW 476	Building	c. 645m NW	Post Medieval to Modern	Former Plymouth Brethren Chapel, Whitfield Road, Ashford. The former Congregational Chapel on Kingsnorth Road, Ashford is shown on the 1862-75, 1897-1900, 1907-23, 1929-52 and current O/S maps. In 1972 a new Church was built in Cade Road and the former chapel is now a commercial building.
86	TR 04 SW 478	Building	c. 775m NNW	Post Medieval to Modern	Former Congregational Chapel, Kingsnorth Road, Ashford. The former Wesleyan Methodist Chapel on Francis Road is shown on the 1907-23 and 1929-52 maps. The original building has been demolished and a new church, shown as Francis Road Evangelical Church on the current O/S map, has been built on the same site. No further information is available.
87	TR 04 SW 479	Building	c. 1000m SE	Post Medieval to Modern	Former Methodist Chapel, Francis Road, Ashford. The former Wesleyan Methodist Chapel in Willesborough, Ashford is shown on the 1897-1900, 1907-23, 1929-52 and current O/S maps. The building is now used by The Rivers of Life Community Church and is still in use.
88	TR 03 NW 120	Monument	c. 960m SE	Early Bronze Age	Bronze Age Cremation Burial and other finds, Cheeseman's Green. Excavations by Wessex Archaeology for CgMS Consulting at Cheeseman's Green revealed some Bronze Age finds including a cremation burial as

Map ID	KHER	Type	Location	Period	Description
					well as other placed urns and a spearhead, a group of cylindrical loomweights and a possible dispersed hoard of copper alloy ingots. There were occasional residual Middle-Late Bronze age pottery but there was limited other evidence.
89	TR 03 NW 120	Monument	c. 1000m ESE	Early Bronze Age	Bronze Age Cremation Burial and other finds, Cheeseman's Green. Excavations by Wessex Archaeology for CgMS Consulting at Cheeseman's Green have revealed a pattern of dispersed rural settlement beginning in the Iron Age period and continuing to the Romano-British period with reorganisation of fields and trackways.
90	TR 03 NW 120	Monument	c. 645m ENE	Early Bronze Age	Bronze Age Cremation Burial and other finds, Cheeseman's Green. Excavations at Cheeseman's Green by Wessex Archaeology for CgMS Consulting in 2014 determined possible Medieval enclosure identified during the excavation at Cheeseman's Green. This may be related to the medieval moated enclosure in the south east area of the site.
91	TR 04 SW 485	Building	c. 125m N	Post Medieval to Modern	Former Methodist Chapel, Cudworth Road, Willesborough, Ashford, latterly United Methodist Chapel, is shown on the 1862-75, 1897-1900, 1907-23 and 1929-52 (U M Chapel) maps. It is also shown on the current O/S map but not named - it is currently unused. No further information is available.
92	TR 04 SW 120	Monument	c. 725m WSW	Modern	Non-Standard Second World War Pillbox. This Non-Standard Pillbox has 7 embrasures that are set very low and is at the end of a long low wall that goes east to the railway line with a stream behind it this strange Pillbox is south of the Ashford Designer Outlet and east of the A2042.
93	TR 04 SW 558	Monument	c. 850m E	Modern	Possible Second World War Type 24 pillbox, marked on the 1:2500 map. Possible Type 24 pillbox, marked on the 1:2500 map and visible in google earth.
94	TQ 84 SW 1	Monument	c. 670m W	Post Medieval to Modern	LONDON AND DOVER RAILWAY. The earliest of the London - Dover main lines, built by the South Eastern Company, incorporated in 1836 and completed by 1844. The route ran from Dover to Folkestone and Ashford, and then virtually straight through the Vale of Kent to Redhill via Tonbridge.

Map ID	KHER	Type	Location	Period	Description
95	TQ 93 NE 66	Monument	c. 780m NNE	Roman	Roman road running from Benenden to Canterbury via Ashford. The Roman Road from Benenden-Canterbury was sectioned at NGR TQ84453485 where the road surface was found to be 2.3metres wide with some surviving wheel ruts in the surface. A second section at TQ84233487 revealed a width of 6 metres of road surface with slag and ironstone.
96	TR 15 NE 1063	Monument	Adjacent to Application Site	Post Medieval to Modern	Ashford & Margate Railway. Branch Railway between Ashford and Margate built by the South Eastern Railway in 1846.
97	TQ 92 NW 80	Monument	c. 540m S	Post Medieval to Modern	Ashford & Hastings Railway. Opened in 1851.
98	TR 04 SE 120	Monument	c. 560m SW	Roman	Roman road running from Maidstone to Dover via Lympe.
99	TR 04 SW 117	Monument	c.525m NW	Roman	Romano-British Settlement at Westhawk Farm Site. A Romano-British roadside settlement has been identified at the site of Westhawk Farm. Numerous anomalies were identified during geophysical survey work suggesting a number of enclosures located primarily along the postulated line of the Roman road. During subsequent excavations evidence for iron production, smelting and smithing, and agricultural activity was found. A small cemetery area and other scattered burials were also found. The evidence suggests several phases of development dating from the late 1st century AD to the mid 3rd century AD, although small amounts of pottery dating to the 4th century were recovered.
100	TR 04 SW 55	Monument	c. 470m SE	Post Medieval to Modern	Newtown Railway Works. 1847 locomotive and carriage works for the South Eastern Railway. The complex consists of various locomotive related shops and sheds as well as a lodge, clock tower and kiln.
101	TR 03 NW 122	Monument	c. 960m SE	Early Medieval or Anglo-Saxon to Medieval	Medieval enclosures, Cheeseman's Green
102	TR 03 NW 121	Monument	c. 730m ESE	Middle Iron Age to Roman	Iron Age/Romano-British settlement and fields, Cheeseman's Green

Map ID	KHER	Type	Location	Period	Description
103	TR 03 NW 121	Monument	c. 505m NNE	Middle Iron Age to Roman	Iron Age/Romano-British settlement and fields, Cheeseman's Green
EVENTS					
Event Id	Record Type	Event Type	Date	Location	Title
EKE10685	INT	EVALUATION	2009		Evaluation at 24-32 Cudworth Rd, Ashford
EKE10698	NON	DESK BASED ASSESSMENT	2006		Desk based assessment at site of Willesborough Dykes Country Park, Ashford
EKE10699	NON	DESK BASED ASSESSMENT	2004		Desk-based assessment and field walking of land around Cheeseman's Green
EKE10700	NON	GEOPHYSICAL SURVEY	2004		Geophysical Survey at Cheeseman's Green, Ashford
EKE10708	INT	EVALUATION	2009		Evaluation at Hunter Avenue, Ashford
EKE10714	INT	WATCHING BRIEF	2005		Watching brief at Bowen's Field, Ashford
EKE10715	INT	EVALUATION	2003		Evaluation at Millbank Reception Centre, Ashford
EKE10720	INT	EXCAVATION	2002		Excavation at Christchurch CE (Aided) High School, Ashford
EKE10721	INT	EXCAVATION	2008		Excavation at Kingsnorth Road, Ashford
EKE10725	NON	GEOPHYSICAL SURVEY	2005		Geophysical Survey at Kingsnorth Road, Ashford
EKE10728	INT	BOREHOLE SURVEY	2005		Environmental Archaeological Assessment at Ashford Railway Station
EKE10822	NON	DESK BASED ASSESSMENT	2004		Desk-based assessment at the site of The North School, Ashford

Map ID	KHER	Type	Location	Period	Description
EKE10855	NON	DESK BASED ASSESSMENT	2009		Desk-based assessment of New Town Works, Ashford
EKE11056	INT	WATCHING BRIEF	2011		Negative Watching Brief: 22 Beaver Road, Ashford
EKE11339	NON		2010		Desk-based assessment of the Ashford Sec site, Ashford
EKE11940	INT	EVALUATION	2010		Evaluation at the New Town Works, Ashford
EKE13078	INT	EVALUATION	2012		Evaluation of land at Cheeseman's Green, Ashford, Phase 2
EKE13085	INT	EVALUATION	2012		Evaluation at The John Wallis Academy, Millbank Road, Ashford
EKE13354	INT	EXCAVATION	2009		Archaeological Excavation at Hunter Avenue, Ashford, Kent (2009)
EKE13396	INT	WATCHING BRIEF	2013		Newtown Works Railway, Ashford: Watching brief report
EKE14742	INT		2011		Archaeological Evaluation Report: Land at Cheeseman's Green: Phase 1 - First Stage Roadworks and Enabling Works
EKE14767	INT		2011		Archaeological Evaluation: Land at Cheeseman's Green, Ashford, Kent
EKE14990	INT	STRIP MAP AND SAMPLE; WATCHING BRIEF	2015		Post Excavation Assessment, Green Street, Cheeseman's Green, Ashford
EKE16022	INT	TRIAL TRENCH; STRIP MAP AND SAMPLE; WATCHING BRIEF	2013		Post excavation assessment and updated project design, Land at Cheeseman's Green, Ashford, Kent
EKE16187	NON	DESK BASED ASSESSMENT	2014		AIMREC Klondyke Site, New Town Road, Ashford, Kent, Archaeological desk-based assessment
EKE5024	INT	WATCHING BRIEF	1992		Watching brief at Park Farm, Ashford

Map ID	KHER	Type	Location	Period	Description
EKE5220	INT	WATCHING BRIEF	1995		A watching brief carried out at Park Farm Moated Site, Kingsnorth, near Ashford
EKE5438	NON	GEOPHYSICAL SURVEY	1997		Geophysical Survey at Westhawk Farm, Ashford
EKE5439	NON	GEOPHYSICAL SURVEY	1997		Geophysical Survey at Westhawk Farm II, Ashford
EKE5441	NON	GEOPHYSICAL SURVEY	1998		Geophysical Survey at Westhawk Farm III, Ashford
EKE5442	INT	EVALUATION	1997		Evaluation at Westhawk Farm, Kingsnorth, Ashford
EKE5601	INT	EVALUATION	2001		Evaluation of Land at South Willesborough, Ashford
EKE5750	INT	WATCHING BRIEF	2000 - 2001		Watching Brief at Land Parcel 15, Park Farm, Kingsnorth, Ashford
EKE5858	INT	EXCAVATION	2001		Excavation at South Willesborough, Ashford, 2001
EKE5886	INT	EVALUATION	2002		Evaluation at Christchurch CE High School, Ashford
EKE5887	INT	WATCHING BRIEF	2001		Watching brief at Park Farm, Kingsnorth
EKE5954	INT	EVALUATION	2002		Evaluation at Christchurch High School, Kingsnorth, Ashford
EKE8135	INT	EVALUATION	1990		Evaluation at Orbital Industrial Park, Boys Hall, Ashford
EKE8232	INT	GEOTECHNICAL SURVEY	1993		Investigation of the Stratigraphy & Palaeoenvironmental Significance of Archaeological Deposits at Plot 13, Park Farm, Ashford
EKE8502	INT	EXCAVATION	1998 - 1999		Excavation at Roman Road-Side Town, Westhawk Farm, Kingsnorth, Ashford, Kent
EKE8949	INT	GEOTECHNICAL SURVEY	2005		Geotechnical Soil Survey at Ashford Rail Depot
EKE9190	INT	WATCHING BRIEF	2005		Watching brief on land at H2C, The Courtyard, Orbital Business Park, Sevington, Ashford

Map ID	KHER	Type	Location	Period	Description
EKE9302	INT	EVALUATION	2006		Evaluation on land at 'Missenden', Kingsnorth Road, Ashford
EKE9676	NON		2008		Desk based assessment at Hunter Avenue Yard, Ashford
EKE16804	INT	WATCHING BRIEF			The John Wallis Academy, Millbank Road, Ashford, Archaeological Watching Brief Report
EKE17874	INT	WATCHING BRIEF	2012		Willesborough Dykes, South Willesborough, Ashford, Negative archaeological summary report
EKE19279	INT	TRIAL TRENCH	2017		An archaeological investigation on land at 256 Kingsnorth Road, Ashford, Kent
EKE19815	INT	TRIAL TRENCH	2019		96a Kingsnorth Road, Ashford, Kent, TN23 6HU, Evaluation Report
EKE20099	NON	DESK BASED ASSESSMENT	2019		Newtown Works, Ashford, TN24, County of Kent, Historic environment assessment
EKE20296	NON	HISTORIC AREA ASSESSMENT	2019		Land off Beaver Road, Ashford, Kent, Archaeological Desk-Based Assessment, Historic Environment Record, Map and Aerial Photograph Analysis
EKE20748	INT	TRIAL TRENCH; EVALUATION	2016		Archaeological Evaluation, Land at Ashford Designer Outlet, Ashford, Kent, 2016
EKE20749	NON	EVALUATION	2017		Archaeological desk-based assessment, Land at Victoria Road, Ashford, Kent, 2016

Figure 11: Gazetteer of HER Data

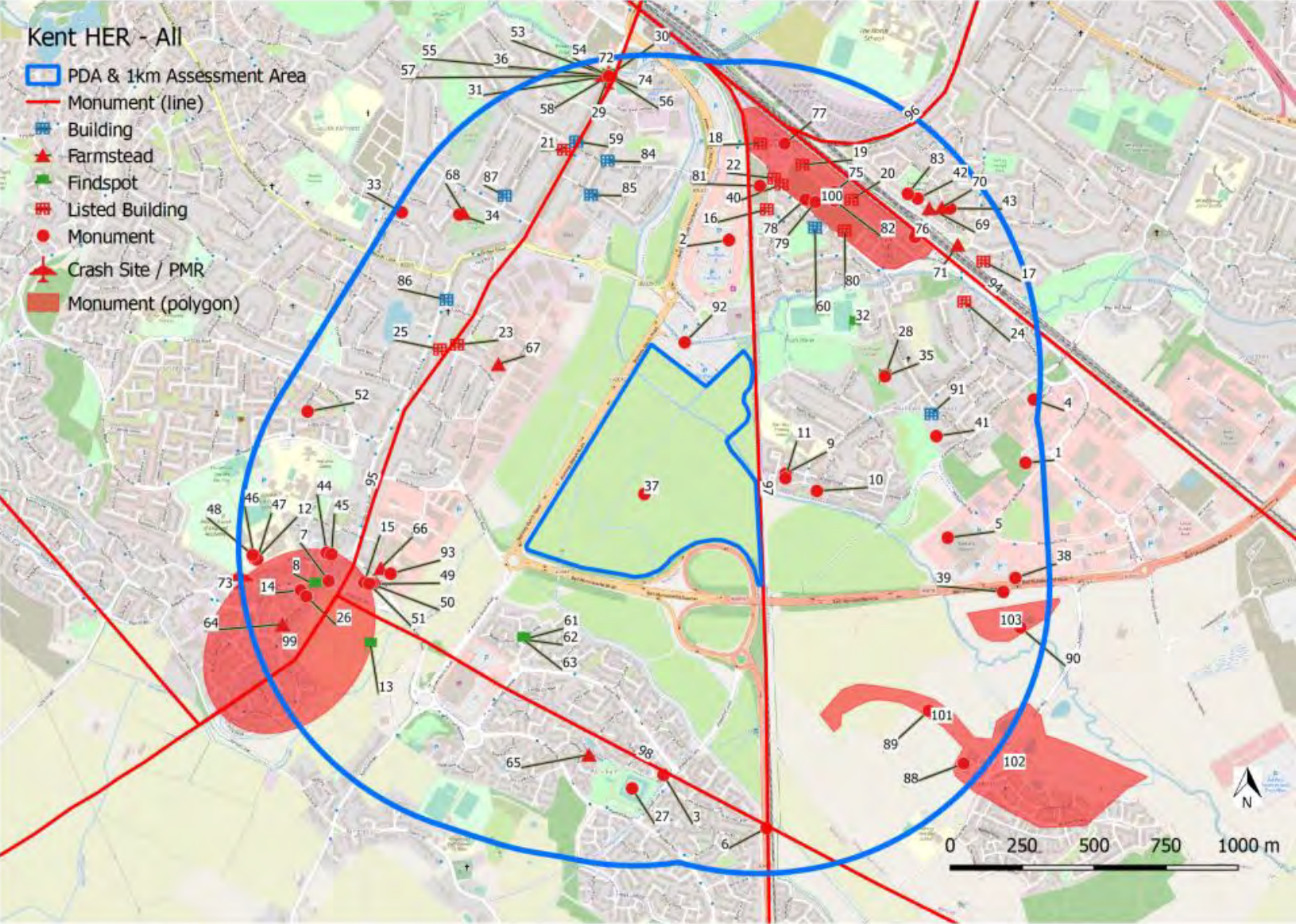


Figure 12: KHER Monument Record

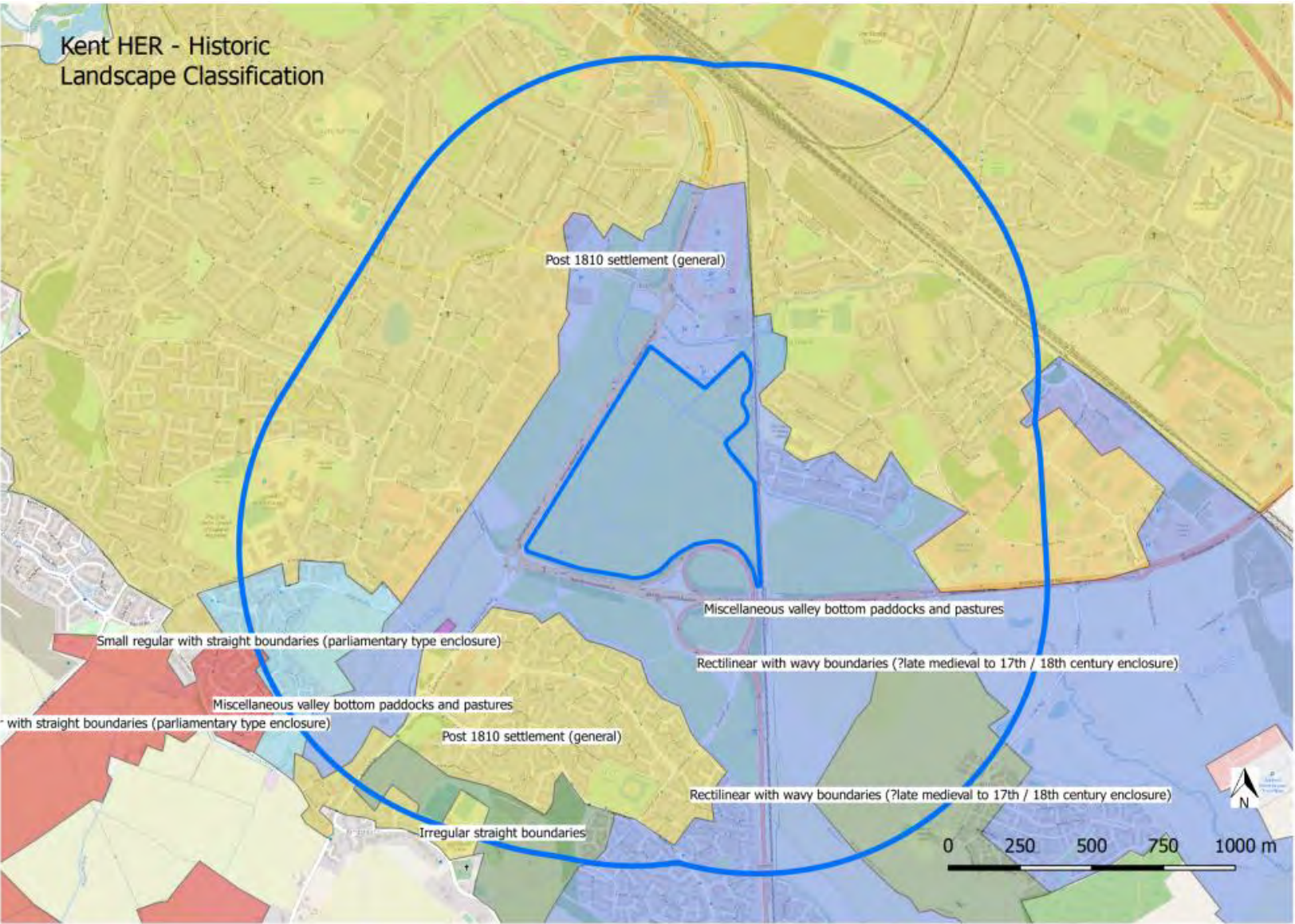


Figure 13: KHER Historic Landscape Classification

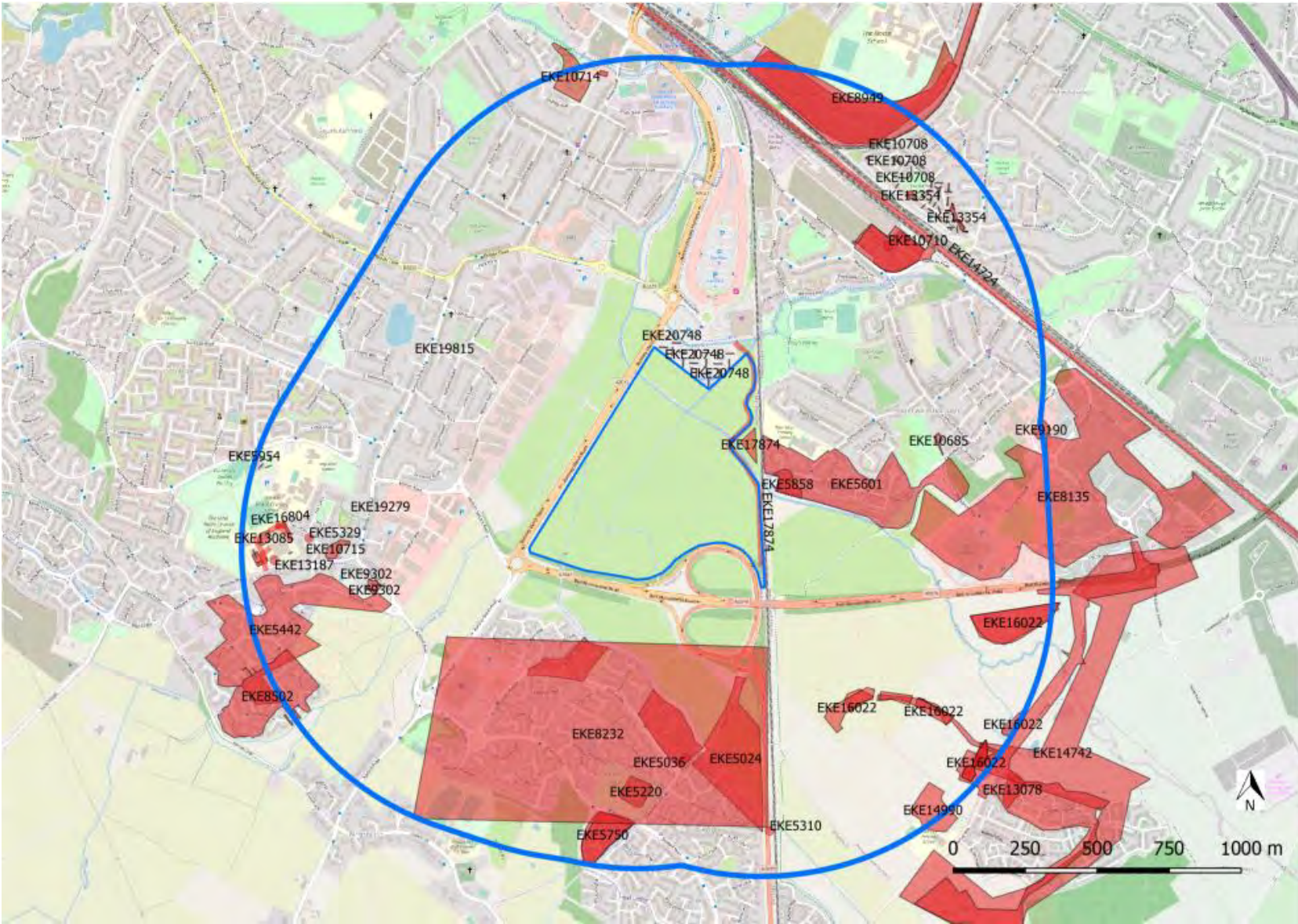


Figure 14: KHER Intrusive Events

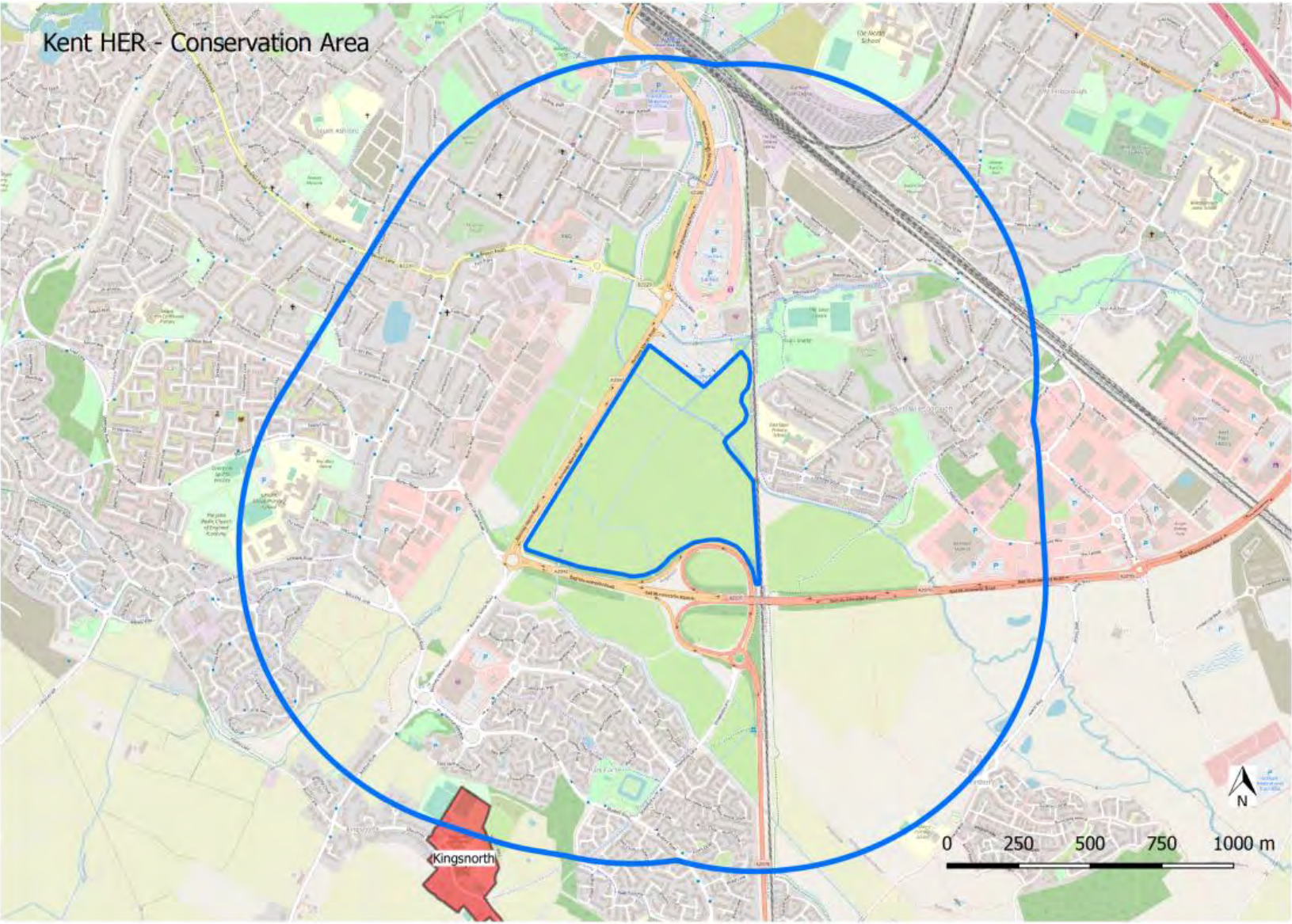


Figure 15: KHER – Conservation Area

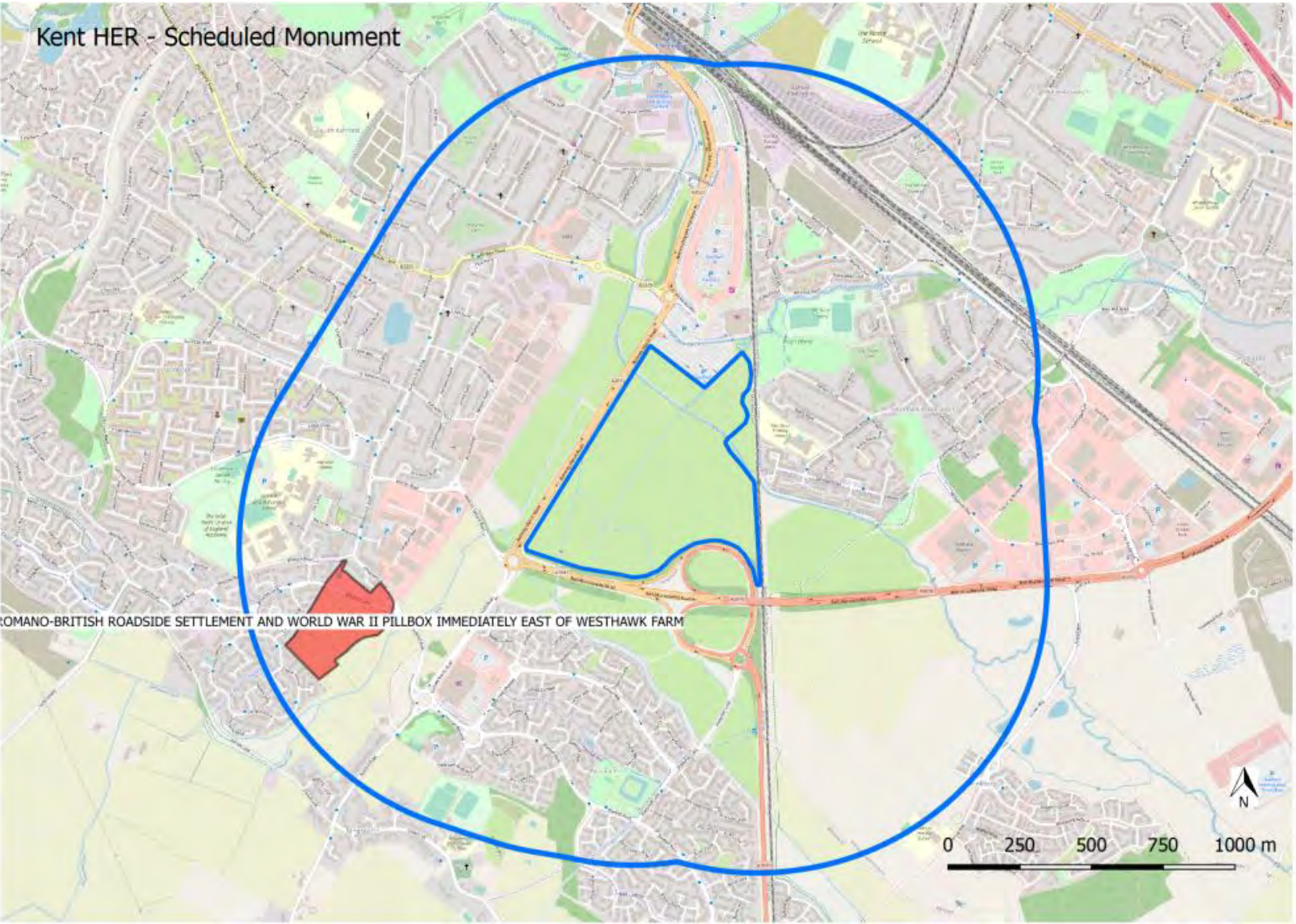


Figure 16: KHER Scheduled Monument



Figure 17: 1m DTM LIDAR (Environment Agency)

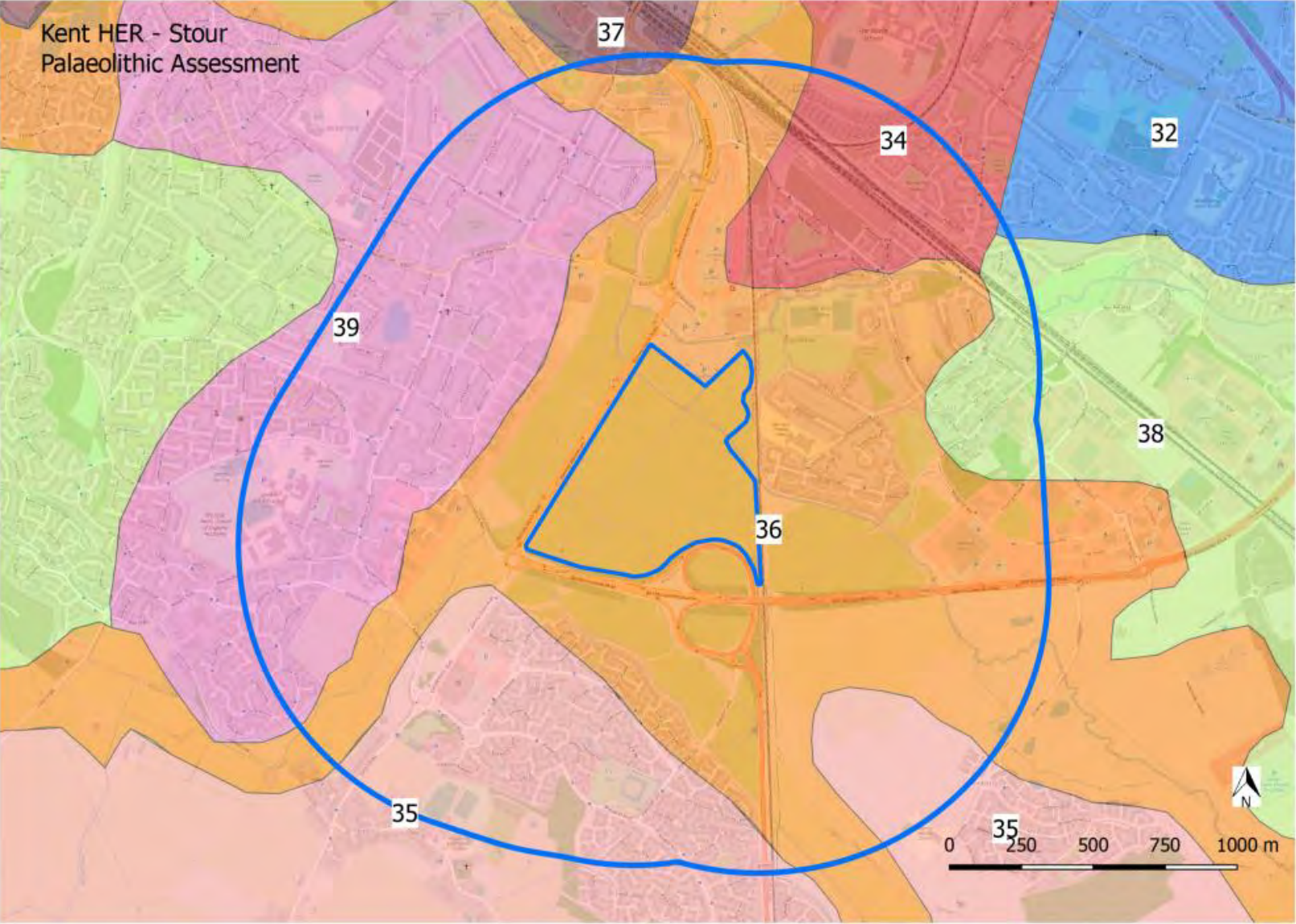


Figure 18: KHER – Stour Palaeolithic Survey

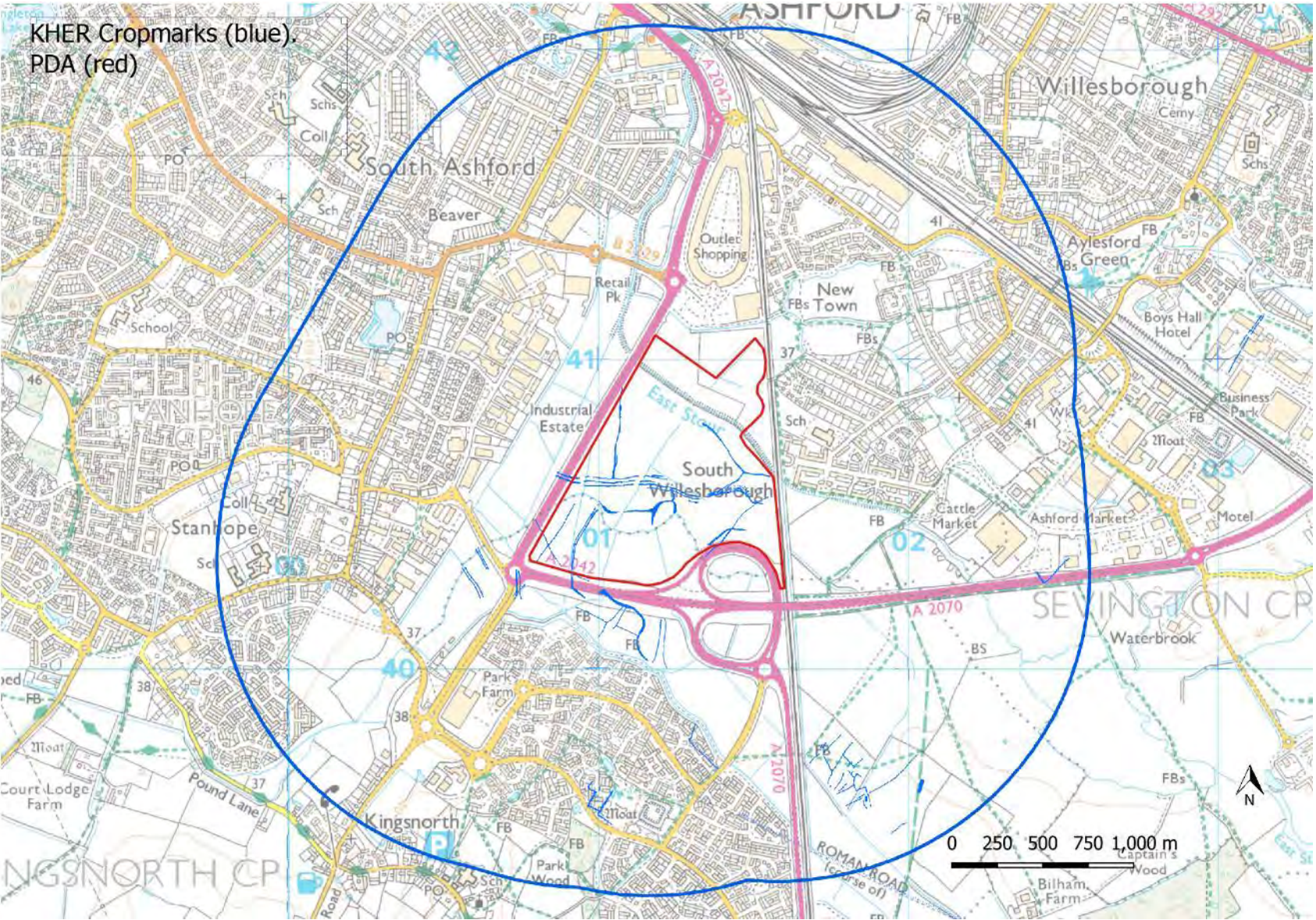


Figure 19: KHER Cropmarks

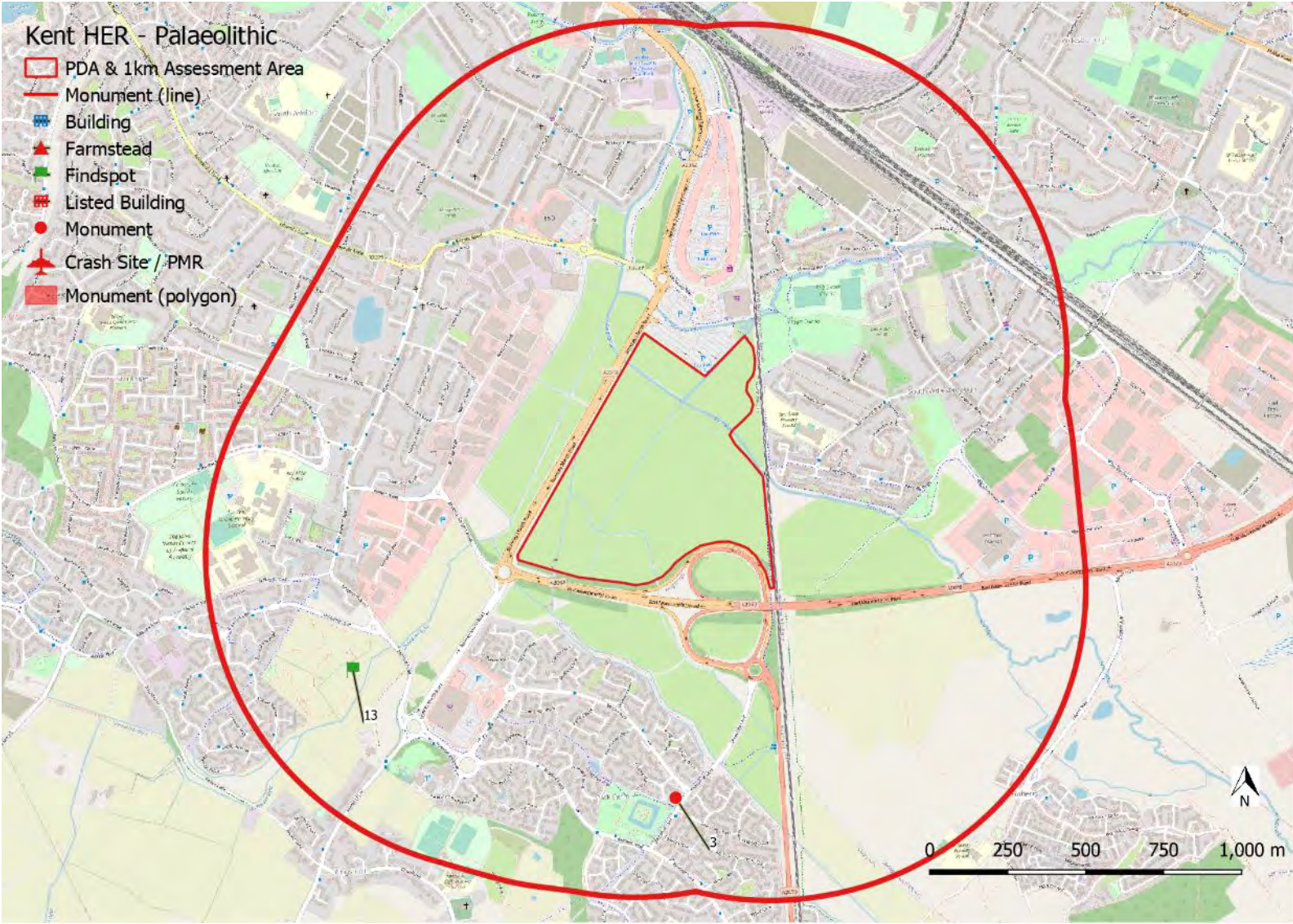


Figure 20: KHER Palaeolithic

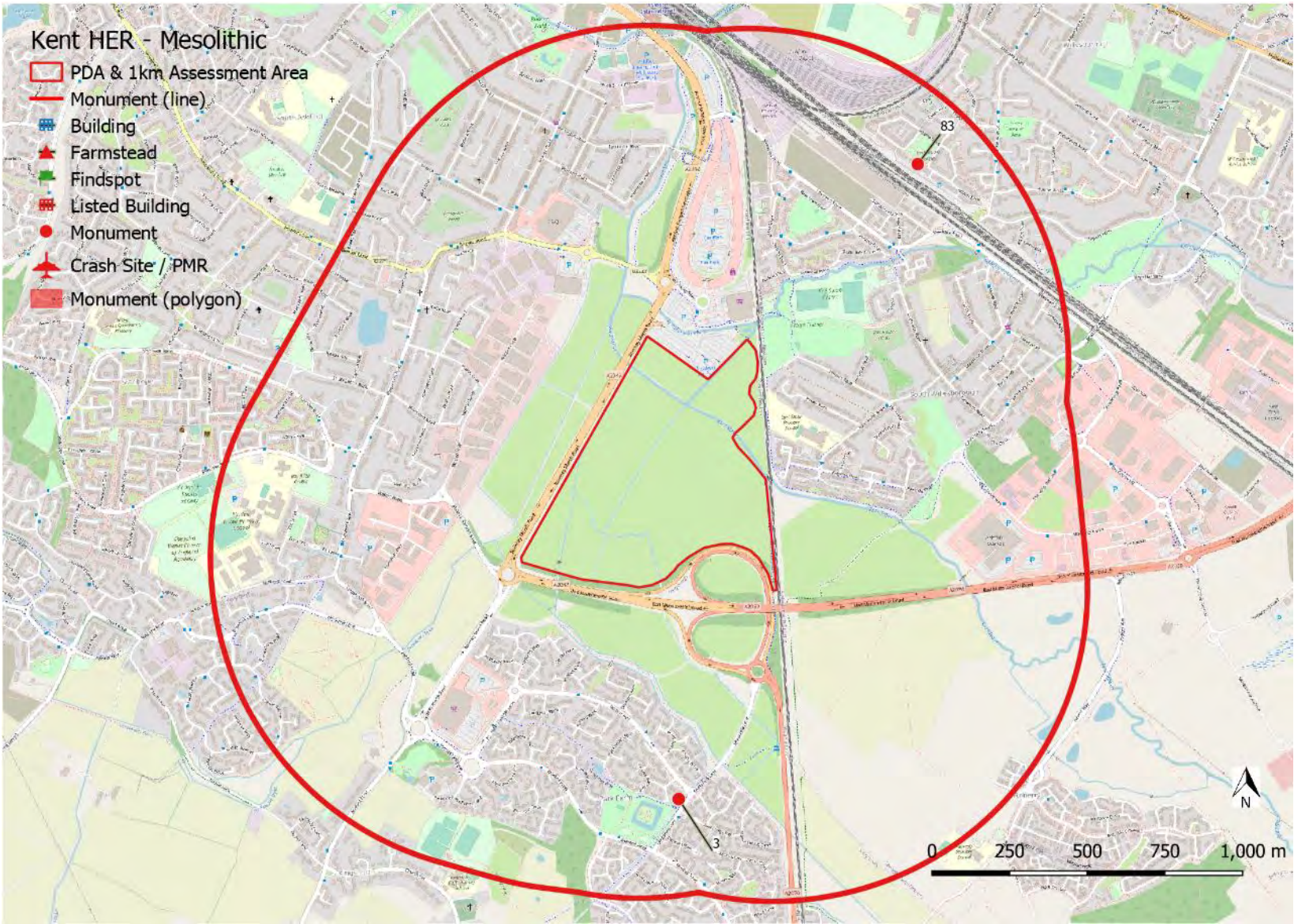


Figure 21: KHER Mesolithic

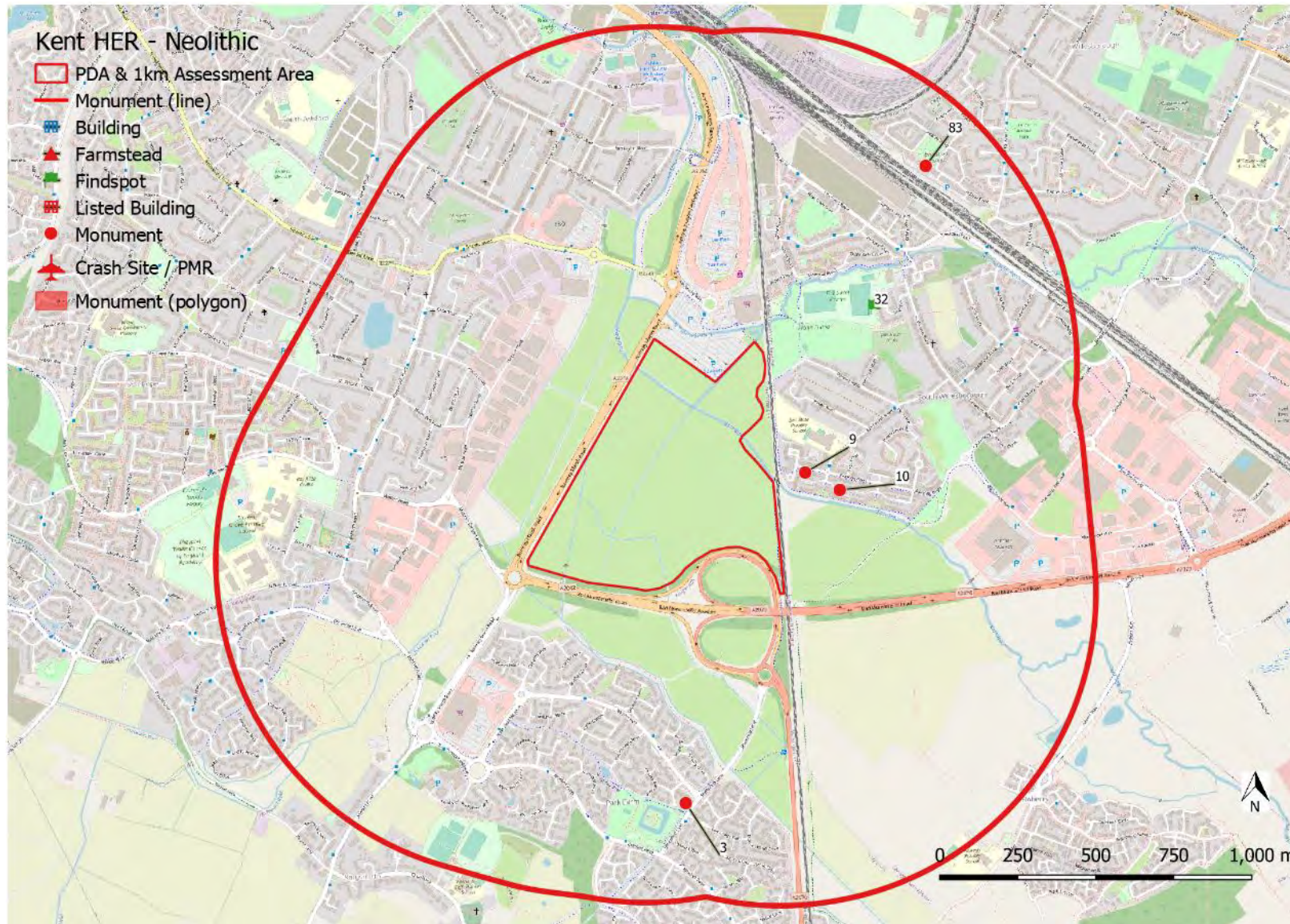


Figure 22: KHER Neolithic

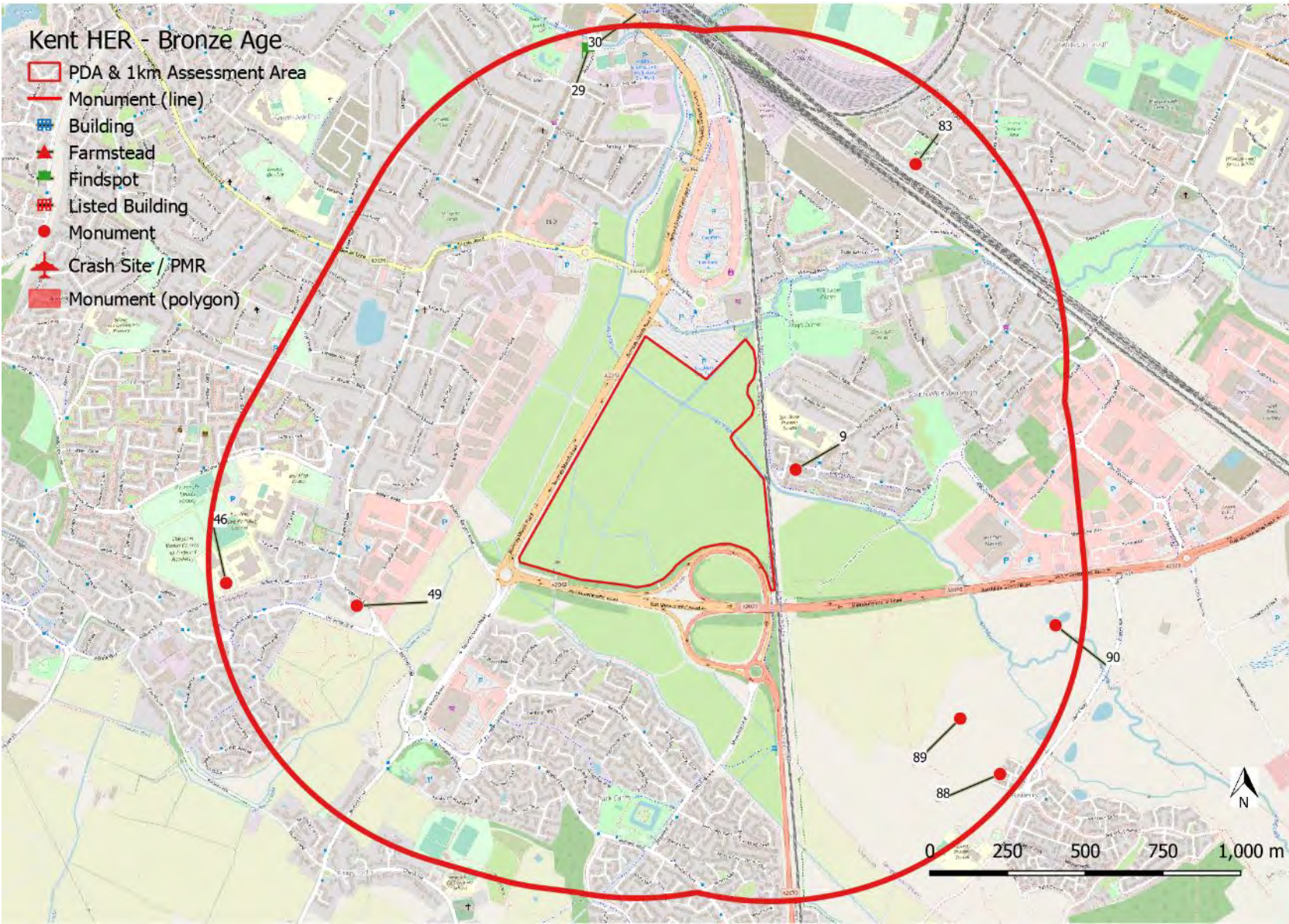


Figure 23: KHER Bronze Age

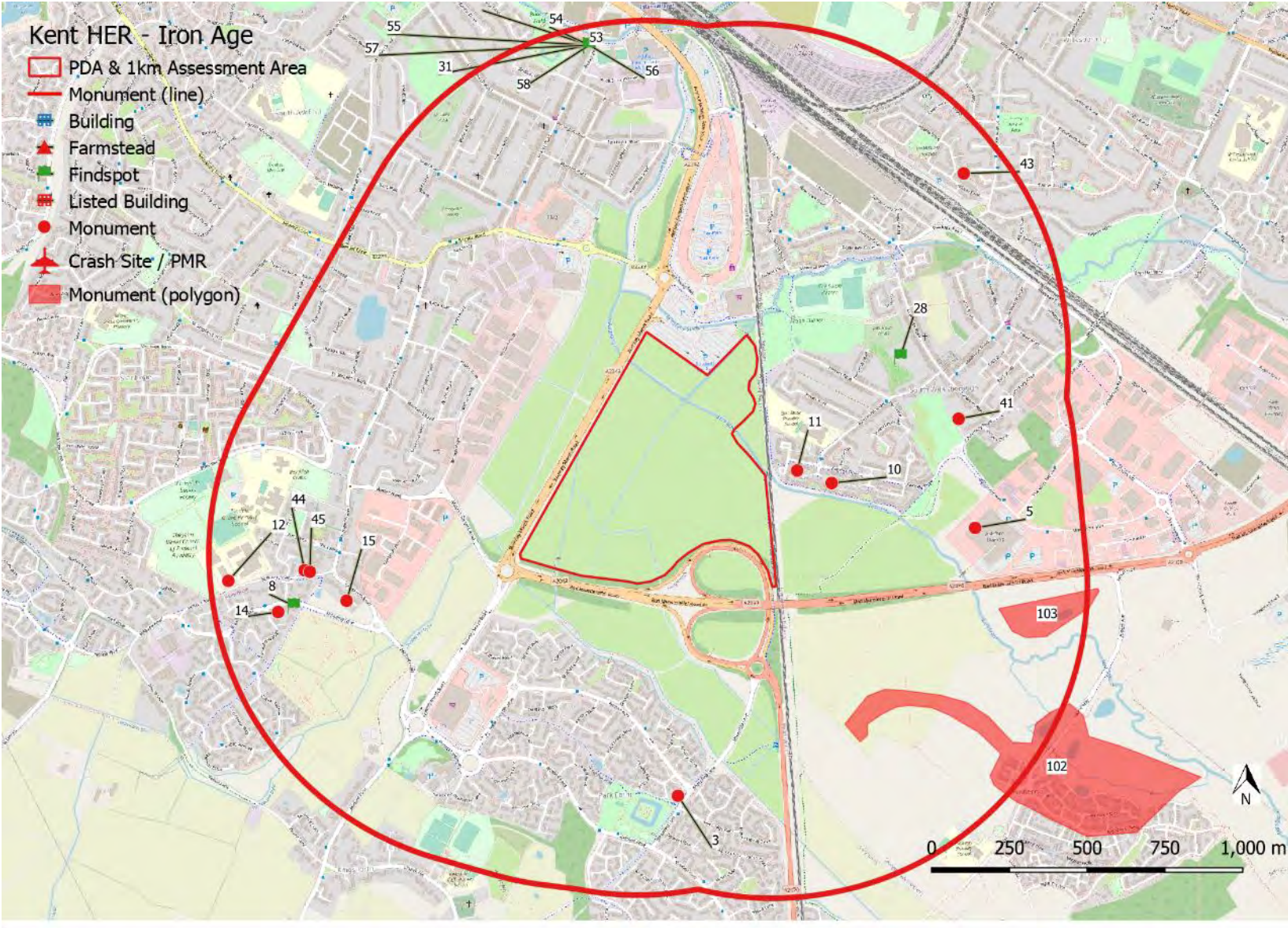


Figure 24: KHER: Iron Age

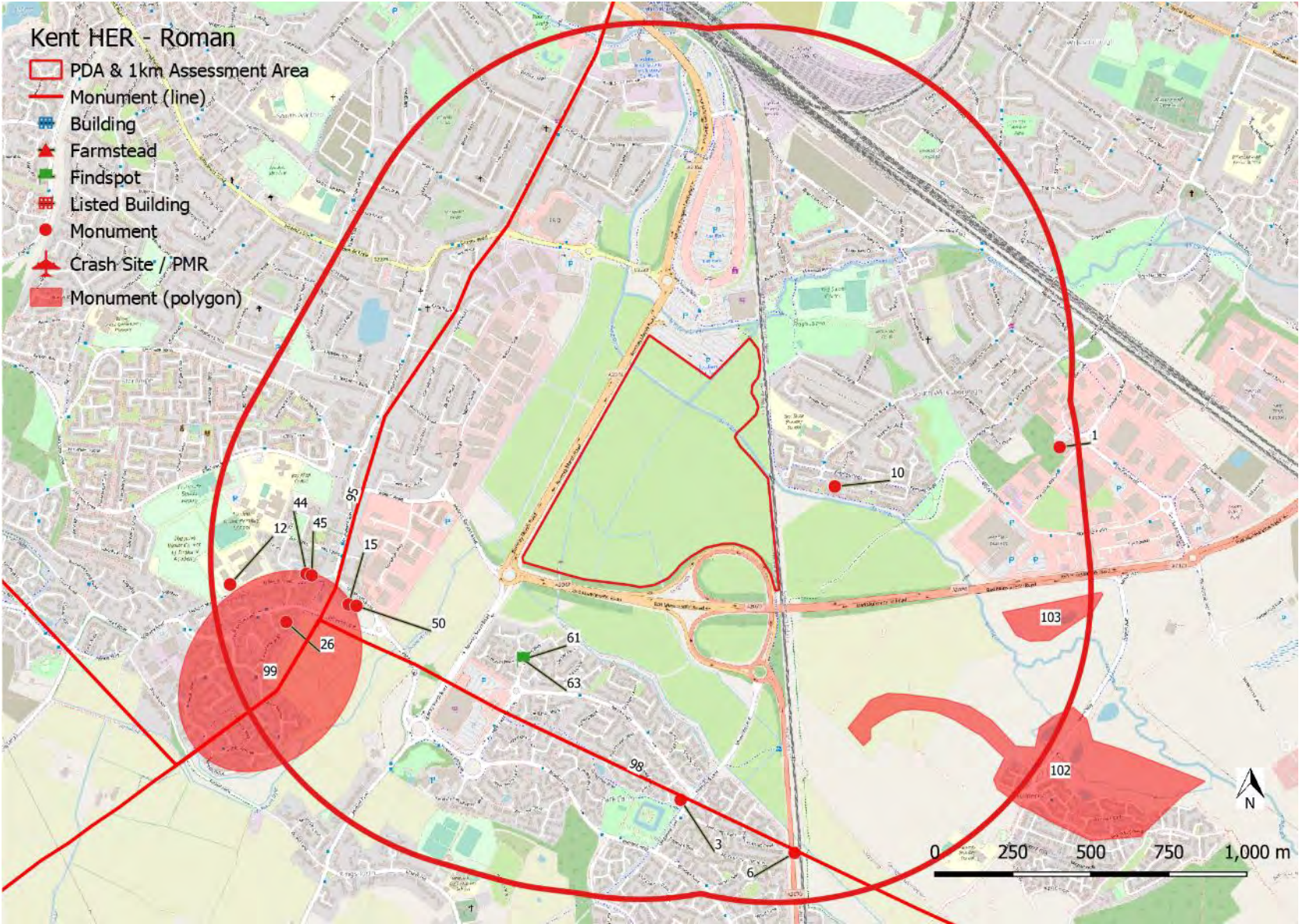


Figure 25: KHER Roman

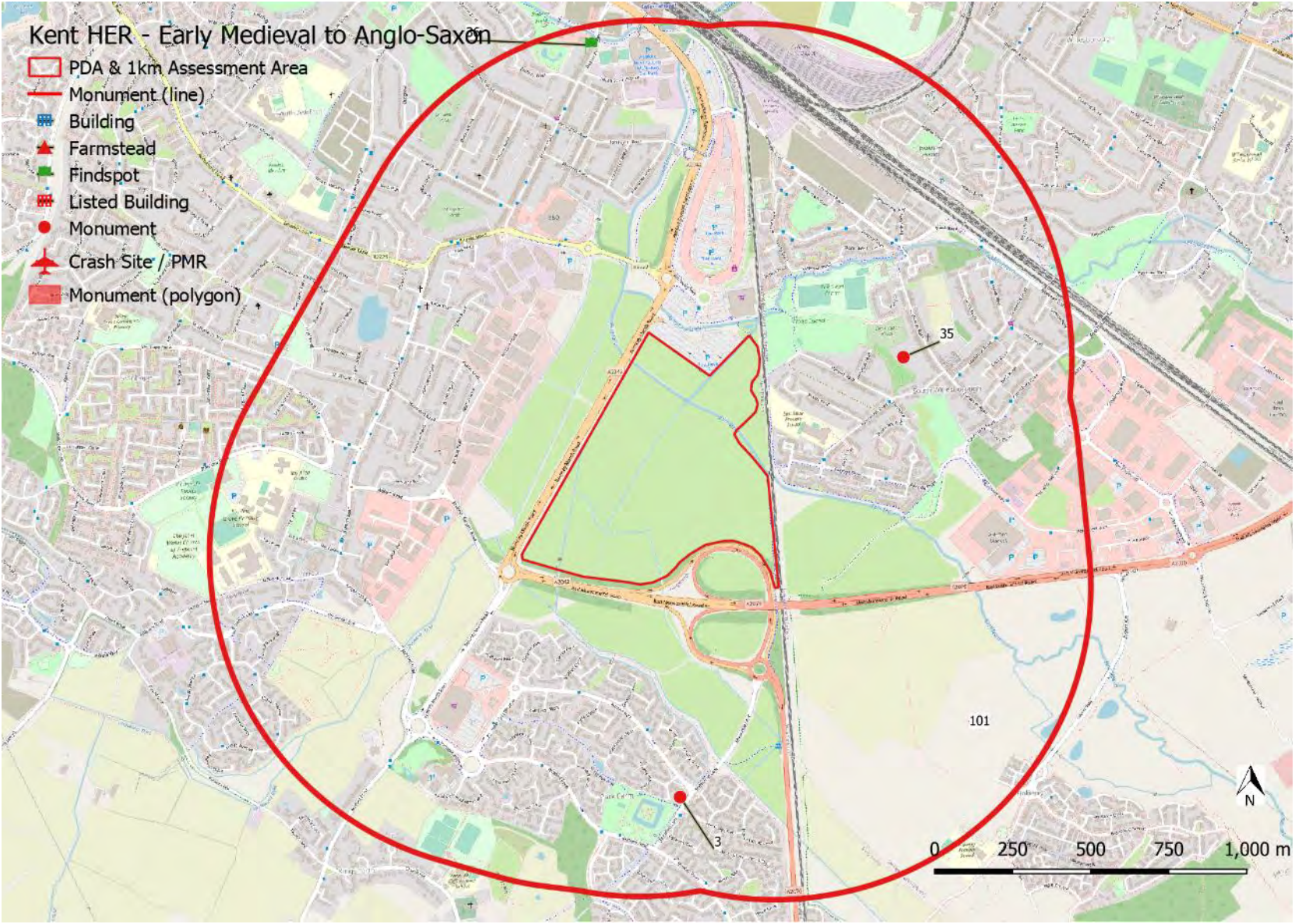


Figure 26: KHER Early Medieval or Anglo-Saxon

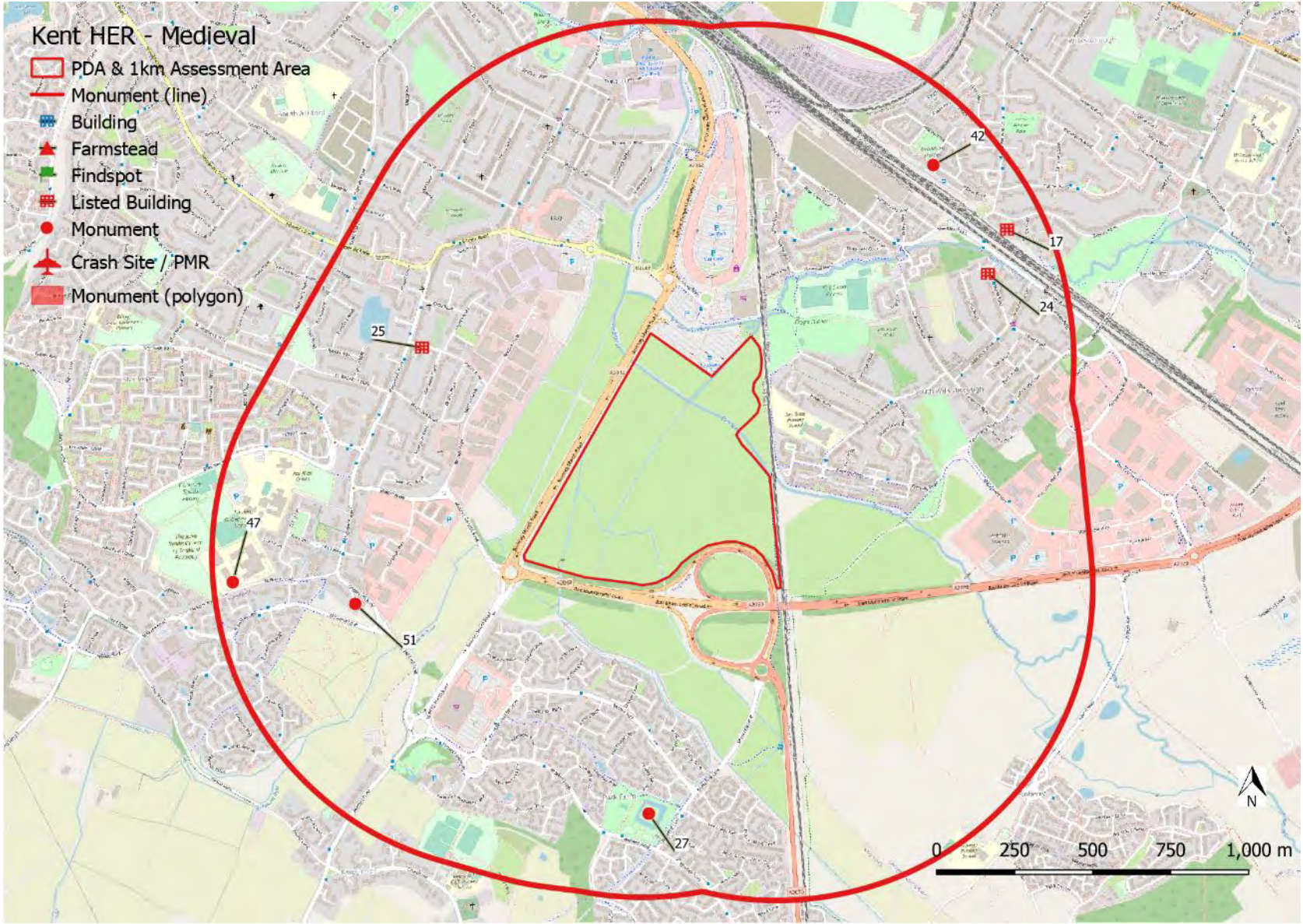


Figure 27: KHER Medieval

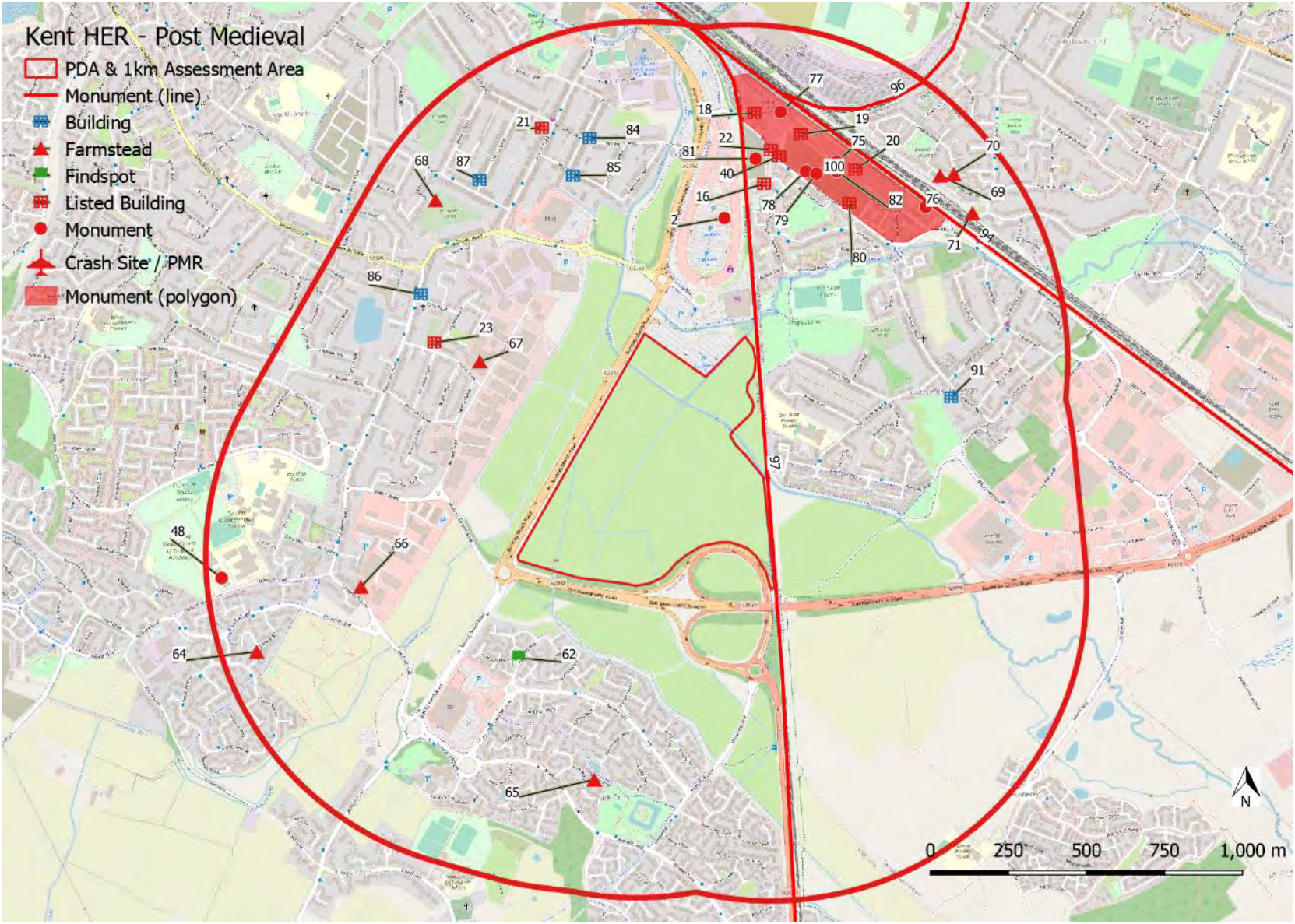


Figure 28: KHER Post Medieval

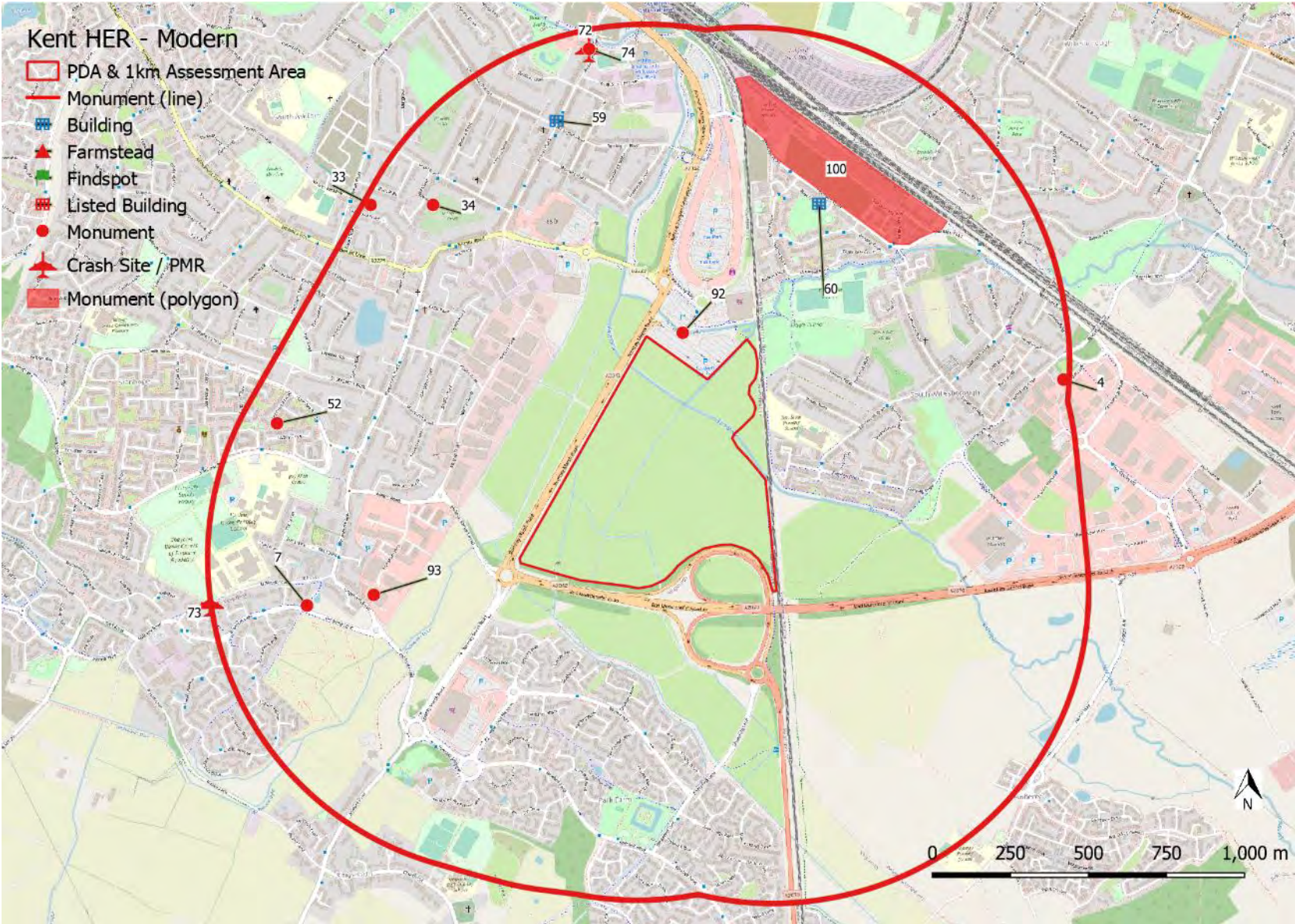


Figure 29: KHER Modern



Plate 1: 1940s. (Google Earth).



Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2017 (Google Earth)



Plate 6: 2019 (Google Earth)



Plate 7: View across the north eastern section of the Application Site (facing NW)



Plate 8: Drainage dyke by the north eastern area (facing NNE)



Plate 9: View across the north eastern area (facing E)



Plate 10: View along the northern boundary towards Romney Marsh Road (facing NW)



Plate 11: View across the Application Site (facing SSW)



Plate 12: View across the Application Site (facing ESE)



Plate 13: View across the Application Site (facing SE)



Plate 14: View of the Post Medieval bridge across the East Stour (facing WNW)



Plate 15: View of the Post Medieval bridge (facing SSW)



Plate 16: View along the East Stour (facing SE)



Plate 17: View along the East Stour (facing NW)



Plate 18: View of the remains of the enclosure area on the western side (facing NW)



Plate 19: View towards the south western corner of the Application Site (facing SSW)



Plate 20: View towards the south eastern corner of the Application Site (facing SE)



Plate 21: View across the Application Site from the southern end of the Application Site (facing NNE)



Plate 22: View across the southern end of the Application Site (facing NE)



Plate 23: View across the Application Site from the south eastern corner (facing NE)



Plate 24: View along the eastern boundary of the footpath/cycle path (facing N)



Plate 25: View along the Application Site and the East Stour from the footpath (facing NW)



Plate 26: View across the Application Site (facing W)



Plate 27: Non-standard Pillbox (facing SE)



Plate 28: View towards the Application Site from the north (facing SW)



Plate 29: View from Romney Marsh Road (facing SSE)



Plate 30: View along the southern boundary on Bad Munstereifel Road (facing E)



Plate 31: Plate Locations



Plate 32: Image of the Post Medieval bridge within the Application Site, circa 2006 (Canterbury Archaeological Trust)