



Martins Farm, Wenham's Lane, Ivychurch
Kent;
Archaeological Desk-based Assessment

October 2024

Martins Farm, Wenham's Lane,
Ivychurch, Kent;
Archaeological Desk-based Assessment

NGR Site Centre: 602497 127424



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Martins Farm, Wenham's Lane, Ivychurch, Kent; Archaeological Desk-based Assessment

Summary

SWAT Archaeology has been commissioned by the Client to prepare an Archaeological Desk-based Assessment relating to the proposed development area (Site) of Land at Martins Farm, Wenham's Lane, Ivychurch in Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated archaeological and heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

The PDA is located to the west of the small village or hamlet of Ivychurch and on the north side of Wenham's Lane. To the east is located Knowlden Farm, Marsh's Farm and Home Farm. To the north is situated Bridge House Farm and to the north west Spring Farm. The site is situated within the catchment area of the Romney Marshes characterised by its wet low-lying landscape with numerous ditches and waterways.

The map regression show that the PDA has been agricultural since 1871 with a building (MAP 1) located in the south area of the PDA (Proposed Development Area). By 1897 the number of trees on the PDA have been reduced and the building has a circular well on its north-west corner marked with 'W'. The pond is now more apparent and a footpath (F.P.) is shown on the west boundary of the PDA (MAP 2). The 1929 OS map shows even fewer trees and a suggestion of two rectangular arable plots to the NW of the building (MAP 3).

The proposed development is for the construction of a new dwelling close to the position/ footprint of the now derelict original dwelling (front cover).

Introduction

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by the Client, to carry out an Archaeological Desk-based Assessment relating to a proposed development on an area of land at Martin's Farm, Ivychurch, Romney Marsh in Kent centred on National Grid Reference (NGR) 602497 127424 (Figure 1).

1.1.2 In acknowledgement of the Site being located close to a number of designated assets this document has been prepared to support the planning application to Folkestone and Hythe District Council to assess the impact of the proposed development.

1.2 Site Description

The PDA (Proposed Development Area) is located in the Parish of Ivychurch. Ivychurch is a village and civil parish in the Folkestone and Hythe district of Kent, England. The village is located on the Romney Marsh, three miles (4.8 km) north-west of New Romney. The parish council consists of five members.

The parish is huge and spreads across the marsh down to the Kent ditch (the boundary between Kent and East Sussex) although its population is only some 170, 50% of whom live in the village. The shape of the parish is rather unusual as it follows the parcels of land to the south-west which were progressively 'inmed' (drained) in the 12th century onwards.

Due to its size and space, St. George's is known as 'the Cathedral of Romney Marsh' and is mainly a 14th-century building with a seven bay arcade built in the late Decorated style of English architecture. The body of the church dates from around 1360 with the Perpendicular-style tower and west end being added about 100 years later. There are some remains/ reminders of an earlier, Early English, church which are mainly found at the east end and the first Rector is recorded as taking up his post in 1242. The building is mainly constructed of Kentish ragstone but some Caen stone from the earlier church can also be found as can many wave-rolled flints which are a reminder of the close proximity of the English Channel.

Geology

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of Tunbridge Wells Formation- Sand and Sandstone. Superficial Deposits are recorded as Tidal Flat Deposits- Clay & Silt.

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 and impact on any known archaeological remains. 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 assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014). The purpose of an assessment is to establish the known or potential archaeological 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 examination of available cartographic and documentary sources
- an assessment of potential impacts upon the known archaeological assets

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:

'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

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

2.3 Designated Heritage Assets

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

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

2.3.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.3.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Ancient Monuments and Archaeological Areas Act (1979); and
- Protection of Wrecks Act (1973).

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

Heritage Assets

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

Setting

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

Significance

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

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

2.4 Planning Policy Guidance

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

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

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help ensure

consistency of approach in carrying out the role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.5 Sources

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

Archaeological databases

2.5.2 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.

2.5.3 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

2.5.4 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

2.5.5 The study of the collection of aerial photographs held by Google Earth was undertaken.

Secondary and Statutory Resources

2.5.6 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.

ARCHAEOLOGICAL AND HISTORICAL RESOURCE

2.6 Introduction

A search has been made of historic archive material pertaining to this site in County museums and the results are below-

2.7 Kent County Council Historic Environment Record (KHER)

2.7.1 A search of the KCC HER was carried out on the 28th October 2024, centred on the proposed site with a search radius of 500m. The search provided a relatively low number of records of Listed Buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens.

2.7.2 The PDA is located east of the Ivychurch village and west of Brenzett Place to the west (MKE 88171 and MAPS 1-3).

2.7.3 About 300m south of the PDA a small moat and substantial ditch and cropmarks nearby were identified (MKE 88171). About 350 NNW is located the Brenzett Advanced Landing Ground (now the Aeronautical Museum) at TR 02 NW 49.

3 ASSESSMENT OF HERITAGE ASSETS

3.1 Introduction

3.1.1 There are a number of designated heritage assets that are in the vicinity of the Proposed Development Area (PDA). However, on the PDA itself there are none and of the buildings in the immediate vicinity none qualify as Heritage Assets.

4 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Development Proposals

4.1.1 The proposals include the construction of a new dwelling at Wenham's Lane, Ivychurch. This scheme is being submitted in accordance with the special circumstances set out in paragraph 84(e) of the National Planning Policy Framework (NPPF) 2023.

5 CONCLUSION

5.1 Introduction

- 5.1.1 The purpose of this Archaeological Desk-based Assessment was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage and Archaeological Assets affected, including any contribution made by their setting.
- 5.1.2 The Archaeological Desk-based Assessment has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202. In addition a programme of Archaeological Investigation will need to be planned to ensure archaeological remains are identified and recorded.

6 OTHER CONSIDERATIONS

6.1 Archive

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

6.2 Reliability/Limitations of Sources

- 6.2.1 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.

6.3 Copyright

- 6.3.1 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 the Client (and representatives) for the use of this document in all matters directly relating to the project.

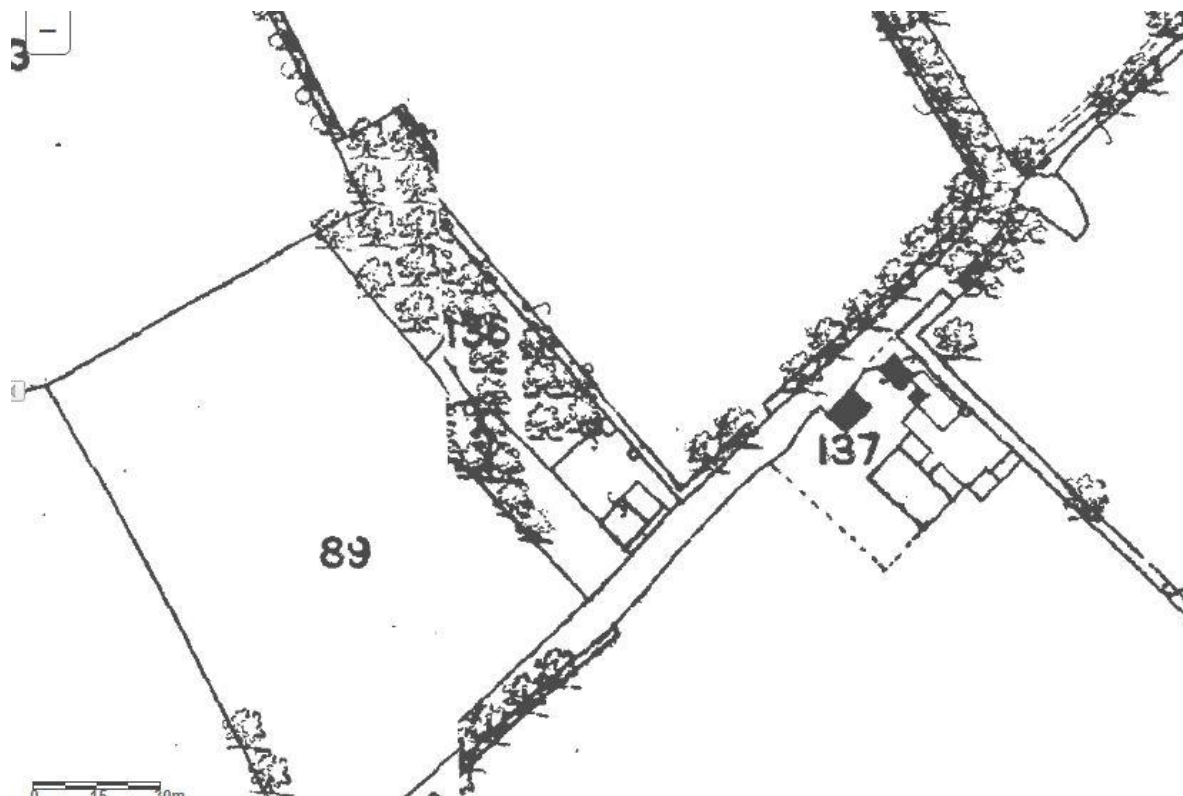
7 REFERENCES

7.1 Bibliographic

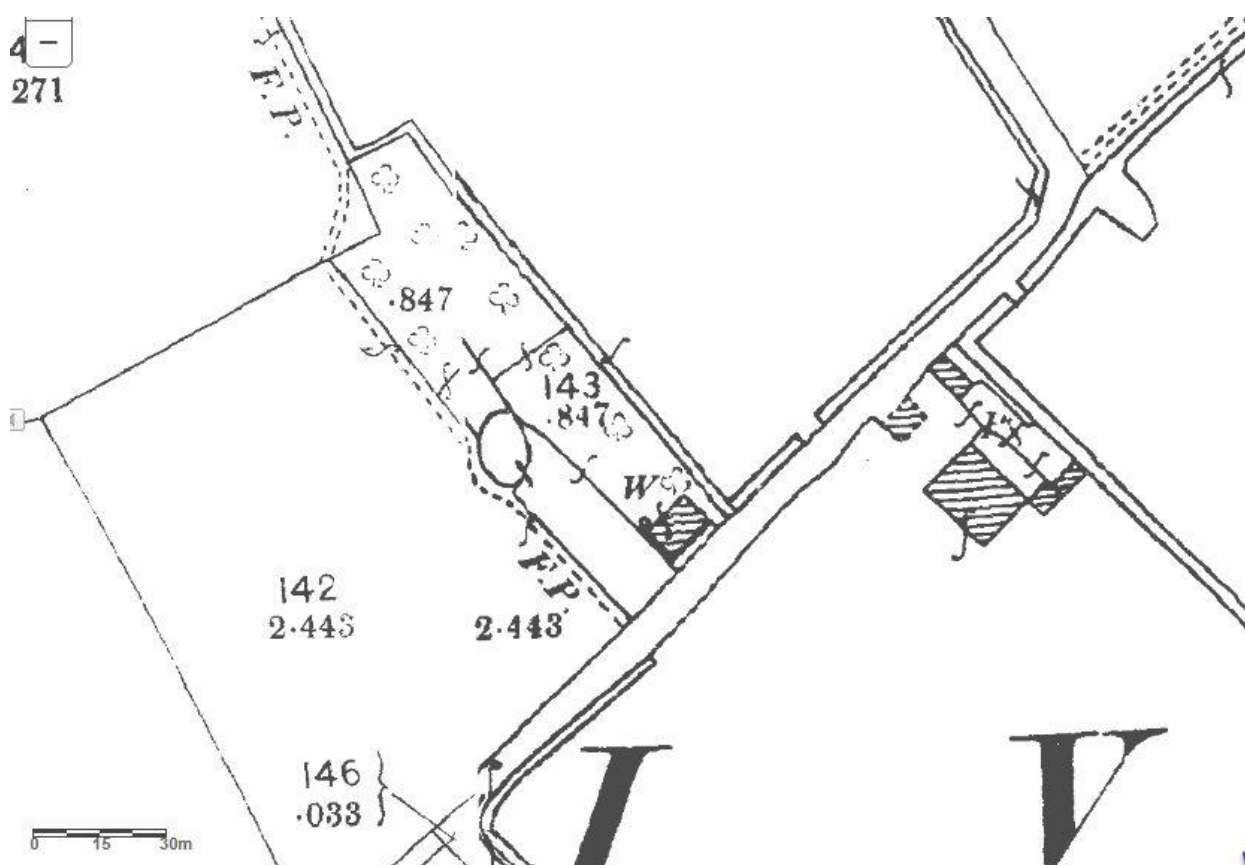
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7.2 Websites

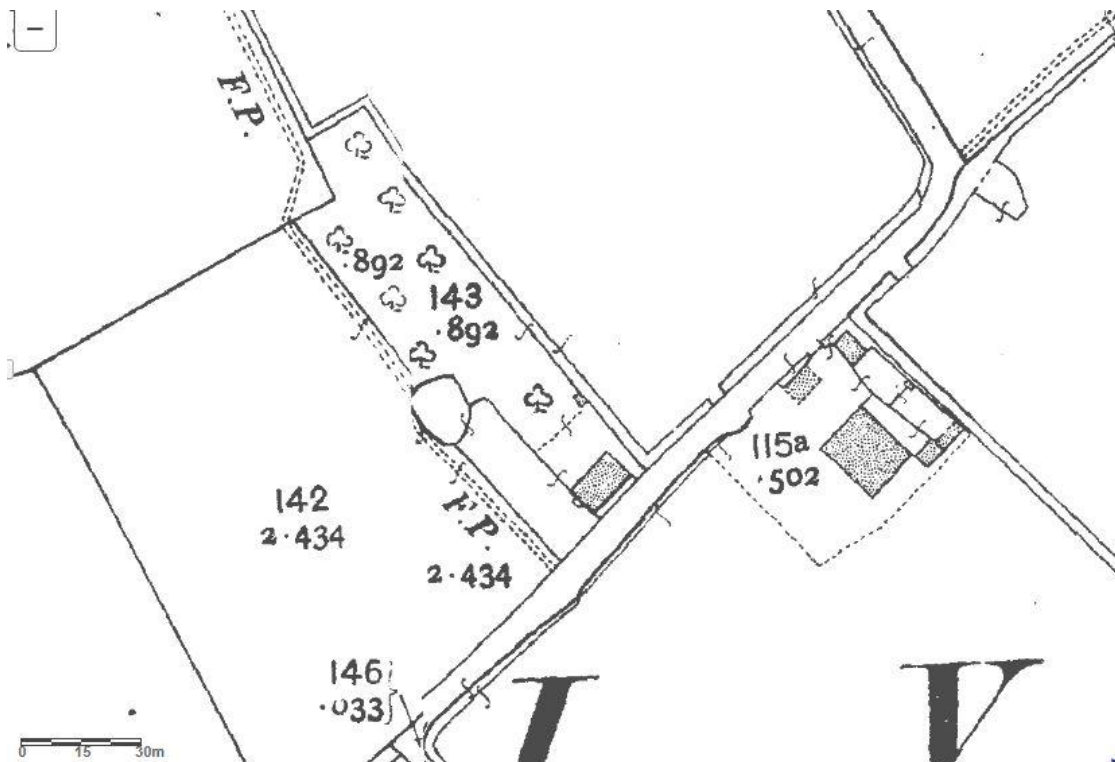
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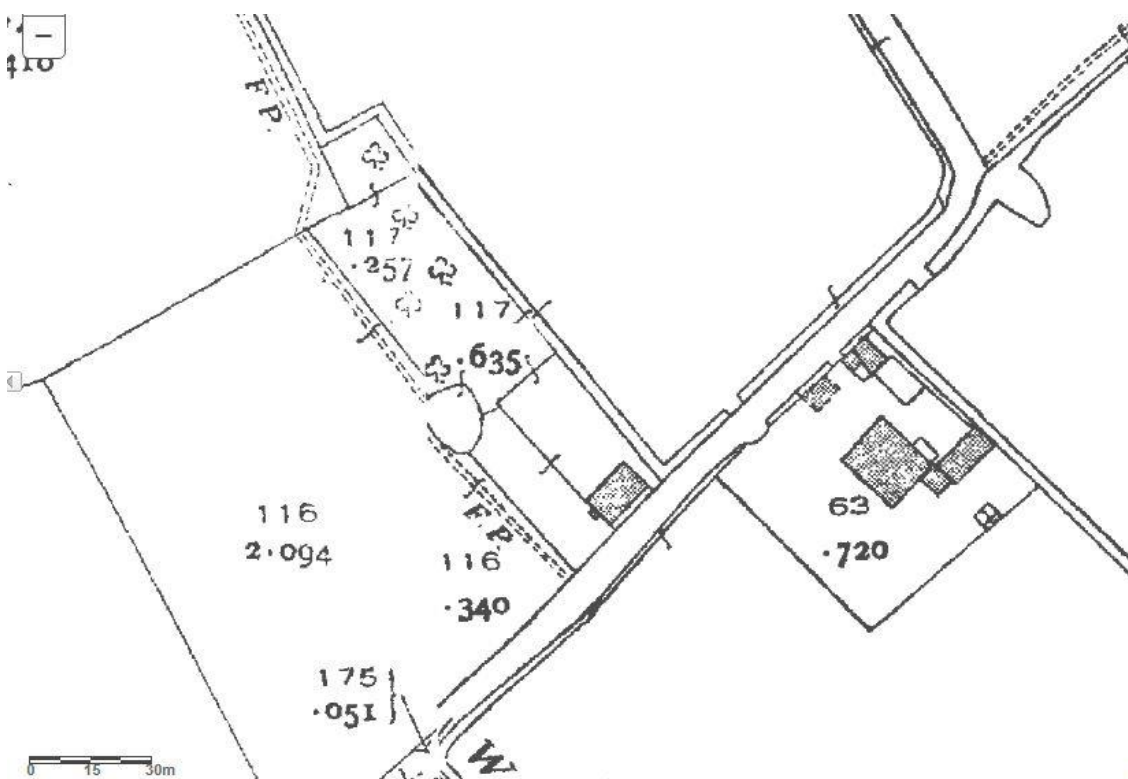
Map 1. OS mapping 1871 (red arrow)



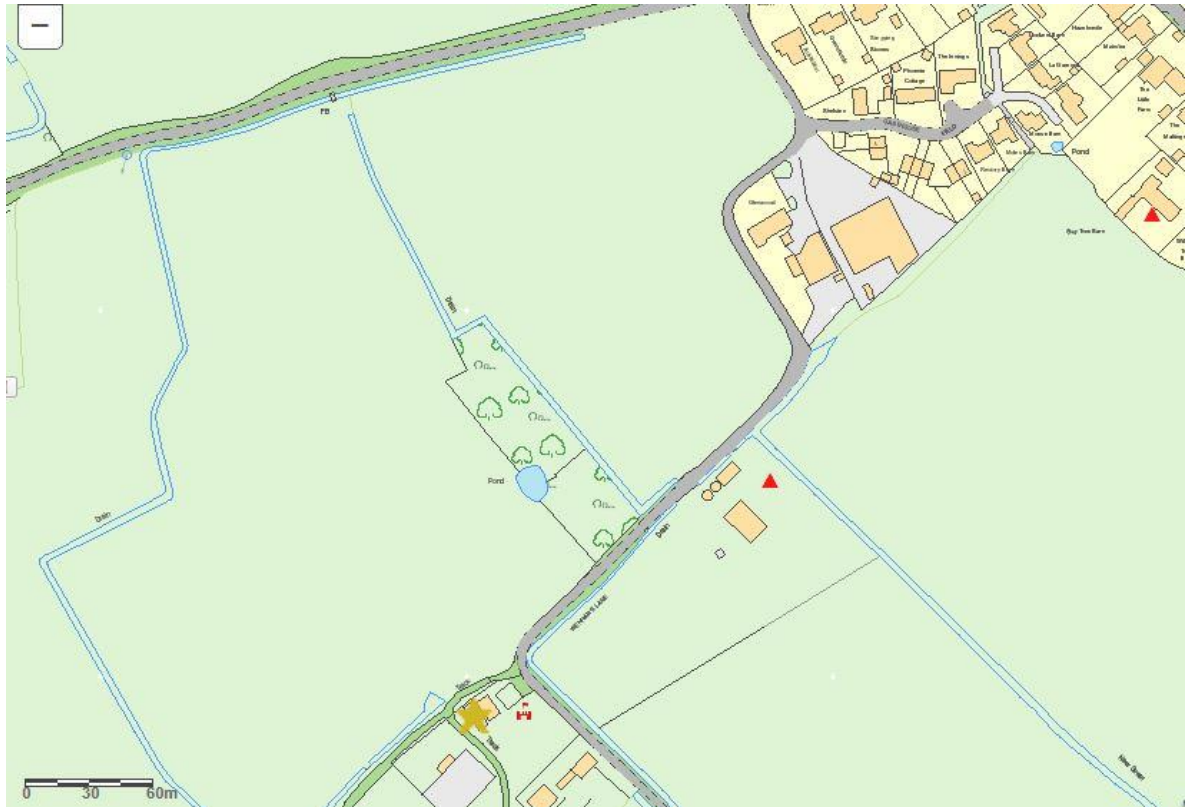
MAP 2. OS mapping 1897



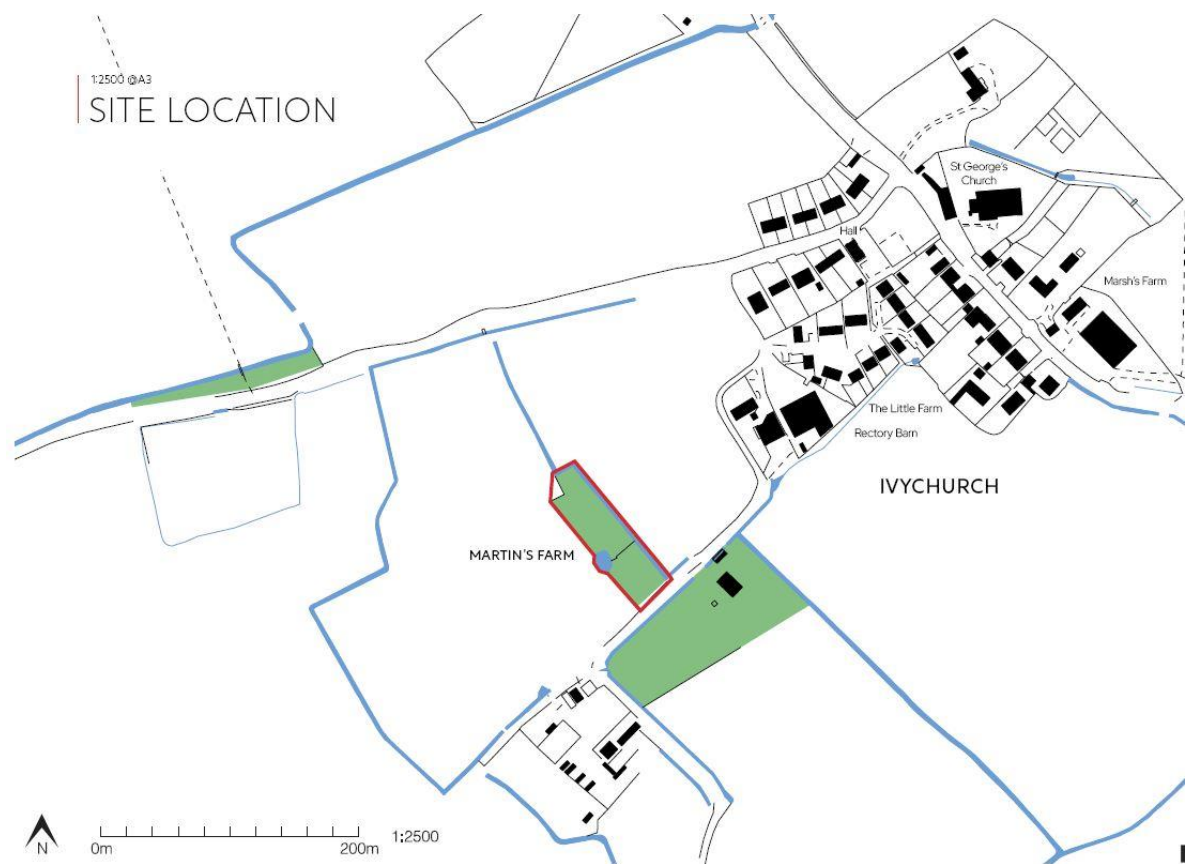
MAP 3. OS mapping 1907



MAP 4. OS mapping 1929



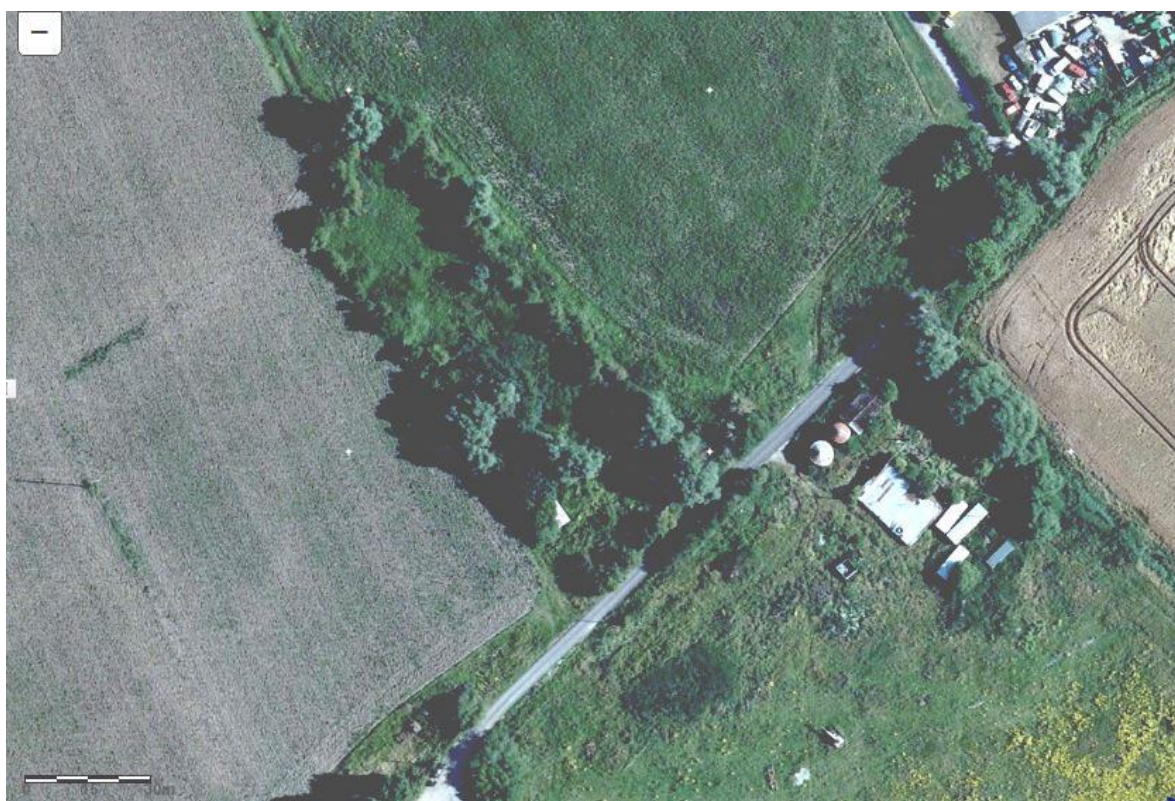
MAP 4. KCCHER mapping



MAP 5. Site location -MARTIN'S FARM



AP.1990



AP. 2008