



South Landing, Etchden Road, Great  
Chart, Ashford, Kent TN23 3BZ  
Heritage Statement

South Landing, Etchden Road, Great Chart,  
Ashford, Kent, Kent

## Heritage Statement

NGR Site Centre: 595815 142552



Dated 07.02.2024

SWAT ARCHAEOLOGY

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**South Landing, Etchden Road, Great Chart, Ashford, Kent;**

**Heritage Statement**

***Summary***

*SWAT Archaeology has been commissioned by the Client to prepare a Heritage Statement relating to the proposed development area (Site) of Land at South Landing, Etchden Road, Great Chart, Ashford in Kent.*

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

*The PDA is located to the north west of the village of Great Chart and just south of the main high speed railway line. Adjacent to the north is Brickhurst Wood and to the west Hoad's Wood and with the southern boundary of the site being Etchden Road and beyond Etchden Wood to the south a Public Footpath running south west to north east (MAP 1, 2).*

*The map regression show that the PDA (Proposed Development Area) has been open pasture until the 20<sup>th</sup> century (MAPS 1-7).*

*The Heritage Statement has found that the adjacent heritage assets will remain unaffected by any 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.*

*Any proposed development of the site outweighs any potential harm caused, the proposed development for this site is an opportunity for a new development within the setting of adjacent heritage assets which will make a positive contribution to the assets.*

## **1 INTRODUCTION**

### **1.1 Planning Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by the Client to carry out a heritage investigation of land at South Landing, Etchden Road, Great Chart, Kent centred on National Grid Reference (NGR) 595815 142552 (Figure 1).

1.1.2 In acknowledgement of the Site being located within the Metropolitan Greenbelt and the Kent Down Area of Outstanding Natural Beauty and close to a number of designated assets this document has been prepared to support the planning application to Tonbridge & Malling District Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Statement.

### **1.2 Site Description**

The PDA is located to the north west of the village of Great Chart and just south of the main high-speed railway line. Adjacent to the north of the PDA is Brickhurst Wood and to the west Hoad's Wood and with the southern boundary of the site being Etchden Road and beyond Etchden Wood to the south a Public Footpath running south west to north east and a number of smaller buildings none of which have any historic or archaeological value (MAP's 1-9).

#### *Geology*

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of Weald Clay Formation-Mudstone a sedimentary bedrock formed between 133-126 million years ago during the Cretaceous Period.

### **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 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 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 examination of available cartographic and documentary sources
- a walkover survey to assess the surviving cultural heritage resource
- an assessment of potential impacts upon the setting of nearby heritage assets

## **2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK**

### **2.1 Introduction**

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

2.1.2 The National Planning Policy Framework was updated in July 2018 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 2023): 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 help 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 (AP1- 4).

#### *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 30<sup>th</sup> January 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 and just one itemised site a WWII Army Auxiliary Hide in Hoads Wood at about 1km to the north west of the PDA (TQ 94 SE 31).

## **2.8 Historical Map Progression**

### *2.8.0 Andrews Dury map of 1769*

Andrews and Dury 1769. Red circle is the site (PDA) with no woodland and open meadow and Etchden Road the south boundary and Goldwell Lane the east road. To the south east Goldwell Hill still shown on modern OS maps with a height of 79m aOD. The north boundary of the PDA is a stream which has survived into the 21<sup>st</sup> century and historically fed the larger river to the north with its watermill and ferry at Worton. To the west is Snode Hill, Snode and a river with a bridge.

### *Ordnance Surveyors Drawing, 1797*

2.8.1 This map is the first published Ordnance Survey Surveyors Drawings and shows the area of Etchden Road and no buildings on the area of interest (MAP 2-red circle).

### *Tithe Map, 1839*

2.8.2 The buildings and roads are not dissimilar to the previous map but it does highlight the topography of the land in the area of the PDA (red line) and the field is called 'Wildish' and the Tithe Returns show it was owned by Nicolas Toke and is 'arable' (MAP 3).

### *Historic OS Map, 1871*

2.8.3 The area of the PDA is open ground (MAP 4).

### *Historic OS Map 1876*

2.8.4 The area pf the PDA is open ground (MAP 5).

*Ordnance Survey map, 1896*

2.8.5 There is little change at the PDA and shown as an open field (MAP 6).

*Ordnance Survey maps, 1906*

2.8.6 There has been no change at the PDA itself which is still open ground (MAP 7).

*Historic OS Map 1907*

2.8.7 The PDA is still open ground (MAP 8).

*Ordnance Survey map, 1929*

2.8.8 There is a major change with the build of an Isolation Hospital (MAP 9).

*Ordnance Survey maps, 1950*

2.8.9 There has been change at the PDA itself which is now orchard and no change to the PDA which is still an agricultural field (MAP 10).

2.8.10 KCCHER map showing the known archaeology and Listed Buildings in the vicinity of the PDA (Proposed Development Area-MAP 12).

## **2.9 Aerial Photographs**

These aerial photographs show the Isolation Hospital and the later detached house and garage.

2.9.1 This photograph of 1960 shows the Isolation Hospital with a rear kitchen garden (AP 1).

2.9.2 The view in 1990 with overgrown garden (AP 2).

2.9.3 Looking towards the east with Building A in the foreground (AP 3).

2.9.4 Views of the site as is today (AP's 4, 5).

## Assessment of Heritage Assets

### **2.10 Introduction**

2.10.1 There are no designated heritage assets in the vicinity of the PDA (Proposed Development Area).

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

2.11.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* 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'.

2.11.2 Consideration was made as to whether any of the designated heritage assets present within or beyond the 500m study area include the site as part of their setting, and therefore may potentially be affected by the proposed development but there are none.

## **3 CONCLUSION**

### **3.1 Introduction**

3.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of any proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting.

3.1.2 The proposed development site is not a designated heritage asset and is not in a Conservation Area.

3.1.3 The map regression show that the PDA has been open farmland since at least the late 18th century until the build of the Isolation Hospital identified on the 1929 OS map and aerial photographs from 1960.

- 3.1.4 The Heritage Statement has found that any 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 208.

## **4 OTHER CONSIDERATIONS**

### **4.1 Archive**

- 4.1.1 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.

### **4.2 Reliability/Limitations of Sources**

- 4.2.1 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.

### **4.3 Copyright**

- 4.3.1 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 Offset Architects (and representatives) for the use of this document in all matters directly relating to the project.

## 5 REFERENCES

### 5.1 Bibliographic

CIFA (2014, revised 2017) Standard and guidance for historic environment desk-based assessment  
National Planning Policy Framework 2023  
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English Heritage Guidance (2014) The setting of the Heritage Assets  
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### 5.2 Websites

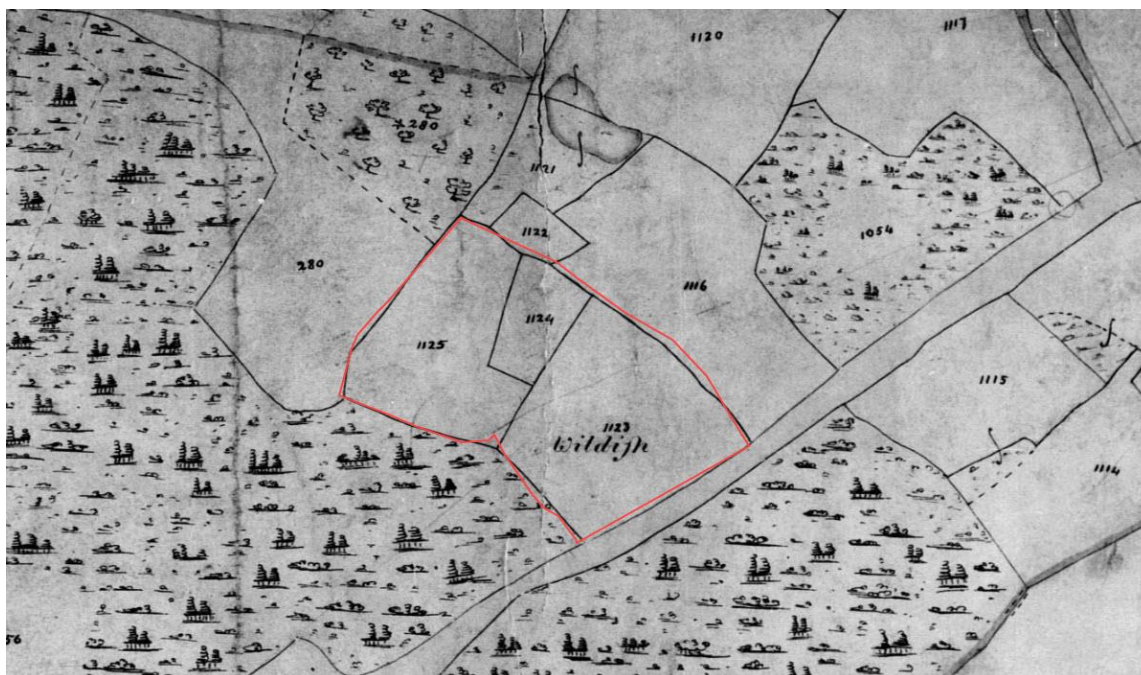
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MAP 1. Andrews and Dury 1769. Red circle is the site (PDA) with no wood and open meadow and Etchden Road the south boundary and Goldwell Lane the east road. To the south east Goldwell Hill still shown on modern OS maps with a height of 79m aOD. The north boundary of the PDA is a stream which has survived into the 21<sup>st</sup> century and historically fed the larger river to the north with its watermill and ferry at Worton.



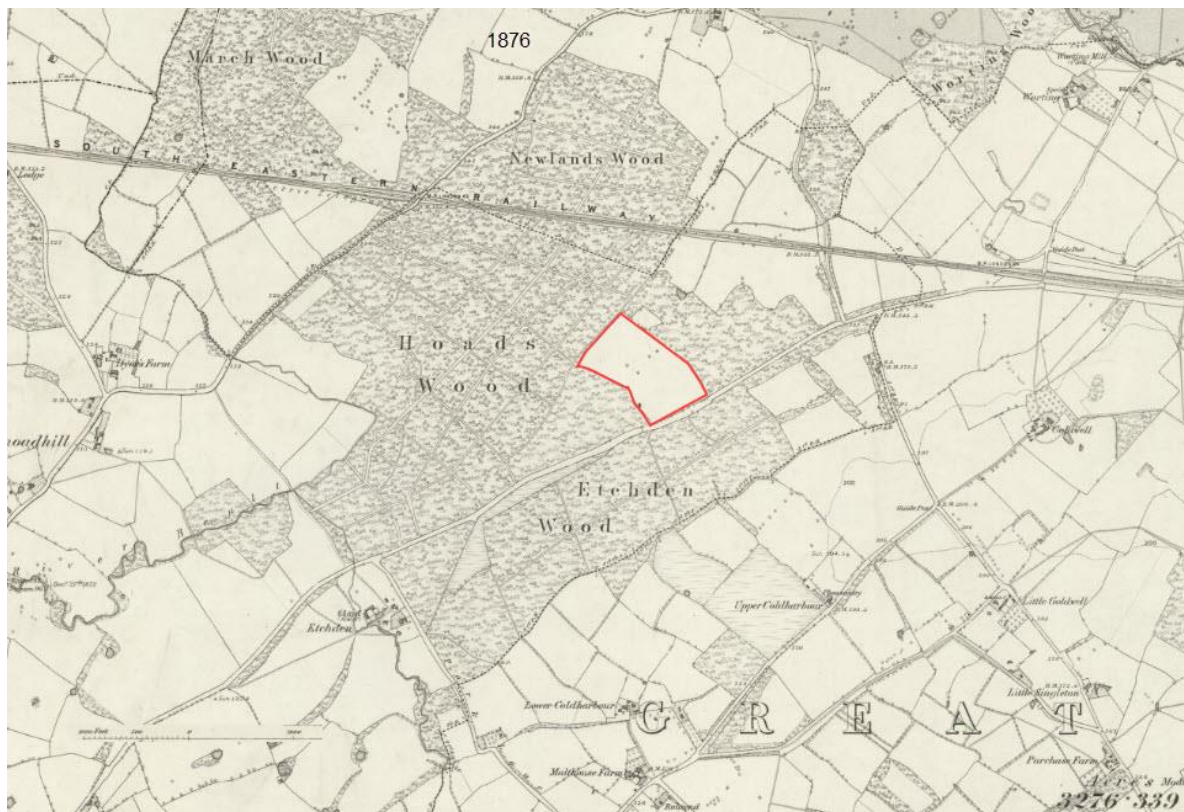
MAP 2. OSSD 1797. Red line shows the PDA as open ground with woods to the east



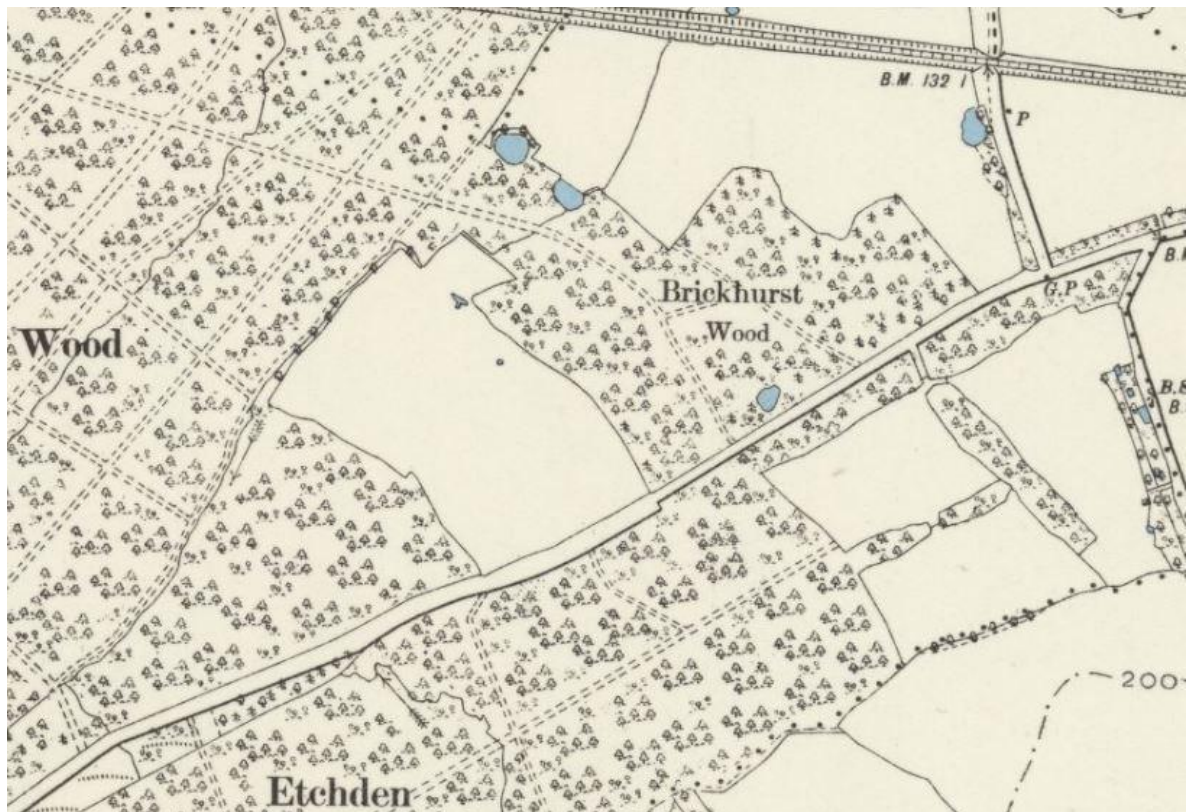
MAP 3. Tithe map of 1839. Red line is the extent of the PDA and shown as open fields



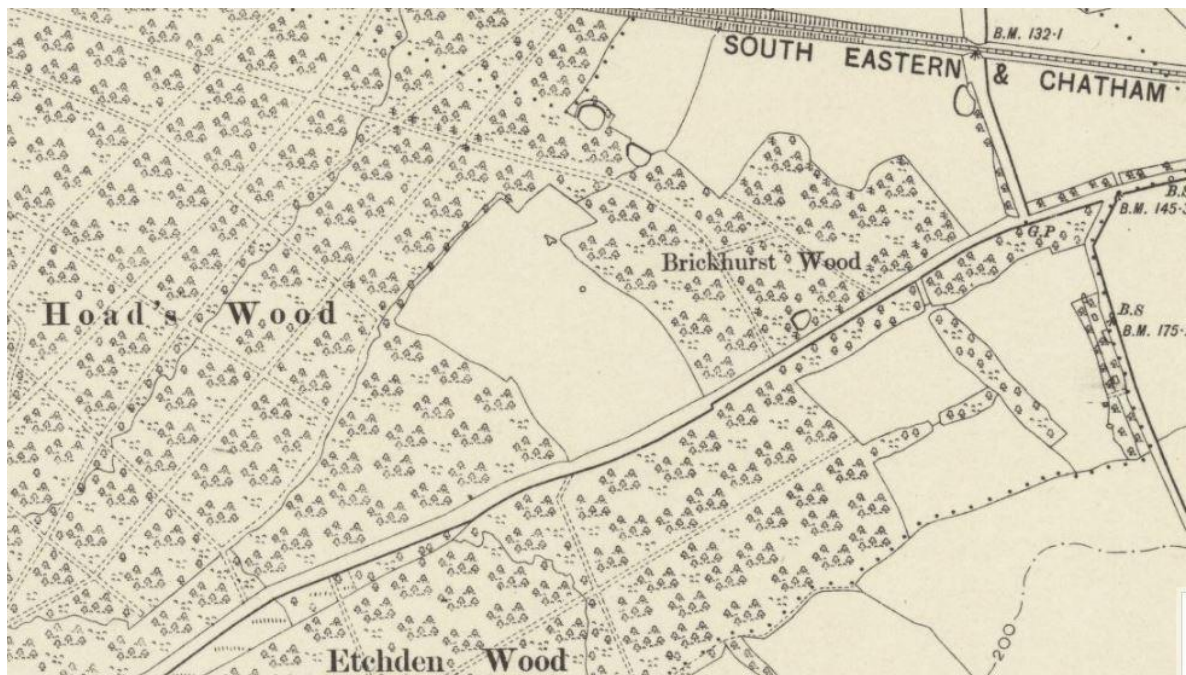
MAP 4. OS 1871. Open fields



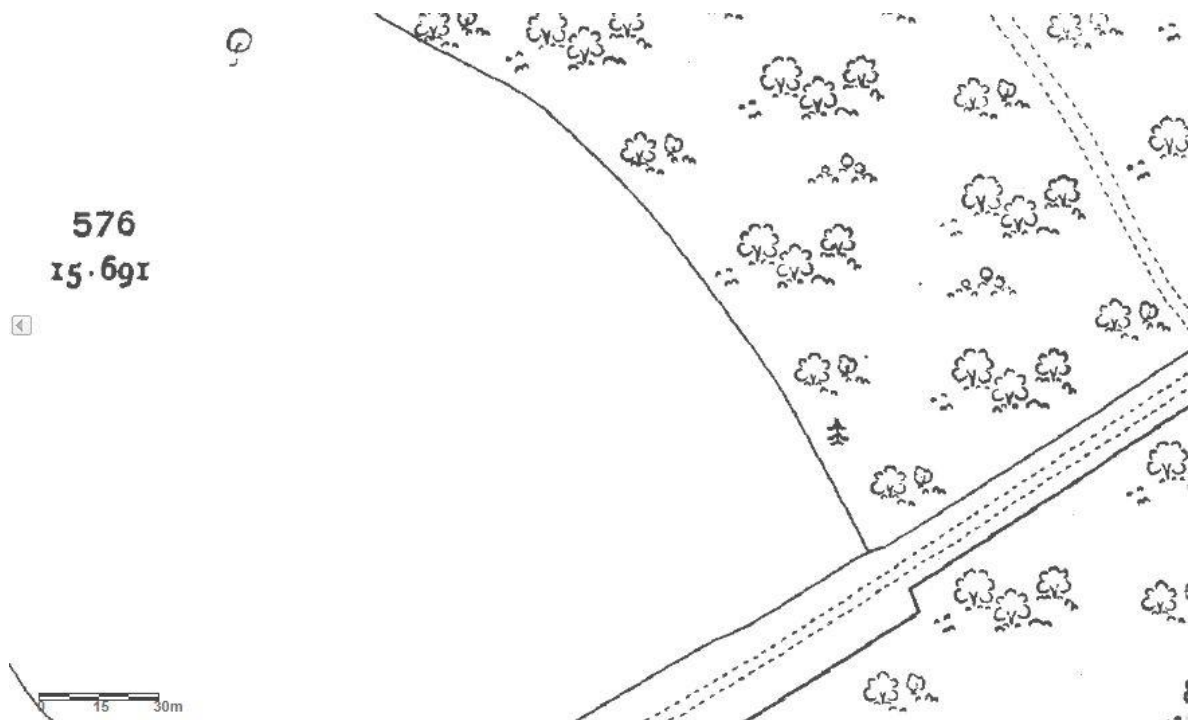
MAP 5. OS 1876 and open fields



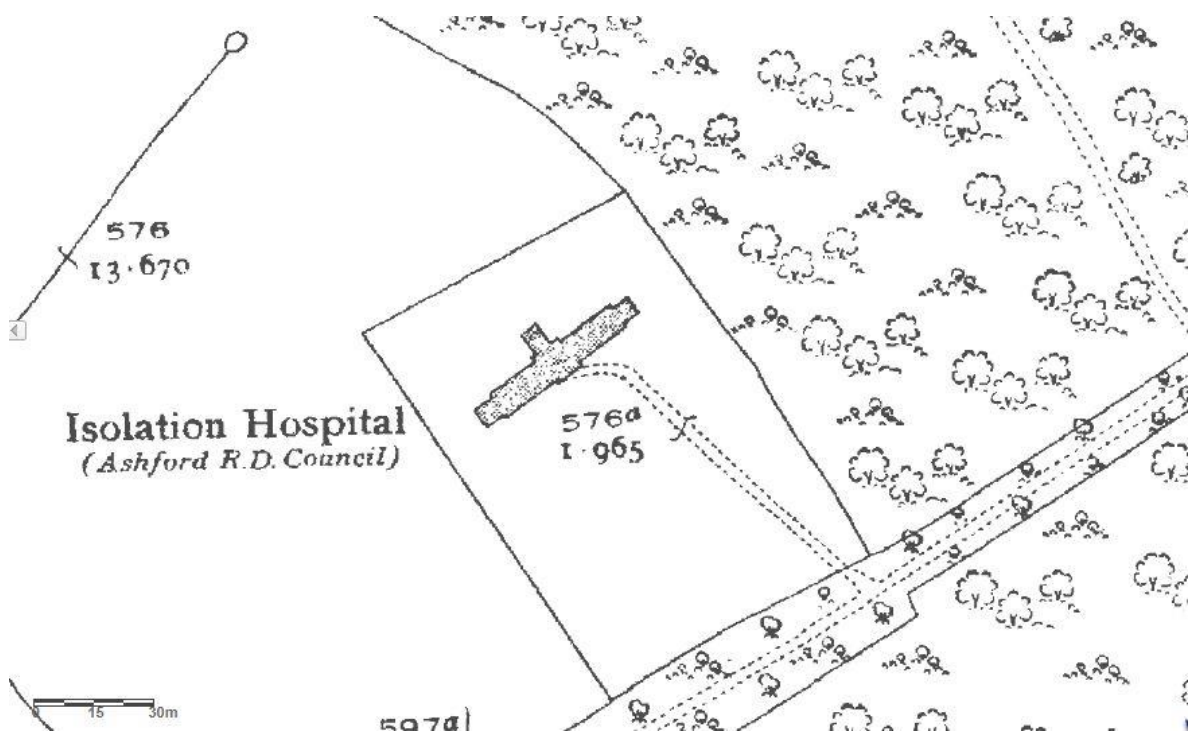
MAP 6. OS 1896. Still open fields



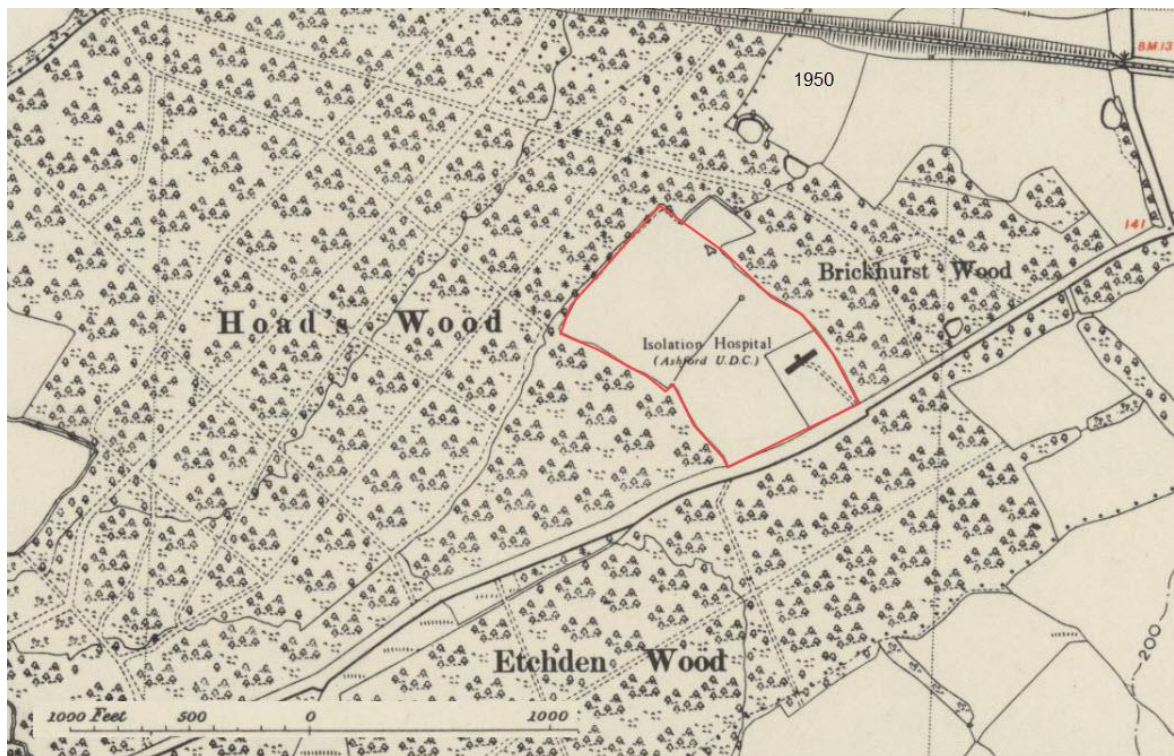
MAP 7. 1906. Still open fields



MAP 8. OS 1907 with open fields



MAP 9. OS 1929 shows the location and build of the Isolation Hospital



MAP 10. OS 1950 shows the location and build of the Isolation Hospital



MAP 11. KCCHER 1960 shows the location and build of the Isolation Hospital (red arrow)

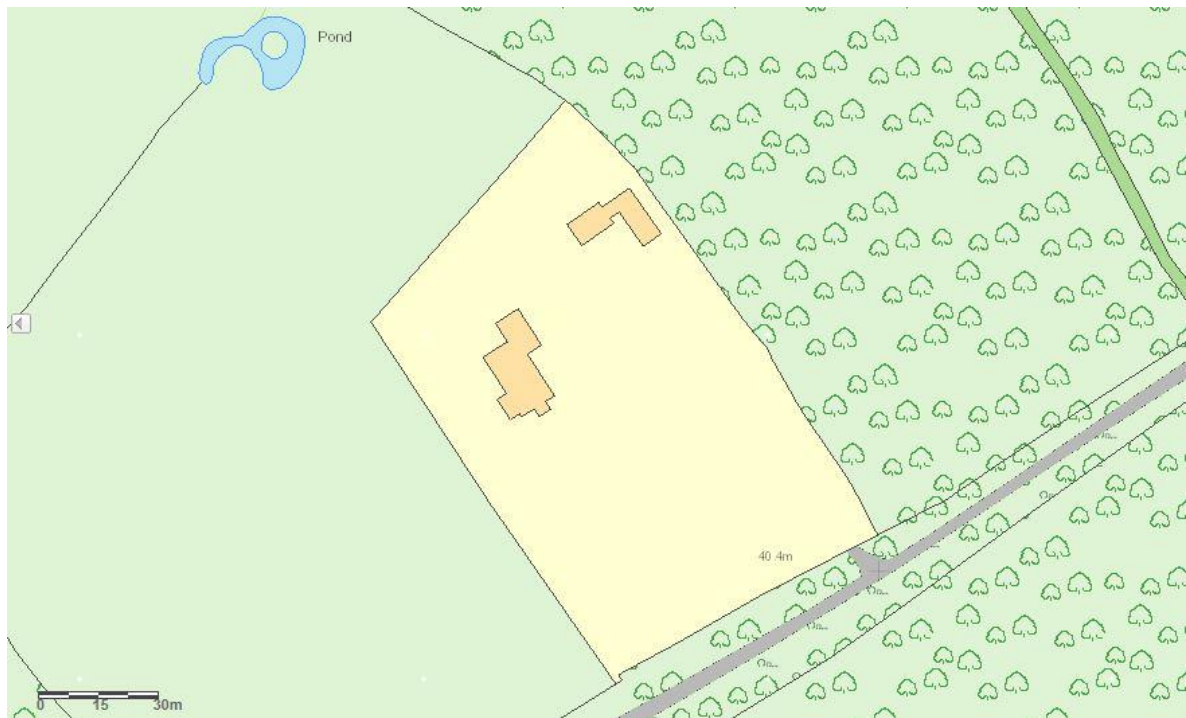
## Aerial Photographs



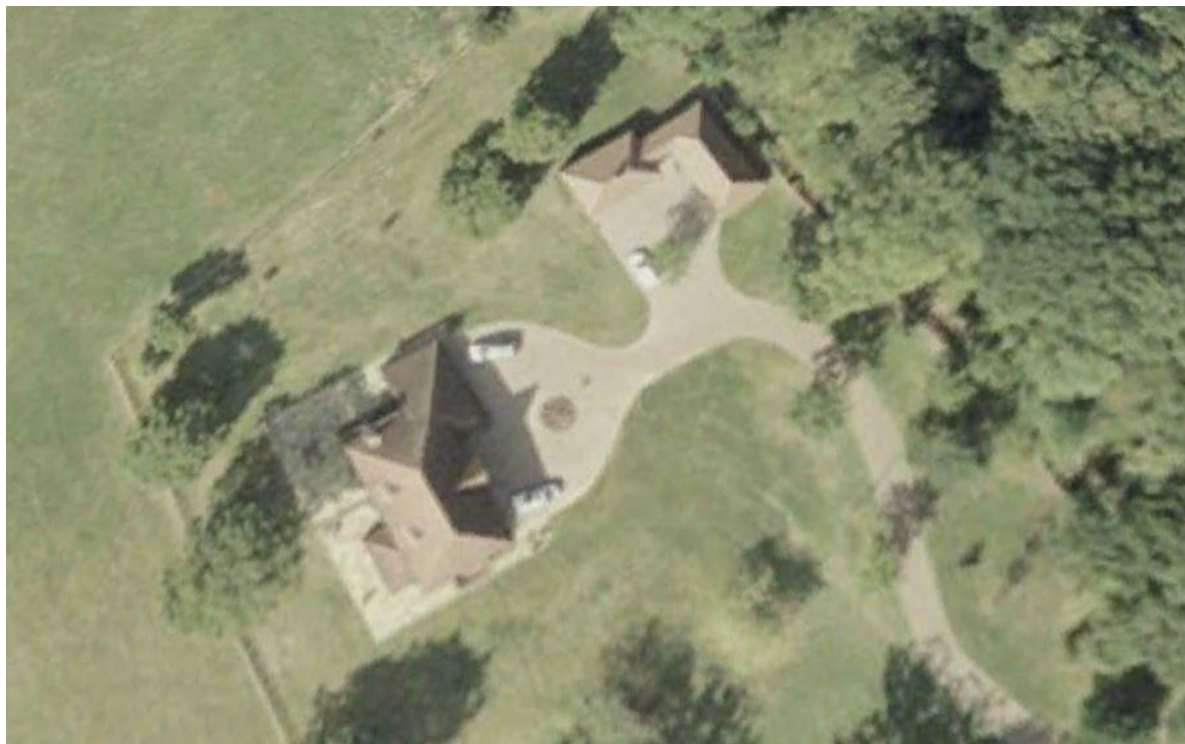
AP 1. 1960 showing the Isolation Hospital with rear vegetable gardens



AP 2. 1990 showing the Isolation Hospital with overgrown gardens



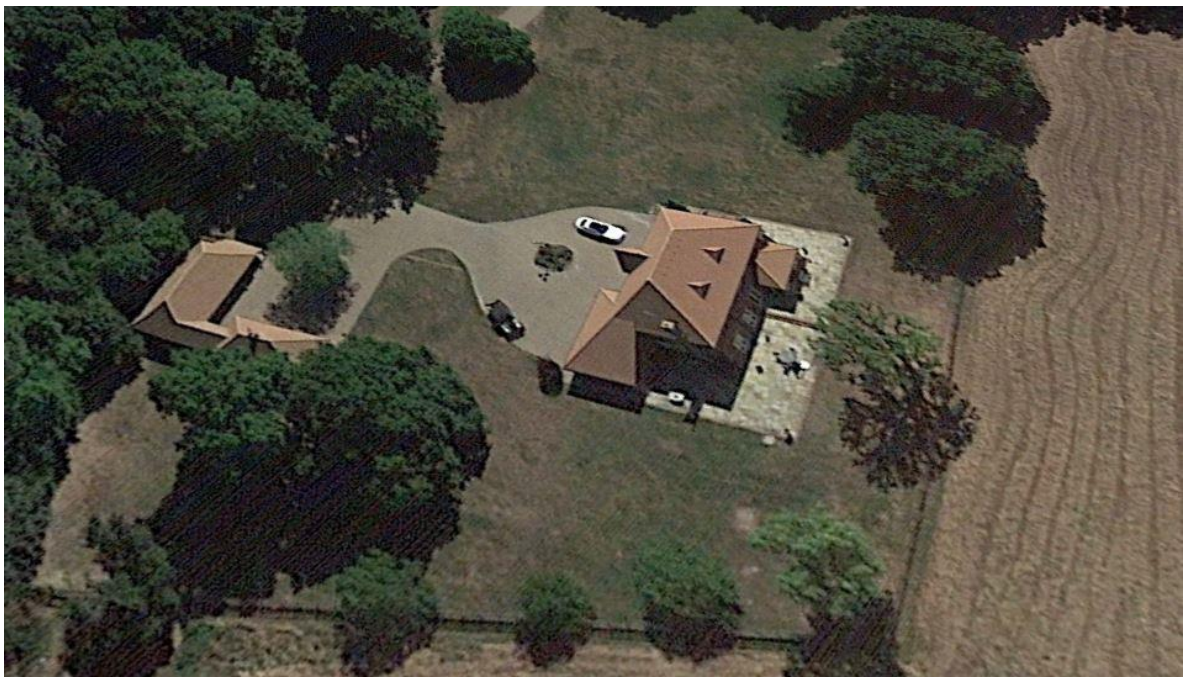
MAP 12. KCCHER 1990 shows the removal of the Isolation Hospital and new detached house and detached garage



AP 3. 2003 showing the new build of detached house and garage



AP 4. 2023 (overhead)



AP 5. 2023 (Looking South East)



AP 6. 2023. View of PDA



Plate 1. View of Site (looking north east)



Plate 2. View of entrance (on left)