



## **Land At Hillside Farm, Stouting Hill, Kent; Heritage Impact Assessment**

November 2023

# **Land At Hillside Farm, Stowting Hill, Kent; Heritage Impact Assessment**

NGR Site Centre: TR 12426 42263



Report for Mr & Mrs Armstrong

10th November 2023

SWAT ARCHAEOLOGY

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## **Land At Hillside Farm, Stowting Hill, Kent;**

### **Heritage Impact Assessment**

#### **Summary**

*The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for Mr & Mrs Armstrong in support of the application for proposed developments Hillside Farm Stowting Hill, Kent. The PDA is located north on the village of Stowting on Stowting Hill, a road that leads from the village northwards towards Stowting Common. Stowting is 6 miles (9.7 km) east of Ashford, 7 miles (11 km) north-west of Folkestone and 10 miles (16 km) south of Canterbury. The PDA is currently occupied by a house called Hillside Farm and a separate garage.*

*The proposed development area does not contain any designated assets and is not within any conservation area. There are a number of designated heritage assets within the assessment area, and these have been assessed and the majority have no relationship or limited visibility with the proposed development and are not impacted by the development and these heritage assets will retain the architectural and historical importance. The current dwelling could be considered to be a non designated heritage asset. If so, it would be classed as having low significance under the DMRB guidelines. Hillside Farm in its time as an historical farmstead was extremely small and modest and of low significance. The proposed dwelling of which the northern range maintains its roadside setting and is located on the footprint of the existing dwelling and the impact to the street scene is considered minimal. The size and scale of the proposed dwelling is in keeping. The Proposed materials used are acceptable and are considered to be of the local vernacular and likened to that of a barn style dwelling and it also adds interest to the building as a quality design.*

*The magnitude of impact caused by the proposed development on the adjacent Mercer Farmhouse and Mercer Barn, designated assets of medium significance is considered to be negligible leading to a neutral/slight magnitude of effect. The loss of the existing non-designated property of low significance with a major magnitude of Impact caused by its demolition would lead to a significance of effect of slight/moderate. Therefore, the proposed development will produce a 'less than substantial harm' in accordance with NPPF paragraph 202.*

*Assessment of the findings from the KHER and other resources would suggest that the possibility of archaeological remains is high for the Anglo-Saxon and Post Medieval periods, moderate for the Prehistoric and Roman period, low/moderate for the Iron Age and low for all other periods. The PDA lies within an Archaeological Notification area for the possibility of some Palaeolithic remains and also its close proximity to an Anglo-Saxon Cemetery. It appears that the PDA has been in agricultural use from at least the Post Medieval period onwards as part of a small, modest farmstead where only the farmhouse remains. Due to the number of outbuildings that have been built and subsequently demolished, and the inclusion of a small basement area at the house, the site has had a high/total historical impact to any potential archaeology. The proposed development for the demolition of the existing buildings within the PDA along with foundations for the proposed development is likely to have a high impact on any potential archaeology. The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is anticipated that that an evaluation by trial trenching will be required to ascertain the nature and survival of any archaeological deposits.*

## **Land At Hillside Farm, Stowting Hill, Kent:**

### **Heritage Impact Assessment**

#### **1 INTRODUCTION**

##### **1.1 Planning Background**

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr & Mrs Armstrong (the 'Client'), to carry out a Heritage Impact Statement relating to a proposed development area (PDA) of land at Hillside Farm, Stowting Hill, Kent centred on National Grid Reference (NGR) TR12426 42263 (Fig.1).
- 1.1.2 This document has been prepared to support the planning application to Folkestone & Hythe District Council and for Kent County Council (Heritage & Conservation) to assess the impact of the proposed development for the survival of archaeological remains within the Application Site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.

##### **1.2 Site Description**

- 1.2.1 The PDA is located north on the village of Stowting on Stowting Hill, a road that leads from the village northwards towards Stowting Common. Stowting is 6 miles (9.7 km) east of Ashford, 7 miles (11 km) north-west of Folkestone and 10 miles (16 km) south of Canterbury. The PDA is currently occupied by the house called Hillside Farm and a separate garage. The house is two storeys including a small basement at the eastern end and surrounded by a driveway and gardens. In the southern part of the PDA is a temporary swimming pool. Immediately to the north, west and south are paddocks. To the east is Mercer Farmhouse, cottages, and barn. The PDA is circa one third of an acre and is on sloping ground of 110m aOD at the northern part falling to circa 107m aOD at the southern corner. The hill rises steeply to the north and the land begins to level out towards the south (Fig. 1).

##### *Geology*

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of West Melbury Marly Chalk Formation - Chalk. There are no superficial deposits within the area of the PDA.

##### *Geotechnical Information*

- 1.2.3 There is no known geotechnical information for the PDA.

### **1.3 Scope of Document**

1.3.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the significance of designated and undesignated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

1.3.2 The Statement was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2017). The purpose of a Statement is to establish the known or potential cultural heritage resource in a local, regional, national, or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the identification of published and unpublished archaeological events
- the examination of available cartographic and documentary sources
- a walkover survey to assess the surviving cultural heritage resource.
- an assessment of potential impacts upon the setting of nearby heritage assets



## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

### 2.1 Introduction

- 2.1.1 The historic environment assessment has been undertaken within the context of relevant planning policies and guidance documents.

### 2.2 Legislation

- 2.2.1 Statutory protection is provided by the following legislation:

*Ancient Monuments and Archaeological Areas Act (1979);*

- 2.2.2 The Ancient Monuments and Archaeological Areas Act concerns scheduled monuments where an archaeological site or historic building is considered to be of national importance and determined to be a scheduled monument by the Department of Culture, Media and Sport (DCMS). Any scheduled monument impacted by a development requires Scheduled Monument Consent which is undertaken by Historic England who provide advice on the management of Scheduled Monuments and any consents.

*Planning (Listed Buildings and Conservation Areas) Act 1990*

- 2.2.3 This Act covers buildings and areas that are desirable to preserve or enhance. This is done through the recording of listed buildings, which are buildings considered to have special architectural or historical merit, along with the designation of Conservation Areas, which are areas considered to have special merit in terms of architecture, character and/or appearance.
- 2.2.4 Under the terms of the Act a listed building may not be demolished, altered, or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.
- 2.2.5 The Act sets out three grades of listing that can be applied. Grade I, the highest, is applied to buildings of exceptional interest. Grade II\* applies to buildings that are considered particularly important of more than special interest, followed by Grade II for buildings of special interest, warranting every effort to preserve them.
- 2.2.6 Under the designation of a Conservation Area, all the buildings within that area are recognised as part of its character and therefore provides a broader level of protection. For the demolition or substantial demolition of a building within a Conservation Area, planning permission would be required as well as for any changes to the external appearance.

*Hedgerow Regulations (Statutory Instrument No. 1160) 1997*

2.2.7 A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria. 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.

### **2.3 Planning Policy Context: National Planning Policy Framework**

2.3.1 The National Planning Policy Framework (NPPF) updated in July 2018, revised in February 2019, July 2021, and September 2023. It sets out the Government's planning policies for England and how these are expected to be applied. The Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 189-208. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment

2.3.2 Paragraph 189 of the NPPF sets out the core planning principles and states that planning Heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

2.3.3 Section 16 also provides policy on the conservation and assessment of heritage assets. Annex 2 of the NPPF defines 'Heritage Assets' as: 'A building monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.3.4 Paragraphs 189-208 of Section 16 relate to the historic environment and the impact that developments may have on it. These paragraphs provide a framework for the preparation of policies for the historic environment and guidance for Local Planning Authorities, property owners, developers, and others on the conservation of heritage assets. Overall, the objectives of Section 16 can be summarised as seeking the: delivery of sustainable development; understanding the wider social, cultural, economic, and environmental benefits brought by the conservation of the historic environment; conservation of England's heritage assets in a manner appropriate to their

significance; and recognition that heritage contributes to our knowledge and understanding of the past.

2.3.5 Section 16 of the NPPF further recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 of the NPPF states that Local Planning Authorities ‘in determining applications for development, should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting’. The paragraph indicates that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

2.3.6 The NPPF states clearly that the more important the heritage asset, the greater level of protection is given to that asset. This means that listed buildings, scheduled monuments, protected wreck sites, battlefields, Grade I and II\* registered parks and gardens and World Heritage Sites are afforded the highest level of protection. Paragraph 193 states:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the 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’.

2.3.7 Paragraph 200 then states:

‘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.’

2.3.8 Paragraph 199 notes that significance can be harmed or lost through development within the setting of a heritage asset. Paragraph 201 provides a test for assessing harm in relation to designated heritage assets: Where a proposed development will lead to substantial harm to (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 not for profit, 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'.

2.3.9 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'.

2.3.10 Paragraph 205 requires Local Planning Authorities to 'ensure developers record and advance the understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and impact'.

2.3.11 Planning Practice Guidance: Conserving and enhancing the historic environment.

2.3.12 Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance which expands on how the historic environment should be assessed within the NPPF. This acknowledges that 'where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development'.

2.3.13 Furthermore, it highlights that neglect and decay of heritage assets are best addressed through ensuring that heritage assets remain in active use that is consistent with their conservation. Importantly, the guidance states that 'where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to: capture and record the evidence of the asset's significance which is to be lost; interpret its contribution to the understanding of our past; and make that publicly available'.

- 2.3.14 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high test that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgement for the decision maker, having regard to the circumstance of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting.
- 2.3.15 Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

## **2.4 Local Policies**

- 2.4.1 Folkestone and Hythe District Council has a Places and Policies Local Plan adopted in 2020 and a Core Strategy adopted in March 2022. The plan has a number of policies relevant to archaeology and also relies upon the national legislation governing heritage assets. It defines heritage assets as Heritage assets can be designated or non-designated. Designated assets have been identified under relevant legislation and include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas. Non-designated assets are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.

- POLICY HE1: Heritage Assets

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

- POLICY HE2: Archaeology

- 2.4.2 'Important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted. Proposals for new development must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting. The impact of the development

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

- POLICY HE3: Local List of Heritage Assets

‘Proposals for development affecting buildings or sites identified on the local list of heritage assets, or sites that would meet the criteria, will be permitted where the particular significance that accounts for the designation is protected and conserved.’

2.4.3 The PDA falls within Policy N3, Protecting the District’s Landscapes and Countryside. The PDA lies within the Kent Downs Area of Outstanding Natural Beauty (AONB) as well as Special Landscape Area (SLA): North Downs, where Proposals should protect or enhance the natural beauty of the Special Landscape Area. The Council will not permit development proposals that are inconsistent with this objective unless the need to secure economic and social wellbeing outweighs the need to protect the SLAs’ county-wide landscape significance.

#### **Guidance and Best Practice**

*Historic England – Conservation Principles, Policies, and Guidance (2008)*

2.4.4 Conservation Principles outlines Historic England’s approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England’s own advice and guidance through the planning process, the document is recommended to Local Planning Authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.4.5 This document from 2008 remains relevant with that of the current NPPF policy in the emphasis placed upon the importance of understanding significance to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main ‘heritage values’ being: evidential, historic, aesthetic, and communal.

*Historic England Good Advice Notes in Planning (2015)*

- 2.4.6 On the 25th of March 2015, Historic England withdrew the Planning Policy Statement 5 (PPS5) Practice Guide. This document was replaced with three Good Practice Advice in Planning Notes (GPAs). The GPAs provide supporting guidance relating to good conservation practice covering The Historic Environment in Local Plans; Managing Significance in Decision-Taking in the Historic Environment; and The Setting of Heritage Assets.
- 2.4.7 In addition to these documents, Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include 'HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management', 'HEA2: Making Changes to Heritage Assets' and 'HEA3: The Historic Environment and Site Allocations in Local Plans'. More recently, guidance in 'the Significance of Heritage Assets' has also been provided by Historic England.

*Principles of Cultural Heritage Impact Assessment in the UK*

- 2.4.8 Released in July 2021 and produced jointly by Chartered Institute for Archaeologists, Institute of Historic Building Conservation and the Institute of Environmental Management and Assessment, additional guidance is provided for cultural heritage practitioners. The Cultural Heritage Impact Assessment is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets. The need for a Cultural Heritage Impact Assessment is triggered whenever somebody proposes to do something which could result in change to a cultural heritage asset or assets. It concerns understanding the cultural heritage asset and evaluating the consequences of change.

*Local Planning Guidance*

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

### 3 METHODOLOGY

#### 3.1 Sources

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

##### *Archaeological databases*

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

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

##### *Cartographic and Pictorial Documents*

3.1.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey, and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

##### *Aerial photographs*

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

##### *Secondary and Statutory Resources*

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

##### *Walkover Survey*

3.1.7 The purpose of the walkover survey was to;

- Identifying any historic landscape features not shown on maps.
- Conduct a rapid survey for archaeological features and Heritage Assets.
- Make a note of any surface scatters of archaeological material.



- Identify constraints or areas of disturbance that may affect archaeological investigation.
- Understanding the setting of the Heritage assets and the wider landscape.

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

*Constraints*

3.1.9 There are no constraints.

## **4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE**

### **4.1 Introduction**

- 4.1.1 The Pilgrim's Way and North Downs Way footpath runs through the village itself to the south of the PDA, which is considered to be a prehistoric trackway. Surrounding the hills around Stowting, there are Bronze Age burial mounds suggesting Prehistoric use of the landscape.
- 4.1.2 The Roman Road of Stone Street runs 1 mile (1.6 km) to the east of the village. Given the proximity of Stowting to Stone Street there have been a number of Roman finds within the parish. Antiquarians report that whilst digging stones in a place called the 'Pean', a field to the east of the Motte and Bailey castle, believed to be an old market place, Roman coins were discovered in 1844 in order to create a new road from the village to the common. More Roman coins were discovered in 1790 in a field within a box.
- 4.1.3 Hasted, a late 18th century historian describes Stowting as 'situated in wild and forlorn country.... In this part the hills are very sharp and frequent, the soil barren and very flinty, consisting either of chalk, or a poor reddish earth, mixed with quantities of flint stones; and here there is much rough ground and poor coppice wood, and a very comfortless dreary country, which continues for several miles northward,'
- 4.1.4 The place name Stowting is Anglo-Saxon, meaning a Stut's people.' It was known in the time of the Domesday Book as Stotinges and Estotinges, and in later records it was called Stutinges and Stowling. During the creation of the new road in 1844 as mentioned above skeletons and grave goods were found and attributed to the Anglo-Saxon period.
- 4.1.5 The Manor of Stowting was given by Egelric Bigge, to Christ Church, in Canterbury in the year 1044. At the time of the Domesday Book in 1086AD, there were 28 villagers, 31 smallholders, 8 slaves, 7 priests and 85 burgesses. There was enough land for three Lord's plough teams and 8.5 men's plough teams. Resources included 20 acres of meadow, enough woodland for 10 pigs, one mill and one church. The land belonging pre and post conquest to Canterbury Christ Church.
- 4.1.6 To the north west of the church are the remains of a castle mound which is an example of a Norman Motte-and-bailey castle and comprises a central steeply sided earthen mound, or motte, surrounded by a broad ditch, with a second ditch defining an outer defended area, or bailey. The central motte has a roughly circular flat top measuring 35m in diameter. The large quantities of tile on the surface of the motte show that this area was used for buildings during the medieval period. The ditch around the motte, which was supplied with water from the old course of the river on the

western side, averages 12m in width. The bailey was itself bounded by a second water-filled moat, this one 8-9m wide, which provided an outer line of defence. This moat has been infilled to a greater degree than the inner moat and survives only as a slight depression in the field on the northern side of the castle.

4.1.7 The parish church is 13th century with many later additions and alterations. It is dedicated to St Mary and is built from flint. It is a Grade II listed building. To the west of the church is the Court Lodge. The parish is one comprising of many small hamlets. As well as Stowting Common there is Lymbridge Green, both on the high ground to the north of the parish with Stowting on lower ground within a bowl.

4.1.8 The earliest reference to parkland at Stowting is from 1361 as part of the Manor of Stowting when it comprised 69 acres though at a later unspecified date it rose to 200-300 acres. It was probably disparked in the late 1570s. Stowting Court west of the church was where the Medieval court was held.

4.1.1 By the post medieval period the manor held at Stowting Court along with the Court Lees and was in the hands of the Jenkins family who held it for a number of centuries until the first half of the 20<sup>th</sup> century.

4.1.2 Hillside Farm was once the village Post Office being one of many places in the village to have been so.

## **4.2 Kent County Council Historic Environment Record (KHER)**

4.2.1 A search of the KCC HER was carried out on the 30<sup>th</sup> of October 2023, centred on the proposed site with a search radius of 1km. A gazetteer of the KHER is included in the table of Appendix 10.2 with KHER map data shown on Figures 8-13. There were no Conservation Areas, Registered Parks and Gardens, Historic Parks and Gardens or Protected Military Remains within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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

### 4.3 Previous Archaeological Works

- 4.3.1 There have been a number of intrusive events in the assessment area of which many were undertaken in the 19<sup>th</sup> century especially in the area of the Anglo-Saxon cemetery to the north of the PDA. Others have occurred to the south in the core part of the village to the south and south west of the PDA. The location of which are provide in Figure 12. Key Events are detailed below.
- 4.3.2 The Anglo-Saxon burial ground circa 110m north west of the PDA (TR 14 SW 3) was originally identified in 1844 when digging for a new road towards Stowting Common. It was subsequently excavated in 1866 (EKE4679) and in 1881 finding a further 31 graves furnished with grave goods. An evaluation in 2000 circa 250m north of the PDA (EKE5506) on the eastern side of Stowting Hill did not find any evidence of the Anglo-Saxon cemetery extending into that area. It is not certain whether the full extent of the cemetery was ascertained.
- 4.3.3 Other excavations of note include on the lower ground to the circa 800m SW of the PDA, a 1972 excavation identified as Neolithic/Bronze Age barrow (TR 14 SW 26) of around 30m which is now scheduled and may still contain an undisturbed burial. Castle Mound was excavated in the 1920s and is also scheduled. Another barrow was excavation circa 410m north east of the PDA in 1870, which is on the higher ground (EKE3758), which is also scheduled.

### 4.4 Historical Map Progression

*Andrews, Dury, and Herbert map, 1769*

- 4.4.1 Andrews, Dury, and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. Stowting can be seen to the south

of the PDA with a road traversing northward towards Stowting Common, to the north of the PDA. Along the road either side are a number of properties along its length. The broad location of the PDA is highlighted although the map is not detailed enough to ascertain the exact location of the PDA and any buildings. To the west of the PDA running parallel with the road is a watercourse (Fig.15).

*Ordnance Surveyors Drawing, 1797*

- 4.4.2 This map shows far greater detail and land-use. The area is rural and one of isolated farmsteads. The number of properties along the road seems to have decreased in number. The map appears to show a building in the area of the PDA on the western side of the road. There is another building immediately opposite on the eastern side of the road which is in the area known as Mercer's Farm (Fig.16)

*Stowting Tithe Map, 1842*

- 4.4.3 The tithe map (Fig.17) shows the PDA as part of area designated 132. This is owned and occupied by Thomas Burch and the records shows that it is a house, garden, and orchard. The house is side on and set back slightly from the road. Associated with Thomas Burch are just 2 fields, designated 133 and 134 and are both arable. Field 133 is called 'Field Behind' and is located just to the west of the PDA. Field designated 134 is located circa 500m to the east of the PDA. Aside the house which is seen here side onto the road is another building opposite. With the orchard to the west of the house. The map also shows the farmstead of Mercer Farm, area designated 38 to the east on the opposite side of the road that is land owned by Benjamin Andres and occupied by William Noble. To the south, plot designated 127 is owned and occupied by a John Burch and is referred to as 'Homestead Rofe Farm' which has fields 120,129,130 and 130 being a mixture of pasture, arable and wood. To the south west of the PDA the watercourse emerges from the south western part of field designated 133.

*Historic OS Map 1872*

- 4.4.4 This is the first OS map. This shows that at the PDA the house now appears to be extended on the eastern side to the edge of the road. The building opposite the house to the south is now showing as 'L' shaped (Fig.18).

*Historic OS Map, 1896*

- 4.4.5 There have been some changes at the PDA. The main house shows the extension to the east of the original building now adjoining the road. A new outbuilding is located to the north (rear) of the original house. The previous 'L' shaped building appears to have been demolished and there are

now opposite the house to the south three new outbuildings. The orchard to west of the PDA has extended into what was previously an arable field. To the south of the PDA, the Homestead of Rofe, has been demolished and there is a semi-detached house now called Rolfe's Cottages. To the north west of the PDA is now a rectangular field highlighted as 'Saxon Remains found A.D. 1844 & 76' (Fig.19).

*Historic OS Map, 1906*

4.4.6 There is little change (Fig.20).

*Historic OS Map, 1940*

4.4.7 There is little change at the PDA except for the west outbuilding that appears to have been replaced with three smaller outbuildings. (Fig.21).

*Historic OS Map 1960, Not Shown*

4.4.8 There appears to be no change to the PDA.

## **4.5 Aerial Photographs**

*1946*

4.5.1 The PDA appears as per the 1940 historic OS map (Plate 1).

*1960's*

4.5.2 The PDA falls within an area where the maps overlap and therefore does not clearly show the PDA (Plate 2).

*1990*

4.5.3 By this time the house at the PDA has been extended to the rear at the eastern end. The building north of the western end of the house to the rear has been demolished. The outbuildings that were opposite to the south of the house have been demolished. This is also the first time that the boundaries on the photograph mirror that of the present-day PDA boundaries. The orchard to the west of the house is no longer in place and the field is now pasture. In the south east corner of the PDA appears to be an outbuilding (Plate 3).

*2003*

4.5.4 There is little change at the PDA, except for a temporary swimming pool in the southern corner. The adjoining field to the west has been divided into paddocks (Plate 4).

*2021*

4.5.5 There is little change at the PDA with the exception of a garage by the southern boundary of the PD. The shed in the eastern corner of the PDA is no longer showing (Plate 5).

LIDAR

4.5.6 The 1m Digital Terrain LIDAR mapping is seen in Figure 13. The LIDAR shows the disturbance within the PDA by various levels. To the rear of the house the patio area is cut into the hill, which then rises steeply up to the northern part of the PDA.

## **5 WALKOVER SURVEY**

- 5.1.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts as well as assessing heritage assets and setting. The walkover survey was undertaken on the 8<sup>th</sup> of November 2023. No artefacts or archaeological features were identified in the walkover (Plates 6-19).
- 5.1.2 The PDA is an irregular shaped plot located side on to the western side of Stowting Hill. The front of the current building faces south down the hill towards the village. Heading northwards along Stowting Hill, due to the dense roadside vegetation it is not possible to view the house and PDA until the south eastern corner of the PDA is reached and then the eastern boundary of the PDA opens up so that the house is seen from the road. Approaching the PDA heading southwards along Stowting Hill, it is not visible until the eastern gable is reached which is directly on the road side. The PDA forms part of a small hamlet group of houses along Stowting Hill with Mercer Farm, barn, and cottages its nearest neighbour. To the south is Rolfe Cottages and to the north Stowting Hill House. Essentially the farmhouses of Mercer Farm and Hillside diagonally face each other on either side of the Stowting Hill and have intervisibility.
- 5.1.3 The house consists of the original farmhouse, thought to be 18<sup>th</sup> century on the western side of the building, which is rendered white. The line of the original doorway can be seen in between the windows on the original part of the house. The eastern side of the house on the southern side is a Victorian extension, also rendered to the front with an eastern gable that is flint with red brick detailing. The Victorian extension was extended at its rear in the 1980s and it is possible to ascertain the difference in the flinting. The extension frontage and roof have different angled pitches and lines compared to the original part of the house. The windows frames are modern and with different size windows and the extension is clearly of a different age. On the front and side of the original part of the house is decorative brickwork just underneath the eaves.
- 5.1.4 The rear of the house is painted brick and hipped dormer windows with hanging tiles. There is also timber cladding on part of the smaller extensions at the rear. The interior was not viewed. The house has undertaken a building survey which is detailed in a separate report.
- 5.1.5 The house is set with a driveway to the front of the house surrounded by gardens and a modern cart shed designed garage opposite the house. To the north, east and south of the PDA are paddocks. There is no evidence of any earlier outbuildings within the area of the PDA as seen on the historical mapping.



5.1.6 Along Stowting Hill, there are with the exception of Rolfe Cottages the house are large and detached dwellings set within gardens. There are a number of different architectural styles in the area with the vernacular varying depending on their age. Red brick with red tiled roofs, hanging tiles and weatherboarding is prevalent along with hipped dormers, along with rendering as well.

## 6 ASSESSMENT OF HERITAGE ASSETS

### 6.1 Introduction

6.1.1 Step 1 of the methodology recommended by the Historic England guidance The Setting of Heritage Assets (see Methodology above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'.

6.1.2 Table 2 shows a number of designated heritage assets that fall within the assessment area. There are no designated heritage assets within the PDA boundaries. Within the 1km study area, the assessment has identified 24 designated heritage assets and three scheduled monuments. Of these assets the following have been assessed as having proximity to the PDA. Their National Listing details are provided in Appendix 10.1.

- Mercer Farm: Farmhouse (NHLE – 1344227); Barn (NHLE – 1054892); Farmstead – (KHER – MKE87596).
- Stowting Court
- Rolfe Cottages
- Motte and Bailey Castle

6.1.3 However, the setting of heritage assets is not limited by distance. Therefore, a review of designated assets further away within the Application Site assessment area and also outside of the assessment area has been undertaken. The assessment confirmed that there are no long views or other heritage assets that need to be considered.

### 6.2 Motte and Bailey Castle (NHLE - 1012099)

#### *Architectural and Historical Interest*

The castle site is scheduled given its importance as a Norman castle site and survives particularly well, and since it shows no signs of having been seriously disturbed it is of high archaeological potential. The unusual lowland siting of the castle adds to the diversity of such monuments in Kent, where most of the known examples occupy high ground. As a Grade II buildings, they are considered to have high significance under the DMRB guidelines.

### *Setting*

6.2.1 The castle site is lower in the landscape to that of the PDA and there are views in the direction towards the castle site of which the vegetation entirely obscures. There are currently paddocks and a field in between the PDA and the Scheduled area. The PDA is one of a number of residential properties along the western side of Stowting Hill and due to boundary hedgerows and vegetation it is difficult to clearly view the castle site from the PDA. The castle is accessed from public footpaths that run in a north east to south west access from Stowting Hill to the north of the PDA and from Stowting Court in the village to the south east. Given the lack of relationship and impact on setting with the PDA, this heritage asset is not considered further.

### **6.3 Mercer Farm: Farmhouse (NHLE – 1344227); Barn (NHLE – 1054892); Farmstead – (KHER – MKE87596)**

#### *Architectural and Historical Interest*

- 6.3.1 Mercer Farm Barn is a grade II listed building. The barn faces onto the historic farmyard area to the north of the house and presents its side to Stowting Hill on the eastern side of the road. It is an early C17th structure and comprises a traditional aisled Kentish barn with three primary bays and outshuts at both ends. The timber frame is set on brick plinths, and the exterior is clad in blackstained featheredge boarding with a corrugated iron roof. The farmstead barn facing the house has in recent years been approved for conversion to residential use (20/0936/FH) and is currently undergoing residential conversion.
- 6.3.2 Mercer Farmhouse is considered to be 17<sup>th</sup> century or earlier and is timber framed. Ground floor red and grey brick in Flemish bond, first floor tile hung. The barn is just one of a number of farmstead buildings associated with Mercer Farm. As well as the farmhouse, this includes a store (TR 14 SW 163), a wagon lodge (TR 14 SW 164) and stable (TR 14 SW 165). Under the KHER Farmstead Survey, Mercer Farm was identified as a regular U-plan courtyard farmstead. The Farmhouse was detached and in central position. At the time of the survey, it was considered to be altered with partial loss of the farmstead's original form (less than 50%).
- 6.3.3 As a farmstead at the time of the tithes in 1842, it was one of the larger farms in the area at 31 acres. Its owner lived at Stowting Hill House to the north of the Farmstead on Stowting Hill and it was farmed by a tenant. During the 20<sup>th</sup> century the farmstead went out of use although some of the outbuildings remained.

- 6.3.4 It is the architectural and aesthetic interest as individual buildings and also as a group as a farmstead that is their primary significance. As a Grade II buildings, they are considered to have medium significance under the DMRB guidelines.

*Setting*

- 6.3.5 Situated on Stowting Hill, immediately surrounding the barn is a small hamlet of five houses including that of PDA on the western side of Stowting Hill. Access to the barn is via an existing vehicle gate in the southern corner, adjacent to Mercer Farmhouse, which is also Grade II listed (list ref. 1344227).
- 6.3.6 The side of the barn is on the opposite side of the road to the PDA currently undergoing residential conversion. The Farmhouse is diagonally opposite to the PDA and is side on to the road and can be viewed from the PDA. The PDA contributes towards the setting of the farmhouse as one of a small group of houses forming the hamlet.

**6.4 Rolfe Cottages (NHLE – 1054863)**

*Architectural and Historical Interest*

- 6.4.1 These are semi-detached houses considered to be dating to the Mid C19 with the façade possibly hiding an earlier building. The Front elevation is clad with red brick in Flemish bond. The first-floor right gable end is noted as having possible 18<sup>th</sup> century exposed studs. There are straight tension braces and brick infilling. At the time of the tithes, this was a small farm of some 16 acres utilising a small number of surrounding fields. It appears it was converted to residential use in the mid 19<sup>th</sup> century. The plots in which the houses sit are now residential. It is the architectural and aesthetic interest for the building that is its primary significance. As a Grade II building, it is considered to have medium significance under the DMRB guidelines.

*Setting*

- 6.4.2 The buildings face onto the road but set back within their plot. Due to the dense hedgerow and tress along the road boundary, only glimpses are seen of the building from the road. They are located on the western side of the road to the south of the PDA. In between the PDA and the cottages is a paddock. Whilst there is some boundary vegetation at Rolfe Cottage and also the PDA there is some intervisibility between the PDA and the cottages. However, the PDA does not form part of the immediate setting of Rolfe Cottages.

## 6.5 Stowting Hill House (NHLE – 1061076) and Farmstead (MKE87595)

6.5.1 The Grade II listed house is considered to be mid 17<sup>th</sup> century built on a site of earlier cottages. The house has brickwork in a chequered red and grey brick in Flemish bond. Under the Farmstead Survey, the farmstead was a dispersed multiyard plan farmstead. It is considered to have altered with partial loss of original form (less than 50%). The house is considered to have medium significance under the DMRB guidelines.

### *Setting*

6.5.2 Located on the eastern side of Stowting Hill the house faces down the hill set in its own large plot. Due to the extremely dense roadside vegetation, it was not possible to gain a glimpse of the house from the roadside. From aerial photographs and mapping it is possible to ascertain that the farmstead building at set to the east away from the house. This was one of the larger farmsteads in the area at the time of the tithes being circa 173 acres. Due to the dense roadside vegetation along Stowting Hill there is no intervisibility with the PDA and that the PDA does not contribute towards the setting of the house. Therefore, this heritage asset does not need to be considered further.

## 6.6 Summary of Archaeological Potential

6.6.1 This section pulls together all the known archaeological and documentary information along with the historical mapping and aerial photographs to form a suggestion as to the potential for archaeological remains for each period.

### *Palaeolithic*

6.6.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The KHER has no records for this period within the assessment area although this could be a representation due to the lack of modern archaeological investigations in the area. The likelihood of finding Palaeolithic remains is considered **low** although chance finds cannot be discounted. The PDA lies within an Archaeological Notification area that is considered to have some Palaeolithic potential.

### *Mesolithic*

6.6.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. There are no KHER records for this period. The potential for this period is considered to be **low**.

### *Neolithic*

6.6.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The pace of woodland clearance began to increase to create agricultural land. There is one KHER record for this period. Circa 775m to the north, north west of the PDA, three Neolithic flakes were found on the surface of a field in 1966 (TR 14 SW 23) and may be residual. It is considered that the archaeological potential from this period is considered **low**.

#### *Bronze Age*

6.6.5 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 KHER has eight records for this period. Four of those records relate to possible Bronze Age barrows. One is circa 410m to the north east of the PDA on the high ground at Swinyard's Hill (TR 14 SW 1), which is also a scheduled monument. Another is located circa 800m to the south west (TR 14 SW 26), that is also Scheduled. The remaining two barrows are on the outer reaches of the study area, one to the east, north east and the other to the west north west. The majority of these are placed on the higher ground north of the village of Stowting with the exception of the one SW of the PDA at Stowting Court Farm. Finds recorded include circa 155m east of the PDA a Bronze Age copper alloy blade (MKE96822), circa 505m to the west a Bronze Age Copper Alloy spear (MKE108342) and circa 570m to the west an unidentified copper alloy object (MKE108344). Such items are normally associated with barrow sites. In addition, circa 210m north, north west of the PDA is a possible Prehistoric lynchet near to Stowting Hill House (TR 14 SW 60). To the south of the PDA and the southern part of the village is the 'Pilgrim's Way', thought to be a Prehistoric Trackway on a north west to south east trajectory (TQ 55 SE 124) between Canterbury and the Coast. This shows that whilst there is no activity within the PDA or immediate area, there is essentially Prehistoric activity within the wider area with utilisation of the landscape in this period. The landscape is somewhat unusual in that Stowting is essential located within a bowl with higher ground to the west, north and east and this no doubt attracted activity to the area. KHER Finds relating to the period include three items reported under the Portable Antiquities Scheme (PAS) where the exact location is not given for items but are located to a general grid square. The archaeological potential from this period is considered **moderate**.

#### *Iron Age*

6.6.6 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 KHER has four records for this period. Historical potential Iron Age earthworks were reported between Stowting and Brabourne to the north west of the PDA (TR 14 SW 11), although these are no longer

evident. With little by way of further information, in 1929 pottery from this period was found circa 735m west of the PDA (TR 14 SW 4). The other two records relate to PAS find of and Iron Age gold coin (MKW1038348) also located circa 715m west and a Roman silver coin of the Late Iron Age period circa 160m north west (MKE67793). There is little known regarding the landscape utilisation in this period, but it does suggest in the wider vicinity there is possible activity. The potential for finding remains that date to this period within the confines of the Application Site is considered **low/moderate**.

#### *Romano-British*

- 6.6.7 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 KHER has four records for this period. To the south around the church area in 1929 possible Romano-British pottery was found and further examination in 1972 found more Romano-British pottery. Circa 990m east of the PDA, a Roman field system (TR 14 SW 40) has been identified on the slopes west of Stone Street, the Roman road from Canterbury to Lympe which runs on a north-south trajectory just outside of the study area east of the PDA (TR 14 NW 53). In addition, there are recorded two PAS finds of a copper alloy buckle (MKE108343) and a copper alloy coin (MKE108562). It is thought that there were Roman activity in the area of the Pean, east of the castle and to the SSE of the PDA, though a recent assessment undertaken by others of available aerial photographic supplied by Kent County Council did not confirm the presence of such features and there is, to date, no confirmed supporting evidence Roman remains in this area recorded on the KHER. However, given the proximity of the PDA to Stone Street and a number of other Roman sites, the potential for finding remains that date to this period within the confines of the Application Site is considered **moderate**.

#### *Anglo-Saxon*

- 6.6.8 There are nine KHER records for the assessment area. The closest and most significant being that of an Early Medieval burial ground circa 110m north west of the PDA when a new road was cut in the 1840s. The area was examined a number of times in the 19<sup>th</sup> century and is dated to the 6<sup>th</sup> century. Overall, 66 graves were found of which 36 were recorded (TR 14 SW 3), many of which contained grave goods. Very close to this cemetery was a PAS find reported of an Early Medieval silver assemblage being high status graves goods belonging to a female (MKE108385). There are also 6 other PAS finds of copper alloy broaches located to a general grid square over to the west and SW of the PDA between 315m and 750m from the PDA. We know that settlement of Stowting has Early Medieval origins through documentation. The cemetery is unusual, situation on the lower

slopes overlooking the village and it is not known whether the full extent of the cemetery has been ascertained. The PDA lies within the Archaeological Notification Area for the Anglo-Saxon Cemetery. It Therefore, the potential for finding remains that date to this period within the confines of the Application Site is considered **high**.

#### *Medieval*

6.6.9 Into the Medieval period, there are 12 KHER records. Two of those are for the listed buildings of the Grade II\* 13<sup>th</sup> Church of St Mary (TR 14 SW 100) and the Grade II possibly 15<sup>th</sup> century Court Cottage (TR 14 SW 72) to the south and south west of the PDA respectively. Another important a feature in this period is the motte and bailey castle (TR 14 SW 5) circa 200m south west of the PDA, which is Scheduled as well as the wider landscape feature of the deer park of which the eastern boundary was circa 80m west of the PDA (TR 14 SW 170). It is not known when Stowting Castle went out of use but there are still substantial remains. It is not certain whether the present-day Mill House lies on or close to a mill site mentioned in the Domesday Book to the south of the PDA (TR 14 SW 153). Other Medieval features has also been identified such as rectilinear earthworks of possible field boundaries (TR 14 SW 37), a hollow way (TR 14 SW142) circa 420m south, south west and a lime kiln pit (TR 14 SW 61) on Stowting Hill circa 210m north, north west of the PDA. In addition, there has been three PAS finds of a silver coin (MKE108561), a copper alloy seal matrix (MKE108413) and a copper alloy buckle (MKE108565). It appears that Stowting was a prosperous settlement in this period with its castle, church, and park. Therefore, the archaeological potential is considered to be **high**.

#### *Post Medieval*

6.6.10 There are 40 KHER records for this period. 11 of these relate to farmsteads records reflecting the agricultural nature of the area in this period including that of Hillside Farm (MKE88983), a dispersed plan farmstead where only the farmhouse remains and appears to have been one of the smaller farms in the area. One of the larger farms was that of Mercer Farm, adjacent to the PDA to the east (MKE87596), of which there are a number of remaining associated buildings.

6.6.11 There are also 20 listed building records reflecting the general growth of the area in this period. The majority of the listed buildings are located to the south within the main settlement area of the village. However, there are also a small number scattered elsewhere in small hamlets to the north along Stowting Hill including Stowting Hill House (TR 14 SW 93). Also, along Stowting Hill including Mercer Farmhouse (TR 14 SW 83) and listed barn (TR 14 SW 80) close to the PDA and south of the PDA Rolfe Cottages (TR 14 SW 71). There is little be way of below ground archaeological finds for this period. Map regressions shows the area of the original part of the farmhouse originates from



this period and that any Post Medieval outbuildings have since been demolished. Part of the PDA was also in use as orchard in this period. The archaeological potential for finds from this period within the area of the Application Site is considered **high** although they would be considered to be of low and local significance.

#### *Modern*

- 6.6.12 There is just one HER record for this period being that of a K6 telephone box adjacent to the PDA (TR 14 SW 90). The archaeological potential for finds from this period within the area of the Application Site is considered **low**.

#### *Undated*

- 6.6.13 There is one undated feature being that of cropmarks of 2 ring ditches circa 940m east of the PDA visible on the 2007 Google Earth (TR 14 SW 140). It is considered that such features may be of Bronze Age date.

#### *Overview and Significance*

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

- 6.6.15 The desk-based assessment has considered the archaeological potential of the Application Site. The PDA lies within the Archaeological Notification Area for the Anglo-Saxon Cemetery as well as the general area of multi-period archaeological remains. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the Application Site may contain archaeological sites, and these can be summarised as:

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

## **7 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT**

### **7.1 Development Proposals**

7.1.1 The proposed development is for the demolition of the existing property and garage. The proposed replacement dwelling is for an 'L' shaped building with the northern range set on the footprint of the existing house which will retain its roadside setting and presence with a western range facing the road. The scale of the proposed development is not dissimilar to that of the existing house and ensures that its scale is such that it does not impose on the size and scale of the nearby listed buildings (Fig. 2).

7.1.2 The design principles of the proposed development are:

- Use of the 'L' shape is common in the area and also mimics the line original house and outbuildings seen on mapping in the Post Medieval period.
- The northern range will maintain the roadside frontage on Stowting Hill.
- Building height not dissimilar to that of the existing building and evokes that of a timber barn.
- Materials include the use of dark timber cladding with clay roof tiles in line with local vernacular.
- Retain all existing boundary vegetation in order to have minimal impact of the surroundings and views.
- Retain existing access to the plot.

### **7.2 Assessment of Physical Impact on the Archaeological Resource**

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

7.2.2 There are no known archaeological assets within the Application Site. However, just to the north of the PDA was the Anglo-Saxon cemetery. Generally, across the area, there have been Roman finds

which is expected given its proximity to the Roman Road of Stone Street. In addition, the motte and bailey castle is also nearby suggesting there is likely to be Early Medieval activity in the area as well. The PDA was in use as a small farmstead in the Post Medieval period of which only the farmhouse remains. A review has suggested that the area of the Application Site lies outside of the core settlement area of the village to the south in what was the agricultural hinterlands.

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

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

7.2.4 The historical impact at the Application Site is considered to be high in a number of areas, especially on the footprint of the existing house, which includes a small basement at its eastern end. In addition, across the PDA, there have been based on map regression a large number of different buildings which have come and gone through the Post Medieval and Modern period. Figure 23 shows the coverage of all the historically known buildings within the PDA that is likely to have led to a high impact upon any potential archaeology and total impact in the area of the existing basement. The demolition of the existing structure will also cause further disturbance.

7.2.5 The proposed development for foundations and levelling within the development area, along with services is likely to have a high/total impact upon any potential archaeology. The positioning of the

proposed development lies mainly within areas of previous disturbance on the footprint of the existing house and previously demolished outbuildings.

- 7.2.6 The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is anticipated that that an evaluation by trial trenching will be required to ascertain the nature and survival of any archaeological deposits.

### **7.3 Assessment of Physical Impact on Setting**

- 7.3.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see *Methodology* above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present within or beyond the 1km study area include the PDA as part of their setting or contributes to their significance and therefore may potentially be affected by the proposed development.
- 7.3.2 There are no listed heritage assets located within the PDA itself nor is it close to any Conservation Area. Hillside Farm has not been considered to be worthy of listing unlike other properties in the area given the large changes, extensions and alternations undertaken to the property over its lifetime. However, given the age of the original part of the house and its contribution towards the street scene for the hamlet on Stowting hill, the current dwelling could be considered to be a non designated heritage asset. If so, it would be classed as having low significance under the DMRB guidelines. Hillside Farm in its time as an historical farmstead was extremely small and modest and of low significance. Unlike other major farms in the area such as Mercer Farm and Stowting Hill, only the farmhouse remains at Hillside. Map analysis and the walkover confirm that the no original buildings survive and that there were significant changes in the number of any outbuildings that were built and later demolished as demonstrated in Figure 23.
- 7.3.3 Of the designated heritage assets assessed, their primary significance is that of their aesthetic and historical qualities and will not be impacted by the proposed development.
- 7.3.4 The proposed dwelling of which the northern range maintains its roadside setting and is located on the footprint of the existing dwelling and continues to face south means that the impact to the

street scene is minimal nor will it dominate the adjacent residential barn conversion or Mercer Farmhouse, which will retain its sightline with Hillside. The size and scale of the proposed dwelling is in keeping. The street scene in the area of the PDA is already undergoing change with the conversion of Mercer Barn, which will make the barn building more prominent within the street scene. Given that there is already a dwelling set within its plot boundaries of a similar size and scale, the proposed dwelling with no impact upon the setting of any designated heritage assets within the wider area.

- 7.3.5 The Proposed materials used are acceptable and considered to be of the local vernacular and likened to that of a barn style dwelling and it also adds interest to the building as a quality design. The design is sympathetic to the location and provides a distinctive character using good quality materials.
- 7.3.6 The magnitude of impact caused by the proposed development on Mercer Farmhouse and Mercer Barn, designated assets of medium significance (Appendix 11.5.1) is considered to be negligible (Appendix 11.5.2) leading to a neutral/slight magnitude of effect (Appendix 11.5.3). The loss of the existing non-designated property of low significance with a major magnitude of Impact caused by its demolition would lead to a significance of effect of slight/moderate. Therefore, the proposed development will produce a 'less than substantial harm' in accordance with NPPF paragraph 202.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

### **8.2 Reliability/Limitations of Sources**

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

### **8.3 Copyright**

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

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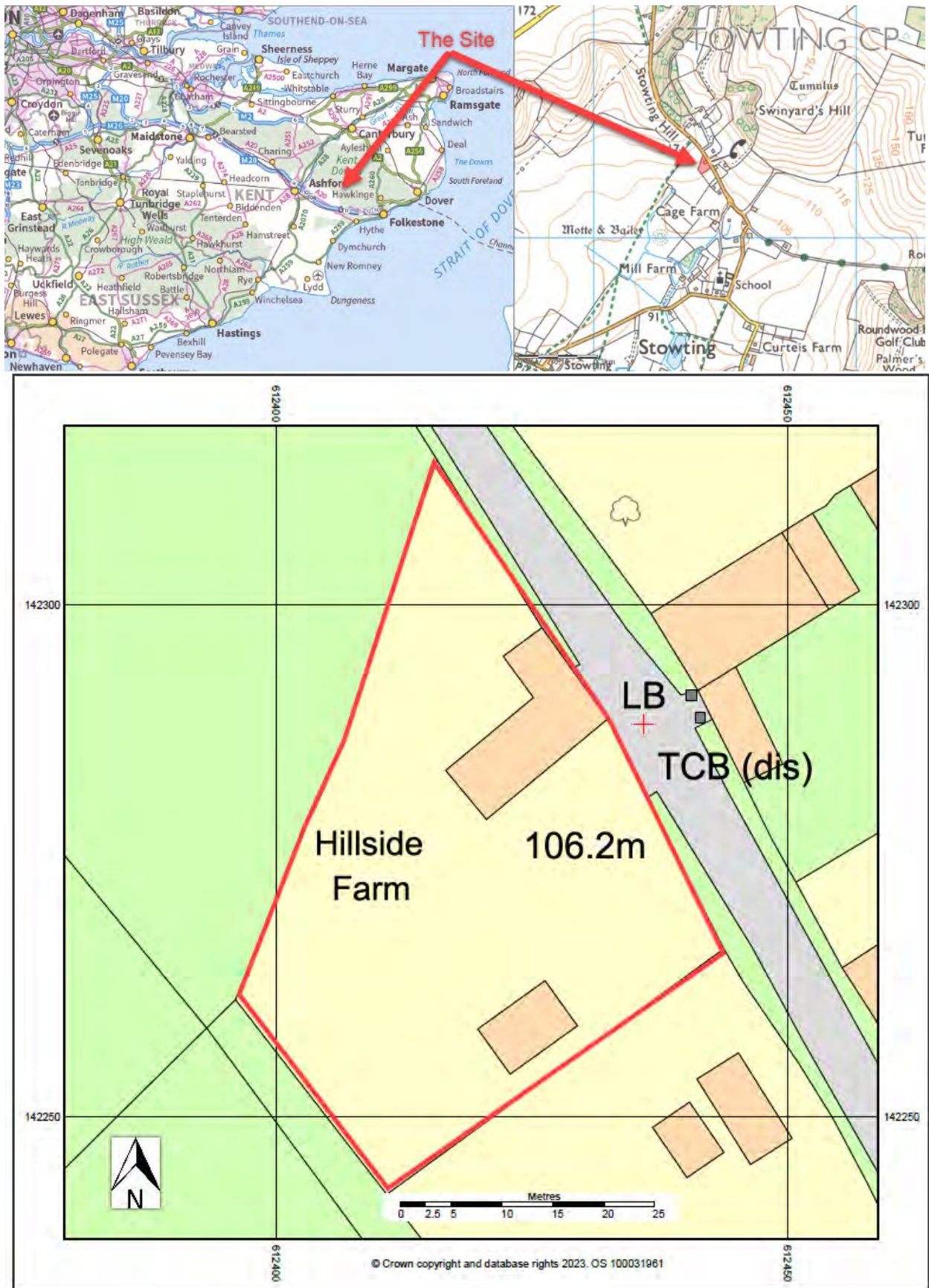
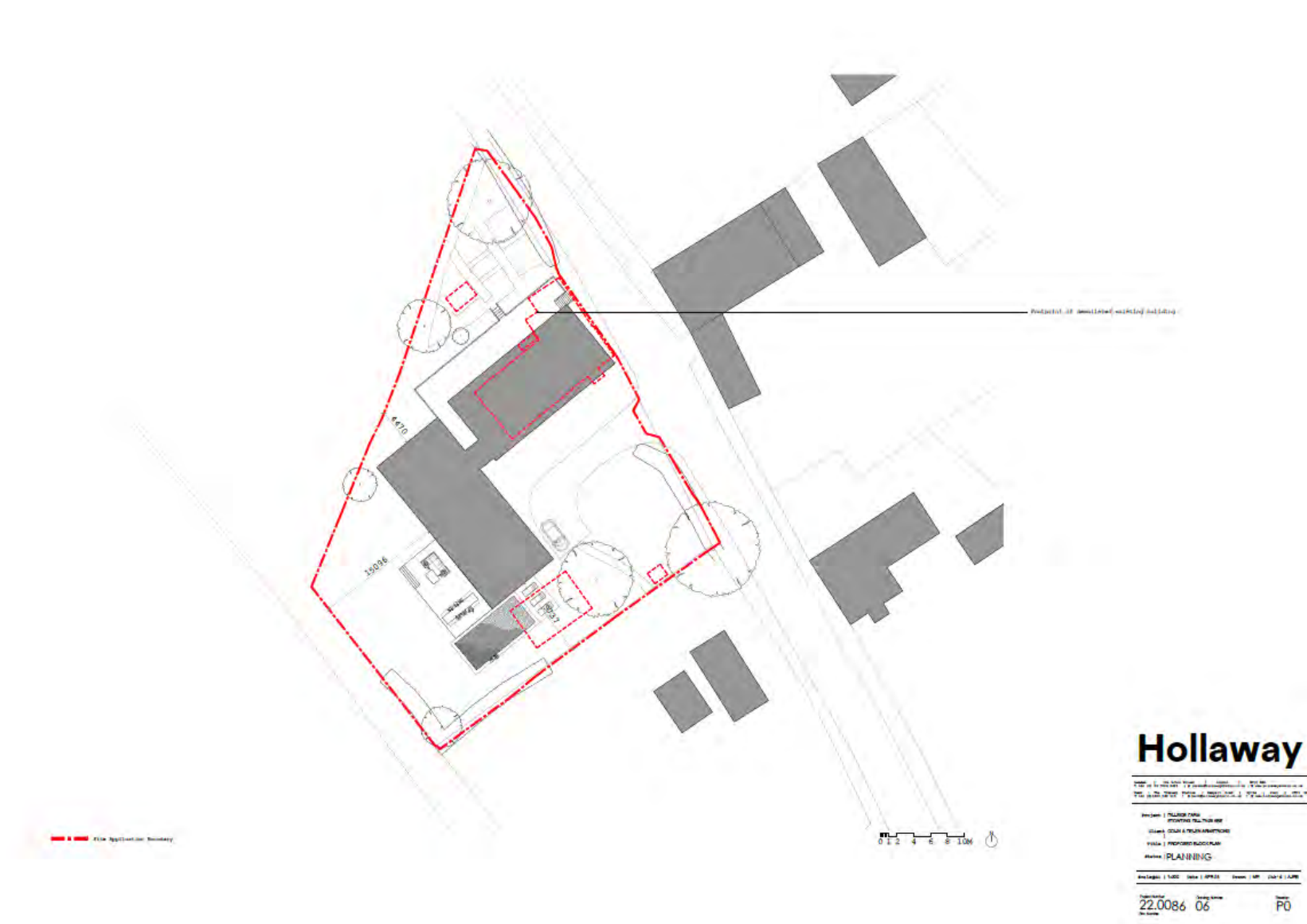
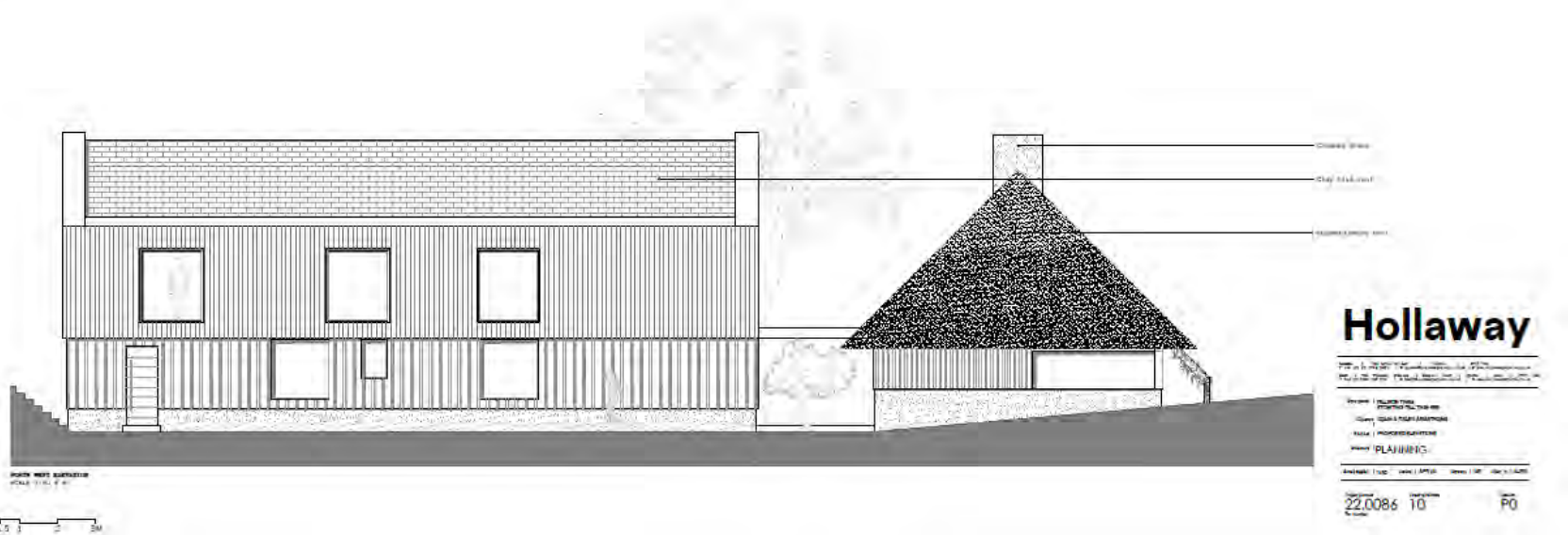
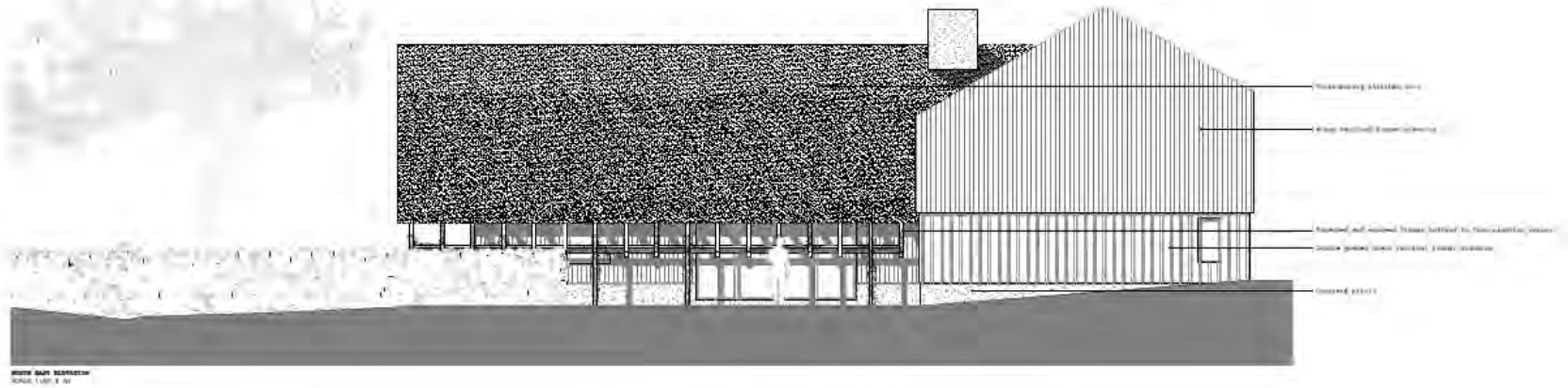


Figure 1: Site location map, scale 1:1,500.



## Hollaway

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Client: HOLLAWAY FARM						
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Phase: PLANNING						
Project: HOLLAWAY FARM	Date: 06/03/2022	Drawn: MP	Check: JAP			
Project Number: 22.0086	Drawn Number: 06	Scale:	PO			



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 Project: PLANNING  
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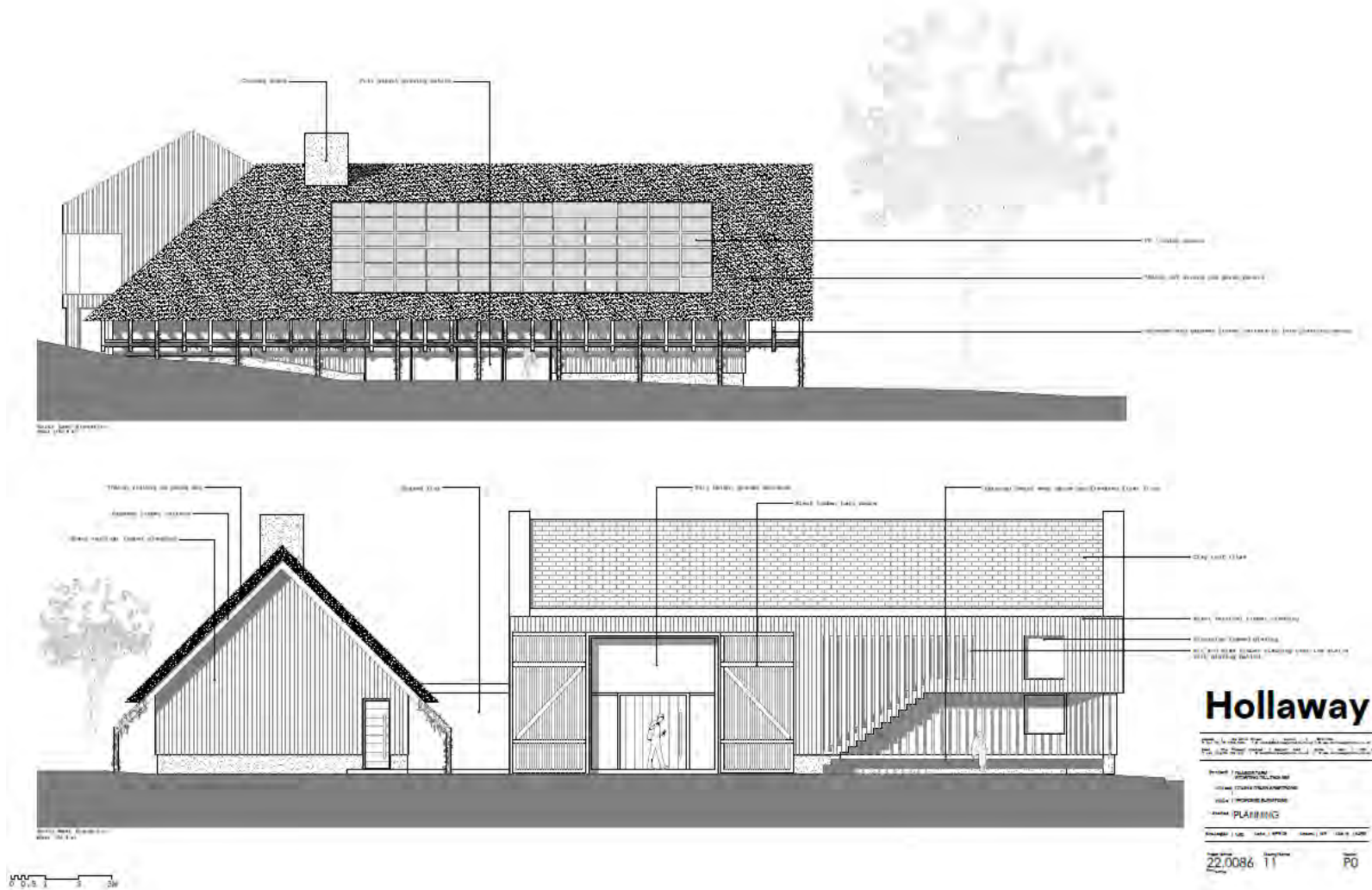


Figure 2: Proposed Development Plans and elevations

## 10 APPENDICES

### 10.1 Statutory List Description

#### 10.1.1 Mercer Farmhouse

Heritage Environment Record Number: TR 14 SW 83

List Entry Number: 1344227

National Grid Reference: TR 12463 42264

Type of Record: Grade II

Date of Listing: 15-May-1986

Period: Post Medieval

**Summary:** Farmhouse. C17 or earlier. Timber-framed. Ground floor red and grey brick in Flemish bond, first floor tile-hung. Plain tile roof. 2 storeys. Tile-hanging raised over probable 2 central open hall bays. Hipped roof, with gablet to left. Multiple filleted brick ridge stack in front slope of roof, off-centre to right. Irregular fenestration of four C20 windows; two 3-light casements and 2 hipped eaves dormers. Boarded door in porch under stack. Boarded first-floor door to centre of right gable end. Rear lean-to. Interior not inspected.



*Figure 3: Location of Mercer Farmhouse*

### 10.1.2 Barn about 23 metres north of Mercer Farmhouse

Heritage Environment Record Number: TR 14 SW 80

List Entry Number: 1054892

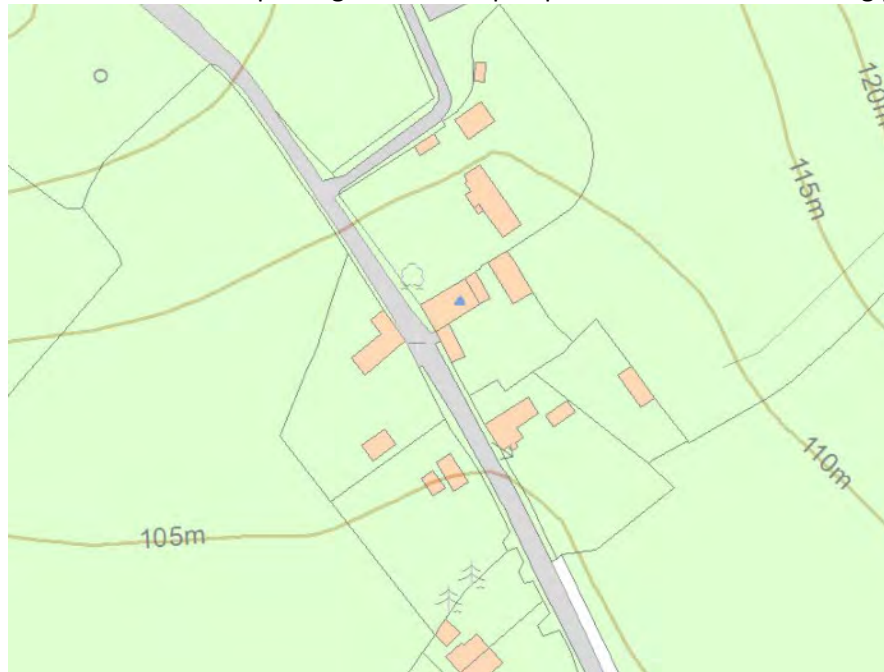
National Grid Reference: TR 12448 42300

Type of Record: Grade II

Date of Listing: 15-May-1986

Period: Post Medieval

**Summary:** Barn. Late C16 or early C17. Timber framed, weatherboarded, on C19 brick plinth. Hipped corrugated iron roof with gablets. Central porch to south with lean-to canopy. Built at right-angles to road. Interior: only rapidly inspected. 3½ timber-framed bays. Midstrey to second bay from east. Jowled posts. Arch braces. Curved passing shores. Clapsed purlin roof with diminishing principal rafters and windbraces.



*Figure 4: Location of Barn 23m north of Mercer Farmhouse*

### 10.1.3 Rolfe Cottages

Heritage Environment Record Number: TR 14 SW 71

List Entry Number: 1054863

National Grid Reference: TQ 90337 66733

Type of Record: Grade II

Date of Listing: 15-May-1986

Period: Post Medieval

**Summary:** House row. Mid C19 facade to earlier building. Front elevation clad with red brick in Flemish bond. First floor of right gable end with exposed (C18?) studs, straight tension braces and brick infilling. 2 storeys. Hipped roof, hips returning. Central brick ridge stack. Regular 3-window front of two 2-light casements and central single light. Ground floor windows with segmental heads. Central boarded door with segmental brick head and 4-centred arched wooden architrave dated 18 MEW FEMW FSW 53. Rear additions. Interior not inspected but said to contain beams.



*Figure 5: Location of Rolfe Cottages*

#### 10.1.4 Motte & Bailey Castle 200m North-West of Stowting

Heritage Environment Record Number: TR 14 SW 5

List Entry Number: 1012099

National Grid Reference: TR 12249 42021

Type of Record: Scheduled

Date of Listing: 9<sup>th</sup>-October-1981

Period: Early Medieval

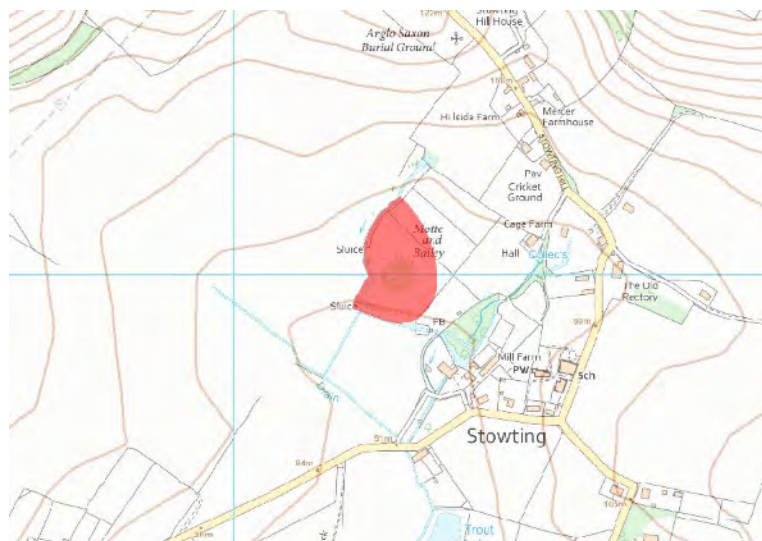
Reason for Designation: Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castles.

The motte and bailey castle at Stowting survives particularly well, and since it shows no signs of having been seriously disturbed it is of high archaeological potential. The unusual lowland siting of the castle adds to the diversity of such monuments in Kent, where most of the known examples occupy high ground.

Details: The monument includes a motte and bailey castle which comprises a central steeply sided earthen mound, or motte, surrounded by a broad ditch, with a second ditch defining an outer defended area, or bailey. The central motte has a roughly circular flat top measuring 35m in diameter. The large quantities of tile on the surface of the motte show that this area was used for buildings during the medieval period. Flint nodules embedded in the upper slopes of the mound suggest that the sides were paved in this material, perhaps simply for decorative effect. The ditch around the motte, which was supplied with water from the old course of the river on the western side, averages 12m in width and 1.3m in depth, although it has been partially infilled by soil eroded from the mound and would originally have been deeper. The position of the access bridge onto the motte is visible as a slight causeway across the moat on the north side. The bailey is a flat area of varying width which is raised above the level of the surrounding land by about 0.5m to reduce the risk of flooding. In this area would have been sited a wide range of buildings such as stables and workshops. The bailey was itself bounded by a second water-filled moat, this one 8-9m wide, which provided an outer line of defence. This moat has been infilled to a greater degree than the inner moat and survives



only as a slight depression in the field on the northern side of the castle. The old river course on the western side was incorporated into this circuit and so is an integral part of the castle remains.



*Figure 6: Location of The Motte and Bailey Castle*

### 10.1.5 Stowting Hill House

Heritage Environment Record Number: TR 14 SW 93

List Entry Number: 1061076

National Grid Reference: TR 12365 42429

Type of Record: Grade II

Date of Listing: 29<sup>th</sup>-December-1966

Period: Post Medieval

Summary: House. Late C18. Chequered red and grey brick in Flemish bond. Plain tile roof. 2 storeys, on brick plinth. Plain stone-coped parapet. Hipped roof. Gable end stacks. Regular 5-window front of recessed 12-pane sashes spaced 2 : 1 : 2, with splayed rubbed brick voussoirs. Similar windows to ground floor. Central panelled door with decorative semi- circular fanlight, in architrave of reeded pilasters, continued round fanlight with wooden keystone. Open Doric porch with broken-based triangular pediment, up 2 shallow moulded stone steps. Interior: not inspected, but said to contain C18 staircase and fittings.



Figure 7: Location of Stowting Hill House

**10.2 Appendix 10.2 – KCC HER Data. All distances are approximate and taken from the centre of the Application Site**

Kent HER ID	Record Type	Period	Distance	Description
TR 14 SW 60	Monument	Prehistoric	c. 210m NNW	Stowting Hill, Possible Prehistoric. A 4-metre high Lynchet, currently forming a field boundary near Stowting Hill House, believed to be of Prehistoric origin. An evaluation carried out in July 2000 investigated a field of rough pasture immediately north-east of Stowting Hill road. Some prehistoric artefacts were found within soil deposits from the wooded lynchet forming the north-east boundary of the field. It is possible, however, that they may only be residual finds.
TR 14 SW 61	Monument	Medieval	c. 210m NNW	Stowting Hill, Medieval Possible Lime-Kiln Pit. 3 large pits, one appearing to be associated with burning chalk to produce lime, were found during an evaluation in July 2000 by Dover Archaeological Group.
TR 14 SW 75	Listed Building	Post Medieval	c. 415m S	Monument To William Fukes About 1 1/2 Metres South West of South West Corner of Nave of Church of St Mary. Grade II (1045856)
TR 14 SW 74	Listed Building	Post Medieval	c. 435m S	Monument To Mary Laker About 17 Metres South of South West Corner of Nave of Church of St Mary. Grade II (1045857)
TR 14 SW 72	Listed Building	Medieval to Post Medieval	c. 990m SW	Court Cottage. Grade II (1045859). Farmhouse. Possibly C15 or early C16, with C17 alterations and C19 façade.
TR 14 SW 97	Listed Building	Post Medieval	c. 205m SSE	Cage Farm House. Grade II (1054860). Farmhouse, now house. C17, with later C17 or C18 addition to right. Painted brick.
TR 14 SW 71	Listed Building	Post Medieval	c. 65m SSE	Rolfe Cottages. Grade II (1054863). House row. Mid C19 facade to earlier building. Front elevation clad with red brick in Flemish bond. First floor of right gable end with exposed (C18?) studs, straight tension braces and brick infilling.
TR 14 SW 80	Listed Building	Post Medieval	c. 15m NE	Barn About 23 Metres North of Mercer Farm House. Grade II (1054892). Barn. Late C16 or early C17. Timber framed, weatherboarded, on C19 brick plinth.
TR 14 SW 70	Listed Building	Post Medieval	c. 935m SW	Stowting Court. Grade II (1054901). Farmhouse. Late C17. Front elevation rendered, right return and rear elevations painted brick.
TR 14 SW 100	Listed Building	Medieval to Modern	c. 410m S	Church Of St Mary. Grade II* (1061070). Contains C13th and C14th work. Restored in the Victorian period.

TR 14 SW 109	Listed Building	Post Medieval	c. 425m S	Monument To Susanna Godfrey About 7 Metres South of Chancel of Church of St Mary. Grade II (1061071).
TR 14 SW 98	Listed Building	Post Medieval	c. 425m S	Monument To Katherine Maxted About 7 1/2 Metres South of Chancel of Church of St Mary. Grade II (1061072)
TR 14 SW 96	Listed Building	Post Medieval to Modern	c. 820m S	Palm Tree Cottage. Grade II (1061073). House, formerly house row, now house. C17, with possibly slightly later C17 addition to left end.
TR 14 SW 99	Listed Building	Post Medieval	c. 935m SW	Barn About 50 Metres South East of Stowting Court. Grade II (1061074). Late C17 or early C18. with later alterations.
TR 14 SW 92	Listed Building	Post Medieval	c. 770m NNW	Park Farm House. Grade II (1061075). Farmhouse. Early C18 or earlier. Rendered, with plain tile roof.
TR 14 SW 93	Listed Building	Post Medieval	c. 145m NNW	Stowting Hill House. Grade II (1061076). House. Late C18. Chequered red and grey brick in Flemish bond.
TR 14 SW 91	Listed Building	Post Medieval	c. 225m SSE	Granary About 50 Metres East of Cage Farm House. Grade II (1061077). Granary. C19. Timber-framed, weatherboarded, with plain tile roof. Rectangular. Set on 3 stone staddles to each side and two underneath to centre. Hipped roof. Small window to each gable end. Boarded central door to north.
TR 14 SW 73	Listed Building	Post Medieval	c. 970m SSW	Brook Forstal. Grade II (1083557). House. Late C16 or early C17, with C17 addition.
TR 14 SW 86	Listed Building	Post Medieval	c. 430m S	Monument To Henry Howell About 10 Metres South of Porch of Church of St Mary. Grade II (1344224).
TR 14 SW 85	Listed Building	Post Medieval	c. 415m S	Monument To Samuel Sankey About 1 Metre South of South West Corner of Nave of Church of St Mary. Grade II (1344225).
TR 14 SW 84	Listed Building	Post Medieval to Modern	c. 845m SSW	Water Farm House. Grade II (1344226). Farmhouse, now house. Late C17 with early-to-mid C19 addition to right. Timber framed.
TR 14 SW 83	Listed Building	Post Medieval	c. 20m ESE	Mercer Farm House. Grade II (1344227). Farmhouse. C17 or earlier. Timber-framed. Ground floor red and grey brick in Flemish bond, first floor tile hung.
TR 14 SW 90	Listed Building	Modern	c. 5m NE	K6 Telephone Kiosk Telephone Number Lyminge 862315. Grade II (1344228).

TR 14 SW 78	Listed Building	Post Medieval to Modern	c. 935m SSW	Thornby Farm House. Grade II (1367033). Farmhouse. Late C18 or early C19, with mid C20 addition to right. Red brick in Flemish bond to front, English bond to left gable end.
TR 14 SW 77	Listed Building	Post Medieval	c. 415m S	Monument To Elizabeth Sankey About 1/2 Metre South of South West Corner of Nave of Church of St Mary. Grade II (1370043).
TR 14 SW 3	Monument	Early Medieval or Anglo-Saxon	c. 110m NW	Early Medieval Burial Ground, Stowting Hill, Stowting. An early 6th century Anglo-Saxon cemetery was discovered in 1844. when a new road was cut through the Parish Field at Stowting to make the ascent to the Common more easy. Finds included 2nd century and later Roman coins. More than 30 inhumations were excavated. Further examinations were carried out by J. Brent in 1866 and C. Brent in 1881 yielding a further 31 graves, many of which were richly furnished.
TR 14 SW 4	Findspot	Iron Age	c. 735m W	Early Iron Age Pottery> Found 1929. Little else is known.
TR 14 SW 6	Findspot	Roman	c. 445m S	Possible Romano-British Pottery. Found in 1929. Little else is known. Examination of the site in 1972 during a general survey of Stowting parish found coarse Romano-British sherds in the garden of "Braeside" and C13th and C14th sherds in the disturbed area at a depth of 0.4m. (Further Roman material has been found nearby - see TR 14 SW 10).
TR 14 SW 11	Monument	Iron Age	c. 515m NW	Earthworks (?Iron Age Field System) (Site Of). Earthworks, perhaps of Early Iron Age date, were noted in an area between Stowting and Brabourne. Pottery and flint flakes were also found by Mrs Paterson in the same area - see TR 14 SW 46). These features are no longer evident.
TR 14 SW 18	Monument	Bronze Age	c. 930m ENE	Prob Barrow (Rems Of). A low mound approx. 24.0m in diameter and 0.5m in height situated on high ground above a deep combe. Its appearance, position, and proximity to known barrows suggest it is the ploughed out remains of a barrow.
TR 14 SW 23	Monument	Neolithic	c. 775m NNW	Neolithic Flakes. Three Neolithic flakes found 1966 on surface of a field at Park Farm, Stowting.
TR 14 SW 31	Monument	Bronze Age	c. 1000m WNW	Barrow, Near Combe Wood, Stowting. The remains of a barrow, located on a ridge between the road leading from Brabourne to Stowting Common and the field behind. Now thought to be much damaged by ploughing.

TR 14 SW 37	Monument	Medieval	c. 405m SW	Linear Feature/Earthwork. Rectilinear earthworks possibly of Medieval fields or gardens.
TR 14 SW 40	Monument	Roman	c. 990m ESE	Field System/Earthwork. Earthwork remains of a probable Roman field system. On slopes west of Stone Street.
TR 14 SW 44	Monument	Early Medieval or Anglo-Saxon	c. 820m NNW	Inhumation(s), Probably Anglo Saxon, Brabourne Lane, Stowting. At the period when the cemetery at Stowting (6th century A.D. Anglo- Saxon inhumation cemetery - TR 14 SW 3) was in use there was probably a population scattered through the valley immediately beneath it. At Brabourne Lees (TR 04 SE 12) and on Stowting Common (TR 12 43) similar interments have been found.
MKE67793	Findspot	Late Iron Age	c. 160m NW	PAS find. Roman Silver Coin
TR 14 SW 140	Monument	Unknown	c. 940m ESE	Cropmark Of 2 Ring Ditches, East of Stowting. Visible in 2007 Google Earth.
TR 14 SW 141	Monument	Medieval to Post Medieval	c. 420m SSE	Medieval Or Post-Medieval Ditch. Watching brief undertaken by Kent Archaeological Projects in 2004 during groundworks found an E-W aligned ditch. U shaped ditch, c.4m at top.
TR 14 SW 142	Monument	Medieval to Post Medieval	c. 405m SSE	Hollow Way. Watching brief undertaken by Kent Archaeological Projects in 2004 during groundworks found a N-S aligned hollow way, c.5m wide. At some point it seems to have been roughly paved with ragstone blocks.
TR 14 SW 153	Building	Medieval to Modern	c. 420m SSW	Mill House, Stowting. Watermill, probably of early 19th century build but mills are recorded for the site or area in the 18th century and also in the Domesday Book. It is possible that it occupied this location, given the proximity to the castle.
MKE87567	Farmstead	Post Medieval	c. 925m SW	Stowting Court Farm. A loose courtyard plan farmstead with buildings to four sides of the yard. Farmhouse attached to agricultural range. Position: Isolated position. Survival: Altered - partial loss of original form (less than 50%).
MKE87568	Farmstead	Post Medieval	c. 970m SW	Farmstead West of Stowting Court Farm. dispersed plan farmstead. Farmstead completely demolished.
MKE87593	Farmstead	Post Medieval	c. 995m N	Highfields Farm. A loose courtyard plan farmstead with buildings to one side of the yard. Farmhouse detached in central position Position: Hamlet Survival: Only the farmhouse remains

MKE87594	Farmstead	Post Medieval	c. 780m NNW	Park Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached gable end-on to yard Position: Isolated position Survival: Altered - partial loss of original form (less than 50%)
MKE87595	Farmstead	Post Medieval	c. 165m NNW	Stowting Hill. A dispersed multiyard plan farmstead. Survival: Altered - partial loss of original form (less than 50%)
MKE87596	Farmstead	Post Medieval	c. 20m ENE	Mercer's Farm. A regular U-plan courtyard farmstead. Farmhouse detached in central position Position: Loose farmstead cluster Survival: Altered - partial loss of original form (less than 50%)
MKE87597	Farmstead	Post Medieval	c. 220m SSE	Cage Farm. A dispersed multiyard plan farmstead. Survival: Altered - partial loss of original form (less than 50%)
MKE87598	Farmstead	Post Medieval	c. 715m SSE	Curteis Farm (Curteis's Farm). A loose courtyard plan farmstead with buildings to four sides of the yard. Farmhouse: Farmhouse detached in central position Position: Isolated position Survival: Altered - significant loss of original form (more than 50%) New sheds: Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings, or obscured them
MKE87599	Farmstead	Post Medieval	c. 830m S	Water Farm. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse: Farmhouse detached in central position Position: Isolated position Survival: Altered - partial loss of original form (less than 50%) New sheds: Large modern sheds built beside the historic farmstead; the farmstead could still be in use
MKE88726	Farmstead	Post Medieval	c. 940m SSW	Thornby House. A regular L-plan farmstead. Farmhouse detached in central position Position: Located within a village Survival: Only the farmhouse remains
MKE88983	Farmstead	Post Medieval	PDA	Hillside Farm. A dispersed plan farmstead. Only the farmhouse remains

TR 14 SW 163	Building	Post Medieval	c. 5m NE	Store At Mercer Farm. Reference from archaeological survey: "2 phase storage building on a north south axis, backing onto the road and adjoining the barn at the north end. Flemish bond brick on stone footings, rounded south east corner similar to stable opposite. Peg tile roof, south end concealed by ivy. Newer section of brick on rear at north, one small, shuttered opening on rear. Front (east) elevation has 2 doorways, towards the centre. Interior has 4 bays of clasped purlins and is divided into 2 by a cross wall. Possibly 19th century pump attached to south end.
TR 14 SW 164	Building	Post Medieval	c. 55m E	Wagon Lodge at Mercer Farm
TR 14 SW 165	Building	Post Medieval	c. 30m NE	Stable At Mercer Farm. Stable on a north south axis, facing west into the yard. Flemish bond brick on stone rubble footings; peg-tile roof, hipped at both ends, damaged in the hurricane. 5 bays plus a secondary south end outshut. Central doorway on west front with one original shuttered window with a chamfered frame under the eaves to the left and a window with a segmental arch on the right.
TR 14 SW 166	Building	Post Medieval	c. 915m SW	Multi-Purpose Building at Stowting Court. Multi-purpose building sited on a north south axis, adjoining the farmhouse at the south end, backing onto the farm track. The main block consists of probable washhouse/woodstore etc. Close to the farmhouse, with stables and carriage. House entered from track. On the courtyard side there is a cartshed towards the northend. A wing (dated 1848) at right angles at the north end probably a wagon house
TR 14 SW 167	Building	Post Medieval	c. 950m SW	Cattleshed? At Stowting Court. Possibly a cattleshed or stable: conversion to office use in progress (1990s) at time of survey. Site along the south side of the yard, backing onto road, probably early 19th century (a building on the site appears on the tithe map) but extended before 1907 with a wing at right angles adjoining at the north. This backs onto the farmhouse garden. Timber framed and weatherboarded with a pegtile roof. Alterations have obscured most of the information about the original construction and position of windows and door



TR 14 SW 168	Building	Post Medieval	c. 905m SW	Pigeon House At Stowting Court. Pigeon house. English bond brick with a pegtile roof, part of the north range of the farmyard. Entrance on the west side. Doorway on an east side leads into a low, framed building which has either been rebuilt or extended recently. The east end of this building looks a little early (late 19th century) and is on the site of a range shown on the 1907 map. Interior of the pigeon house has 8 rows of nesting holes: common rafter roof with dragon ties
MKE96822	Findspot	Middle Bronze Age	c. 155m E	PAS find. Bronze Age Copper Alloy Blade
MKE108108	Findspot	Early Medieval or Anglo-Saxon	c. 315m WSW	PAS find. Early Medieval Copper Alloy Brooch
MKE108342	Findspot	Middle Bronze Age to Late Bronze Age	c. 505m WSW	PAS find. Bronze Age Copper Alloy Spear
MKE108343	Findspot	Roman to Early Medieval or Anglo-Saxon	c. 300m W	PAS find. Roman Copper Alloy Buckle
MKE108344	Findspot	Early Bronze Age to Late Bronze Age	c. 570m W	PAS find. Bronze Age Copper Alloy Unidentified Object
MKE108345	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 495m WSW	PAS find. Early Medieval Copper Alloy Strap End
MKE108347	Findspot	Middle Iron Age to Late Iron Age	c. 715m W	PAS find. Iron Age Copper Alloy Coin
MKE108348	Findspot	Late Iron Age	c. 715m W	PAS find. Iron Age Gold Coin
MKE108382	Findspot	Post Medieval	c. 815m N	PAS find. Post Medieval Copper Alloy Token

MKE108385	Findspot	Early Medieval or Anglo-Saxon	c. 120m NW	PAS find. Early Medieval Silver Assemblage. An assemblage of grave-goods probably belonging to a female and dating to the mid-sixth century, consisting of: a) A silvered and gilt copper-alloy Frankish square-headed brooch;b) A silver Kentish keystone garnet disc brooch;c) A silver slipknot bracelet;d) A gold disc pendant;e) A bone fragment, probably a human rib, with embedded copper alloy fragment. Conclusion This assemblage as a whole is typical of high-status female Kentish burials of the mid-late 6th centuries AD.
MKE108411	Findspot	Early Medieval or Anglo-Saxon	c. 750m WSW	PAS find. Early Medieval Copper Alloy Brooch
MKE108412	Findspot	Early Medieval or Anglo-Saxon	c. 300m W	PAS find. Early Medieval Copper Alloy Brooch
MKE108413	Findspot	Medieval	c. 750m WSW	PAS find. Medieval Copper Alloy Seal Matrix
MKE108414	Findspot	Early Medieval or Anglo-Saxon	c. 750m WSW	PAS find. Early Medieval Copper Alloy Brooch
MKE108416	Findspot	Early Medieval or Anglo-Saxon	c. 405m SW	PAS find. Early Medieval Copper Alloy Brooch
MKE108561	Findspot	Medieval	c. 555m SW	PAS find. Medieval Silver Coin
MKE108562	Findspot	Roman	c. 405m SW	PAS find. Roman Copper Alloy Coin
MKE108565	Findspot	Medieval to Post Medieval	c. 555m NNW	PAS find. Post Medieval Copper Alloy Buckle
TR 14 SW 12	Building	Post Medieval to Unknown	c. 440m S	Former National School, Stowting Hill, Stowting. Former National school (boys and girls), Stowting Hill. The building as a National school is shown on the Ordnance Survey map 1862-1875, unknown construction date. Then as School on the 1897-1952 maps. Now Stowting Church of England Primary School.
MKE113656	Findspot	Early Bronze Age to Late Bronze Age	c. 450m E	PAS find. Bronze Age Gold Unidentified Object
TR 14 SW 172	Listed Building	Post Medieval to Modern	c. 770m NNW	Thatched Barn South of The Barnfield. Threshing barn, thought to date from the C18 or late C17, with attached C19 cart shed.

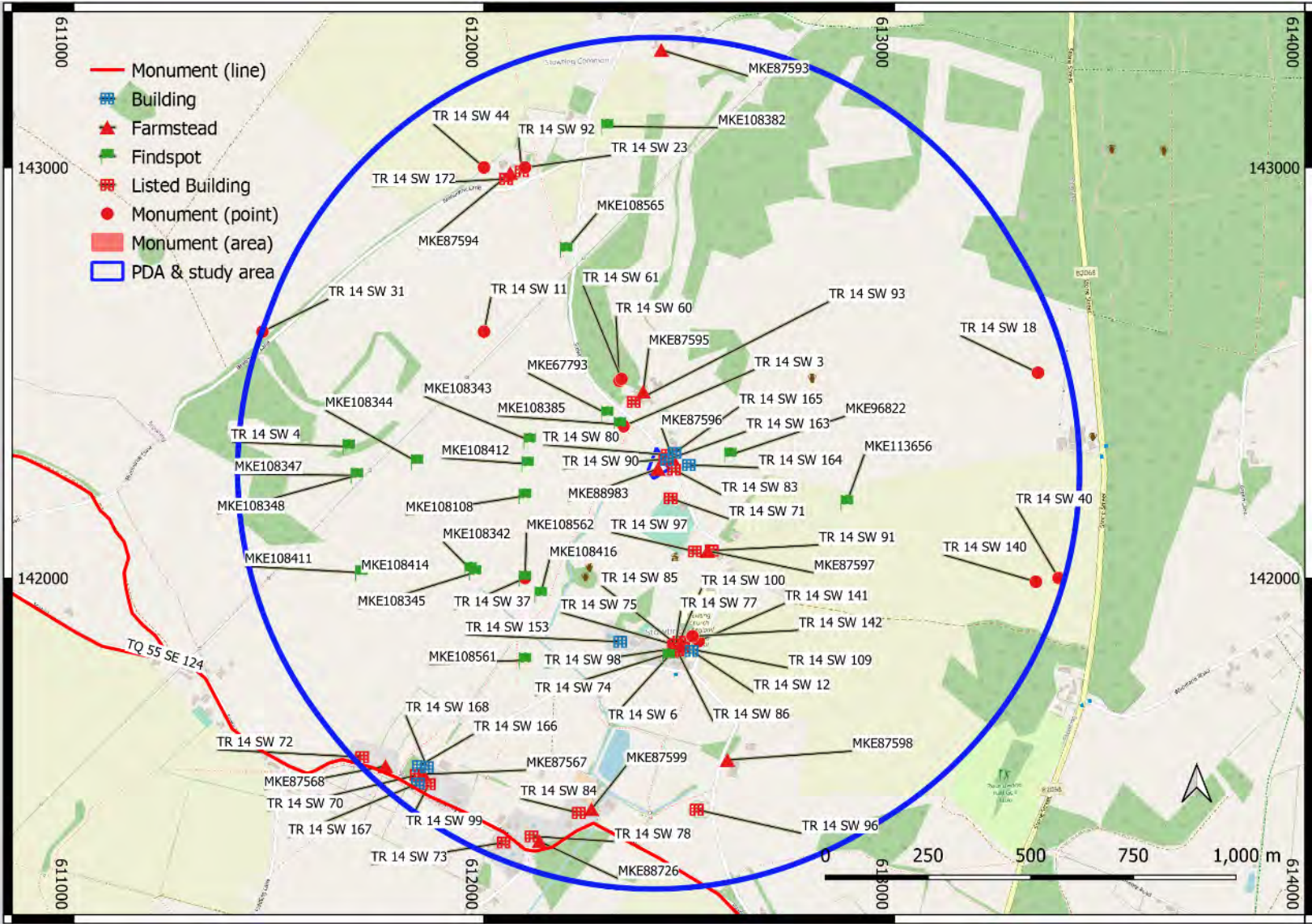
TQ 55 SE 124	Monument	Early Mesolithic to Modern	c. 850m S	Pilgrim's Way / North Downs Way. Prehistoric trackway following the ridge of the North Downs escarpment. For much of its course it is followed by a parallel trackway at the foot of the scarp, traditionally associated with a pilgrim route to Canterbury.
TR 14 SW 1	Monument	Bronze Age	c. 410m NE	Bowl Barrow. ON Swinyard's Hill, Stowting, is the one opened by John Brent in 1870. Scheduled Monument (Ref: 1012259). 35.0 metres in diameter and up to 2.0 metres in height. Under pasture; no trace of ditch. It was partially excavated in 1870 by John Brent, who found fragments of Bronze Age pottery and the remains of a funeral pyre at a depth of less than 1m. These are likely to have belonged to a secondary burial: Brent considered that he had failed to locate the primary burial owing to the alteration of the shape of the mound during soil improvement activities in the 1840s. More recent agricultural activities exposed several stone tools in the soil of the mound, suggesting that other secondary burials, accompanied by grave goods, had been placed in the upper parts of the mound.
TR 14 SW 5	Scheduled Monument	Medieval	c. 200m SW	Castle Mound - Motte and Bailey (NHLE – 1012099). Motte and bailey in a wide valley bottom within the North Downs, north-west of Stowting church and mill. On the upper side is a stream which formerly may have fed the moat. Motte is about 10ft (3m) high above surrounding ground. Traces of the bailey are on the western side of the motte mound.
TR 14 SW 170	Landscape	Medieval to Post Medieval	c. 80m W	Stowting Deer Park. The earliest reference to parkland at Stowting is from 1361 as part of the Manor of Stowting when it comprised 69 acres though at a later unspecified date it rose to 200-300 acres. It was probably disparked in the late 1570s.
TR 14 SW 26	Monument	Bronze Age	c. 800m SW	Barrow (Rems Of) Neolithic and Beaker Flints - Bronze Age Sherds. Remains of a round barrow. The original diameter of the barrow must have been over 30m, the portion remaining being slightly over half, with a possibility of the primary burial being undisturbed. Present height from original ground level is 2.5m. Sections were cut in two places and finds included worked flints of Neolithic and Beaker periods, with sherds of domestic beakers. Scheduled (1013144).

Table 2: Gazetteer of HER Records

Event ID	Type		Year	
EKE11419	Watching Brief	Intrusive	2004	Stowting School. Possible Holloway and ditch found (TR 14 SW 141; TR 14 SW 142).
EKE12286	Desk Based Assessment	Non-Intrusive	2008	Mill House, Stowting Court Road
EKE12287	Geotechnical Boreholes	Intrusive	2008	Mill House, Stowting Court Road
EKE20771	Excavation	Intrusive	1972	Stowting Court Road. Bronze Age remains (TR 14 SW 26)
EKE20772	Excavation	Intrusive	1972	Braeside, Possible Romano-British pottery (TR 14 SW 6)
EKE21204	Partial Investigation	Intrusive	1971	Stowting Court. Partial excavation of the mound in the early 1970s confirmed the Early Bronze Age date of the barrow by recovering characteristic "Beaker"-style pottery
EKE8922	Watching brief	Intrusive	2005	Stowting Court Farm, no archaeological features or finds were found.
EKE3756	Excavation	Intrusive	1920-1929	Castle Mound (TR 14 SW 5)
EKE4679	Excavation	Intrusive	1866	Common Road. Early Medieval burial ground (TR 14 SW 3). Finds held at Canterbury Museums may be unexcavated. The 1866 material held by Maidstone Museum is on permanent loan from the Society of Antiquaries
EKE3757	Excavation	Intrusive	1968-1981	Common Road, Early Medieval burial ground (TR 14 SW 3).
EKE3758	Excavation	Intrusive	1870	Swingard, Bowl Barrow (TR 14 SW 1)
EKE13858	Desk Based Assessment	Non-Intrusive	1990	Farm Survey, Shepway. Mercer Farm. MKE87596 Mercer's Farm (Farmstead MKE87596); Store at Mercer Farm (Building TR 14 SW 163); Wagon lodge at Mercer Farm (Building TR 14 SW 164); Stable at Mercer Farm (Building TR 14 SW 165); Barn About 23 Metres North of Mercer Farm House (Listed Building TR 14 SW 80); Mercer Farm House (Listed Building TR 14 SW 83)
EKE13859	Desk Based Assessment	Non-Intrusive	1990	Farm Survey, Stowting Court. MKE87567 Stowting Court Farm (Farmstead MKE87567) Pilgrim's Way / North Downs Way (Monument TQ 55 SE 124) Multi-purpose building at Stowting Court (Building TR 14 SW 166); Cattleshed? At Stowting Court (Building TR 14 SW 167); Pigeon House at Stowting Court (Building TR 14 SW 168); Stowting Court (Listed Building TR 14 SW 70); Barn About 50 Metres South East of Stowting Court (Listed Building TR 14 SW 99)

EKE11203	Watching Brief	Intrusive	2009	1 Mill Cottages, Stowting Court. Monitoring of groundworks during demolition and replacement of a dwelling at No 1 Mill Cottages. No significant archaeological finds or features were observed.
EKE12387	Evaluation	Intrusive	2008	Mill House, Stowting. Two trenches. Site code: MHS08. An archaeological evaluation and watching brief recorded post-medieval remains associated with Mill House.
EKE12388	Watching Brief	Intrusive	2009	Mill house. Monitoring of 6 test pits. archaeological features were observed during this work.
EKE55506	Evaluation	Intrusive	2000	Stowting Hill. Evaluation in advance of proposed development recorded three large medieval pits, one associated with chalk burning for lime, but no evidence for the Saxon cemetery. Possible Prehistoric Lynchet (Monument TR 14 SW 60) Possible Lime-kiln pit (Monument TR 14 SW 61)
EKE17390	Watching Brief	Intrusive	2016	Brabourne Lane, Stowting Common. Undertaken in advance of the erection of a replacement dwelling. No archaeological features or artefacts were observed, either in situ or redeposited.

Table 3: Gazetteer of HER Events



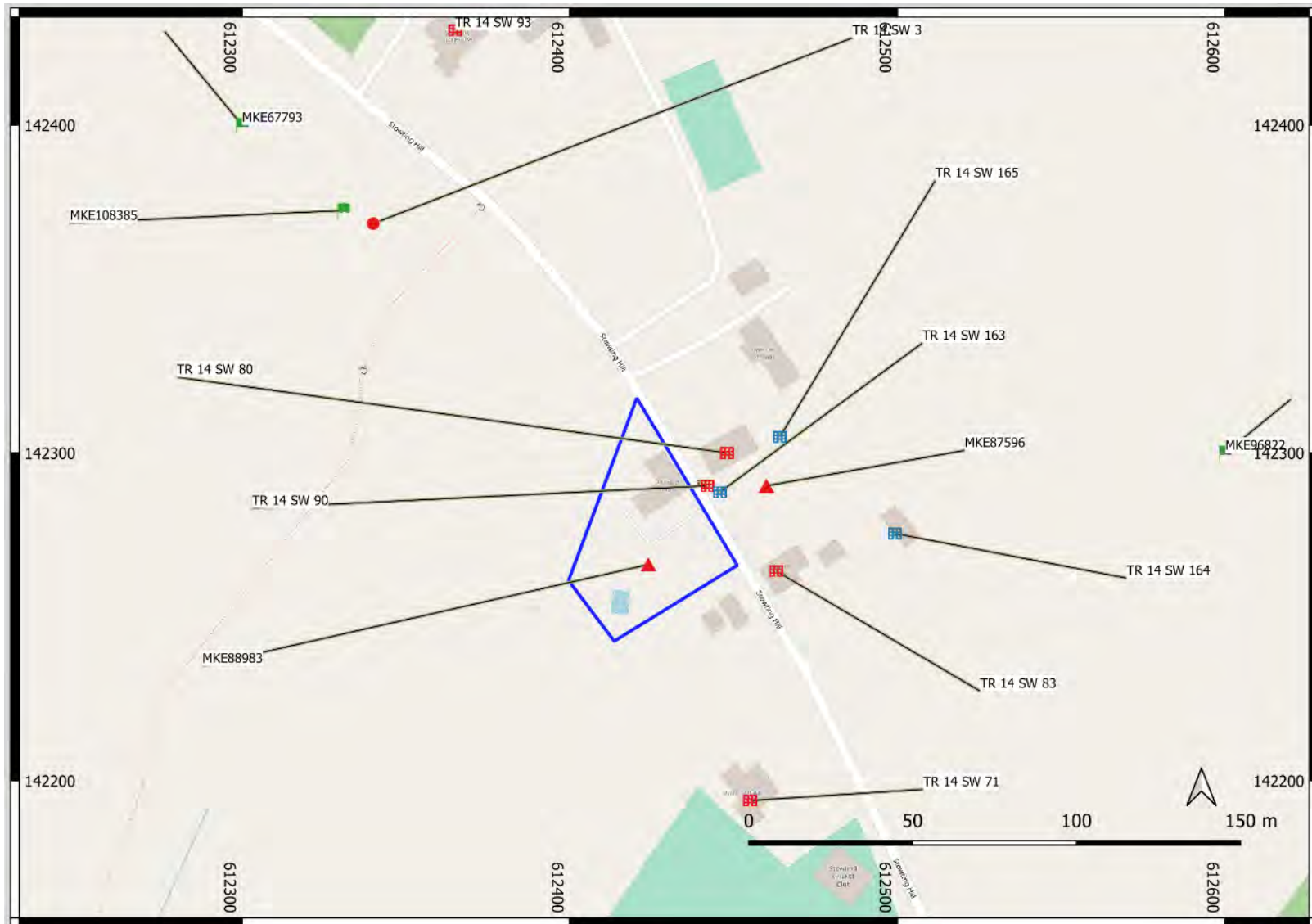


Figure 8: KHER – All (Excluding Monument areas) & Close-up

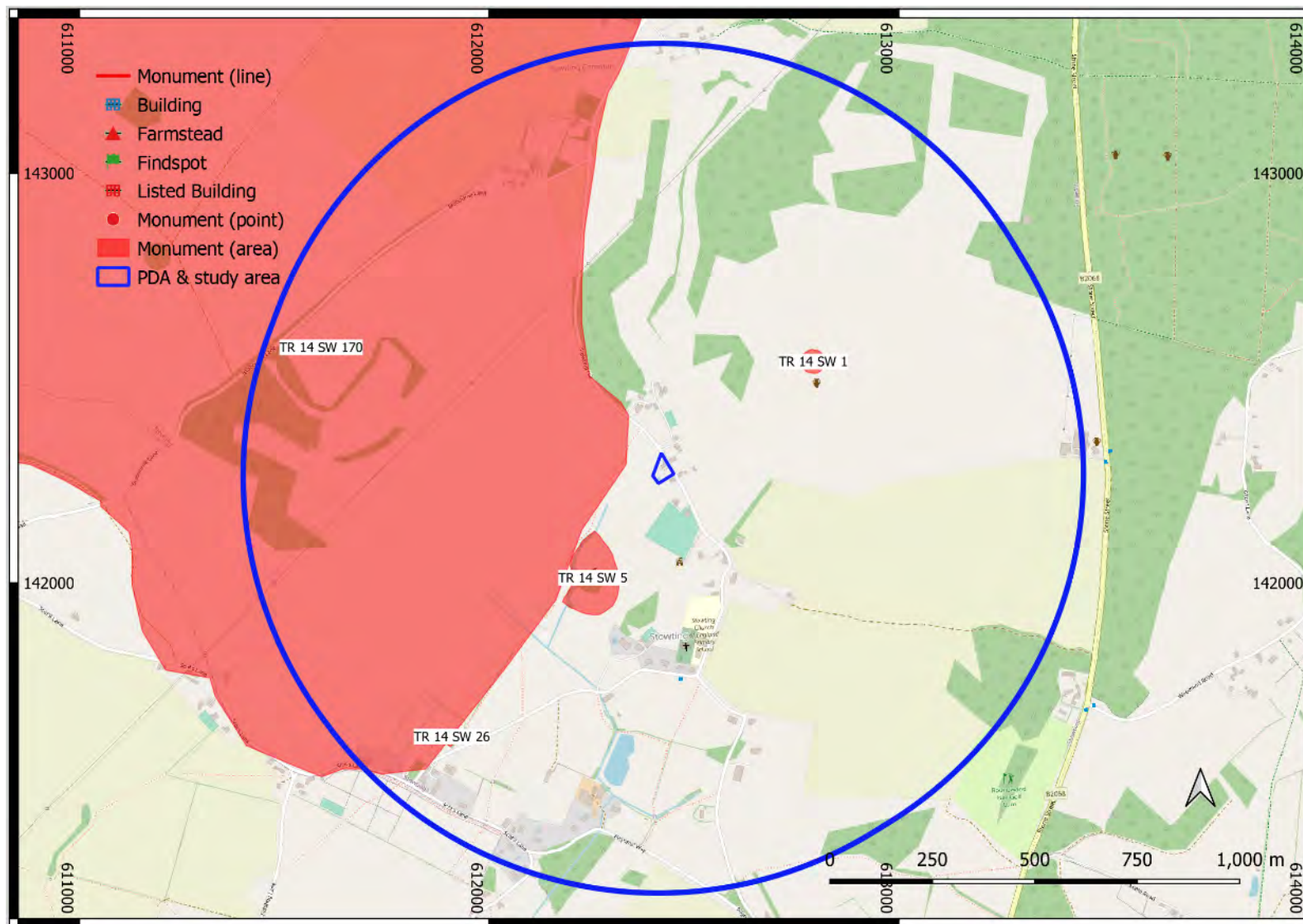


Figure 9: KHER Monument Areas



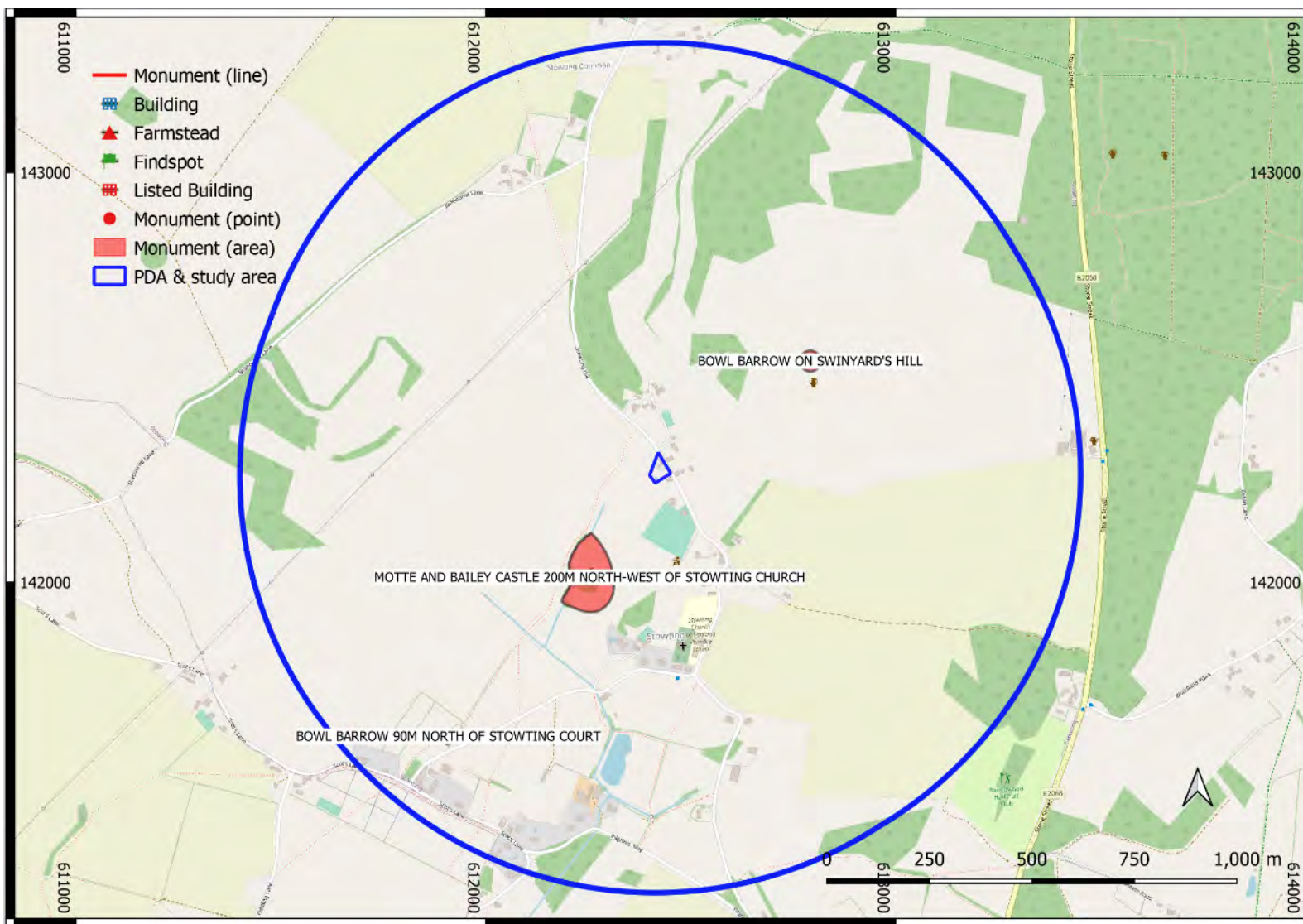


Figure 10: Kent HER Scheduled Ancient Monuments

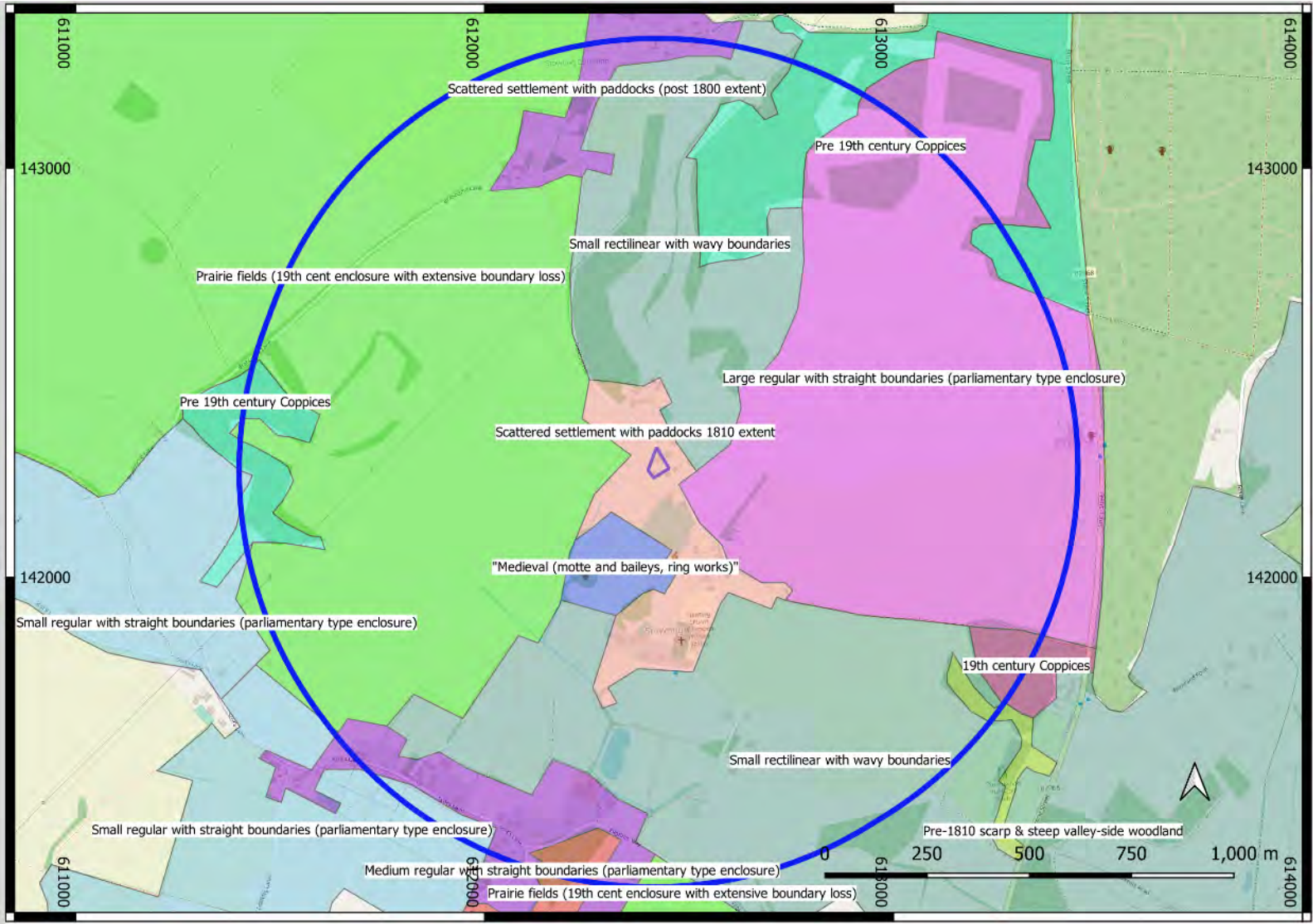


Figure 11: KHER - Historic Landscape Classification

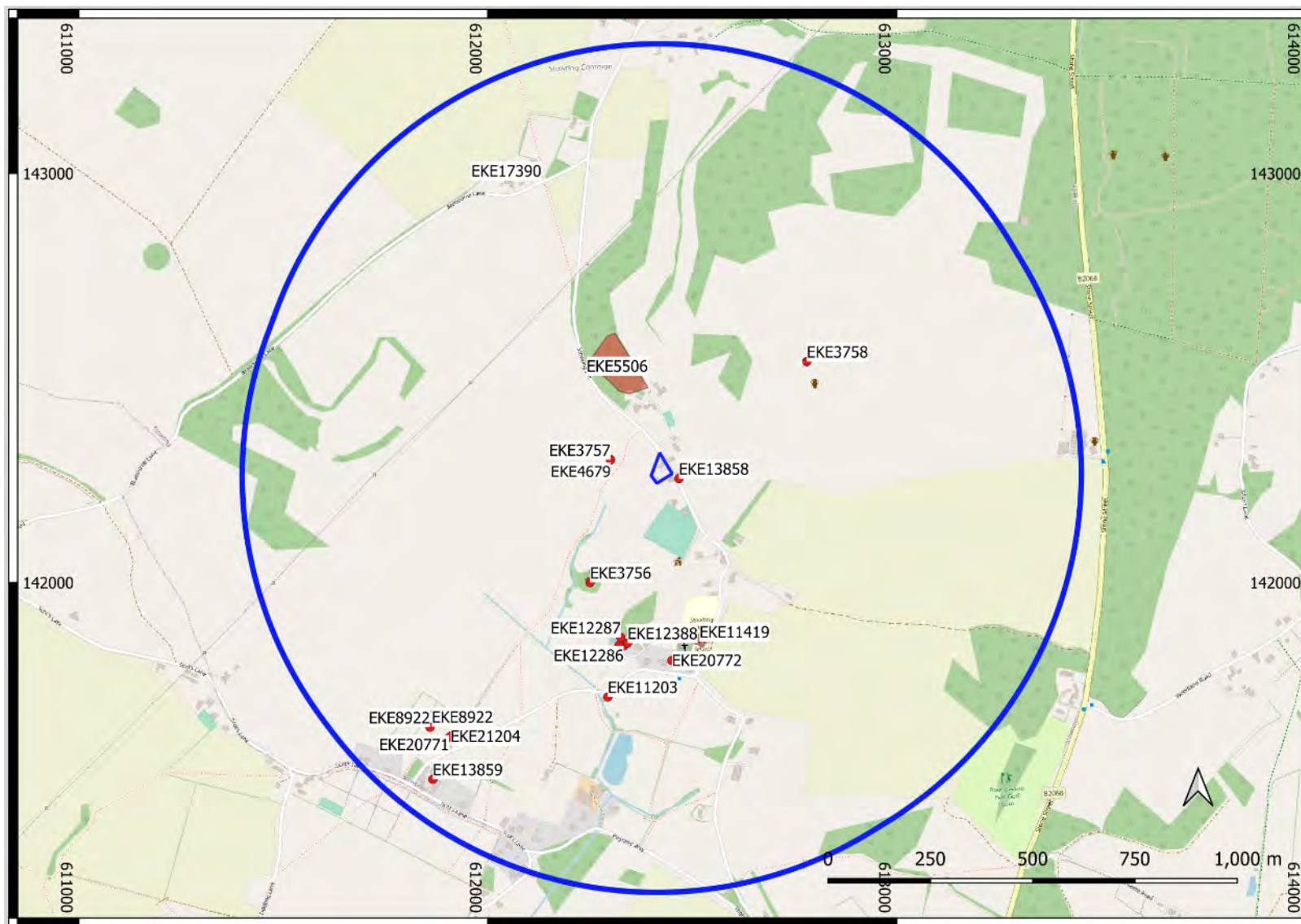


Figure 12: KHER –Events

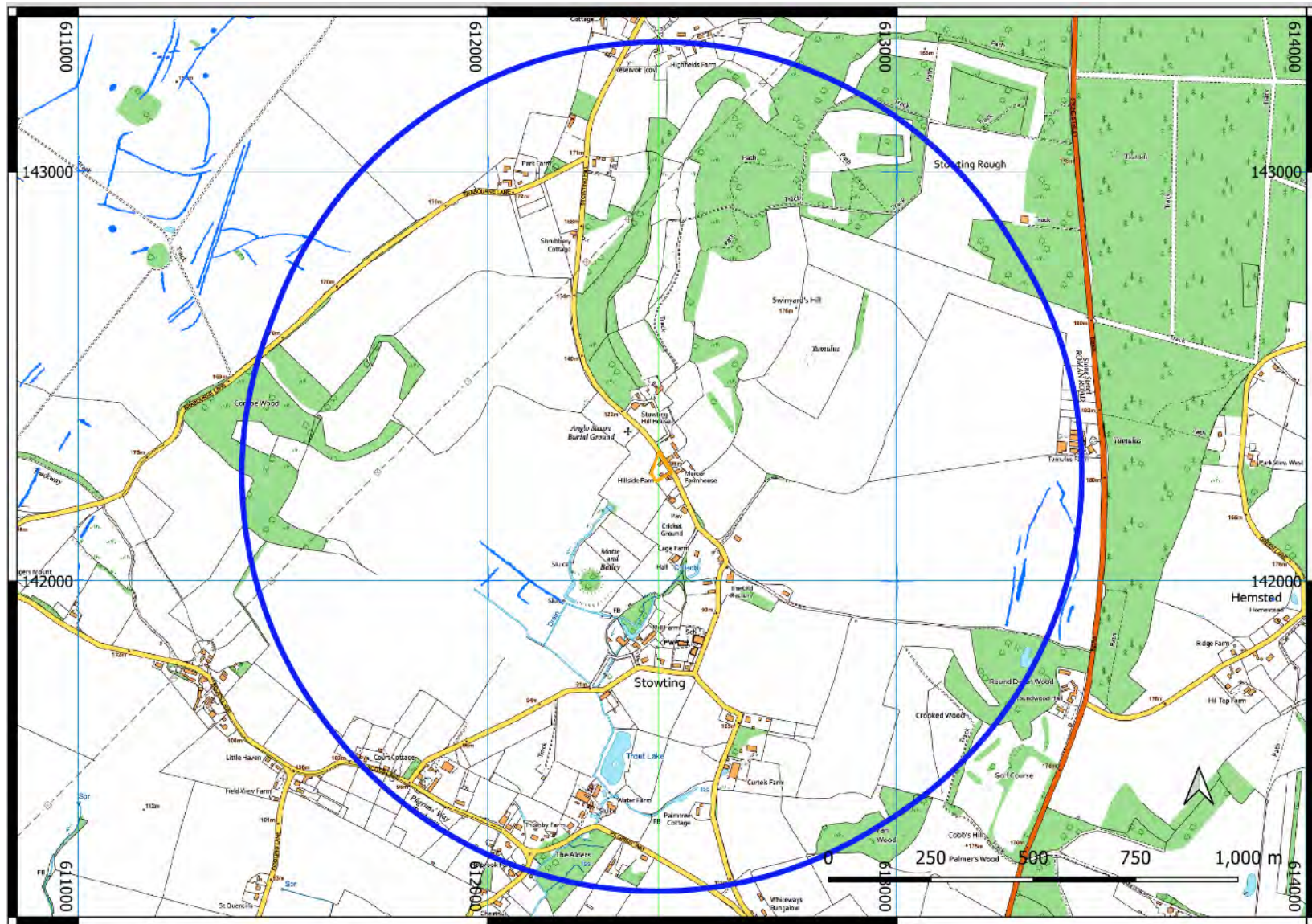


Figure 13: KHER Cropparks

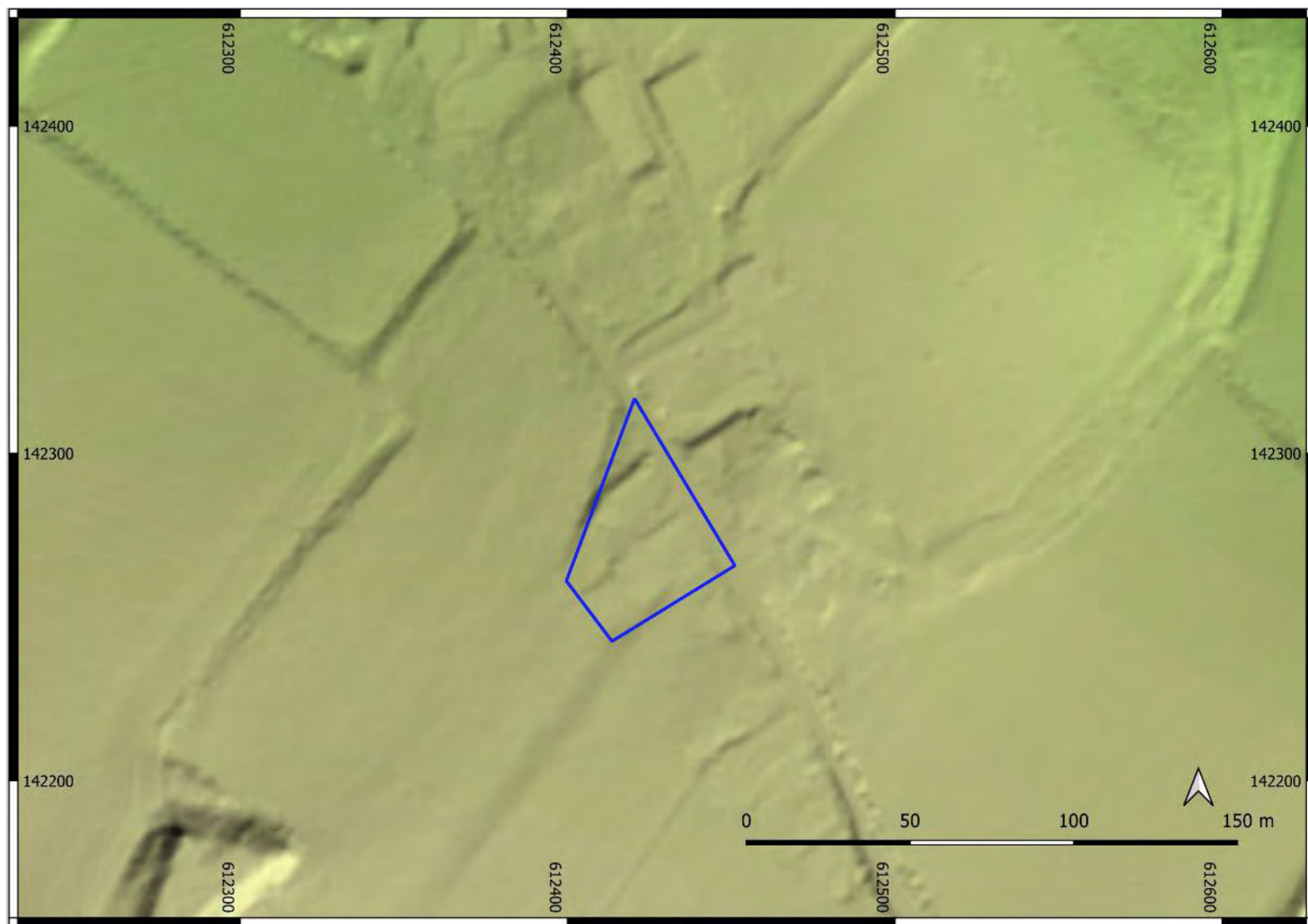


Figure 14: LIDAR 1m DTM (Environment Agency)

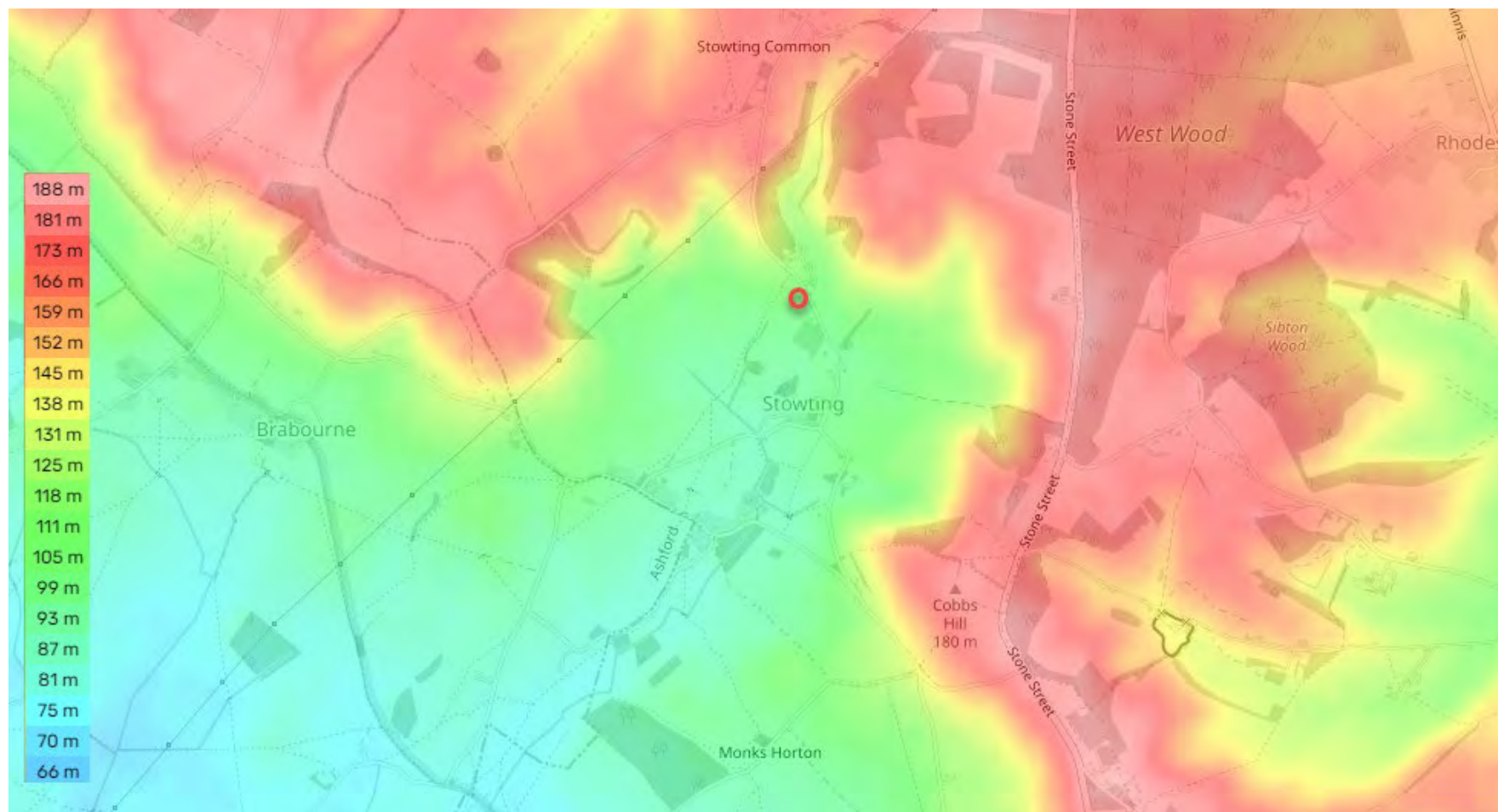


Figure 15: Topographical Map

10.3 Historical Mapping



Figure 16: Andrew, Dury, and Herbert Map from 1769



Figure 17: Ordnance Surveyors Drawing 1797





Figure 18: Stowing Tithe Map, 1842



Figure 19: Historic OS Map 1872

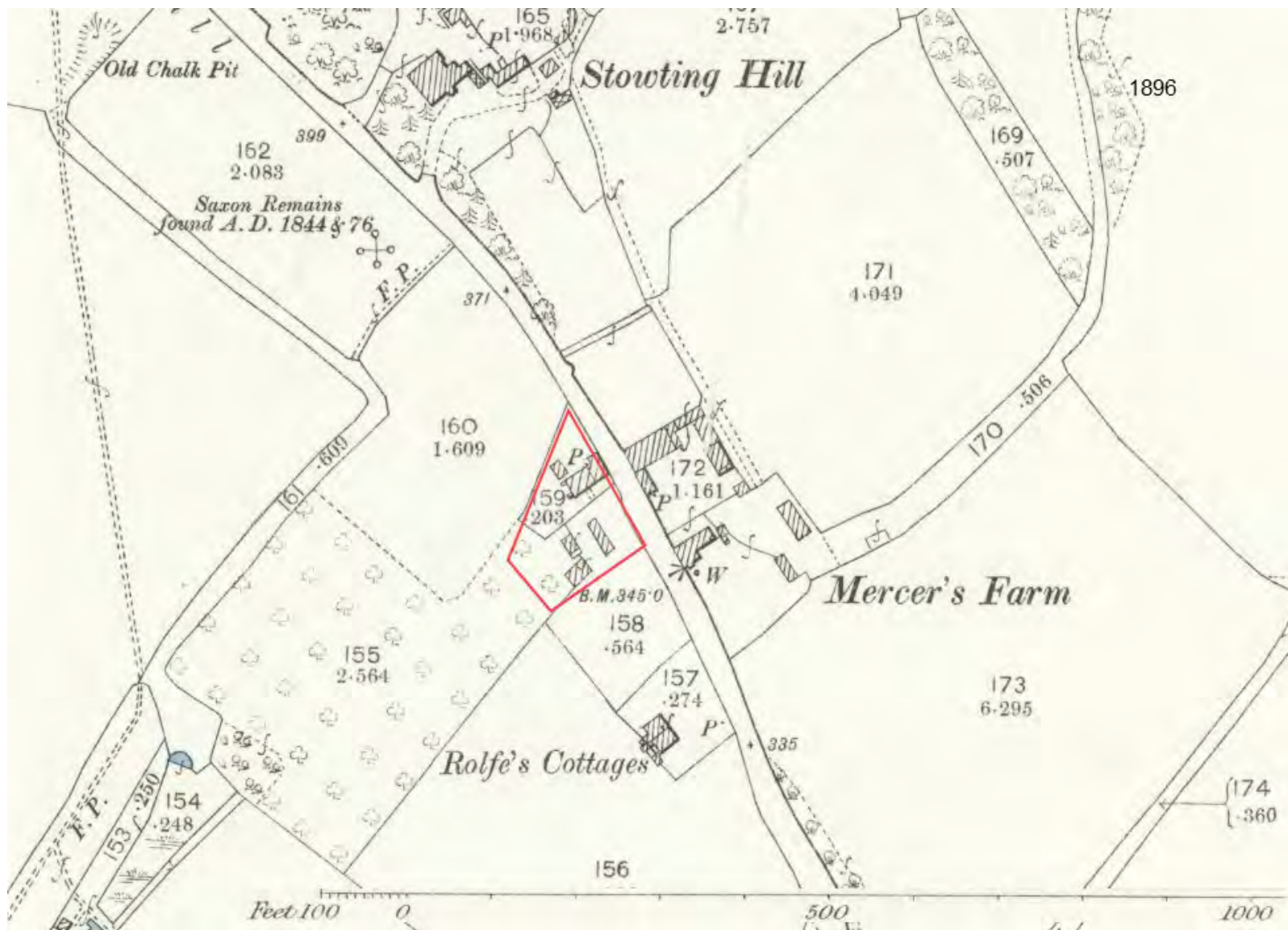


Figure 20: Historic OS Map from 1896

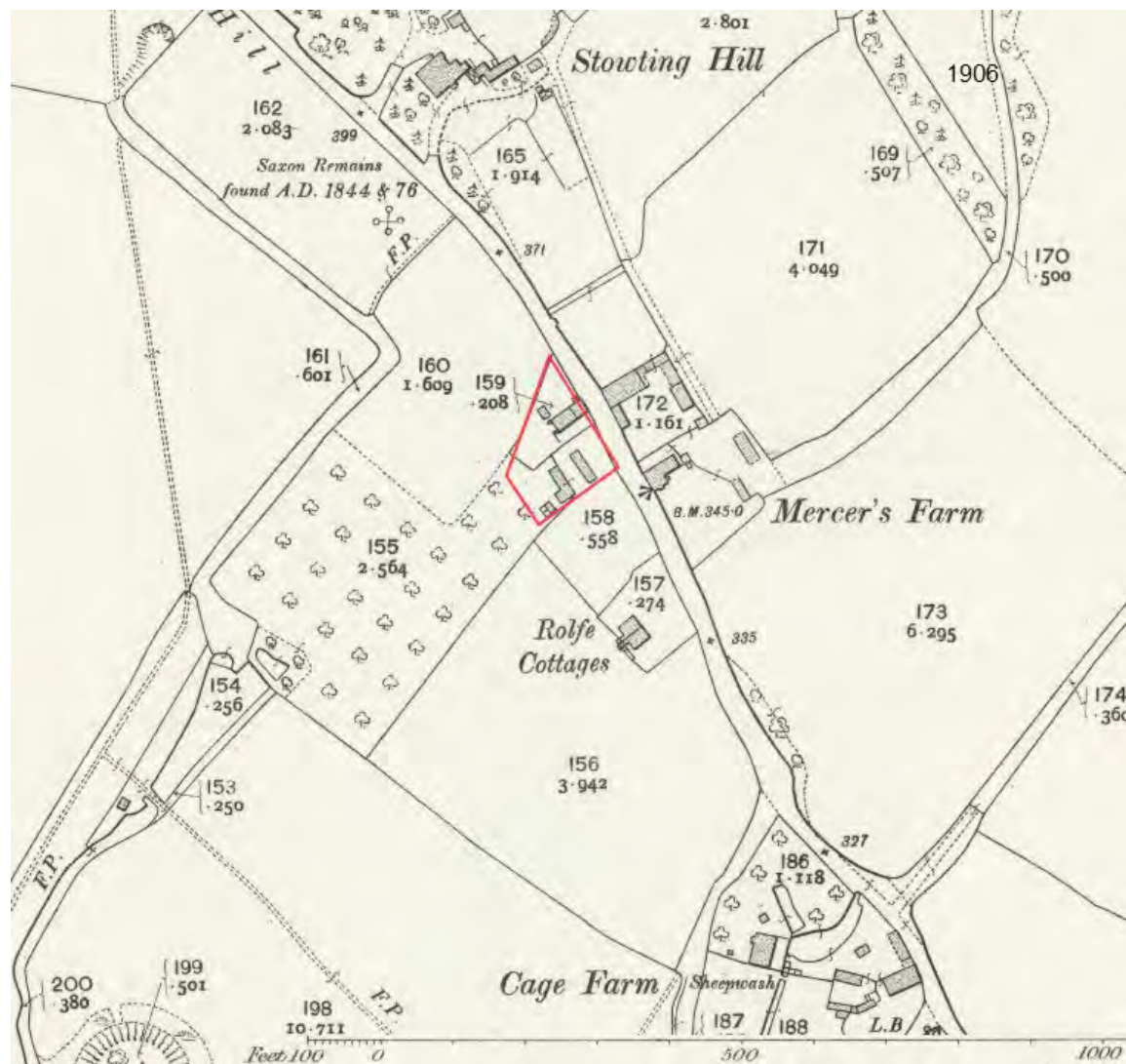


Figure 21: Historic OS Map, 1906

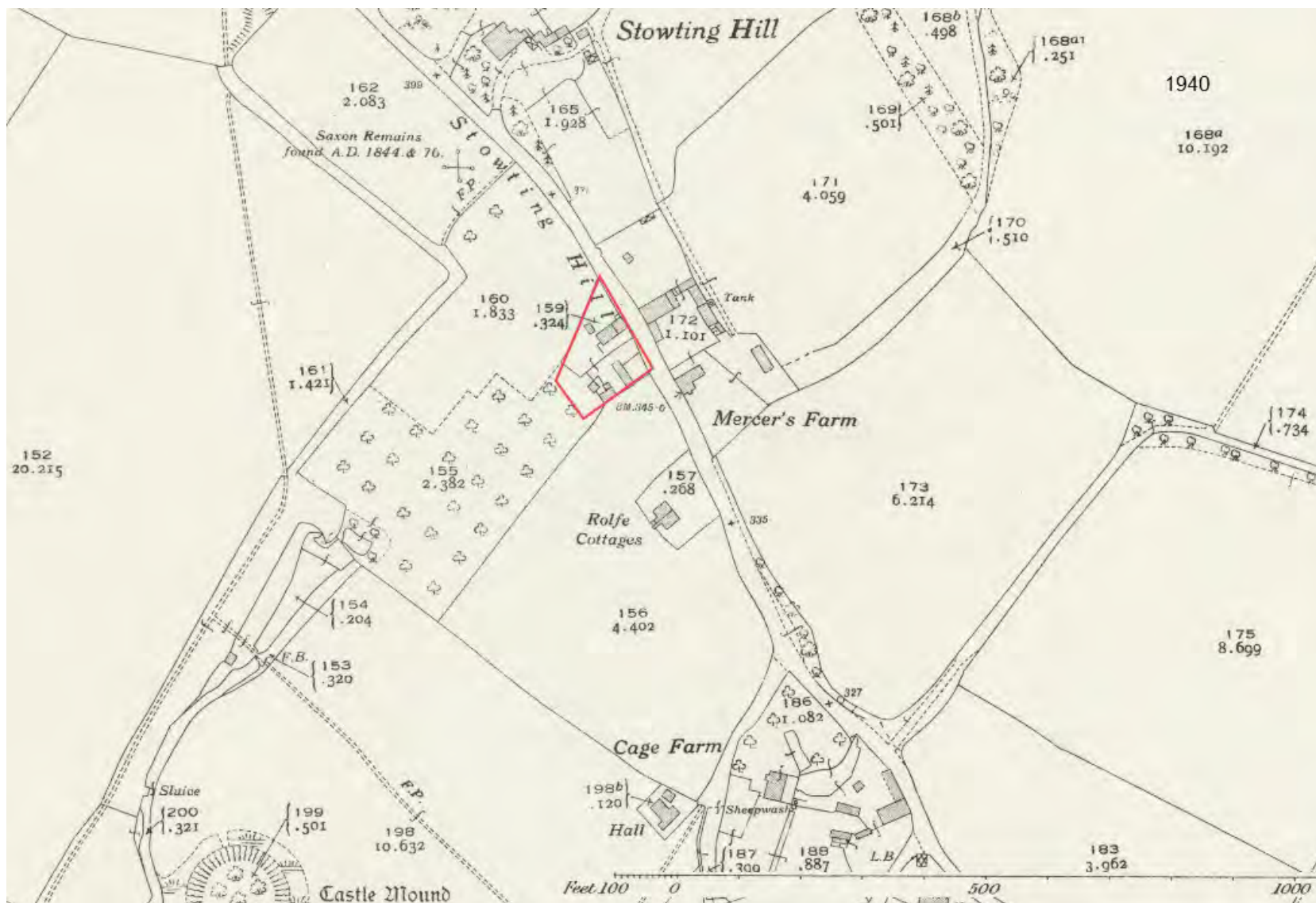


Figure 22: Historic OS Map, 1940

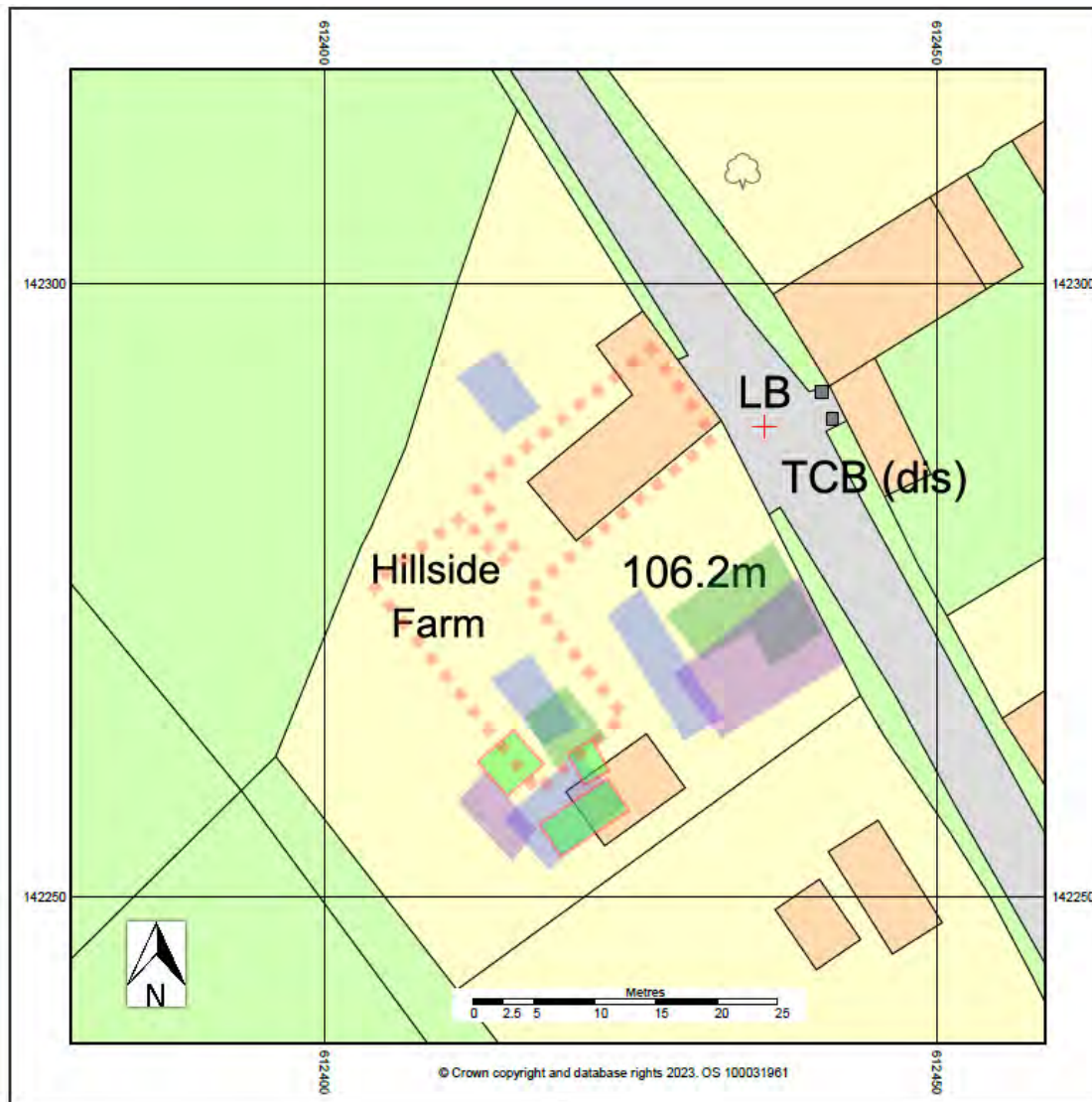


Figure 23: Location of historic known buildings. Existing buildings are in orange along with the footprint of the proposed building (red dash).

10.4 Aerial Imagery and site photographs





*Plate 1: Aerial Photograph, 1946 (Google Earth) & close up*





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





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





*Plate 4: Aerial Photograph, 2003 (Google Earth) and close up*





*Plate 5: Aerial Photograph, 2021 (Google Earth) and close up*



*Plate 6: PDA from Stowting Hill (facing N)*





*Plate 7: View of the PDA (facing N)*



*Plate 8: Western side of the house (facing E)*



*Plate 9: Rear of the house (facing E)*



*Plate 10: Rear of the house (facing S)*



*Plate 11: View of the eastern side of the PDA (facing NNW)*



*Plate 12: View towards the south western corner of the PDA (facing S)*



*Plate 13: View towards the north eastern corner of the PDA (facing NE)*



*Plate 14: View across the PDA (facing E)*





*Plate 15: View of the garage (facing S)*



*Plate 16: View towards Mercer Farm (facing SE).*



*Plate 17: View of Mercer Barn (facing NNE).*



*Plate 18: View down Stowting Hill towards the PDA (facing)*



*Plate 19: View Up the hill towards the PDA (facing N)*



Plate 20: Local vernacular examples



Plate 21: Plate Locations

## 10.5 DMRB Assessment Methodology

### 10.5.1 Criteria for level of significance

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



11.5.2 Criteria for assessing magnitude of Impact.

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

11.5.3 Significance of Effect Matrix

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