

Archaeological Desk-Based Assessment in Advance of the Proposed Development at Beult Barn, Ashford Road, Great Chart, Ashford, Kent.

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Report for Silson Properties Ltd

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Archaeological Desk-Based Assessment in Advance of the Proposed Development at Beult Barn, Ashford Road, Great Chart, Ashford, Kent.

Summary

SWAT Archaeology has been commissioned by Silson Properties Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Beult Barn, Ashford Road, Great Chart, Ashford, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

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

Beult Barn is situated on the south western outskirts of the village of Great Chart, which is located 2 miles from the centre of Ashford in Kent. The PDA covers just approximately 0.7 of an acre. The site is accessed from the Ashford Road on the northern west side and sits next to Black Barn, a barn conversion residential property and Moat Farmhouse, a Grade II registered farmhouse that is situated within a platform surrounded by a Medieval moat, which is also a Scheduled Monument. The PDA comprises of an existing 'L' shaped industrial building, and a shipping container for storage. The western end is currently separate and contains a field shelter for horses and a small paddock and storage area.

This area of south Ashford has been an attraction for millennia. Excavations over the past decade ahead of a significant amount of housebuilding has provided a large amount of archaeological evidence relating to the south Ashford area. The East Stour and the Great River Stour join near Ashford International Station 3.5km to the north east and the Upper Great

Stour passes north east of Great Chart circa 1.5km from the PDA. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. The area of Great Chart lies on a ridge of hills called Quarry Hills, to the south east is the northern boundary of The Weald. Whilst some evidence for the Palaeolithic and Mesolithic has been seen at Brisley Farm to the south east of the PDA, there is significant activity in the area to the south and south east of the PDA in the Bronze Age with extensive field systems and droeways probably used for managing herds of sheep and cattle. Activity from this period continued closer to the PDA in the north eastern area of Chilmington Green, to the south east of the PDA, primarily evidenced as field systems. Late Iron Age and into the Roman period also had significant occupation activity to the east and south east. A Roman road from Westhawk Farm travelling towards Maidstone passes close to the northern boundary of the PDA, although the exact path is unknown. Aside from the road, there is limited archaeological activity in the immediate area of the PDA for this period. However, a single individual has reported a substantial number of items under the Portable Antiquities Scheme, where the precise location is not known but can be broadly attributed to a large field east of the PDA. The vast majority of these finds were Roman.

The nearby village of Great Chart has Anglo-Saxon origins and into the Medieval period, the wider area mainly consisted of scattered farms, consisting of woodland and pasture, usually for sheep. It was in the Medieval period, that a moated manor house was constructed south of the PDA with an open ditch passing across the PDA at the western end for the stream that fed the moat. By the Post Medieval period, the original manor house had been replaced and the area north east of the moat turned into a farmstead with the yard of agricultural buildings located immediately south of the PDA. The PDA being a field at this point in time. During the 20th century, the PDA had stables built on the land. However, the farmstead went out of active use in the latter part of the 20th century. The stable building on the PDA were subsequently replaced in 1984 with the current building and the area around turned into a concrete yard. The stream passing across the land that fed the moat was buried underground within a culvert. In 2005, the current building and yard converted into light industrial use with the western end retained for horses. Around this time, the remaining barn, called Black Barn, on the eastern side of the farmyard was converted to residential use.

The proposed development is to replace the current buildings with 6 light industrial units. Aside from the area of the stables and the current building, the rest of this area for the proposed development appears not to have been built on. It is also this area that is closest towards the potential path of the Roman Road that is potentially located in the field just to the

north and therefore the PDA has a high archaeological interest. It is not known the depth of the foundations for the current buildings but as this was originally an agricultural building, these may not have been as deep. Therefore, in the area of the current building, the historical impact is considered medium/high and the remaining area low/medium on any potential archaeological remains. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. In addition, consideration will need to be given with regards to the statutory protection of the hedgerows surrounding the site.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Silson Properties Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Beult Barn, Ashford Road, Great Chart, Ashford, Kent centred on National Grid Reference (NGR) TQ 97450 41473 (Fig 1).

1.2 The Site

1.2.1 Beult Barn is situated on the south western outskirts of the village of Great Chart, which is located 2 miles from the centre of Ashford in Kent. The PDA covers just approximately 0.7 of an acre. The site is accessed from the Ashford Road on the northern west side and sits next to Black Barn, a barn conversion residential property and Moat Farmhouse, a Grade II registered farmhouse that is situated within a platform surrounded by a Medieval moat, which is also a Scheduled Monument. To the west are paddocks to the north and east are sports fields in relation to the nearby Ashford School. On the eastern side of the Ashford Road, opposite the Moated farmhouse, is Little Moat Farmhouse, a grade II listed property. The area is sparsely populated and rural. The PDA comprises of an existing 'L' shaped industrial building and a shipping container for storage. The western end of the PDA is currently separate and contains a field shelter for horses and a small paddock and storage area. The PDA sits at an average height of 46m on broadly level ground (Fig. 1)

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Weald Clay Formation Mudstone deposited

between 100 and 112 million years ago in the Cretaceous period. Mudstone is made up of fine-grained clay particles compressed together. Mudstones form where clay has settled out in calm water such as in lakes, lagoons, or deep sea. There are no superficial deposits.

Geotechnical Information

- 1.2.3 There is no geotechnical information but recent excavations nearby to the east of the A28 in the area east of Little Moat Farm confirm that the topsoil was at a depth of approximately 0.3-0.4m and the surface of the geological substrate was achieved at between 46.0 – 47.0m.

The Proposed Development

- 1.2.4 The proposed development is for the demolition of the existing industrial building and the field shelter to be replaced by six industrial units along the northern boundary with car parking for the remainder of the area (fig.2).

Project Constraints

- 1.2.5 No constraints were associated with this project.

1.3 Scope of Document

- 1.3.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

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

protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also 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
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. 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.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): 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.'

2.2.3 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)'.

2.2.4 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

2.2.8 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 Local Policies

- 2.3.1 Ashford Borough Council, has a Heritage Strategy dated October 2017. The Ashford Borough Council Local Plan (2000), relating to the heritage assets of the Borough, many policies have now been superseded by other development plan documents or changes in national planning policy. However, one saved policy continues to apply until the adoption of the Local Plan 2030. EN23 Sites of Archaeological Importance protects important archaeological sites from development unless applications have adequately demonstrated that the site will be satisfactorily preserved in situ or by record. There are three policies in the Draft Local Plan that address the protection and enhancement of the heritage assets of the borough. Draft Policies ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology.

POLICY EN23: Sites of Archaeological Importance.

- 2.3.2 In exceptional circumstances, permission may be given for development affecting important archaeological sites of regional or local importance, if the applicant has demonstrated that the site will be satisfactorily preserved either in situ or by record. Any archaeological recording should be by an approved archaeological body and take place in advance of development in accordance with a specification and programme of work to be submitted to and approved by the Borough Council.
- 2.3.3 The following policies are those in the draft 2030 Local Plan. The final draft was submitted to the Secretary of State in December 2017 for approval.

POLICY ENV13: Conservation and Enhancement of Heritage Assets (Draft 2030 Local Plan).

- 2.3.4 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that

make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. All applications which will affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

POLICY ENV15: Archaeology (Draft 2030 Local Plan)

2.3.5 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will not be permitted. Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset, should include an appropriate desk-based assessment of the asset. In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.

2.3.6 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 recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Policy EN26: Areas of Archaeological Potential

2.3.7 Ashford Borough Council has identified a number of areas of Archaeological Potential. The area of the PDA itself is included as an area of archaeological potential relating to the Scheduled monument and also the potential path of a Roman Road (Fig. 13).

Local Planning Guidance

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

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Silson Properties Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

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

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

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

(2017:4)

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

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

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Sources

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

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

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

Aerial photographs

- 4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

Secondary and Statutory Resources

- 4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape

studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

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

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Conservation Areas, Registered Parks and Gardens, Historic Parks and Gardens, or NMP cropmarks in the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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

5.1.2 The Kent HER records within the 500m assessment area are dominated by Portable Antiquities Scheme finds all located within a single grid square to the south of the PDA. Of note is the proximity of the PDA to a Scheduled Monument and the possible path of a Roman Road. To the south east, there have been a number of excavations ahead of residential housing estates over a large area that has greatly added to the archaeological record, particularly in relation to the prehistoric period.

5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are 10 designated assets within the assessment area. Nine relate to listed buildings and the tenth is a Scheduled Monument. The majority of the designated assets have no intervisibility with the PDA and the proposed development will not impact upon the significance of these designated assets. However, there are three assets close to the PDA that are detailed in table 2 below. These three assets are subject to a separate Heritage Statement report.

Table 2: Designated Heritage Assets

TQ 94 SE 66	Post Medieval	Moat Farmhouse. Grade II listed building (1320015). A C17 or earlier timber-framed building.
TQ 94 SE 85	Post Medieval	Little Moat Farmhouse. Grade II listed building (1071502). C17 or earlier timber-framed building with the timber-framing visible on the first floor
TQ 94 SE 3	Medieval	Medieval moat, Great Chart, Ashford. Scheduled Monument - 1013948.

5.3 Previous Archaeological Works

5.3.1 There have been a number of events within the assessment area, the majority to the south and south east in the area of Chilmington Green. Details of the events

are summarised in Table 3 below, with further details added where appropriate.

A location map of the events is provided in figure 25.

Table 3: Events

Event ID	Name	Description
EKE10301	The Moat	A 2004 watching brief under Scheduled Monument Consent for removal of weeds and silts from the moat by machine. The moat was archaeologically sterile.
EKE14740	Chilmington Green (Plots B & C)	2011 trial trenching. 51 trenches of which 10 had archaeological features of late Iron Age to Early Roman (TQ 94 SE 162)
EKE17659	Chilmington Green (Phase 1)	2017 strip, map and sample. Features identified included Bronze Age pits, Late Iron Age/Early Roman settlement, Medieval field systems and an urned cremation
EKE10713	Chilmington Green (Fieldwalking and geophysical survey)	2010, lack of prehistoric material suggests large degree of overburden
EKE11638	Chilmington Green	2010 Rapid Historic Landscape Characterisation and desk-based assessment
EKE11639	Chilmington Green	2011 Geophysical Survey targeting 25% of the site.
EKE16209	Chilmington Green (evaluation)	2016 in the area north, north west and north east. Features included Mesolithic flint, Bronze Age pits and Late Iron Age/ Early Roman settlement
EKE10307	Friars (Ashford) School	2008, excavation identified Late Iron Age/Early Roman & Medieval pottery and Medieval deposits. Mesolithic to Bronze Age flints. Post Medieval features.

5.3.2 At Chilmington Green, only residual flints have been recovered assigned to the Late Neolithic/Early Bronze Age with no evidence of in-situ knapping or features. Evidence in the form of ditches were found of the Late Bronze Age/Early Iron Age period and thought to be related to field systems also found north of Chilmington Green at Brisley Farm. However, at Chilmington Green there was little by way of occupation activity and the field systems were sporadic and ephemeral.

5.3.3 There was significant activity seen in relation to the Late Iron Age/Early Roman period with pits, postholes, ditches and buildings and was considered a continuation of activity in the Brisley Farm area. The Roman Road that passes by the PDA was identified in part on the geophysical survey and showed that there was the potential for ditches to the north and south of the central road and suggesting the agger survives with flanking road side ditches. The fieldwalking in

the field immediately east of the by-pass by Little Moat Farm did not identify any specific archaeological sites and any pottery located in this area was considered to be potential hillwash. The linears seen in this field from the geophysical survey were thought to be former field boundaries. Two linears with strong responses were interpreted as modern services. There was no suggestion of the line of the Roman Road in this field (EKE17659).

- 5.3.4 The 2017 strip, map and sample for Phase 1 across Chilmington Green (EKE17659) had three areas that were closest to the PDA, Area 1, 2 and 3 being those immediately east of Little Moat Farm on the eastern side of the A28. These areas were excavated around earlier evaluation trenches previously undertaken by Archaeology South East/Wessex Archaeology that had generally identified ditches or gullies. Area 1 identified no finds or features. Area 2 revealed nine pits and three boundary ditches with no particular pattern and did not continue west. Area 3 identified 6 boundary ditches and 5 pits, one of which contained Bronze Age loom weights. Other ditches were provisionally dated to the Late Iron Age/Early Roman period.
- 5.3.5 Saxon and Medieval activity across the area was generally sparse. The Post Medieval period saw farmsteads across the area.

Landscape Characterisation

- 5.3.6 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general).' To the north and east are fields of 'Medium Regular with Straight Boundaries (parliamentary type enclosure)'. On the southern side of the Ashford Road are 'Prairie Fields (19th century enclosure with extensive boundary loss'.
- 5.3.7 The Kent and Ashford Landscape Character Area, places the PDA in 'Bethersden Farmlands'. The general character of which is described as having an undulating landscape with a Wealdon pattern of small fields and scattered farms with a mixture of sheep grazing and arable land. There are dense native hedgerows with trees. Frequent ponds are known to puncture the landscape. In the specific area around Great Chart, the fields are gently sloping with mixed pasture, horse paddocks, recreational areas and community woodland. The land rises along mock Lane which is well vegetated and sunken in places and gives elevated views

southwards towards Chilmington Green. Around Great Chart there are elevated views eastwards towards Ashford. The land gently rises to ridge line and prominent knoll and oast at Goldwell. Extensive views from the ridgeline and Goldwell Lane to the west, south and east. Vernacular buildings such as small barns and oasts are in evidence with a rural atmosphere and a remote and unpopulated feel.

- 5.3.8 The aim of this area is one of conserve and reinforce. Attention to reinforcing the wooded edges around settlements and fields along with hedges along highways.

Stour Palaeolithic Area

- 5.3.9 The PDA is in the Palaeolithic area designated PCA 38 called the General Weald, without mapped Pleistocene deposits. There are only two findspots that cover the weald area, handaxes at Egerton and Biddenden. In addition, there is a residual bifacial implement found at nearby Brisley Farm but the implement may not be Palaeolithic. Therefore, the likelihood of Palaeolithic remains is considered very low. Given Great Charts position on the higher ground, there is not expected to be any terrace gravels and the Palaeolithic potential is low (Fig. 19).

0-100m Radius

- 5.3.10 There are four KHER entries for this area. These include two of the designated assets mentioned earlier being the Scheduled Moat and the Grade II listed Moat Farmhouse. There is also the farmstead record of Moat Farm of which historically the PDA was part (MKE83051), which historically had buildings on three sides of the yard. To the north east of the PDA lies the path of a Roman Road that runs from Maidstone to Dover via Lympe (TR 04 SE 120). The location Roman Road has been found nearby during the evaluations at Chilmington Green, although there are no signs of the Roman Road in the area by the PDA.

100-200m Radius

- 5.3.11 There are two KHER entries for this area. The Grade II designated asset of Little Moat Farmhouse to the south east. In addition, in the broad area to the east and south of the of the PDA, there was found residual scatter of nine pieces of flint attributed to the Late Mesolithic/Early Neolithic period (TQ 94 SE 239) that were found during a recent evaluation.

200-300m Radius

- 5.3.12 There are two KHER entries for this area. Both to the south, south east of the PDA. Bronze Age pits (TQ 94 SE 240) that were located north of Mock Lane. The recent evaluation found a cluster of these pits, which contained dateable pottery and some loom weights. In addition, the same evaluation, Medieval field systems were discovered (TQ 94 SE 242) represented by boundary ditches, some of which appeared to survive into the 120th century. A possible late Medieval enclosure that may have contained a farmstead was also identified.

300-400m Radius

- 5.3.13 There are eight KHER records for this area. Three of the records are for Grade II listed buildings. Two are west of the PDA of 18th century buildings being Purchase Farmhouse and a nearby Granary (TQ 94 SE 72; TQ 94 SE 155) and the third to the south, south west is also of 18th century date (TQ 94 SE 89) is The Pig and Whistle. Both Purchase Farmhouse and the Pig and Whistle have associated farmstead records respectively (MKE83052; MKE83055). Purchase Farm, originally isolated, has only partial loss of its original form, whilst the Pig and Whistle, other than modern sheds, appears to have no apparent alteration and is potentially still in active use. On the Ashford Road there is a Post Medieval milestone (TQ 94 SE 200).
- 5.3.14 The remaining two records are of Medieval and Post Medieval in date and are to the north east of the PDA in the area of Ashford School. Identified in 2008 from an excavation, Medieval pottery with shallow irregular features of pits, post holes and tree hollows (TQ 94 SE 160). In addition, what was considered to be Medieval industrial waste consisting of charcoal flecks and smithing hearth bottoms along with slag suggesting there is iron working on or near the site. In the same area Post Medieval evidence in the form of drains, ragstone walls and pottery were found. As well as peg-tiles and post holes (TQ 94 SE 161). It is thought that these were related to the rectory building in the 19th century. It was considered that there was no transition on the site between the Medieval and Post Medieval.

400-500m Radius

- 5.3.15 There are 118 KHER records that fall in this radius. 108 of those records are located to a grid square to the south of the PDA of reported Portable Antiquity Scheme (PAS) finds. All metal finds found via metal detecting and reported by a single individual and found somewhere within the locality of the large field the

grid square is located. There was just one Bronze Age item of a copper alloy casting waste (MKE79007). Three were Iron Age in date consisting of a coin (MKE79017), a chape (MKE78997) and a strap fitting (MKE79005). By far the largest PAS records are Roman in date (60) of which are all copper alloy coins except for six that were silver and one copper alloy furniture fitting. Twenty Medieval coins were found, 15 of which were silver. Other Medieval items include a copper alloy bead, a vessel, a mount, a copper alloy purse and coin. In addition, items dating to the broad Medieval and Post Medieval period include a knife, a finger rings and a coin weight. For the Post Medieval period, all 17 PAS finds were silver coins. There was one item of unknown date being a copper alloy adze.

- 5.3.16 Aside from the PAS finds, there were only two other findspot records. A Mesolithic through to the Bronze Age worked flints found during excavation to the north west at the school (TQ 94 SE 213) and Late Iron Age, possible early Roman activity in the form of pits with iron slag also found at the school (TQ 94 SE 214).
- 5.3.17 There were three listed building records for this radius. The Grade II* Medieval Little Singleton of 16th century or earlier date to the north west, and nearby Grade II Granary. To the south, south west is the Grade II Pig and Whistle Farmhouse. There were also four farmstead records to the north east, south west and north west.
- 5.3.18 There is an undated enclosure to the east (TQ 94 SE 40). To the north east at the school, residual Late Iron Age and Roman pottery were found (TQ 94 SE 159) in tree hollows from Medieval tree clearance. To the east, south east, a 2011 geophysical survey identified a number of linear features and some possible pits of unknown date (TQ 94 SE 208).

5.4 Archaeological and Historical Narrative

- 5.4.1 In the Prehistoric period the attraction to the area would have been to the south east of the valley of the Great Stour. Ashford marks the start of the middle section of the River Stour. The East Stour and the Great River Stour join near Ashford International Station 3.5km to the west and the Upper Great Stour passes north east of Great Chart circa 1.5km from the PDA. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. The area of Great

Chart lies on a ridge of hills called Quarry Hills, to the south east is the northern boundary of The Weald.

- 5.4.2 At Brisley Farm to the south east of the PDA, Palaeolithic and Mesolithic evidence has been found in the form of handaxes. During the Neolithic period there were clearance of woodland. Prehistoric Barrows are located at various places along the North Downs. Neolithic earthen long barrows are seen in the Stour Valley at Wye and south of Chilham with Julieberrie's grave. Other possible long barrows are at Boughton Aluph and Elmestead. However, in the area of south Ashford, there is little by way of evidence from this period. The area to the east and south east there was a Bronze Age occupation site with ditches, enclosure, gullies and postholes. There are extensive field systems and droveways probably used for managing herds of sheep and cattle and activity from this period continued closer to the PDA in the area of Chilmington Green, to the south east.
- 5.4.3 There was no evidence to suggest that the area was utilised in the early and middle Iron Age but by 100BC, the Bronze Age ditches were re-used with their original boundaries respected in the majority. It is thought that the area of Brisley Farm in the Late Iron Age was used for seasonal gathering with possible enclosures acting as corrals for horses. Further evidence from this period is also recorded further east at Westhawk Farm, Boys Hall, Orbital Park and Waterbrook Park.
- 5.4.4 In the 1st century AD, the area of Brisley Farm had intensive activity with a number of roundhouses, enclosures, fields systems and trackways. There were also cremation burials, which had ditches surrounding it in which pottery and foodstuffs were placed, with the landscape taking on ritual status. A central feature was surround by many cremations and pits containing animal bones, usually pig. However, the site there is known for its two warrior burials that are of national importance. Items found with the burials included swords, spears, shield, pottery, brooch. The burials would have been covered by barrows and become a focal point in the landscape. The earliest warrior burial was from 10AD and the second circa 40AD, around the time of the Roman conquest.
- 5.4.5 By the Roman period, the barrows had a formal space created and it appears the site was venerated with animal bones, pottery, charcoal and burnt clay. However,

it is thought that whilst people continued to venerate the site into the 2nd century, it was during this time that the people are thought to have moved to a Roman settlement located at Westhawk Farm. The wider vicinity has a number of known Iron Age or Romano British sites and these appears to be to the south, east and south east of Brisley Farm around the East Stour and the alluvial plain. It is not believed that there are any close to the Upper Great Stour area. The Roman Road between Ashford and heading towards Benenden passes circa 2.5 km to the south of the PDA and the Roman Road between Dover and Maidstone passes very close to the PDA although this is a projected line and the exact path is not clear. This road connected Brisley Farm and Westhawk Farm before continuing north west, by the PDA.

- 5.4.6 The village of Great Chart essentially grew along the main road from Ashford towards Hastings, becoming a rural farming area. The first mention of the village is in a 762 AD charter as 'Cert' where a mechanical water mill is being operated and then in 794 as 'Selebertes Cert', a Jutish name. The name 'cert' means rough ground. The prefix 'Great' was added to distinguish it from Little Chart.
- 5.4.7 What is unclear is whether there were any settlers here earlier than the Anglo-Saxon period. In 776 AD, the manor of Great Chart was sold by King Egbert to the Archbishop of Canterbury. Following battles by the Kentish King with that of Mercia, King Offa, who claimed the lands of Great Chart. When he died, Coenwulf of Mercia, his successor transferred the lands back into the ownership of the Archbishop of Canterbury.
- 5.4.8 In 893 AD, there was a Viking raid at Great Chart after they had sailed up the waterways at Appledore. It is thought that after the raid, was when Ashford as a settlement began. However, it at the time of the Domesday Book, Great Chart was still a significant settlement.
- 5.4.9 The Domesday Book records Great Chart as 'Certh', having 52 households, which is considered very large for the time. There were just two Lords plough teams and 22.5 men's plough teams. There was 27 acres of meadow, woodland for 100 pigs, two mills and one salthouse. There was no mention of a church although ownership was still with the Archbishop of Canterbury following the Norman Conquest. It is thought a church was built in Great Chart in 1080AD.

- 5.4.10 The main farm in the village was the Court Lodge Farm next to the church. A distinctive feature to Kent is the large-scale farmstead, often called a Court Lodge farm and is sited next to a church, which often developed as a manorial or estate farm as is the case here.
- 5.4.11 In the Medieval period, the wider area mainly consisted of scattered farms, consisting of woodland and pasture, usually for sheep. When the dissolution occurred, Henry VIII confiscated the lands, before re-instating them to his new Protestant Dean and Chapter in whose administration they remained until Victorian times. Great Chart was occasionally known as Mochel Chart, Charte Magna or East Chart.
- 5.4.12 South of Ashford the area was well known for moated manor houses. Nearby Chilmington to the south, had a moated manor house with an estate of approximately 464 acres. To the north east at Singleton Manor, there was a Medieval moated manor. In addition, a further moated site is at Sevington to the east and at Boys Hall, south west Ashford. The Moat, close to the PDA is thought to have origins between 1250-1350 and along with the one at Sevington and Boys Hall, is scheduled.
- 5.4.13 In 1801, the population of the parish of Great Chart was 544. By 1961 this had slowly risen to 969 with 120 houses rising up to 285 houses. Throughout the Victorian period, the majority of males were agricultural labourers or farmers.

5.5 Cartographic Sources and Map Regression

Symonson Map, c. 1596

- 5.5.1 This map shows Great Chart called Chart Magna. It shows the village sitting on the higher ground and the road from Ashford passing by, heading towards Tenterden. To the north east of the village are the tributaries of the Upper West Stour that feeds towards Ashford and meets the East Stour before making its way northwards (Fig. 3).

Andrews, Dury and Herbert map of 1769

- 5.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county.

The village is still called Chart Magna and again shows it centred on the higher ground. The PDA is located outside of the village next to the moated house. The water for the moat feeds into the River Beult to the west, although there is little by way of indication where the water to feed the moat comes from. To the south west is a hamlet called New Street at the junction of the road. On the eastern side of the road, opposite the moat is another house, which is known as Little Moat Farmhouse. (Fig. 4).

Hasted, 1798

- 5.5.3 This map shows the PDA similar to the previous map being an area of open land (Fig. 5).

Ordnance Surveyors Drawings 1797

- 5.5.4 This map shows greater detail in the land use and field boundaries. The PDA is a field next to the Moat House. The area around is agricultural. There is no indication of any waterways around the moat (Fig. 6).

Great Chart Tithe Map from 1841

- 5.5.5 The tithe map for Great Chart shows greater detail of the actual moated area next to the PDA. The PDA itself is part of fields designated 631 and 633. Field 633 was owned by Catherine and Elizabeth Chapman and occupied by Richard Lewis and was an orchard. For field 631, called 'Platt' and as well as the Chapmans', the field was owned by Reverend Nicholas Toke and occupied by Richard Lewis and Reverend Toke. Reverend Toke was from the family that owned Godinton House. Area designated 630 was Black Barn and The Moat referred collectively as Moat Farm. This was owned by the Chapman's and occupied by Richard Lewis and James Sweetlove. The house was located within the moated area and to the north east of the moat were farm buildings. A large barn alongside the road with what appears small extensions either end, with a couple of other building making the yard with agricultural buildings on three sides.
- 5.5.6 Richard Lewis also occupied a number of other fields in the area around Moat Farm. Elsewhere in Great Chart, the Dean and Chapter of Christ Church Canterbury was still a large landowner in this period. (Fig. 7).

Historic OS Map 1871

- 5.5.7 This is the first properly scaled OS map. There is little change at the PDA. The PDA is still part of two fields. The western most one being an orchard. The area around is still agricultural with most of the land as pasture (Fig. 8).

Historic OS map 1896

- 5.5.8 There does not appear to be many changes at the PDA. However, aside to the northern point of the PDA, the map suggests that there is a small area of water. The water of the moat no longer appears to show a clear path to the River Beult. (Fig.9).

Historic OS map 1906

- 5.5.9 At the PDA, there appears to be a northern extension of the barn on the eastern range which falls within the area of the PDA. Along the road to the north east, there is a new property called The Limes. A couple of fields around are now orchards (Fig.10).

Historic OS map 1938

- 5.5.10 There appears to be a building located in the PDA which is still two separate areas. One of the agricultural ranges on the north eastern side is no longer showing otherwise there appears to be little change (Fig.11).

LIDAR

- 5.5.11 The LIDAR picture for the PDA shows clearly the moated area and the entrance of the waterway at the northern corner of the moat as well as the exit on the western side. However, to the north of that, it is not possible to trace the line of that waterway through the PDA or in the field to the north, confirming that it is run as a culvert through this entire section. The area of the PDA shows disturbance due to the buildings. In the area to the north of the PDA there is no evidence across the landscape of the potential route for the Roman Road. In the north west corner of the LIDAR picture, the historically field boundaries can still be seen. There do not appear to be any other features of note (Fig. 12).

5.6 Aerial Photographs

1940s

- 5.6.1 The PDA is part of two separate fields. The building within the PDA can be seen. The remainder of the area is a mature orchard with a number of trees but does not look necessarily in active use. On the opposite side of the road, it looks like market gardening activity. In the area of the yard at the moat, there are two large barns located alongside the road and others located around the yard. Across the PDA from the northernmost corner going south appears to be a ditch heading towards the moat that contains a stream (Plate 1).

1960

- 5.6.2 The PDA is in use although it is unclear exactly what for. It is believed that the building was used as stables. There is access across the PDA from the farm yard towards the field to the north. The orchard area has now been cleared of trees. The ditch towards the moat can be seen (Plate 2).

1990

- 5.6.3 There have been significant changes at the PDA. The PDA now has new buildings on the site with the existing stables having been demolished. The barn extension on the eastern side has been demolished. The main part of the site now appears to be a concreted yard. The western most part of the PDA is a separate area of land that is grass with a single building located within it suggesting it is a paddock area for animals with a field shelter. The route of the ditch from the field to the north, across the PDA towards the moat can no longer be seen. Within the PDA in this period, the stream that fed the moat is placed in a culvert underneath the concrete yard surface. Access to the area is still via an entranceway by the moat house and passes through the yard at Black Barn. The farmyard now consists of a single barn alongside the road and a 'c' shaped building opposite. Some of the field boundaries in the fields around have been removed but their legacy can be seen as cropmarks. South east of the original Ashford Road, there is now a new by-pass taking traffic away from the village of Great Chart (Plate 3).

2003

- 5.6.4 There is no change to the PDA. The paddock area to the west has been subdivided (Plate 4).

2013

- 5.6.5 The southernmost boundary of the PDA has altered to make a garden area to the 'C' shaped property. This has slightly reduced the size of the PDA. In addition, the PDA is now accessed from an eastern point directly off the road suggesting that this area is now entirely separated from The Moat and Black Barn (Plate 5).

2017

- 5.6.6 There appears no change at the PDA. The field to the north is now a playing field in relation to Ashford School (Plate 6).

5.7 Walkover Survey

- 5.7.1 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. A walkover was undertaken on the 4th July. No features or artefacts were seen (Plates 7-15).
- 5.7.2 Access is currently from the Ashford Road by solid metal gates at the southern corner with a dense hedge facing the road for the remainder of the boundary, which obscures the site of the building from the road. There is a large yard and the PDA is currently divided into two. The eastern part is currently used as a builder's yard with two buildings forming a 'L' shape of single storey with black weatherboard walls that match that of the nearby Black Barn and a container for storage. The roof is currently of grey corrugated sheets. The yard is entirely covered of concrete. The western end of the PDA is separated by solid metal gates, that leads into a concrete storage area associated with the paddock. The culvert from the stream that feeds the moat runs under here, although it is not visible. Next to the concrete area, divided by wooden rail fencing is a grass paddock with a field shelter. The southern boundary is a high wooden fence. The northern boundary a dense high hedge that borders the grassed playing field of the Ashford School. The western boundary of the PDA is currently rail fencing and a larger paddock area for horses.

5.8 Summary of Potential

Palaeolithic

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area and the Palaeolithic survey suggests a low probability for finds from this period. Therefore, the Palaeolithic potential in this area is considered **low**.

Mesolithic

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has just two records from this period within the assessment area (Fig.16). Mesolithic flints were found at the School to the north east (TQ 94 SE 213) and the recent Chilmington Green excavations found residual late Mesolithic flints (TQ 94 SE 239). However, these finds are sparse and given their residuality, it is considered that the potential for finding remains that date to this period is **low**.

Neolithic

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area or the surrounding wider area. However, we know that the Great Stour Valley was attractive in the Neolithic period with Neolithic earthen long barrows upstream from the PDA at Wye and south east of Chilham with Julieberrie's grave. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are two Kent HER records from this period within the assessment area (Fig.17). It appears that the area to the south has Bronze Age activity with pits found at Chilmington Green (TQ 94 SE 240) and a copper alloy casting waste (MKE79007). In the wider area to the south east at Brisley Farm is a Bronze Age

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

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has four records from this period within the assessment area (Fig.18). Three were findspots of copper alloy chape, strap fitting and a coin located to a grid square to the south. Residual artefacts from the Late Iron Age, possibly into the Early Roman period was seen at the Ashford School to the north east. The main activity for this period in the wider area appears to be to the south east at Brisley and Westhawk Farm. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has 61 records from this period within the assessment area (Fig.19). We know the Romans exploited the Stour Valley with mills and villas along its length. The path of the Dover to Maidstone Road passes circa 60m from the PDA. The exact path in this area is not known and no evidence can be seen on the ground except to the far south east in previous excavations at Brisley Farm. The Council has highlighted the path of this road as an area of archaeological potential, of which falls partly into the PDA whereas the KHER path for the Roman Road shows the road slightly more to the north. All the other finds are PAS finds located to a grid square to the south of the PDA and are dominated by copper alloy coins. Due to the proximity of the PDA to the potential path of the Roman Road, and the possibility of road side activity the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Anglo-Saxon

- 5.8.7 The Kent HER has no records from this period within the assessment area. Whilst Great Chart has Anglo-Saxon origins, given that the PDA is located some way outside of the village the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.8.8 The Kent HER has 29 records from this period within the assessment area (Fig.20). The most important is that of the Scheduled Medieval moat site adjacent to the PDA. The moated site still retains its full moat, which is fed from a stream which passes under the PDA through a culvert. It is likely that the internal platform area within the moat had buildings located within it at this time, although no trace above ground of this building survives. There is a surviving Medieval Grade II* listed house of Little Singleton to the north west of the PDA. Aside from the village of Great Chart, Medieval activity has been seen to the north east of the PDA at the school where Medieval tree clearance was undertaken and industrial waste from iron smelting was found. A Medieval field system has been found to the south and located to the south on a grid square are 29 Medieval finds, mainly silver coins. Map regression in the Post Medieval period suggests the PDA was agricultural fields and it is likely that this was same in the Medieval period. Whilst the PDA is located close to the Medieval moated site, the possibility of chance finds from this period cannot be discounted but the potential for finding remains that date to this period is considered **low**.

Post Medieval

- 5.8.9 The Kent HER has 34 records from this period within the assessment area (Fig.21). Eight of them as listed buildings, of which one is located on the Medieval moat platform, Moat Farmhouse and the other on the opposite side of the Ashford Road, Little Moat Farmhouse. The remainder of listed buildings are some way from the PDA. Given the rural nature of the area, there are also eight farmstead records, one of which is Moat Farm of which the PDA was part. There are also 17 PAS findspot records located to a grid square to the south of the PDA. The remaining records are that of Post Medieval activity at the school to the north west and a milestone on the Ashford Road. Given the proximity of the PDA to the Post Medieval farmyard, and the possibility of the northern range having been in

part of the PDA, there is considered a **high** probability of encountering Post Medieval remains.

Modern

5.8.10 KHER has no records dating to this period. The PDA continued to be used as part of the farm, until sometime during the latter part of the 20th century, when stables were located on the PDA and some the farm buildings became redundant and converted to residential use. The stables later became a light industrial unit and storage area. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

Undated

5.8.11 There are three undated records (Fig.22). A possible enclosure to the east, linear to the east identified by geophysical survey and a cooper alloy adze recorded as a PAS find to the south.

Overview

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

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

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

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 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.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was a field next to the yard for Moat Farm from the at least the Medieval period onwards. A barn extension on the eastern side of the farmstead yard fell within the area of the PDA from at least 1906 based on the map regression. A stable was also seen to be located on the PDA from the 1960s and then this were replaced in 1984 for new stables. By the 1990s the farmstead yard area that was grass was replaced with concrete and the barn extension demolished, leaving just Black Barn remaining. In 2005 there was a change of use of the PDA land to a workshop, warehouse with yard. It is unclear as to whether the laying of the concrete yard would have on any potential archaeology, especially given that in the field area to the east at the same height of OD, the

archaeological horizon was just below the topsoil. In addition, at the western end which historically used to be a ditch that carried a stream to fill the moat, has now been replaced by an underground culvert and these groundworks are likely to have potentially disturbed any archaeology in that area.

- 6.2.2 The position of the proposed new buildings is as a long range along the northern boundary. Aside from the area of the stables and the current building, the rest of this area for the proposed development appears not to have been built on. It is also this area that is closest towards the potential path of the Roman Road that is potentially located in the field just to the north. It is not known the depth of the foundations for the stables or the current building but as this were agricultural building, these may not have been as deep. Therefore, in the area of the stable the historical impact is considered **medium/high** and the remaining area of the PDA as **low/medium** on any potential archaeological remains.
- 6.2.3 The use of the PDA is for six light industrial units., which is considered to have a **high** impact upon any potential archaeology.

7 SIGNIFICANCE

7.1 Introduction

- 7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

- 7.2.1 There is archaeological significance within the assessment area of low potential for all periods except for the Roman and Post Medieval period and low/moderate for the Bronze Age period. We know from the wider area, particularly to the south east that the area was occupied during the Bronze Age, although closer to the PDA is likely to be field systems rather than occupation. A Roman Road passes close by to the north of the PDA. From the Medieval period, the PDA was a field, initially

associated with the Medieval Moat and then in the Post Medieval period as part of a farmstead.

Rarity

7.2.2 The opportunity to potentially identify the remains relating to possible Medieval and Post-Medieval agricultural activity can be considered to be of local rarity. However, understanding moated manorial sites, their chronology and social elements is of national rarity with so few sites having dating evidence and that have not been destroyed. However, the PDA according to map regression in the Post Medieval period was a field and this is also likely in the Medieval period. Therefore, it is unlikely that the PDA will be able to provide any archaeological evidence for this period. The proximity of the PDA to the Roman road, with the exact path unclear, and the location of the new units along the northern boundary, provides an opportunity to potentially confirm where, if any part of the road falls within the area of the PDA and is considered of local significance.

7.2.3 A large part of southern Ashford has been excavated in recent years due to large amounts of housebuilding and much archaeology has been revealed. At Brisley Farm, to the south east of the PDA is a Bronze Age settlement and this period of activity continues into the area of Chilmington Green, also south east of the PDA. Given the location of the PDA on the higher ground, it is possible that activity continues towards the PDA for this period. Whilst not on the scale of recent house building excavations, any opportunity to understand the landscape use around Ashford from this period is considered key and whether the field systems continue into this area will have regional significance.

Documentation

7.2.4 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research nationally may uncover more documentary evidence, although it is unlikely to alter the conclusion present in this report.

Group Value

7.2.5 The potential for the PDA close to a moated manor site and historical farm as has a high group value in the wider understanding the landscape usage of the area for

moated manors, considering that there are a number of other moated manor sites nearby and well as the landscape in the Bronze Age period in the Ashford area.

Survival / Condition

- 7.2.6 Since the PDA has been used for stabling in the later part of the 20th century, which was then replaced with a more modern building, parts of the PDA are likely to have had a medium/high impact on any surviving archaeology. The location of the new build in the PDA is along the northern part of the PDA, part of which does not appear to have previously been built on. Therefore, in those areas, there is a high possibility of finding archaeology in situ, although the western area where the culvert passes through is likely to have been disturbed.

Fragility / Vulnerability

- 7.2.7 Any potential remains within the PDA in the area of the proposed development, should they survive in-situ will potentially be vulnerable to damage during the proposed development.

Diversity

- 7.2.8 The potential is primarily for remains from the Roman and Post Medieval period and possibly the Bronze Age. Although chance finds from other periods cannot be discounted but are considered low.

Potential

- 7.2.9 The Impact assessment concludes that the site does have a high potential for archaeological remains.

Significance

- 7.2.10 Based on the information gained in this report, it can be concluded that the site is of regional archaeological interest in understanding the Bronze Age as well as local significance in the Roman Road. Should evidence relating to Iron Age or Roman field systems be found, this is also considered to be of local significance, Evidence for the Post Medieval period when the area was a farmstead will be of local significance.

- 7.2.11

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Roman and Post Medieval, **low/moderate** for the Prehistoric period and **low** for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

9 OTHER CONSIDERATIONS

9.1 Archive

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

9.2 Reliability/Limitations of Sources

- 9.2.1 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.

9.3 Copyright

- 9.3.1 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 Silson Properties Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

July 2019

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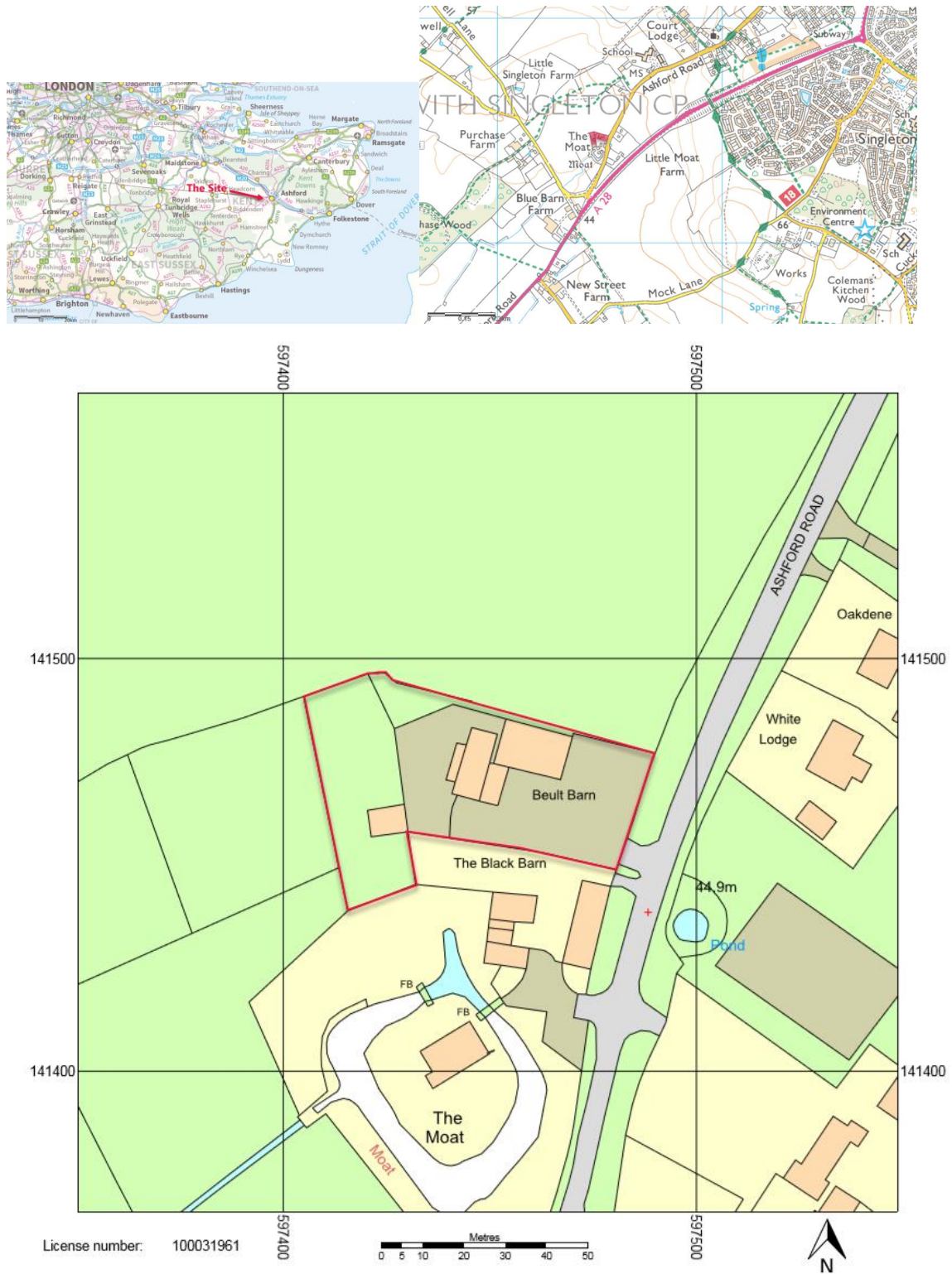


Figure 1: Location Maps, Scale: 1:640,000, 1:10,000, 1:1,250



Figure 2: Proposed Development Area



Figure 3: Symonson 1596 map

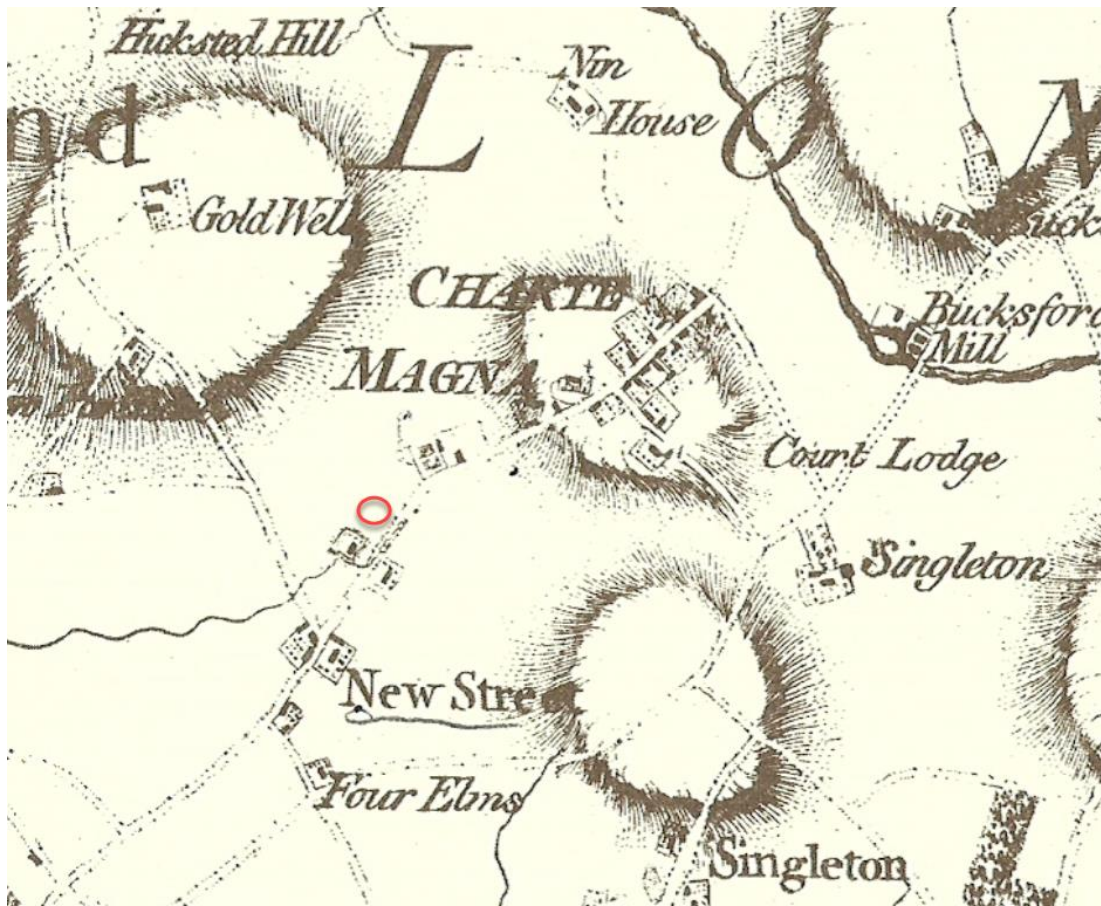


Figure 4: Andrew, Dury and Herbert Map from 1769



Figure 5: Hasted, 1798



Figure 6: Ordnance Surveyors Drawing, 1797

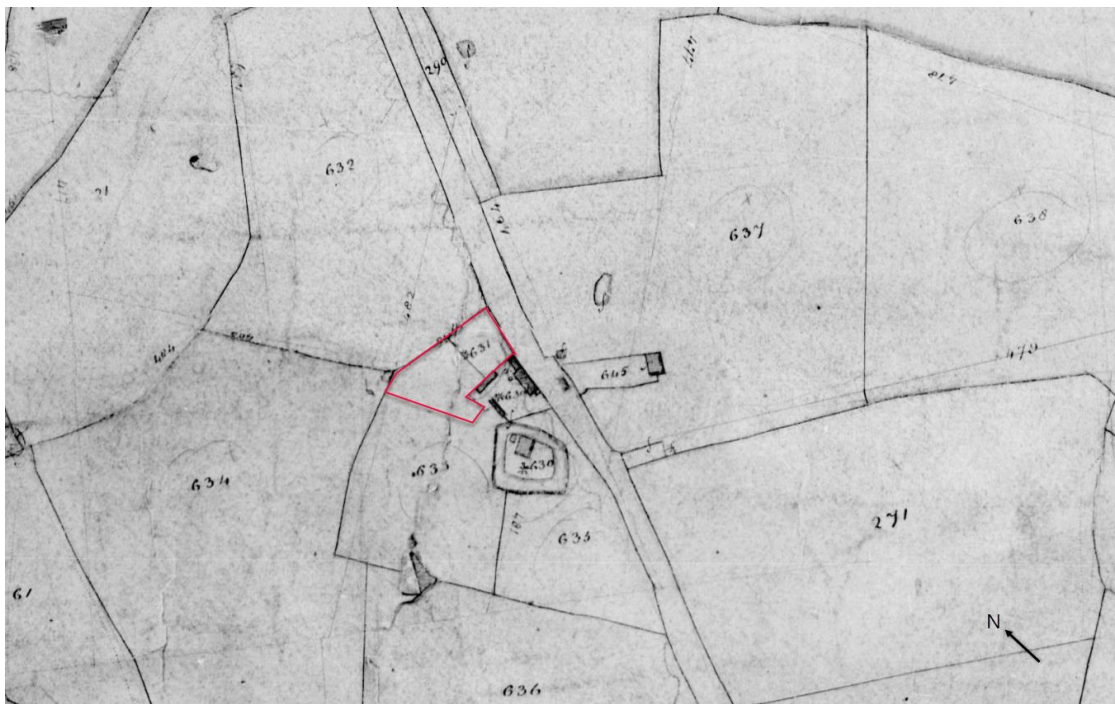


Figure 7: 1841 Tithe Map

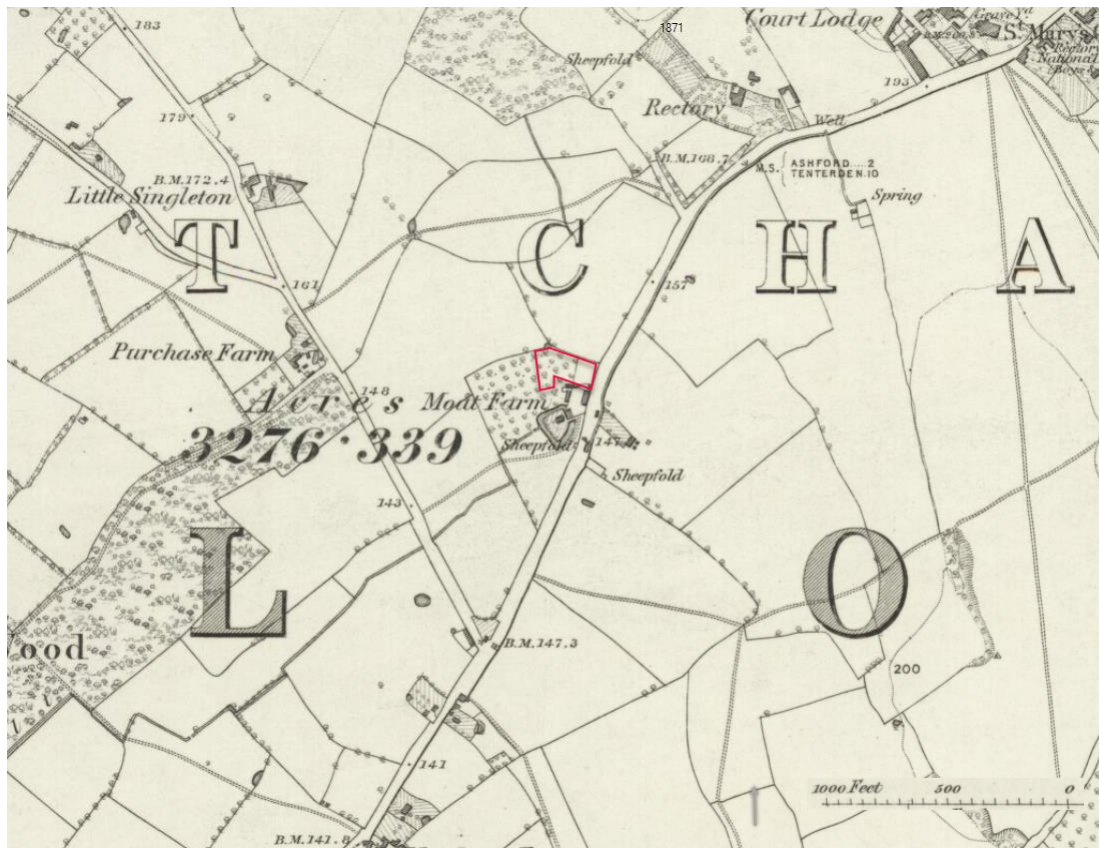


Figure 8: Historic OS Map 1871

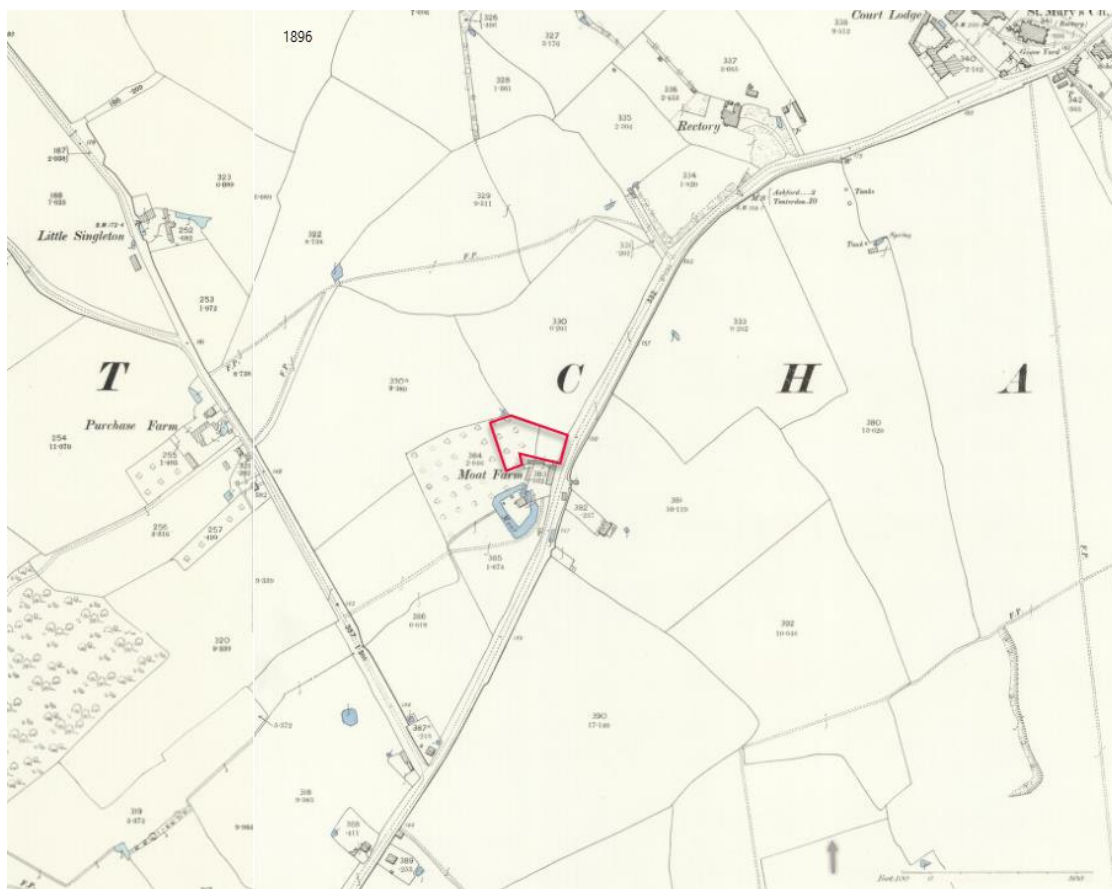


Figure 9: Historic OS Map from 1896

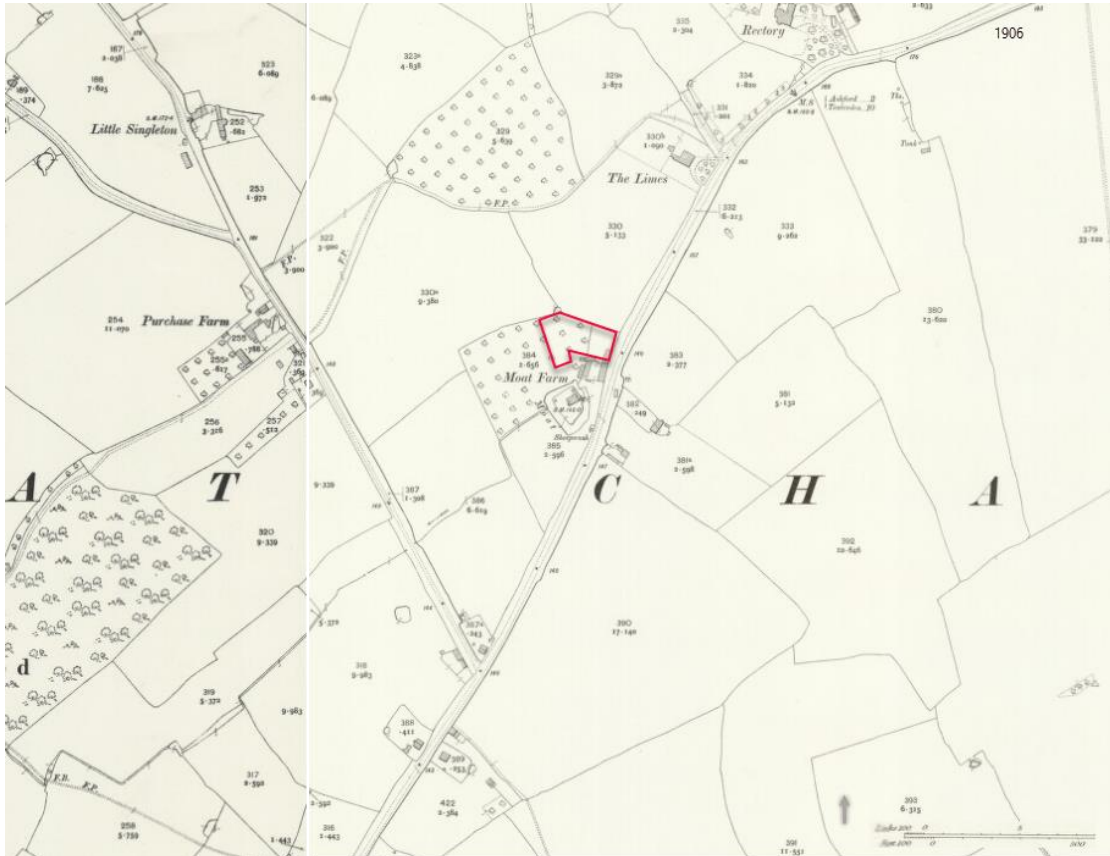


Figure 10: Historic OS Map 1906

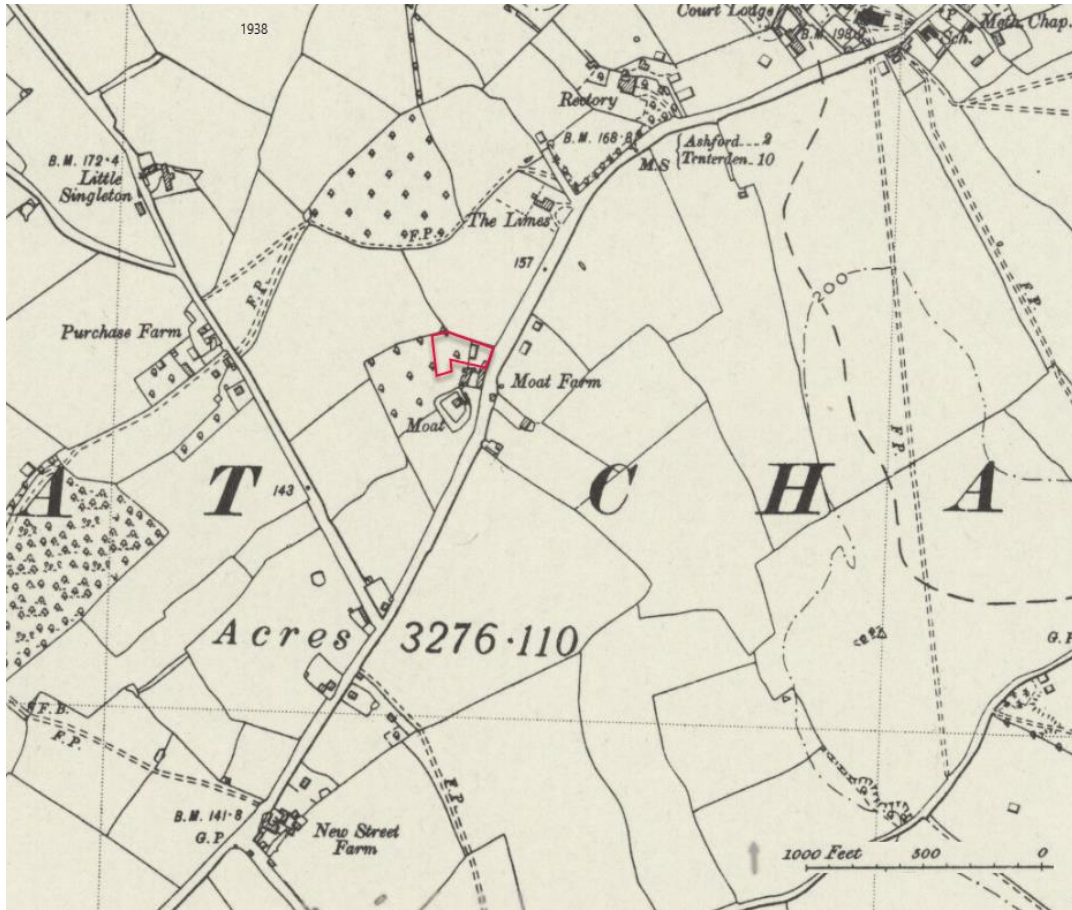


Figure 11: Historic OS Map 1938



Figure 12: LIDAR 1m DTM (Environment Agency)



Figure 13: Area of Archaeological Potential (Ashford Borough Council)

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 14-25). ALL LOCATION DISTANCES TAKEN FROM THE CENTRE OF THE PDA

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)'.
TQ 94 SE 40	Monument	c. 540m E	Unknown	Possible enclosure near Great Chart. A possible enclosure is located near Great Chart just south of the A28. The feature is approximately 185m in diameter but is not recorded as a cropmark or earthwork feature. Nothing more is known about the site.
TQ 94 SE 146	Listed Building	c. 440m NW	Medieval to Post Medieval	Little Singleton. Grade II* listed building (1071474). C16 or earlier long timber-framed building, with painted brick infilling on the ground floor, the first floor hung with fishscale tiles and oversailing on moulded bressummers and brackets on its west and south fronts. Hipped tiled roof with 2 gabled dormers.
TQ 94 SE 76	Listed Building	c. 450m NW	Post Medieval	Granary About 100 Metres to South West of Little Singleton. Grade II listed building (1071475). C18. Two storeys. One half red brick, the other half weatherboarded. Hipped tiled roof. Hoist to north side.
TQ 94 SE 85	Listed Building	c. 120m SE	Post Medieval	Little Moat Farmhouse. Grade II listed building (1071502). C17 or earlier timber-framed building with the timber-framing visible on the first floor. Mainly 2 storeys red brick. Hipped tiled roof. Two casement windows to the first floor, 2 to ground floor. Simple doorcase with flat wooden weatherhood.
TQ 94 SE 66	Listed Building	c. 65m S	Post Medieval	Moat Farmhouse. Grade II listed building (1320015). A C17 or earlier timber-framed building, with some timbering exposed in the east wall but otherwise refaced in the C18. Two storeys and attics. Front stuccoed. Stringcourse. Tiled roof with 2 hipped dormers. Two

				casement windows and 2 small bays on the ground floor. Doorcase with flat hood over on brackets. The east wall, in which the timber-framing is visible in one place, is otherwise faced with red brick with a tile-hung gable end. The complete moat round the house remains.
TQ 94 SE 58	Listed Building	c. 465m SSW	Post Medieval	Pig and Whistle Farmhouse. Grade II listed building (1320016). Probably C17, refaced with red brick on the ground floor and tile-hung above. Hipped tiled roof with pentice to north and east. Overhanging eaves. Casement windows. One window and one dormer facing south, one window facing west.
TQ 94 SE 89	Listed Building	c. 345m SSW	Post Medieval	The Pig and Whistle. Grade II listed building (13262647). C18. Two storeys. Ground floor cemented, above tile-hung. Half-hipped tiled roof with moulded wooden eaves cornice. Three casement windows.
TQ 94 SE 72	Listed Building	c. 335m W	Post Medieval	Purchase Farmhouse. Grade II listed building (116144). Possibly a timber-framed building refaced in C18. Two storeys. Ground floor stuccoed, first floor hung with fishscale tiles. Hipped tiled roof. Three casements.
TQ 94 SE 155	Listed Building	c. 360m W	Post Medieval	Granary About 150 Metres to South West of Purchase Farmhouse. Grade II listed building (1071471). C18. Two storeys. One half red brick, the other half weatherboarded. Hipped tiled roof. Hoist to north side.
TQ 94 SE 123	Listed Building	c. 400m NE	Post Medieval	The Rectory. Grade II listed building (1071489). Sir Charles Igglesden, in his "Saunters through Kent with a Pen and Pencil", says that the house was built in 1818 by the Reverend Thomas Manners Sutton, who was Rector until 1852. However, the north wing appears to be C18 and the 1818 construction probably comprised the addition of the south-east wing.
TQ 94 SE 160	Monument	c. 340m NE	Medieval	Medieval deposits at Excavation Area 2, Friars School, Great Chart, Ashford, Kent, 2009. Also, evidence of medieval industrial waste, consisting of charcoal flecks and smithing slag, two smithing hearth

				bottoms, undiagnostic slag, vitrified. Features consisted of both pits and tree throw hollows, filled with colluvium. Unlike area one however, a larger amount of medieval fabric was found.
TQ 94 SE 159	Monument	c. 460m NE	Medieval	Late Iron Age/Roman & Medieval Pottery, Excavation Area 1, Friars School, Great Chart, Ashford, Kent, 2009. Medieval pottery and residual late Iron Age/Roman pottery sherds found in possible tree hollows resulting from medieval tree clearance in Area 1 of Excavation, undertaken in 2009 prior to school development.
TQ 94 SE 161	Monument	c. 395m NE	Post Medieval	Post medieval features, Excavation Area 3, Friars School Excavation, Great Chart, Ashford, 2009. Area 3 was excavated as part of the excavation of Friars school site in 2009. Features were mainly post medieval in date, comprising: drains, ragstone walls, pottery, a clay pipe stem (dated AD 1580-1910), peg tile (dated AD 1600-1800) and post-holes. The features found in area three are believed to be the result of the development of the 'rectory' building in the 19th century.
TQ 94 SE 200	Building	c. 345m NE	Post Medieval to Modern	Milestone on Ashford Road, Great Chart
TQ 94 SE 208	Monument	c. 440m ESE	Unknown	Linear and pit-like geophysical anomalies, west of Singleton. In 2011 Wessex Archaeology conducted a geophysical survey of the Chilmington Green development area. West of Singleton, a number of linear features and some possible pits were detected as geophysical anomalies.
TQ 94 SE 213	Findspot	c. 440m NE	Early Mesolithic to Late Bronze Age	Mesolithic through to Late Bronze Age worked flints, Friars School, Great Chart. Flints recovered from later features across the site, ranging in date from the Mesolithic through to the Late Bronze Age.
TQ 94 SE 214	Findspot	c. 455m NE	Late Iron Age to Roman	Late Iron Age/early Roman period activity, Friars School, Great Chart. Late Iron Age/early Roman pits, possibly part of a larger site to the northwest. One pit contained iron slag, indicating Late Iron Age small-scale smelting.

MKE78997	Findspot	c. 470m S	Iron Age	PAS find. Iron Age copper alloy chape
MKE78998	Findspot	c. 470m S	Unknown	PAS find. copper alloy adze
MKE78999	Findspot	c. 470m S	Medieval to Post Medieval	PAS find. Post Medieval copper alloy knife
MKE79000	Findspot	c. 470m S	Roman to Early Medieval or Anglo-Saxon	PAS find. Roman copper alloy furniture fitting
MKE79001	Findspot	c. 470m S	Medieval	PAS find. Medieval copper alloy bead
MKE79002	Findspot	c. 470m S	Medieval to Post Medieval	PAS find. Post Medieval copper alloy finger ring
MKE79003	Findspot	c. 470m S	Medieval	PAS find. Medieval copper alloy vessel
MKE79004	Findspot	c. 470m S	Medieval to Post Medieval	PAS find. Post Medieval copper alloy coin weight
MKE79005	Findspot	c. 470m S	Iron Age	PAS find. Iron Age copper alloy strap fitting
MKE79006	Findspot	c. 470m S	Medieval	PAS find. Medieval copper alloy mount
MKE79007	Findspot	c. 470m S	Bronze Age	PAS find. Bronze Age copper alloy casting waste
MKE79010	Findspot	c. 470m S	Roman	PAS find. Roman copper alloy coin
MKE79011	Findspot	c. 470m S	Roman	PAS find. Roman copper alloy coin
MKE79012	Findspot	c. 470m S	Roman	PAS find. Roman copper alloy coin
MKE79013	Findspot	c. 470m S	Roman	PAS find. Roman copper alloy coin
MKE79014	Findspot	c. 470m S	Roman	PAS find. Roman copper alloy coin

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MKE79126	Findspot	c. 470m S	Roman	PAS find. Roman copper alloy coin
MKE79200	Findspot	c. 470m S	Medieval	PAS find. Medieval copper alloy purse
MKE83050	Farmstead	c. 455m NW	Post Medieval	Little Dingleton. A linear plan farmstead. Farmhouse attached to agricultural range. Isolated position. No apparent alteration.
MKE83051	Farmstead	Adjacent to PDA	Post Medieval	Moat Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached in central position, isolated position, altered - significant loss of original form (more than 50%).
MKE83052	Farmstead	c. 340m W	Post Medieval	Purchase Farm. A loose courtyard origin farmstead with buildings to three sides of the yard inc. a L-plan element. Farmhouse detached in central position. Isolated position. Altered - partial loss of original form (less than 50%).
MKE83054	Farmstead	c. 475m SW	Post Medieval	Blue Barn Farm. A loose courtyard plan farmstead with buildings to one side of the yard. Farmhouse detached gable end-on to yard. Loose farmstead cluster. Altered - partial loss of original form (less than 50%).

MKE83055	Farmstead	c. 370m SW	Post Medieval	Pig and Whistle Farm. A farmstead with a row plan. Farmhouse detached in central position. Loose farmstead cluster. No apparent alteration New sheds: Large modern sheds built beside the historic farmstead; the farmstead could still be in use.
MKE87297	Farmstead	c. 440m NE	Post Medieval	The Rectory. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse detached in central position. Isolated position. Only the farmhouse remains. New sheds, large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them.
MKE87298	Farmstead	c. 420m NE	Post Medieval	Outfarm south east of The Rectory. A field barn with no associated yard. Isolated position. Farmstead completely demolished.
MKE94402	Findspot	c. 470m S	Medieval to Post Medieval	PAS find. Silver finger ring
TQ 94 SE 239	Findspot	c. 190m East to South	Late Mesolithic to Early Neolithic	Residual scatter of late Mesolithic worked flint, Chilmington Green, Ashford, Kent
TQ 94 SE 240	Monument	c. 250m SSE	Middle Bronze Age to Early Iron Age	Bronze Age pits, Chilmington Green, Ashford, Kent
TQ 94 SE 242	Monument	c. 210m SSE	Medieval to Modern	Medieval field system and possible farmstead, Chilmington Green, Ashford, Kent
TR 04 SE 120	Monument	c. 40m NE	Roman	Roman road. Running from Maidstone to Dover via Lympne.
TQ 94 SE 3	Monument (Scheduled Monument)	Adjacent to PDA	Medieval	Medieval moat, Great Chart, Ashford. Scheduled Monument - 1013948.

Figure 14: Gazetteer of KHER Records

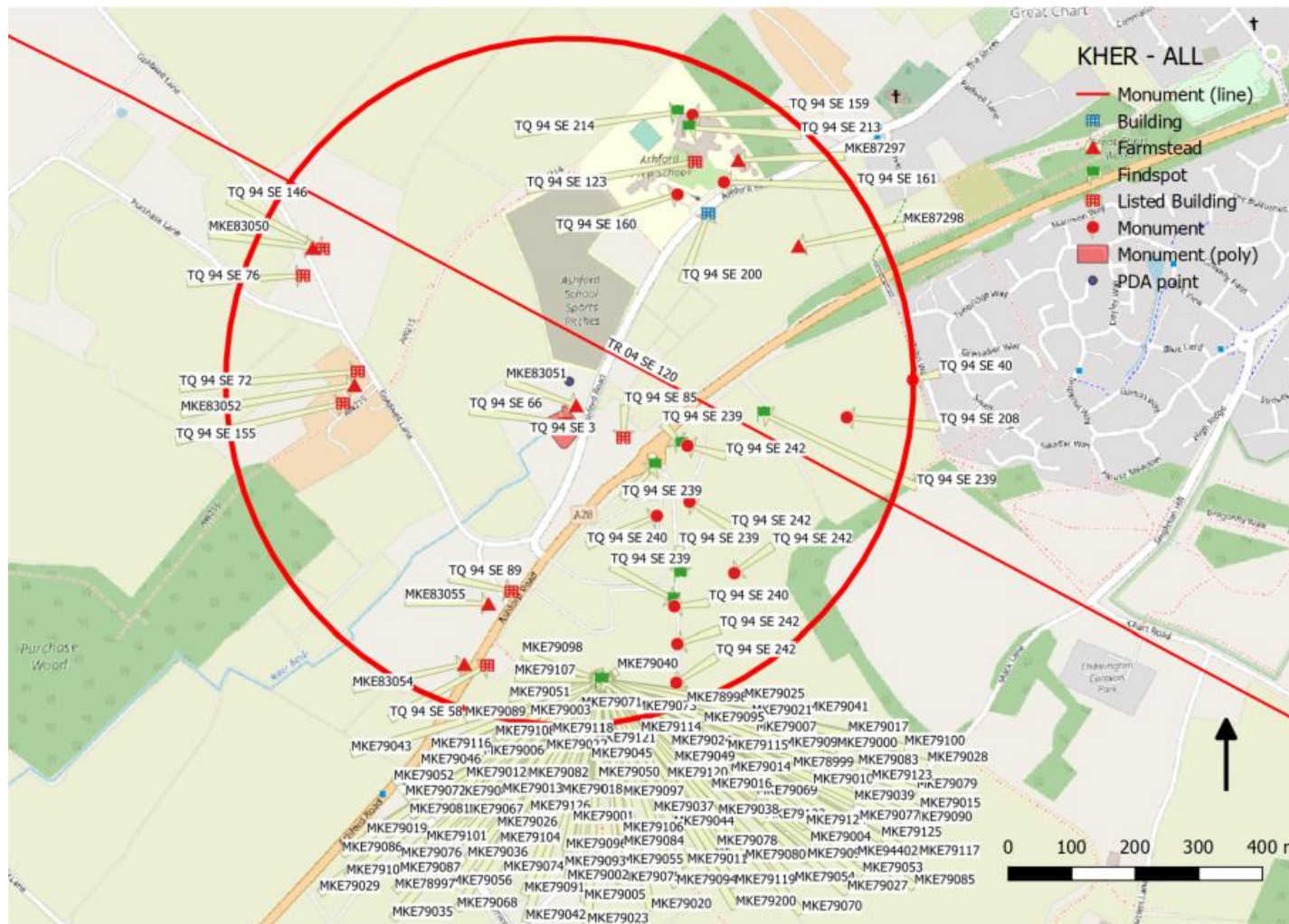


Figure 15: KHER Monument Record – All

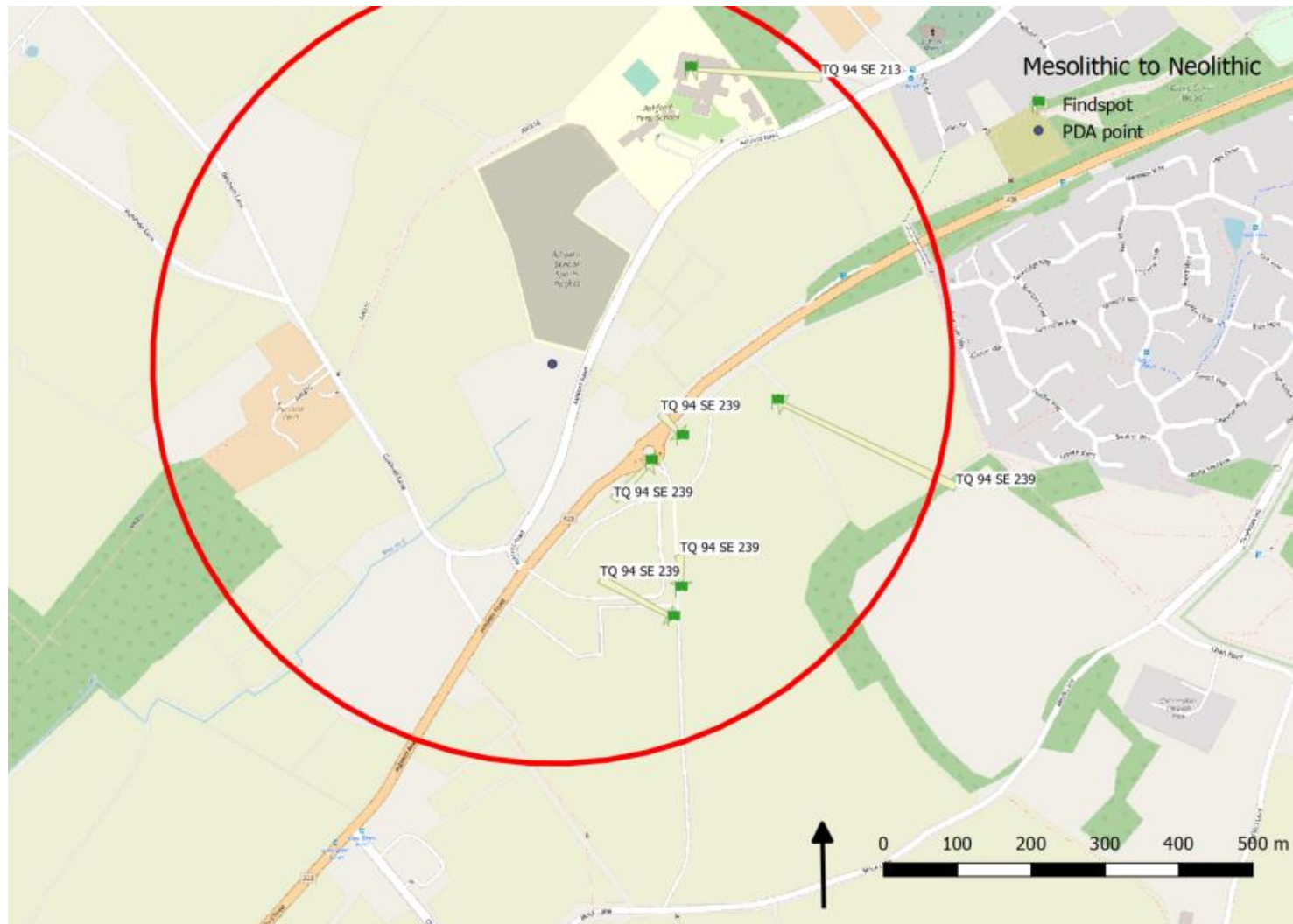


Figure 16: KHER Monument Record – Mesolithic to Neolithic

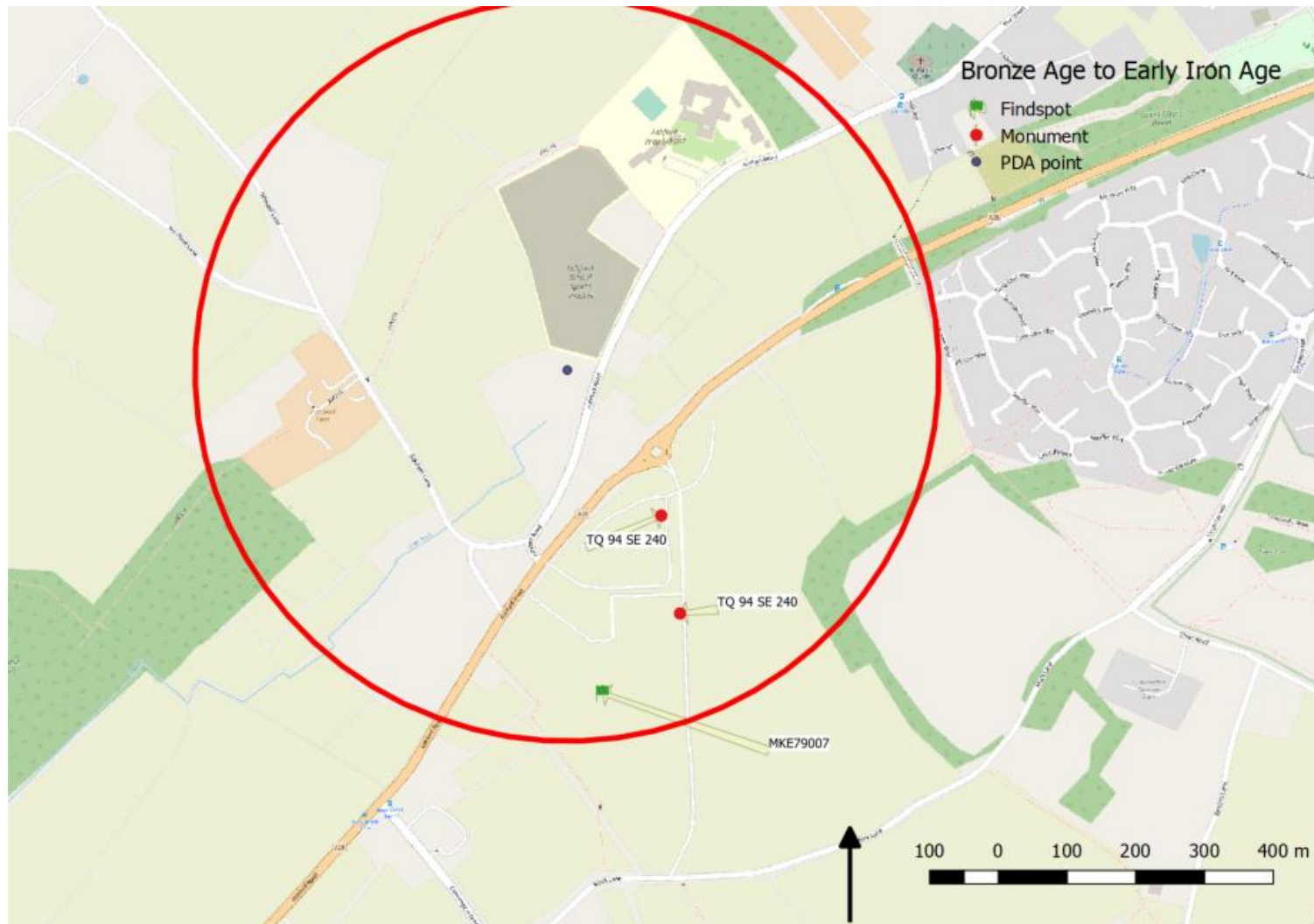


Figure 17: KHER Monument Record – Bronze Age to Early Iron Age

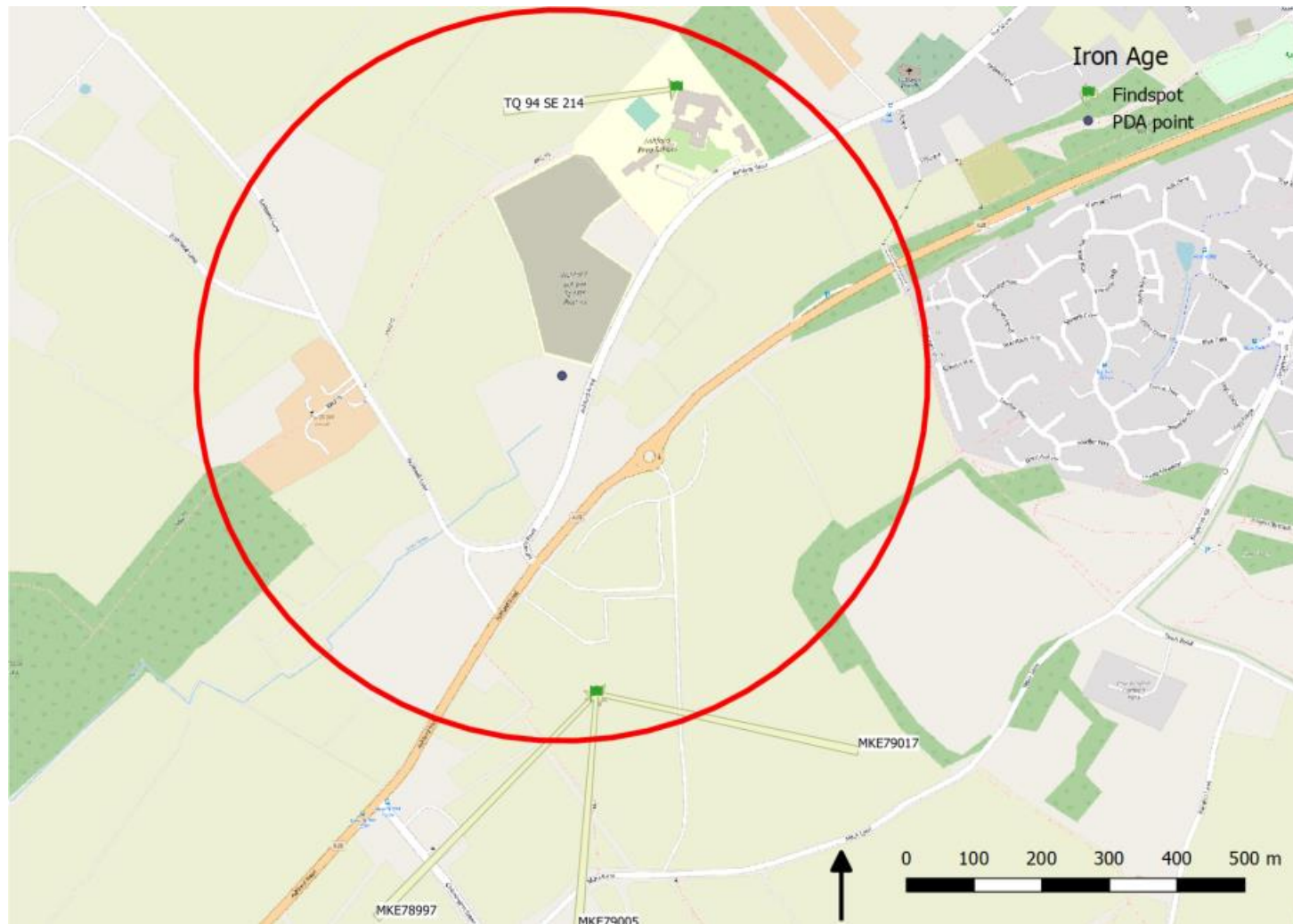


Figure 18: KHER Monument Record – Iron Age

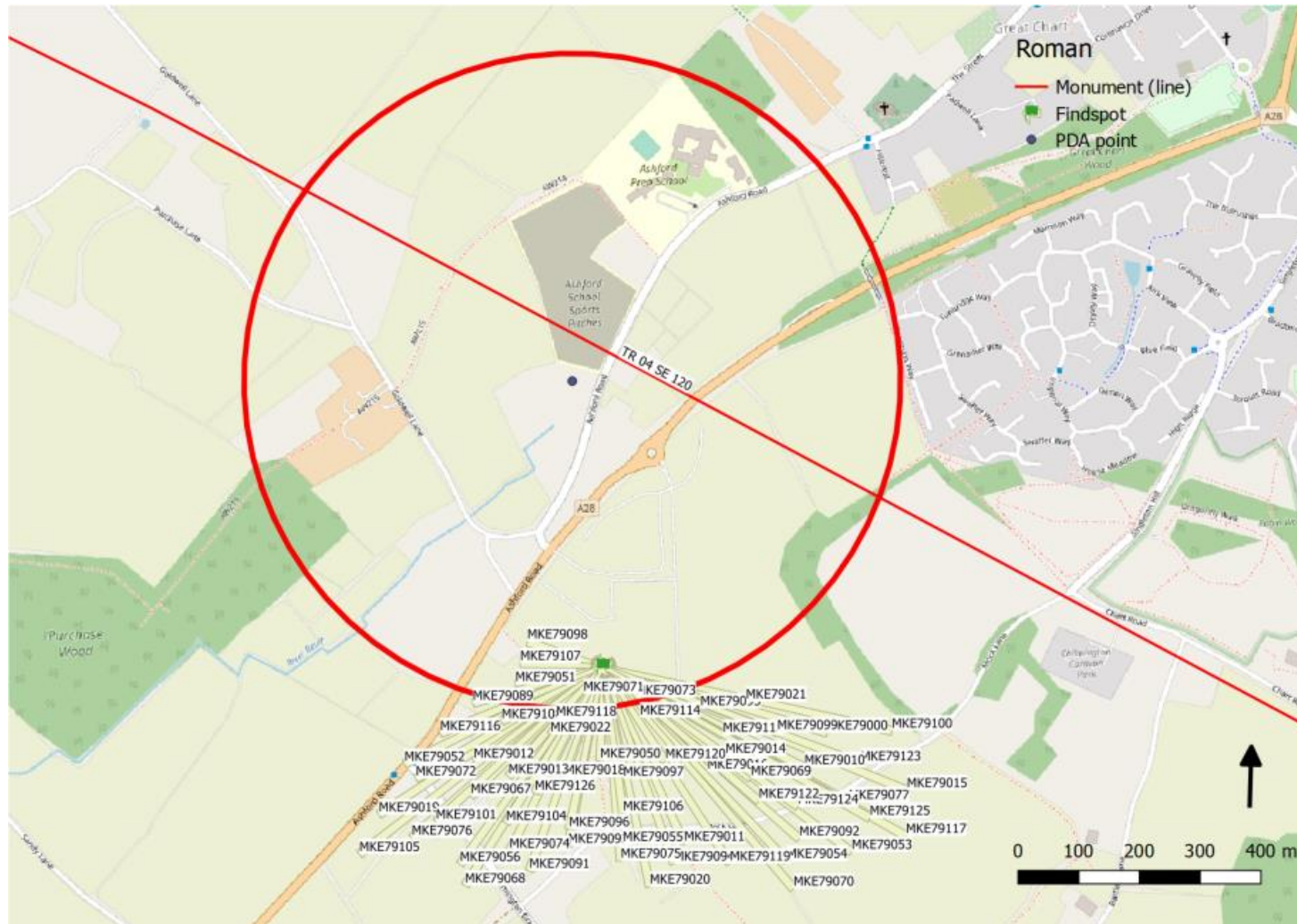


Figure 19: KHER Monument Record - Roman

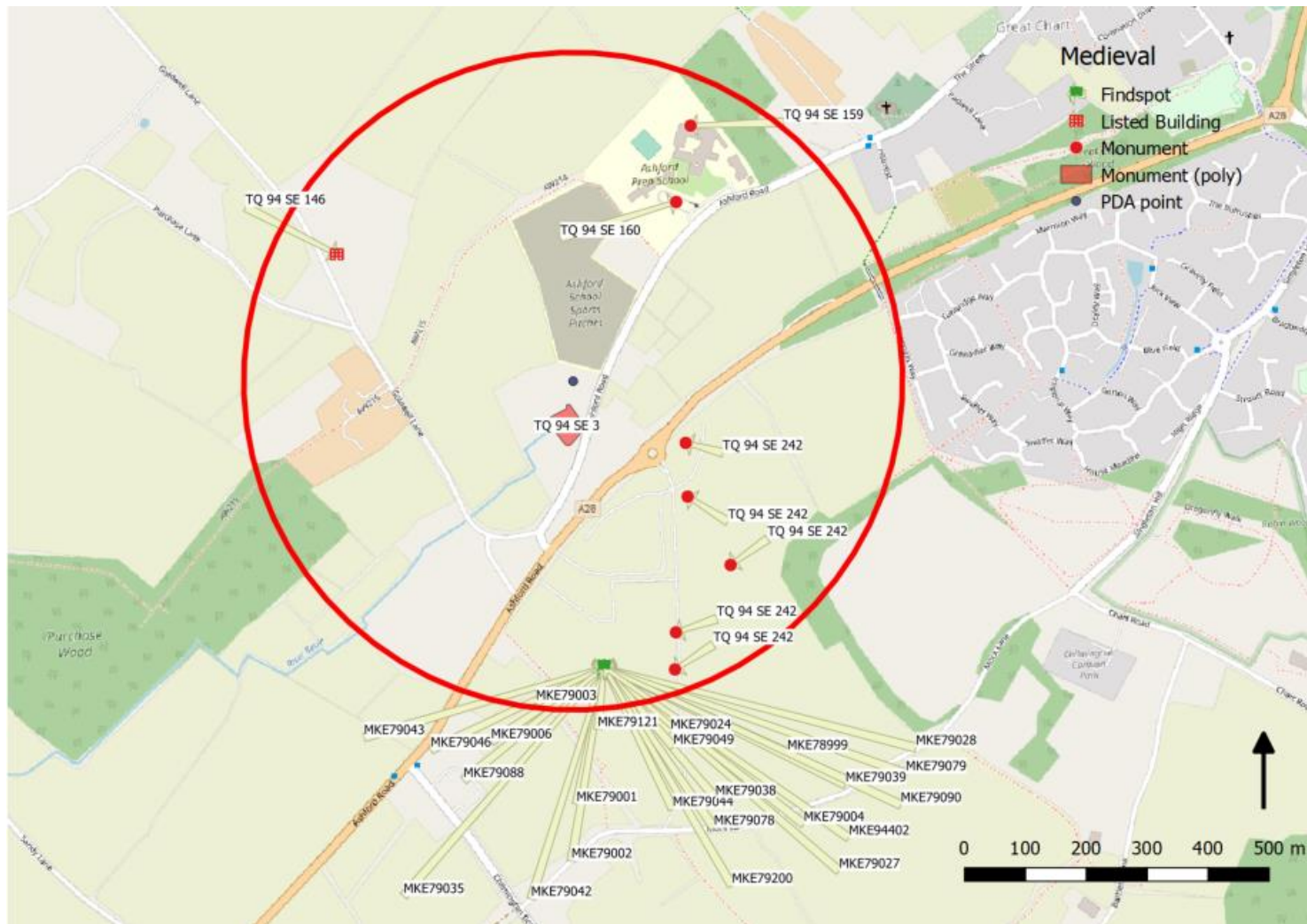


Figure 20: KHER Monument Record - Medieval

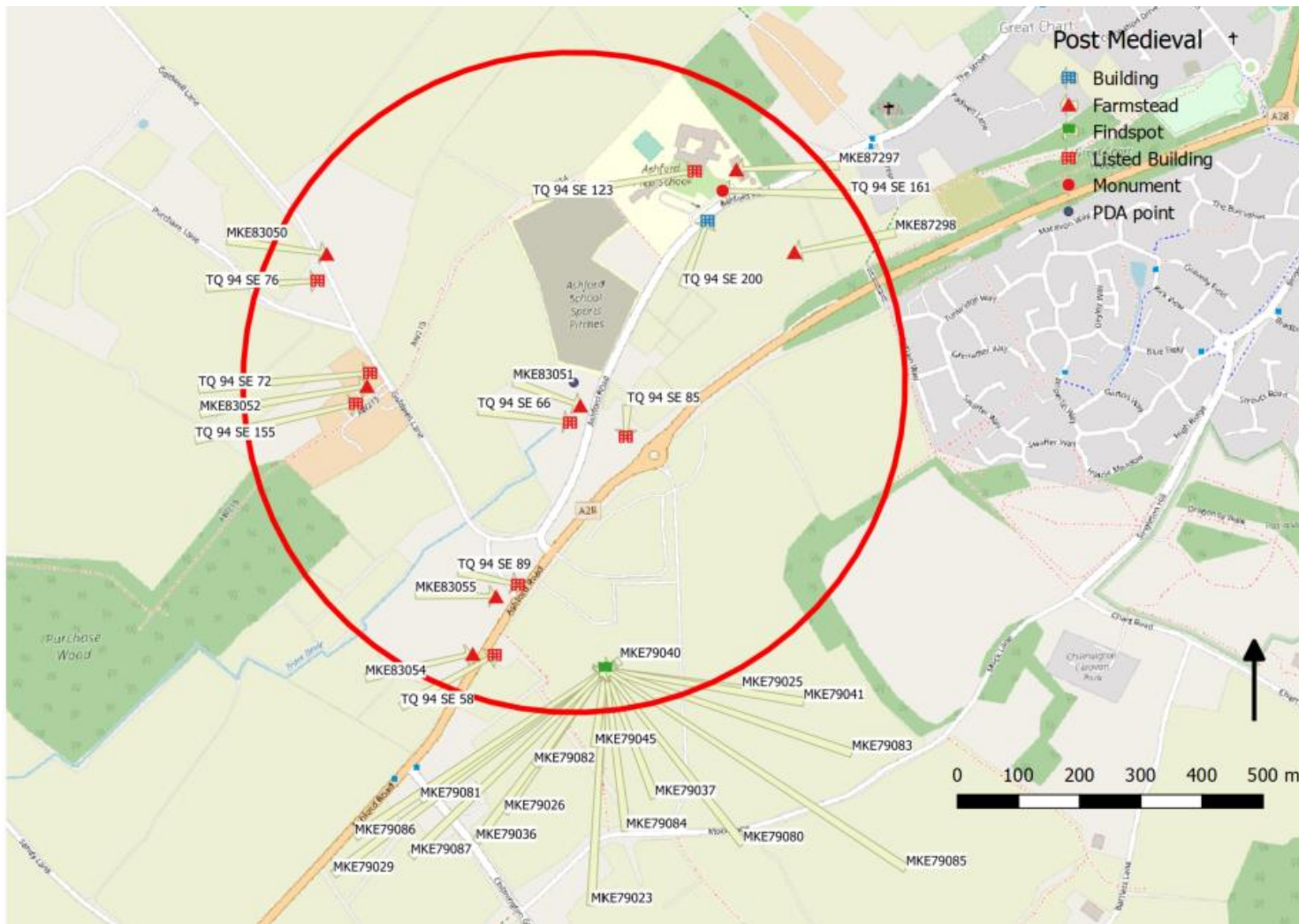


Figure 21: KHER Monument Record – Post Medieval



Figure 22: KHER Monument Record - Unknown



Figure 23: KHER Historic Landscape Characterisation



Figure 24: KHER Stour Palaeolithic Areas

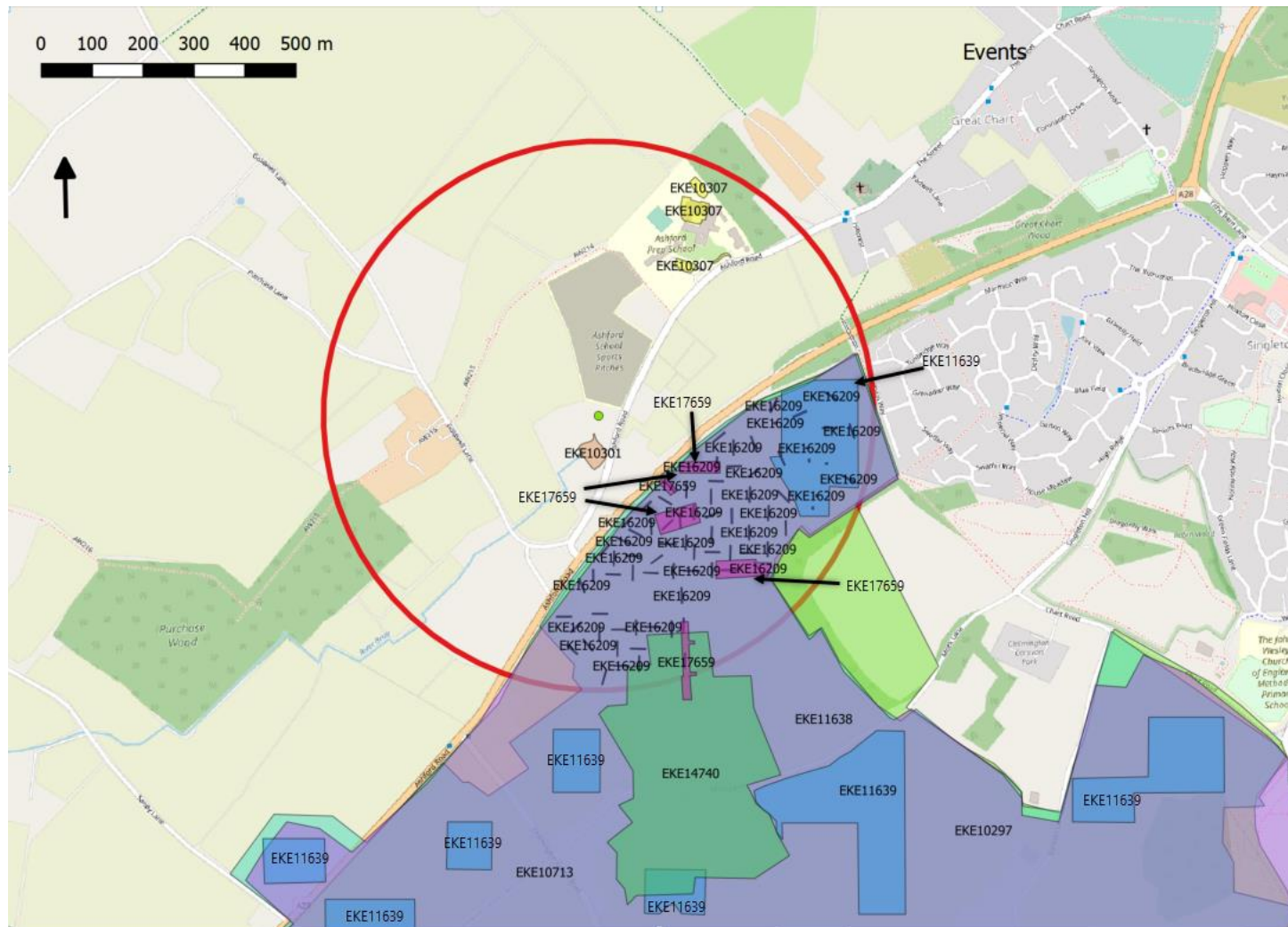


Figure 25: KHER Events



Plate 1: 1940s. All at an altitude of 900m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2013 (Google Earth)



Plate 6: 2017 (Google Earth)



Plate 7: View across the PDA from the entrance gate (facing NW).



Plate 8: View across the PDA to the north east corner (facing NE).



Plate 9: View across the PDA towards Black Barn (facing SSW).



Plate 10: View towards the northern boundary of the PDA (facing SW)



Plate 11: View along Ashford Road towards the PDA and Black Barn (facing SSW).



Plate 12: View of the entrance gate (facing WNW).



Plate 13: View across the western section of the PDA (facing WSW).



Plate 14: View across the western portion of the PDA (facing N)



Plate 15: View across the westmost part of the southern boundary showing the field shelter (Facing WNW).