



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land north west of Kingsmead, Cemetery Lane, Kennington, Kent.

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National Grid Reference TR 01054 44298



Report for Dwyer Engineering Services Ltd

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SWAT ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land north west of Kingsmead, Cemetery Lane, Kennington, Kent.

Summary

SWAT Archaeology has been commissioned by Dwyer Engineering Services Ltd to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land north west of Kingsmead, Cemetery Lane, Kennington, 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**
- Iron Age: **low**
- Roman: **low/moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The PDA is situated to the north of the centre of Ashford and south east of Kennington. The PDA is a triangular area located on the northern side of the western end of Cemetery Lane, which just past the PDA turns into Grosvenor Drive. To the north is Grosvenor Hall and an outdoor activity centre. To the east are a group of six residential houses known collectively as Kingsmead. To the south west is Eureka Leisure Park. Located within the PDA at the western end is a telephone mast. There are two large oak trees within the PDA with the remaining area as coppice trees, bushes and scrub. The area of the PDA is circa ¼ of an acre and is on broadly level ground of 58m aOD

The assessment has generally shown that the area to be developed is within an area of low/moderate potential for the Roman period and low potential for all other periods. There are a low number of below ground finds associated with the 1km study area and many of these are towards the outer reaches of the study area. Research suggests that the PDA was agricultural land away from core settlement areas until the late 19th century where it became a small, wooded area adjacent to the new access road to

Grosvenor Hall. Since then, the main change to the PDA is the inclusion of a phone mast in the 21st century. Adjacent to Kingsland Farm in the Post Medieval period, later called Kingsmead, this was demolished, and the plot replaced by residential housing.

Overall, historically there has been a low impact at the PDA for most of the area covered by trees and medium impact in the area of the mast and associated cabling. The proposed development for new residential new buildings will potentially cause a high impact to any possible archaeological resource, the need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be a watching brief.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Dwyer Engineering Services Ltd (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land north west of Kingsmead, Cemetery Lane, Kennington, Kent located at National Grid Reference (NGR) TR 01054 44298 (Fig 1).

1.2 The Site

1.2.1 The PDA is situated to the north of the centre of Ashford and south east of Kennington. The PDA is a triangular area located on the northern side of the western end of Cemetery Lane, which just past the PDA turns into Grosvenor Drive. To the north is Grosvenor Hall and an outdoor activity centre. To the east are a group of six residential houses known collectively as Kingsmead. To the south west is Eureka Leisure Park. Located within the PDA at the western end is a telephone mast. There are two large oak trees within the PDA with the remaining area as coppice trees, bushes and scrub. The area of the PDA is circa ¼ of an acre and is on broadly level ground of 58m aOD (Fig. 1).

1.2.2 The topographical map (Fig.?) shows the PDA located towards the south eastern part of a spur of land where the high point is located towards the area to the north, north west of Grosvenor Hall. On a north west to south east axis is a valley. The area of Kennington has two streams. One which rises to the north of the settlement, one at Sandyhurst, circa 1.3km north west of the PDA, which runs to the west of the PDA towards Bybrook and the other rises near Willesborough Lees, much further away to the south east of the PDA. In addition, immediately adjacent to the PDA to the west, the land levels have been further exaggerated during the 1980s due to parts of the eastern side of this valley being quarried for material involved with the construction of the M20.

Geology

1.2.3 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of Folkestone Formation Sandstone. There are no superficial deposits in the area of the PDA.

Geotechnical Information

1.2.4 There is no geotechnical information. However, just to the east of the PDA there has been a borehole survey.

Borehole Survey, Eureka Leisure Park (EKE1078)

1.2.5 This borehole survey undertaken in 2004 covered an area to circa 60m to the west of the PDA. The survey was in two areas to the east and west of Rutherford Road. Closest to the PDA was section A. The survey had a restricted number of boreholes based on the very soft conditions found across the site including marshland, ponds and small streams. It should be noted that the OD ground levels for the boreholes were between 40.6m – 44.3m being set lower within the valley area than that of the PDA at the top of the valley.

1.2.6 The results from Site A were as follows:

Depth From (m)	Depth To (m)	Description
0.00	0.10	Grass over TOPSOIL
0.10	1.80	Clayey SAND (DISH15 only)
1.80	3.00 +	SILT (DISH15 only)
0.10	3.00 +	Silty sandy CLAY

1.3 The Proposed Development

1.3.1 The proposed development is a hybrid application for two residential units (Fig.2)

1.4 Scope of Document

1.4.1 This desk-based assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and July 2021 is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

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

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

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

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

2.2.4 Paragraph 190 of the NPPF states that:

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) The wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.’

2.2.5 Paragraph 194 of the NPPF states that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

2.2.6 Paragraph 195 of the NPPF states that:

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when

considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.2.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

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

- ***'Significance (for heritage policy).*** *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*
- ***'Setting of a heritage asset.*** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 197 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) the desirability of sustaining and enhancing the significance of heritage assets and preserving them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development in making a positive contribution to local character and distinctiveness'.*

2.2.10 Paragraphs 199 and 204 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 199 emphasises that when a new development is proposed, 'great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

2.2.12 Paragraph 200 notes that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

2.2.13 Paragraph 201 states that:

'Where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

2.2.14 Conversely, paragraph 202 notes that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

2.2.15 The NPPF comments in paragraph 207, proffers that *'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.

2.2.16 Paragraph 204 states that *'Local Planning Authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'*.

2.2.17 Paragraph 206 encourages Local Planning Authorities to *'look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.

2.2.18 Any LPA based on paragraph 208, *'should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'*.

2.2.19 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.*

2.2.20 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.

2.2.21 In addition to the NPPF, statutory protection and guidance documents are also provided to certain classes of designated heritage assets under the following list:

- *Planning (Listed Buildings and Conservation Areas) Act (1990);*
- *Ancient Monuments and Archaeological Areas Act (1979);*
- *Planning Practice Guidance: Conserving and enhancing the historic environment*

2.3 Local Policies

2.3.1 The Ashford Borough Council Local Plan to 2030 was adopted in February 2019. In addition, Ashford Borough Council also has a Heritage Strategy dated October 2017 relating to the heritage assets of the Borough. There are three policies in the new Local Plan that address the protection and enhancement of the heritage assets of the borough. Policy ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology. As the Application Site is not close to a Conservation Area, only ENV13 and ENV15 are expanded upon below. In addition, the Local Plan also has a specific site policy, S7 relating to the Application Site. These are each covered below.

POLICY ENV13: Conservation and Enhancement of Heritage Assets.

2.3.2 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings

unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset. All applications which will affect a heritage asset, or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

POLICY ENV15: Archaeology

- 2.3.3 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will be assessed in line with Policy ENV13.
- 2.3.4 In addition, where the assessment outlined in Policy ENV13 reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.
- 2.3.5 Where the case for development affecting a site of archaeological interest is accepted, any archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative dependent upon their significance. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Local Planning Guidance

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

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Dwyer Engineering Services 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 historic environment investigation and is intended to inform and assist in decisions regarding the historic environment along with mitigations for the proposed development and associated planning applications.

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

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

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

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*

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

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Sources

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

Archaeological databases

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

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

- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 1km 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 11.

Aerial photographs

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-9).

Secondary and Statutory Resources

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

Walkover Survey

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

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

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

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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

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

5.2 Designated Heritage Assets

5.2.1 There are eight listed buildings, all towards the outer reaches of the 1km assessment area away from the PDA. Full details are provided in the appendix table of HER data. Those to the north, north east are in the Kennington settlement area and to the south east in Bybrook and are barns and houses. All the listed buildings are grade II and have no interrelationship or intervisibility with the PDA.

5.2.2 The HER also records a designated protected military remains (PMR) site on the outer reach of the study area to the east, south east of the PDA (TR 04 SW 432). adjacent to the west of the recreation ground (TQ 57 SE 368). A PMR under the Protection of Military Remains Act 1986 is where the wreckage of all military aircraft (UK or other nations) that crashed in the United Kingdom, in United Kingdom territorial waters or in United Kingdom controlled waters are automatically protected irrespective of whether

there was loss of life or whether the wrecking occurred during peacetime or in a combat. Given the distance there is no impact on this asset by the PDA.

5.3 Previous Archaeological Works

5.3.1 The HER event date can be seen in the table in the appendix and also in figure 19. More detail is provided for those events pertinent to the PDA.

Excavation at Cherry Orchard (EKE6031).

5.3.2 Circa 135m north, north west of the PDA there was an evaluation at a site known as Cherry Orchard on the Eureka Science Business Park in 1995. The evaluation included 20 trenches over an area of circa 4 hectares. No archaeological finds or features were found. The evaluation report commented that there had been disturbance to a depth between 0.5m and 0.75m probably as a result of agricultural activity likely associated with the grubbing out of trees.

5.3.3 A desk-based assessment and walkover survey in 2003 showed that the Upper Terrace Site at the Eureka Park site (EKE10719) had a low to moderate archaeological potential and anticipated that there had been effects by modern deep ploughing and the acidic nature of the underlying sub soils.

Goat Lees School (EKE11539)

5.3.4 Circa 800m north of the PDA. Evaluation by means of 19 trenches totalling 285m in length. Four archaeological features were observed. A small amount of residual prehistoric and Roman pottery was found unstratified and an undated ditches and pit (TR 04 NW 200;201;202).

5.3.5 Other intrusive events in the study area include an Iron Age ditches (TR 04 SW 398) on the outer reaches of the study area to the south west (EKE12630). On the outer reaches of the study area to the north (EKE10753) revealed Late Iron Age / Early Roman activity in the form of cremations and ditches (TR 04 NW 187). Nearby to this site (EKE10754), a Roman driveway and ditches and pits were found (TR 04 NW 188) but still some 900m north of the PDA and noted that this area is on the higher ground of the topographical map (Fig.15). Another close by site in this area (EKE9215) found evidence of more cremations and ditches (TR 04 NW 187).

5.4 Archaeological and Historical Narrative

- 5.4.1 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the PDA and the valley of the Great Stour. Ashford town marks the start of the middle section of the River Stour. Here the East Stour and the Great River Stour join. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. Archaeological assets in the area attest to Palaeolithic activity in the form of Acheulian hand axe along with unstratified material recovered from Conningbrook quarry east of the PDA in the form of faunal and mammal remains as well as lithics. Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there was clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and Chilham with Julieberrie's grave a few km downstream from the PDA. Other possible long barrows are at Boughton Aluph and Elmestead. In addition, dredging of the Stour nearby to the east uncovered Neolithic artefacts.
- 5.4.2 Along with burial mounds of the Bronze Age there are as well Bronze Age field systems in places such as Westwell, Wye with Hinxhill. On the outskirts of Sevington, Bronze Age ring ditches, fields systems and trackways have also been found.
- 5.4.3 Iron Age evidence in the Ashford area is at Brisley Farm, south of Ashford that contained two warrior burials from the 1st century AD being of national importance given they are considered the latest of their type in southern Britain. Iron Age hillforts have been found up on the top of the Downs at Oldbury near Sevenoaks, Bigbury near Canterbury, also a couple in Thanet.
- 5.4.4 Given Ashford's location in Kent and close to the coast and trade routes with the weald, North Downs and the Continent, it is not surprising that Roman evidence is found in the area across the Borough in Ashford. A Roman Road passes within the assessment area, circa 800m south east of the PDA. Ashford itself lies on the junction of two Roman roads, one from London to the Roman port town of Lympne and the other from the Weald, through Canterbury and onto to Richborough. A large Roman settlement was found at Westhawk Farm, at the southern edge of the town that includes shrines and temple. There are other known Roman villas such as at Aldington and outside of Wye. As well at circa 1km to the north of the PDA on higher ground there are Roman ditches and cremations. Evidence suggests that the River Stour, which runs through Ashford, was used by both the Roman for the transportation of goods and animals. North of the PDA

on the Stour at Wye was also a Roman water mill, which suggests that the Romans were exploiting the Great Stour. Wye as well as Ashford were considered fording points.

- 5.4.5 The town is thought to have originated in the 9th century although the Roman presence suggest it may have originated earlier. The area in Anglo-Saxon times would have been rural and wooded. Ashford means Ash-tree corner by ford. Being *esc sceat ford* in Old English. Changing to *Essetesford* in 1086 AD, *Aescedesford* circa 1100 AD, with many other variations before becoming Ashford by 1610. The town lies on a large bend of the Great Stour and therefore appears to have been a crossing place. Many of the villages around Ashford end in the name 'den'. This is Anglo-Saxon to mean a woodland swine pasture.
- 5.4.6 During the spread of Augustine's work in the seventh century, many Anglo-Saxon churches were built across the South East, and many of Ashford's churches have Anglo-Saxon origins. For example, the Church of St Mary in the centre of Ashford and Kennington's church.
- 5.4.7 In the Domesday Book in 1086 AD, Ashford has a church, two mills and 21 'households'. In 1243, Henry III granted the town a charter to hold a market. By the 1600s, Ashford was established in the area as a market town centered around the parish church.
- 5.4.8 Farming was of considerable importance in Kent, and this is seen with the high number of Post Medieval farms some of which still existing in operation today although others have been demolished or converted to residential housing
- 5.4.9 The railway was built in 1844 being from London to Dover. Another branch from Ashford to Canterbury and onto Ramsgate was opened in 1846 and runs east of the PDA. Ashford also had railway works in the town starting in 1846 before closing in 1981. To house increasing numbers of employees for the railway works, 72 cottages were built, as well as a general store, public baths, a school, a library and a church as part of a new town to be known as Alfred Town but which became known simply as New Town. By 1883 the railway linked Ashford to Canterbury, Hastings and Maidstone.
- 5.4.10 Kennington was a Royal Manor and was 'cyne tun' in Old English before becoming 'Chintun' in 1072 AD, 'Chenetone' in 1086, 'Kenintuna' by 1157 settling on 'Kennington' by 1610.

- 5.4.11 It is possible that Kennington as its name suggests has Royal manor connections and that it has Anglo-Saxon origins. It is thought that the site of Conningbrook Chapel, circa 2km to the east of the PDA has an earlier Saxon building. Conningbrook Manor is the Manor House for Kennington.
- 5.4.12 Kennington has its own entry in the Domesday Book as being quite large as a settlement at the time and larger than that of Ashford. It included 30 households, 1 church and woodland for 10 pigs. The area was owned by St Augustine's Abbey in Canterbury.
- 5.4.13 The Manor of 'Coning brooke, alias Kennington' was so named to reflect the position of the court lodge close to the river. Hasted, a local historian in 1798 records that the manor had a number of different privileges and immunities by different Kings during the Medieval period. At the time of the dissolution, it became the property of Henry VIII who subsequently passed the manor to Sir Anthony St. Ledger. It subsequently passed back and forth to the crown and several different heirs where Charles I granter 'Kennyton alias Conyngbroke' to Edward Ditchfield in trust for Sir Thomas Finch who became Viscount Maidstone and Earl of Winchilsea.
- 5.4.14 St Augustine's Abbey had many manors across eastern Kent and Kennington was one of them. By 1300 AD, they were a large landowner in Kent, having increased from the time of the Domesday Book. The church in Kennington has Medieval origins with Norman windows and most of the construction from the 13th century onwards. Conningbrook Manor also has Medieval, origins as has the nearby chapel. According to documentary sources, the Conningbrook Chapel (TR 04 SW 1) was demolished by 1700 but it is suspected that it existed in the 14th and 15th centuries. The village grew into the Post Medieval period with many farmsteads.
- 5.4.15 In 1801 the population of Kennington was 314. By 1851 it had risen to 626 and by 1901 it had reached 896. There was sharp growth in the first part of the 20th century as by 1931 the population was 1850 as Ashford grew and the village became part of the suburbs of the town.
- 5.4.16 Kingsmead or previous Kingsland is a Post Medieval farmstead. However, the name Kingsland from the Old English 'cyning king + folcland' meaning land held by freeman suggests Anglo-Saxon origins to the area based on an Anglo-Saxon charter of 858 AD. The upper group of commoners who held land freely and did not pay rent to a lord were known as freemen. A 1912 auction catalogue as part of the Bockhanger Estate (AKA

Grosvenor Hall), describes Kingsmead as having 37 acres of arable and pasture agricultural land. Until recently adjacent to the north eastern corner of the PDA was a residential farmhouse associated with Kingsland Farm and thought to be 19th century. The house had suffered fire damaged and was demolished with the foundations and floor plating remaining. with the land converted to for six residential units built by 2013.

- 5.4.17 To the north of the PDA is Grosvenor Hall, originally called Bockhanger Hall and built in 1875 by James Burra, who was a banker from Ashford. James Burra died in 1911 and a 1912 auction catalogue of the Bockhanger estate referred to the following as well as that of Kingsmead Farm above:

“Lot 1: Residential Estate known as Bockhanger, lodge cottage, grounds, six model semi-detached cottages, farm buildings, 39 acres grass paddock, cottage and 113 acres pasture land, Kingsmead or Kingsland Farm with 37 acres arable and pasture, Forstal Cottage and adjoining brick and tile cottage; Lot 2: Oak Farm, Kennington with 22 acres pasture land; Lot 3: Bybrook with grounds, farm buildings and 49 acres of pasture land; Lot 4: 3 freehold cottages in Vicarage Road, Kennington; Lot 5: Little Bybrook with two enclosures of pasture land; Lot 6: Parsonage Barn Land, Ashford; Lot 7: Freehold building and 38 acres of pasture land; Lot 8: 15 acres of building and accommodation pasture land; Lot 9: 4 acres of valuable accommodation pasture land; Lot 10: 2 acres of accommodation pasture land.”

- 5.4.18 In 1913, the hall and surrounding estate land was purchased by Percy Jones who converted it to a tuberculosis sanatorium, when the hall changed its name to Grosvenor Hall. The sanatorium closed in 1955, when it became a private clinic between 1956 to 1958. The Metropolitan Police then purchased the site in 1961 when it became a cadet training school. This was when many new buildings were built around the Hall. At the northern end of the former Police Training Centre (PTC) are accommodation and teaching blocks along with pool and sports centre and Grosvenor Hall, with the sports playing fields covering the southern part of the site and are adjacent to the northern boundary of the PDA. The former PTC was converted into an outdoor adventure and education establishment in 2010 by Kingswood Learning.

Landscape Character Areas

- 5.4.19 The KHER historic landscape classification shows the Application Site as part of the ‘post 1810 settlement area (general).

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA located north of the large settlement of Ashford and to the south of Kennington Lees and south west of Kennington. To the west is a tributary of The Stour that passes in a south easterly direction through the hamlet ay 'Bibbrook', AKA Bybrook. The lack of features in the PDA area suggests that it is rural (Fig. 3).

Ordnance Surveyors Drawing, 1797

- 5.5.2 This map shows greater detail. The PDA lies adjacent on the southern side to a house and barn which appears to be accessed along a north-south axis trackway from the western area of Kennington Common. On the south western side of Kennington Common is a hamlet that includes Bockhanger Farm and the lane leading southwards from there would be Bockhanger Lane towards another small hamlet where the track divides into two. The PDA appears to be part of a small, wooded area with an arable field to the south and pasture to the north (Fig. 4).

Kennington Tithe Map, 1840

- 5.5.3 The PDA falls within the south western part of the parish of Kennington. The PDA lies as a small part of a large 57-acre arable field (designated 362) called 'Pilrags'. Research indications for local dialect for pilrag meant a field that has been ploughed up and neglected. It belonged at the time to Bockhanger Farm and was owned by James Wall and occupied by George James Morgan who appears to also run the Bybrook Farmstead to the south at this time. Adjacent to the north is the house and barn designated 348 that is owned by the Right Honourable Earl of Winchilsea, a large landowner in the area and occupied by William Howell. It appears that the land associated with this house and barn is predominately to the east side of the lane with the exception of the field immediately north of the barn (Fig.5).

Historic OS map 1871

- 5.5.4 This is the first OS map. This shows the PDA as part of a large field still. The adjacent farm has a yard with agricultural buildings on two sides with an orchard and garden on the eastern side of the lane opposite the house. To the north west and south west are two separate small, wooded areas (Fig.6).

Historic OS map 1897

5.5.5 There have been some changes. Most likely as a result of the building of Grosvenor Hall called Bockhanger Hall at the time of the map, which is off the map to the north, north west of the PDA. As a result of the new hall, there have been added additional access and tree lines avenue southwards from the hall, which passes the PDA which continues southwards to join up with Canterbury Road to the north of Ashford. The house and barn immediately adjacent are referred to as Kingsland Farm for the first time. The trackway (Bockhanger Lane) from the north of the farm now extends southwards slightly to join the new trackway pass the PDA The triangular boundaries of the PDA on the northern and southern side have been created by this time, although the eastern boundary of the PDA does not extend to cover the entire triangular area. The PDA at this time is a small copse. The annotation of the site boundaries suggests that ownership of the area of the PDA is the same as that of the new access road associated with the hall (Fig.7).

Historic OS map 1907

5.5.6 There appears little change (Fig.8).

Historic OS map 1933

5.5.7 There is no change to the PDA. Many of the surrounding field common with much of Kent in this period has converted to orchards. To the south is the municipal Bybrook cemetery, which had opened in 1928 (Fig.9).

Historic OS Report 1958

5.5.8 At the adjacent Kingsland Farm, there have been some changes where the agricultural buildings are no longer showing, and it appears only the farmhouse remains. The boundary between the farmhouse and the area east of the PDA is no longer showing suggesting a change of ownership and to the rear of the farmhouse there are now two small buildings of unknown purpose (Fig. 10)

Historic OS Report 1966

5.5.9 There is little change (Fig. 11).

Historical OS Map 1971

5.5.10 The farmhouse at Kingsland has been reamed 'Kingsmead' and appears to clearly own the small area east of the PDA. Immediately north of the PDA the filed is now a playing

field. East of the cemetery the expansion of Ashford and residential housing can be seen (Fig.12).

Historical OS Map, 1983

5.5.11 Whilst this map does not show the PDA it does show the area immediately west of the PDA which shows that area is now being quarried. This area was excavated as fill during the motorway construction period (Fig.13)

Historical OS Map 1992

5.5.12 There is little change concerning the PDA. East of Bockhanger Lane, is now residential housing and also opposite Kingsmead is Gerlach House a residential retirement home built in 1981. The PDA is annotated as scrub and non-coniferous trees (Fig.14).

5.6 Aerial Photographs

1946

5.6.1 It is possible to see the triangular area of trees of which the PDA is part of and the adjacent farmhouse. North of the northern boundary of the PDA there are three rows of newly planted trees at the southern end of what is an arable field. The surrounding area is one that is still rural consisting to arable fields, pasture and orchards (Plate 1).

1947

5.6.2 This is a side on view of the PDA facing the farmhouse next door. The PDA is covered in trees. (Plate 2).

1960

5.6.3 There have been changes to the boundary surrounding the adjacent farmhouse which is now set in a triangular plot of land. Access for the farmhouse appears to still be from Bockhanger Lane. At the PDA there has been a reduction in the number of trees. The area is one that is still rural. The newly planted trees seen in the 1946 aerial photograph immediately adjacent to the northern boundary are no longer showing (Plate 3).

1990

5.6.4 There appears little change to the PDA. A mixture of scrub and trees. To the east, the area is now a housing estate. To the north, the field is now a playing field associated with the Police Cadet School. Access to the adjacent farmhouse has altered and is now appears to be from the south via Cemetery Lane rather than Bockhanger Lane.

Bockhanger Lane appears no longer a route for cars but is a bridleway. To the west there is now a slope along the edge of the area following the quarrying that occurred during the 1980s associated with the motorway and has reverted to grass (Plate 4).

2003

5.6.5 The number of mature trees within the PDA has increased. To the west the quarry area has been partly replaced by the Eureka Business Park. Immediately north of the PDA there is a small area of scrub (Plate 5).

2006

5.6.6 There is a change within the PDA with the inclusion of a phone mast at the western end. The remaining area of the PDA appears unchanged (Plate 6).

2013 & 2014

5.6.7 The PDA has had the number of trees reduced with the eastern part of the PDA scrub. The area of scrub north of the PDA has increased in size. The adjacent farmhouse has been demolished and is in the process of being replaced with new housing. To the west there has been further construction at the Eureka Business Park. By 2014, the new housing has been completed (Plate 7).

2021

5.6.8 There is little change at the PDA (Plate 8).

LIDAR

5.6.9 The LIDAR map is a Digital Terrain Model (DTM) model where surface objects are removed. The LIDAR shows little by way of features within the PDA, immediately north of the PDA even with vegetation removal the land within the semi-circular is not flat suggesting that this area has had excess material deposited. To the west can be seen the slopes for the former quarry area into the Eureka Leisure Park (Fig. 22)

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 as well as assessing heritage assets and setting. No archaeological finds or features were observed on the walkover of the 20th January 2022 (Plates 10-18).

5.7.2 Access to the PDA was obtained via an existing wooden gated entrance towards the western end of the PDA on the southern side from Grosvenor Drive. Within the PDA at the western end is a telephone mast surrounded by a square of wire fencing. The southern boundary is currently wooden rail fencing with the northern boundary of concrete posts with angled top with wire fencing attached. The eastern boundary is currently partly Harris fencing, and wooden garden fencing where it abuts the driveways to the adjacent residential properties. By the entrance gate and at the western corner of the PDA there are two large oak trees. The remainder of the plot is covered in holly bushes, scrub, bramble and coppiced trees. The cables associated with the mast run inside the PDA along its entire northern side to a depth of around 1m and circa 1m from the boundary line before reaching a waist height box located in the extreme north eastern corner. The entire area was covered to a depth in fallen leaves and trees and branches preventing any view of the ground surface. Beyond the northern boundary is a semi-circular area of small trees, overgrown bushes and brambles. On the opposite side of the road south east of the PDA is the Eureka Business Park which being set in a former quarry, is significantly lower than that of the PDA.

5.8 Summary of Potential

5.8.1 This section pulls together by period the historical documentation, mapping, aerial imagery and KHER data, and the known historic landscape to provide an overview by period

Palaeolithic

5.8.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no entries for this period. The Palaeolithic potential is associated with the River Terrace gravels of The Stour River which runs in the eastern side of Kennington Parish circa 2km to the east of the PDA. There are no superficial deposits at the PDA. Therefore, the potential for finding finds from this period is considered to be **low**.

Mesolithic

5.8.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period. It is considered that the potential for finding remains that date to this period within the PDA is **low**.

Neolithic

- 5.8.4 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 study area. However, we know that the Great Stour Valley was attractive in the Neolithic period with Neolithic earthen long barrows downstream from the Application Site at Wye and 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

- 5.8.5 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has one record from this period within the assessment area being bronze axes found circa 995m to the west on the 16th green at Ashford Golf Club in 1935/1936 (TR 04 SW 17). The axes may be considered to have been part of a hoard. In the wider area Bronze Age evidence has been found in the Cheeseman's Green and Westhawk Farm area south of Ashford. Also, Bronze Age field systems have been found to the north east of Ashford in the Hinxhill/Wye area and ring ditches to the east at Sevington. Given that there is the only one find within the assessment area for this period, the potential for finding remains from this period is considered **low**.

Iron Age

- 5.8.6 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has three records from this period within the assessment area. These are on the outer reaches of the assessment area. To the north, north west during the construction of part of the Eureka Park late Iron Age/Early Roman cremations (TR 04 NW 188), ditches and pits (TR 04 NW 187) were discovered. Circa 820m east of the PDA was Early Iron Age pottery found in an area that was an old gravel pit in 1914 (TR 04 SW 3). In the wider area, there was a significant Iron Age settlement south of Ashford but there is little by way of indication north of Ashford of activity. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.8.7 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Late Iron Age/Early Roman period to the north at Eureka Park also discovered a Roman driveway, which are located on the higher ground on the eastern side of the valley associated with the stream from Sandyhurst. This area of activity can also be seen in context with the nearby Roman Road running from Benenden to Canterbury via Ashford (TQ 93 NE 66) circa 710m south east of the PDA. South of Ashford there has been found an extensive Roman settlement and cemetery aside the junction of this roman road to Canterbury and one traversing towards Dover (TR 04 SE 120). Away from the significant settlement, there is likely to be isolated farmsteads. There is evidence that the Great Stour and the area around was being exploited during this period with a villa and water mill located downstream at Wye and a villa upstream, just south of Ashford. 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/moderate**.

Anglo-Saxon

5.8.8 The Kent HER has no records from this period. However, we know from documentary evidence that Kennington is supposed to have Anglo-Saxon origins. Outside of the assessment area circa 2km to the east, the chapel at Conningbrook Manor may also have Anglo-Saxon origins, suggests that there was general activity in the area during this period. However, little is known archaeologically regarding this period. It appears that the PDA was outside of the core settlement area in this period and the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.8.9 The Kent HER has four records from this period within the assessment area. Two of the records relate to Grade II listed buildings. One circa 815m to the north east called Oak Farm Cottage (TR 04 SW 255) that is thought to be 15th century. The other circa 730m south east being Bybrook Tavern (TR 04 SW 165) with the area to the north east part of the settlement of Kennington and to the south east the settlement of Bybrook. Of the remaining two records, circa 850m north of the PDA are Medieval pits excavated at the Goat Lees School site (TR 04 NW 202) containing pottery and is closer towards the

Kennington settlement area. Also, there is a Portable Antiquities Scheme find where the exact location is not revealed of a Medieval lead seal matrix which has been located to a general grid square circa 815m south of the PDA. The Post Medieval mapping shows the PDA outside of the core settlement areas as agricultural land and it is likely that this also applied in the Medieval period. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.8.10 Reflecting the growth of the settlement in this region in the Post Medieval period over half of the records are for this period numbering 16. Six records are for listed buildings located to the north east and south east in the Kennington and Bybrook area respectively. To the west circa 630m away was an isolation hospital (TR 04 SW 109) and also to the west on the outer reaches of the assessment area was the railway (TQ 75 NE 816), which opened in 1862. Eight of the records are for scattered Farmsteads reflecting the rural nature of the area around the PDA. The closest being of course that of Kingsland Farm. (MKE87324), which is first seen on mapping by 1797 adjacent to the PDA. The major farms in this area were that of Bybrook Farm circa 635m south of the PDA and Bockhanger Farm circa 675m, north, north east of the PDA. Despite the closeness of the PDA to Kingsland Farm, the PDA appears to have been farmed from Bockhanger Farm, although in the Post Medieval period it appears that eventually Kingsland Farm did form part of the Bockhanger Hall (now Grosvenor Hall) estate in the late 19th century as evidenced by the 1920s auction. It does not appear that the PDA was built on and was mainly kept as a tree/scrub area once Grosvenor Drive was created that passed by the PDA. Therefore, the potential for finding remains from this period is considered **low**.

Modern

5.8.11 There are two KHER records from this period. Grosvenor Hall became a sanatorium in WWI (TR 04 SW 15) with the hall closing in 1955 to become a Police Training centre for the next 30 years and the land to the north of the PDA become part of the play grounds associated with the hall training centre. Nearby Kingsland Farm was reduced to just the farmhouse remaining and the outbuildings demolished. The PDA in this period remained unchanged as a tree/scrub area until the arrival in 2013 of the phone mast at the eastern end. Also, within the last 10 years, the farmhouse was demolished, and the

plot replaced with housing by 2014. The potential for finding archaeological remains dating to this period in the Application Site is considered **low**.

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 PDA may contain archaeological sites, and these can be summarised as:

- Prehistoric: **low**

- Iron Age: **low**

- Roman: **low/moderate**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **low**

- 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.

6.1.2 Cartographic regression, topographic analysis and historical research indicate that the Application Site has been agricultural land before becoming an area of scrub and trees in the late 19th century and aside from the recent addition of a phone mast at the western end of the PDA, there has been little change other than changes to the trees and growth within. There is the possibility of disturbance from trees and their roots for circa 0.5m below ground level and also mast foundations. In addition, there is a 1m strip all along the northern boundary due to the trench created for the cabling associated with the phone mast. Overall, historically there has been a low impact at the PDA for most of the area covered by trees and medium impact in the area of the mast and associated cabling.

Proposed Impact

6.1.3 The proposal for two new residential units situated in the area of the low historical impact, located away from the mast and cabling. This will result in a high impact on any

potential archaeological remains due to the requirement for foundations and services. It is anticipated for there to be raft foundations in order to minimise the impact on tree roots of the oak trees with the wall foundation trenches likely to be to a depth of 1m.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, 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 The potential for archaeology at the PDA is considered low/moderate for the Roman period and low for all other periods. There are a low number of below ground finds associated with the 1km study area and many of these are towards the outer reaches of the study area. Until the growth of Ashford in the 20th century, the PDA has lain away from the settlement area and appears to have been agricultural land until the late 19th century. However, given that the large area of housing in the area to the east was likely constructed in the 1970s without archaeological investigation and that also within the study area is a large playing field that has also not appeared to have been investigated archaeology suggests that this lack of opportunity may have also contributed towards the low number of below ground records. Archaeological investigation was not a condition in the 2010 planning application for the adjacent Kingsmead residential units and perhaps a reflection of the low potential.

Documentation

7.2.2 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources.

Group Value

7.2.3 The potential for archaeology at the PDA has little by way of group value.

Survival / Condition

7.2.4 Survival of archaeology is considered to be high given that the land has not been built on, except for medium impact from the mast foundations, associated cabling with low level disturbance from trees.

Fragility / Vulnerability

7.2.5 Any potential archaeological remains within the PDA in the area of the proposed new buildings is likely to receive a high impact due to the requirements for foundations and service trenches.

Diversity

7.2.6 There is little by way of diversity.

Potential

7.2.7 The Impact assessment concludes that the site has a low/moderate potential for archaeological remains.

Significance

7.2.8 Based on the information gained in this report, it can be concluded that the site is some archaeological interest.

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 low/moderate archaeological potential for the Roman period and low for all other periods with low historical impact in the area of the proposed development. The proposed development for new residential new buildings will potentially cause a high impact to any possible archaeological resource, the need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be a watching brief.

9 CONCLUSION

9.1 Summary

- 9.1.1 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.
- 9.1.2 The assessment has generally shown that the area to be developed is within an area of low/moderate potential for the Roman period and low potential for all other periods. There are a low number of below ground finds associated with the 1km study area and many of these are towards the outer reaches of the study area. Research suggests that the PDA was agricultural land away from core settlement areas until the late 19th century where it became a small, wooded area adjacent to the new access road to Grosvenor Hall. Since then, the main change to the PDA is the inclusion of a phone mast in the 21st century. Adjacent to Kingsland Farm in the Post Medieval period, later called Kingsmead, this was demolished, and the plot replaced by residential housing.
- 9.1.3 Overall, historically there has been a low impact at the PDA for most of the area covered by trees and medium impact in the area of the mast and associated cabling. The proposed development for new residential new buildings will potentially cause a high impact to any possible archaeological resource, the need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be a watching brief.

10 OTHER CONSIDERATIONS

10.1 Archive

10.1.1 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.

10.2 Reliability/Limitations of Sources

10.2.1 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.

10.3 Copyright

10.3.1 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 Dwyer Engineering Services Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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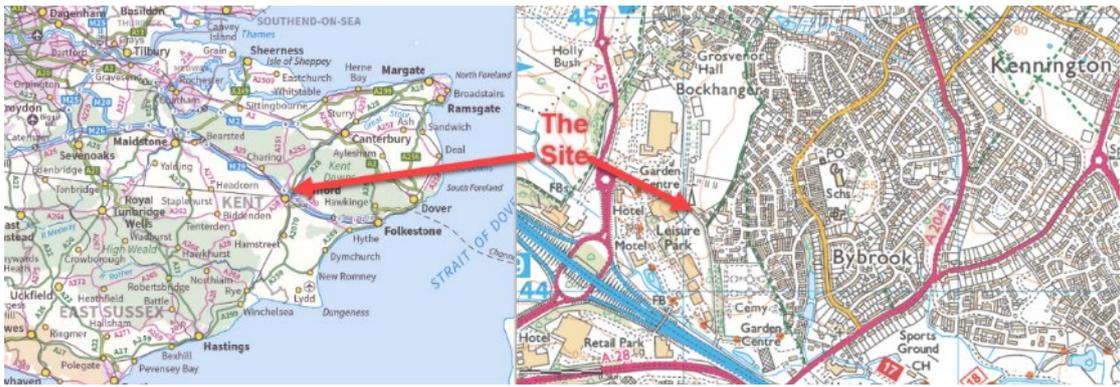


Figure 1: Location Maps, Scale: 1:10,000, 1:,500



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: OS Surveyors Drawing 1797



Figure 5: Kennington Tithe Map 1840

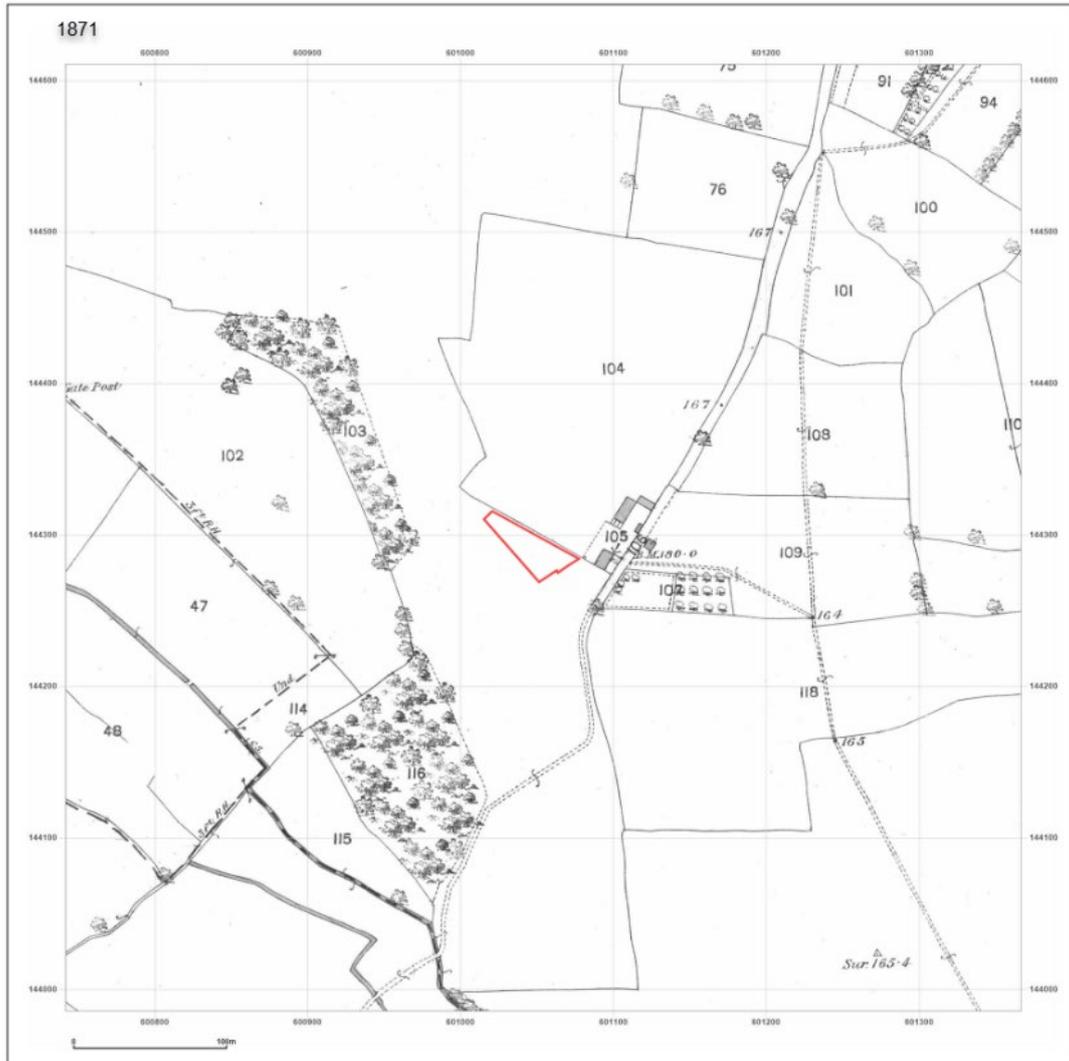


Figure 6: Historic OS Map 1871, scale 1:2,500

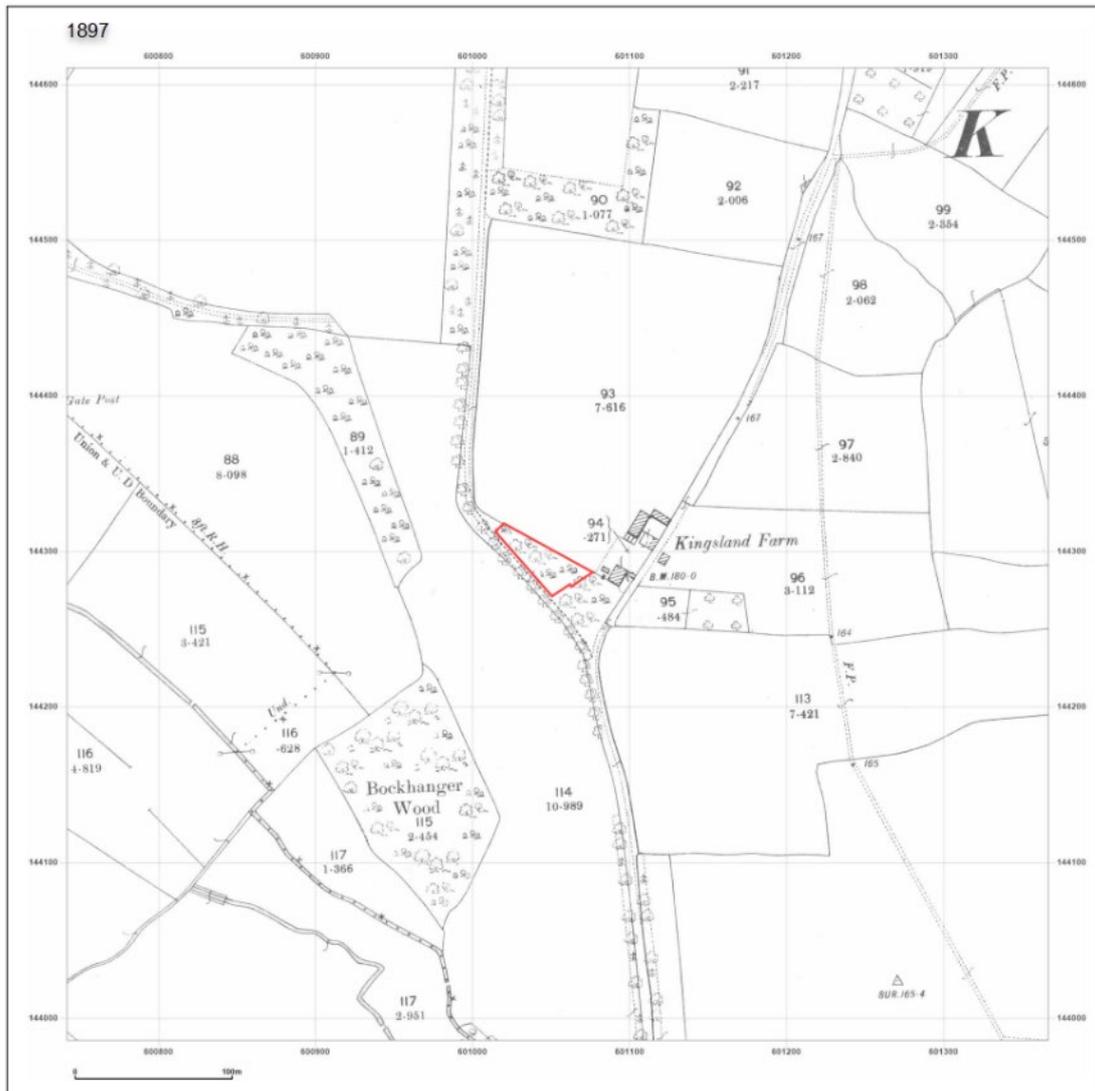


Figure 7: Historic OS Map from 1897, scale 1: 2,500

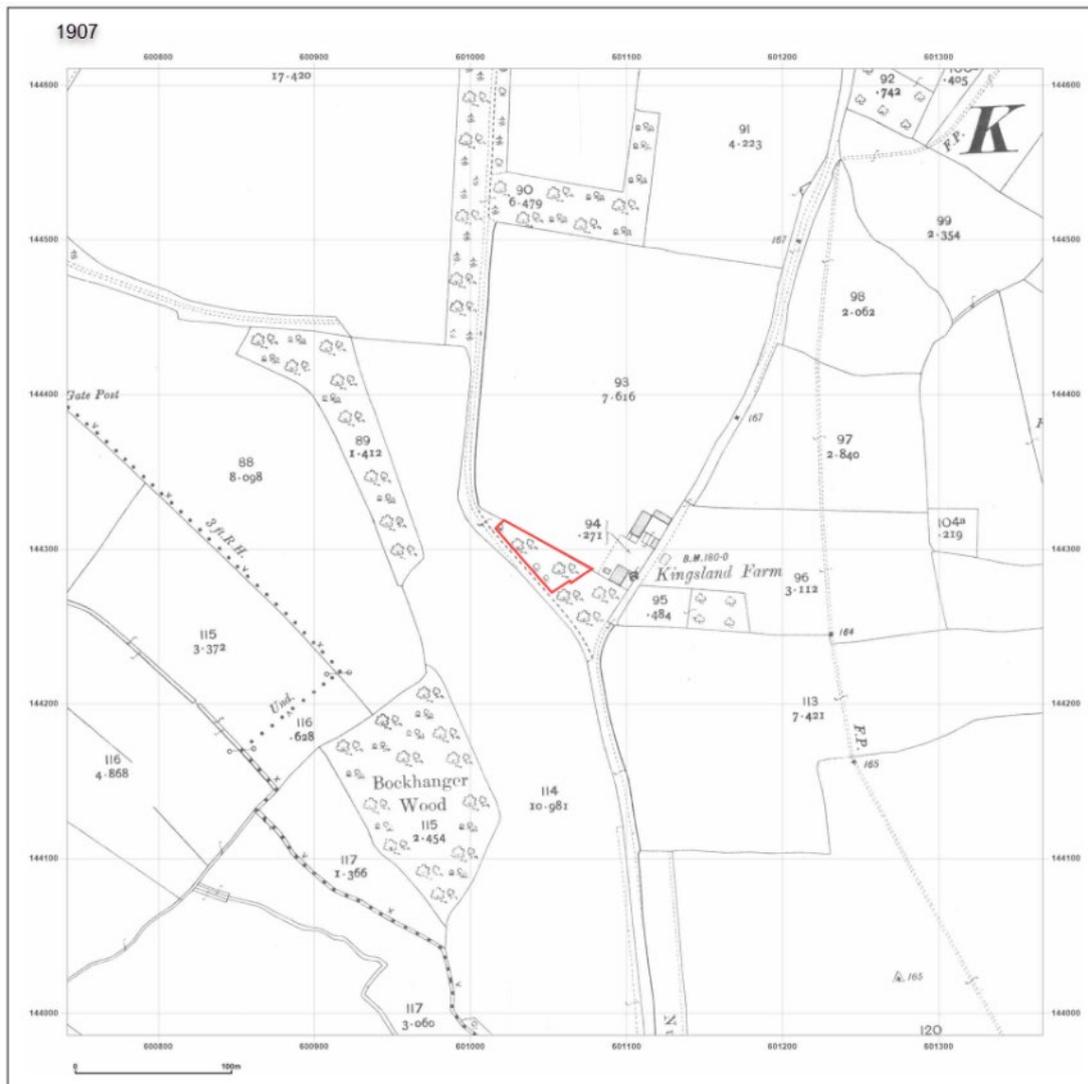


Figure 8: Historic OS Map 1907, scale 1: 2,500

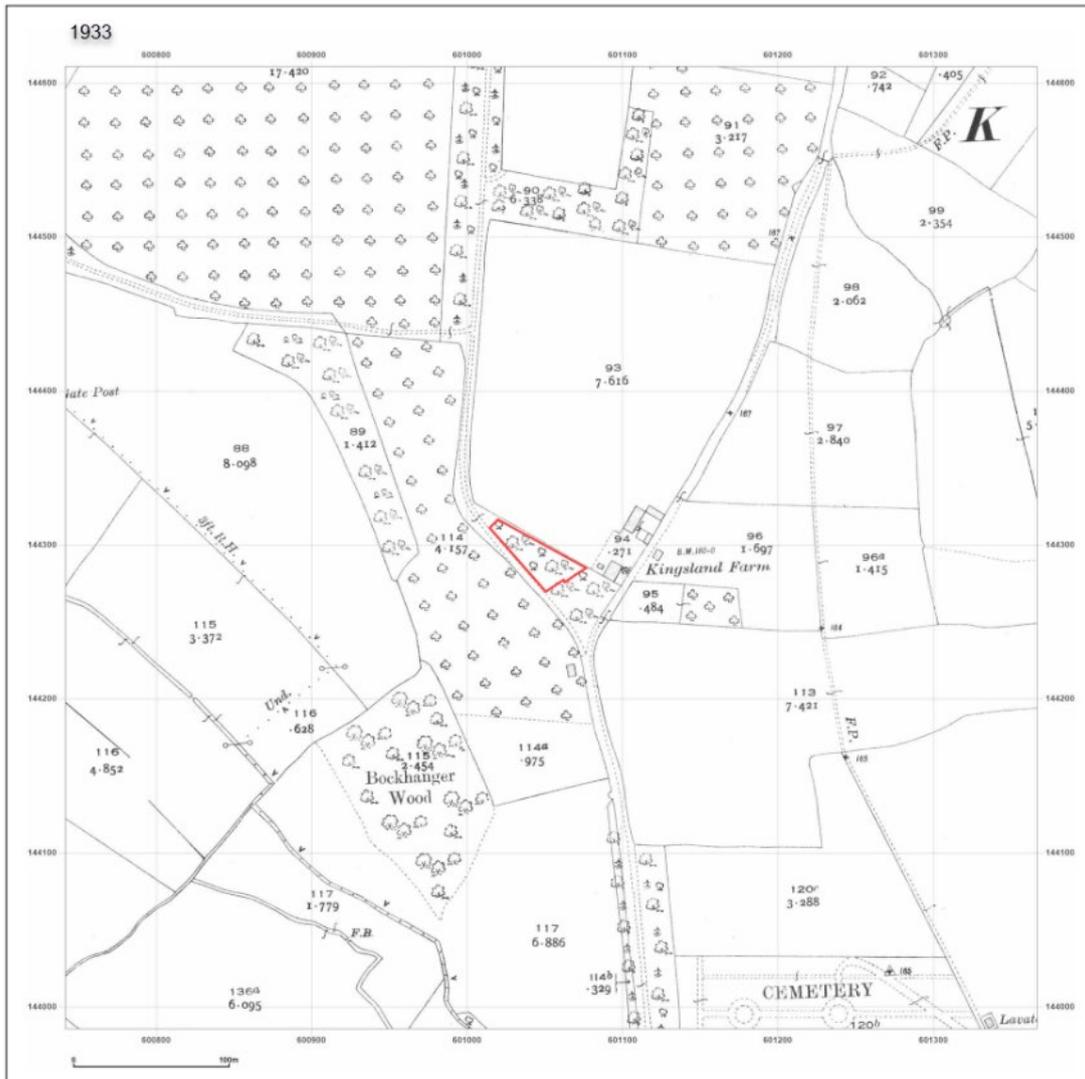


Figure 9: Historic OS Map 1933, scale 1: 2,500



Figure 10: Historic OS Map 1958, scale 1: 1,250

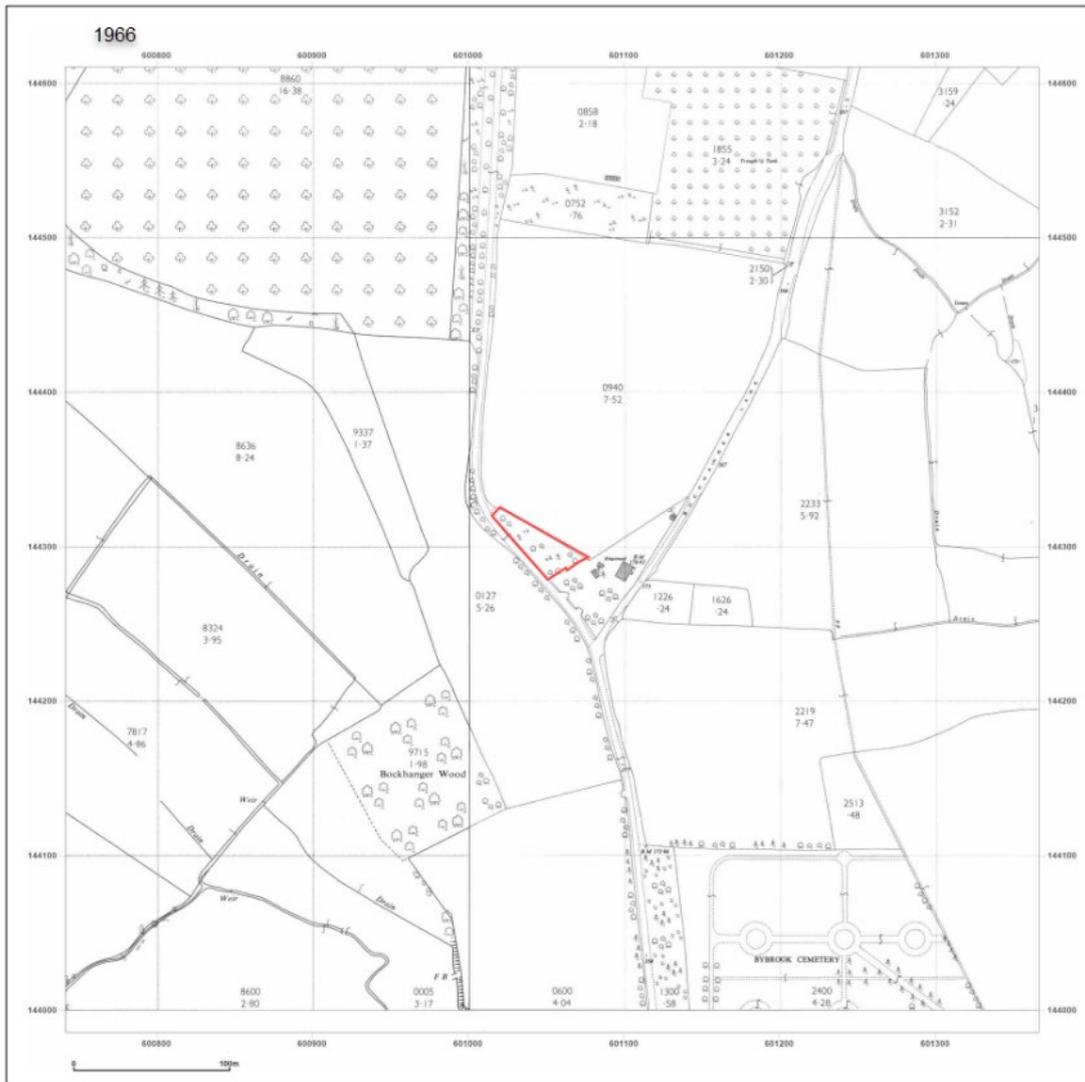


Figure 11: Historical OS Map 1966, scale 1: 2,500

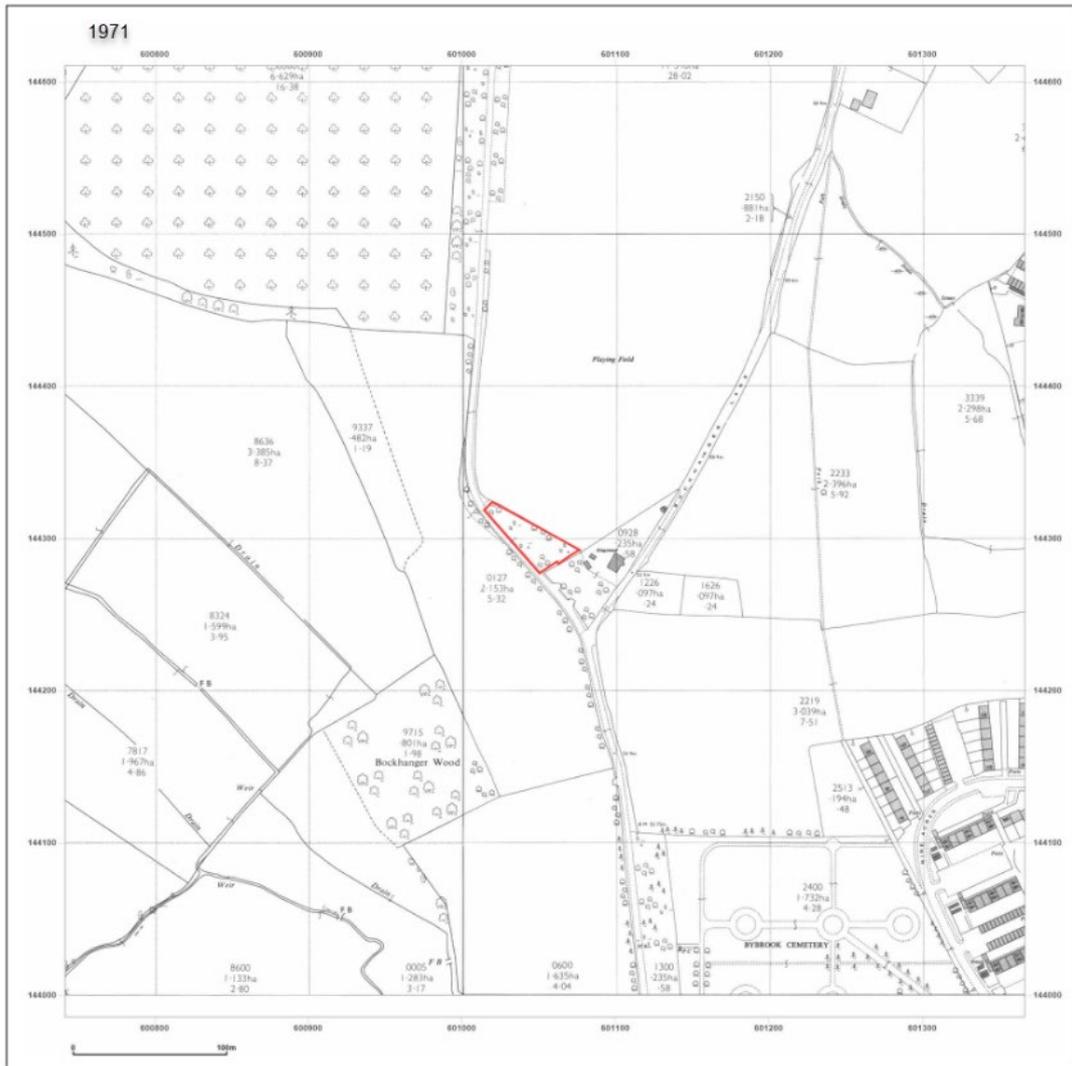


Figure 12: Historical OS Map 1971, scale 1:2,500

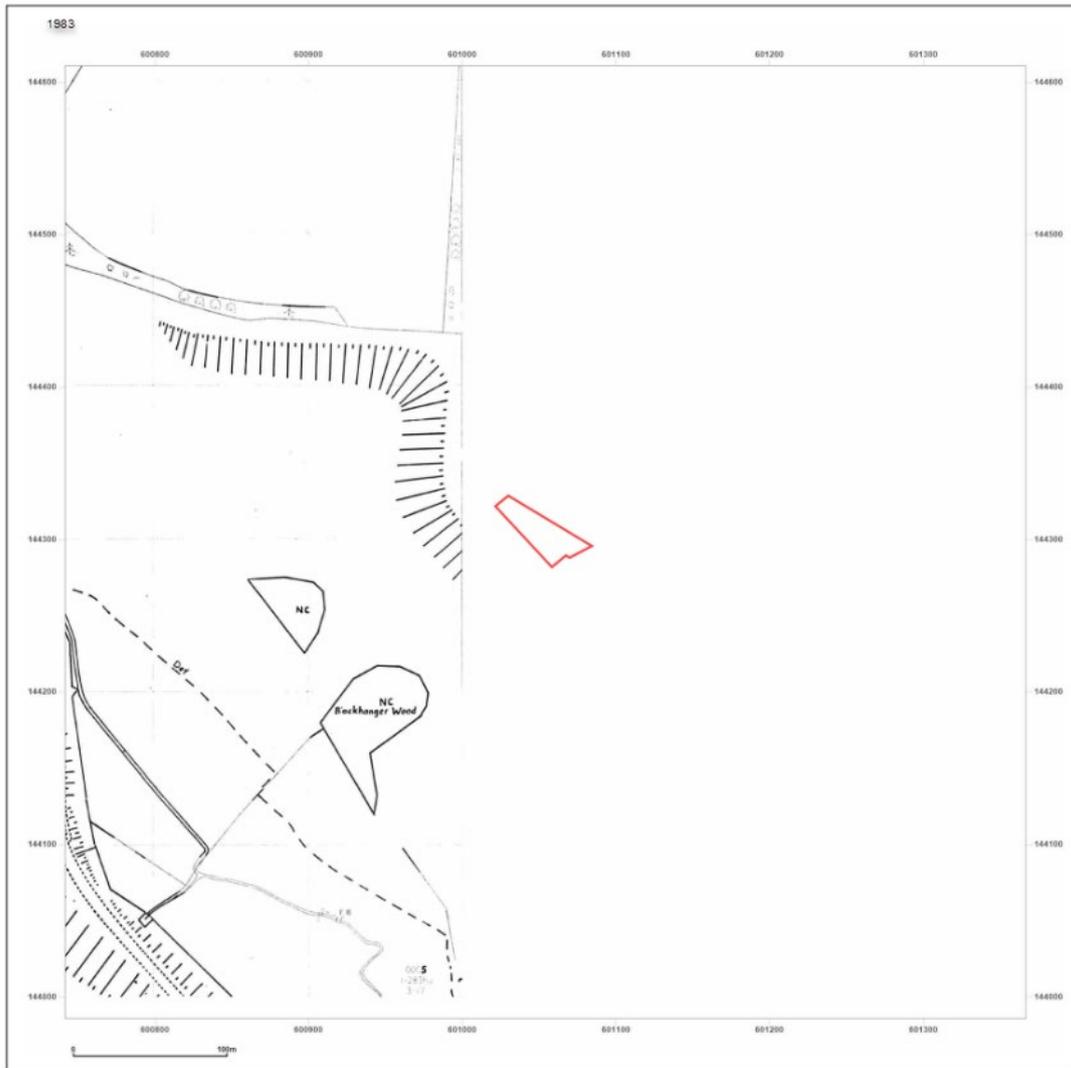


Figure 13: Historical OS Map, 1883, scale 1: 2,500



Figure 14: Historical OS Map 1992, scale 1: 1,250



Figure 15: Topographical map

11.3 APPENDIX 1 – KCC HER Data (see Figures 16-21). ALL DISTANCES TAKEN FROM THE SITE BOUNDARY

KHER	Type	Location	Period	Description
TR 04 SW 273	Listed Building	c. 640m SE	Post Medieval	Barn To South West of Bybrook. Grade II (1300231). C17 or earlier. Aisled timber barn weatherboarded on stone base. Steeply pitched tiled roof. Centre hipped pentice. Bybrook, outhouses and barn form a group.
TR 04 SW 219	Listed Building	c. 725m SE	Post Medieval	Barn To West of Bybrook Tavern. Grade II (1362839). C17 to C18 angled timber barn of 3 bays with Queen-post roof. Brick infill and weather boarding to 2 main elevations. Hipped tiled roof with smoke louvres. Bybrook Tavern and the barn to west of Bybrook Tavern form a group.
TR 04 NW 99	Listed Building	c. 875m NNE	Post Medieval	Pilgrim Cottage. Grade II (1071063). Early C19. 2 storeys. Ground floor painted brick. 1st floor tile hung. Hipped tiled roof. 3 sashes with verticals only.
TR 04 SW 255	Listed Building	c. 815m NE	Medieval to Post Medieval	Oak Farm Cottage. Grade II (1071064). C15 to C16 timber framed building possibly with open hall. 2 storeys timber-framed with curved braces. Hipped tiled roof with smoke louvre and massive C17 stack. Jettied overhang supported on massive oak brackets. 3 mullioned and transomed casement windows to ground floor. Dragon beam. Interior contains inglenook fire place.
TR 04 SW 242	Listed Building	c. 680m SE	Post Medieval	Row of Outhouses to South East of Bybrook. Grade II (1071105). Probably C18. 2 storeys red brick, 4 windows. On the 1st floor above the shed doors are 2-light windows, each light being round-headed. Bybrook, outhouses and barn form a group.
TR 04 SW 147	Listed Building	c. 645m SE	Post Medieval	Bybrook. Grade II (1362840). Dated 1577 over the porch but altered and enlarged since. 2 storeys red brick at one time painted.
TR 04 SW 3	Findspot	c. 820m E	Iron Age	Early Iron Age pottery sherds, Bybrook Found in 1914. This site was reportedly an old gravel pit that later saw use as a dump site. The precise typology of the pottery sherds is unknown and no further information about their discovery are known.
TR 04 NW 187	Monument	c. 975m NNW	Late Iron Age to Roman	Late Iron Age / Early Roman cremations and associated ditches at Eureka Park
TR 04 NW 188	Monument	c. 885m NNW	Late Iron Age to Roman	Late Iron Age / Early Roman ditches and pits, and Roman driveway

KHER	Type	Location	Period	Description
MKE55552	Findspot	c. 755m N	Modern	PAS find. Post medieval silver Thimble
MKE55597	Findspot	c. 815m S	Medieval	PAS find. Medieval Lead Seal Matrix
TR 04 SW 417	Building	c. 835m SSE	Modern	George V pillar box, Heathfield Gardens / Gore Hill
TR 04 NW 200	Monument	c. 930m N	Unknown	Undated ditch, Goat Lees School site, Ashford. The ditch was aligned east-west. No dating material was found within it, but an animal bone and a flint were recovered.
TR 04 NW 201	Monument	c. 860m N	Unknown	Undated ditch, Goat Lees School site, Ashford. The ditch was aligned northeast-southwest and appeared to turn east-west at the north-eastern end.
TR 04 NW 202	Monument	c. 850m N	Medieval	Medieval pits, Goat Lees School site, Ashford containing Medieval pottery.
MKE87316	Farmstead	c. 900m NW	Post Medieval	Outfarm south east of Sandyhurst Farm. Farmstead completely demolished.
MKE87324	Farmstead	c. 65m ENE	Post Medieval	Kingsland Farm. A loose courtyard plan farmstead with buildings to two sides of the yard. Courtyard with working agricultural buildings on one side and with additional detached elements to the main plan. Farmhouse detached in central position. Farmstead completely demolished.
MKE87325	Farmstead	c. 480m W	Post Medieval	Outfarm south east of Sparrow's Hall. A field barn with no associated yard. Farmstead completely demolished.
MKE87326	Farmstead	c. 460m W	Post Medieval	Outfarm south east of Sparrow's Hall. oose courtyard plan with a building to one side of the yard. Farmstead completely demolished.
MKE87327	Farmstead	c. 675m NNE	Post Medieval	Bockhanger Farm. A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Only the farmhouse remains.
MKE87335	Farmstead	c. 635m SE	Post Medieval	Bybrook. A dispersed multiyard plan farmstead. Altered - partial loss of original form (less than 50%). Notes: Oast
MKE87336	Farmstead	c. 725m SE	Post Medieval	Bybrook Tavern. A dispersed plan farmstead. No apparent alteration. New sheds: Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them. Notes: House and barn
MKE87337	Farmstead	c. 995m SSE	Post Medieval	Parsonage Barn. A field barn with no associated yard. Farmstead completely demolished.
TR 04 SW 432	Crash Site	c. 990m ESE	Modern	Crash site of Supermarine Spitfire I. Crashed 18th September 1940 at Kennington near Ashford. Pilot killed. Aircraft written off.

KHER	Type	Location	Period	Description
TR 04 SW 15	Building	c. 580m N	Modern	The Grosvenor Sanatorium, Bockhanger, Kennington, Ashford. Used to treat Imperial soldiers & sailors suffering from tuberculosis during WW1. The original building has been demolished and the site re-developed.
TR 04 SW 165	Listed Building	c. 730m SE	Medieval to Post Medieval	Bybrook Tavern. Grade II (1071103). A C15 to C16 timber-framed house, largely refronted with red brick on the ground floor and tiles above but with some timbering visible at the north end. Tiled roof, 2 small gables with moulded bressumers. 3 modern casement windows. Doorcase in moulded architrave surround with projecting cornice over. Door of 6 fielded panels, the top 2 panels cut away and glazed. Bybrook Tavern and the barn to west of Bybrook Tavern form a group.
TR 04 SW 437	Listed Building	c. 735m NNE	Post Medieval	Bockhanger Farmhouse. Grade II (1071084). C17 or earlier. 2 storeys and attics red brick. Brick stringcourse. Steeply pitched tiled roof with overhanging eaves. One small gabled dormer. Massive, clustered brick chimneystack. 3 casement windows, 2 of 5 lights each with stone mullions and one of 2 lights. Wooden door posts and lintel.
TR 04 SW 109	Building	c. 630m W	Post Medieval to Modern	Site of Ashford Isolation Hospital. A small isolation hospital was built in c.1867 but is now demolished. The building was two storeys high and contained a kitchen, sitting room, and bedroom for the caretaker and his wife on the ground floor. There were also three small wards and a sitting room for the patients on the upper floor.
TR 04 SW 17	Findspot	c. 995m WNW	Bronze Age	Small bronze axes, Ashford Golf Club. Found in 1935 whilst constructing the 16th green. A further flanged axe was found on this course in 1936 by a caddy who sold it to the Curator of, Avalon Museum, Glastonbury. It was purchased in 1949 by Maidstone Museum and is now on exhibition there. It is 3.8" long, and its similarity to the 1935 find suggests that it may have come from the same place and be part of a hoard.
TQ 75 NE 816	Monument	c. 1000m W	Post Medieval to Modern	Sevenoaks, Maidstone and Tunbridge Wells branch railway opened between Swanley and Sevenoaks in 1862 and extended to Maidstone in 1874.
TQ 93 NE 66	Monument	c. 710m SE	Roman	Roman road running from Benenden to Canterbury via Ashford. In 2010 and 2011 Wessex Archaeology conducted geophysical surveys of the Chilmington Green development area, the course of this road was detected between Stubbcross Wood and Snailswood Farmhouse.

Events				
ID	Type	Title	Date	Description
EKE6031	Evaluation	Cherry Orchard, Eureka Science Park	1995	Conducted at request due to possible relocation of Rimmel Chicogo Europe onto this site. 20 mechanically dug trenches measuring 30m x 1.65m were excavated. No archaeological remains were found.
EKE10719	DBA	Eureka Business Park	2003	Eureka Park, Upper Terrace area. Low to moderate potential. Possible effects from deep ploughing and acidic effects from subsoils.
EKE11539	Evaluation	Goat Lees School site, Trinity Road	2011	19 trenches totalling 285m in length. Four archaeological features were observed. A small amount of residual prehistoric and Roman pottery was found unstratified. (TR 04 NW 200; TR04 NW 201; TR 04 NW 202).
EKE12630	Evaluation	Drovers Roundabout	2013	Seven trenches totalling 210m in length. Mid-Late Iron Age ditches found (TR 04 SW 398).
EKE13266	Watching brief	Drovers Roundabout	2013	No finds or features found.
EKE10753	Evaluation	Eureka Park	2006	500m of trenching revealed Late Iron Age / Early Roman activity in the SW corner of the site; the northern half of the site had previously been lowered thus removing any archaeological traces (TR 04 NW 187)
EKE10754	Evaluation	Plot 20, Eureka Park	2007	c.500m of trenching. Late Iron Age / Early Roman ditches and pits were found in the east half of the eastern plot. Nothing was found in the western plot (TR 04 NW 188).
EKE10755	Excavation	Plot 20, Eureka Park	2007	Late Iron Age / Early Roman ditches and pits were found in the east half of the eastern plot. Nothing was found in the western plot (TR 04 NW 188).
EKE4896	Evaluation	Eureka Science Park	1995	None recorded
EKE11347	Watching Brief	Footbridge and road widening at M20 Junction 9 and Drovers Roundabout	2010	Ditches were found, one datable to the Mid-Late Iron Age (TR 04 SW 398).

EKE9215	Excavation	Land at Eureka Park, Trinity Road	2006	Late Iron Age / Early Roman cremations and associated ditches (TR 04 NW 187)
EKE10718	Boreholes	Eureka Leisure Park	2004	
EKE10717	Boreholes	Junction 9, M20	2010	

Figure 16: Gazetteer of HER Data

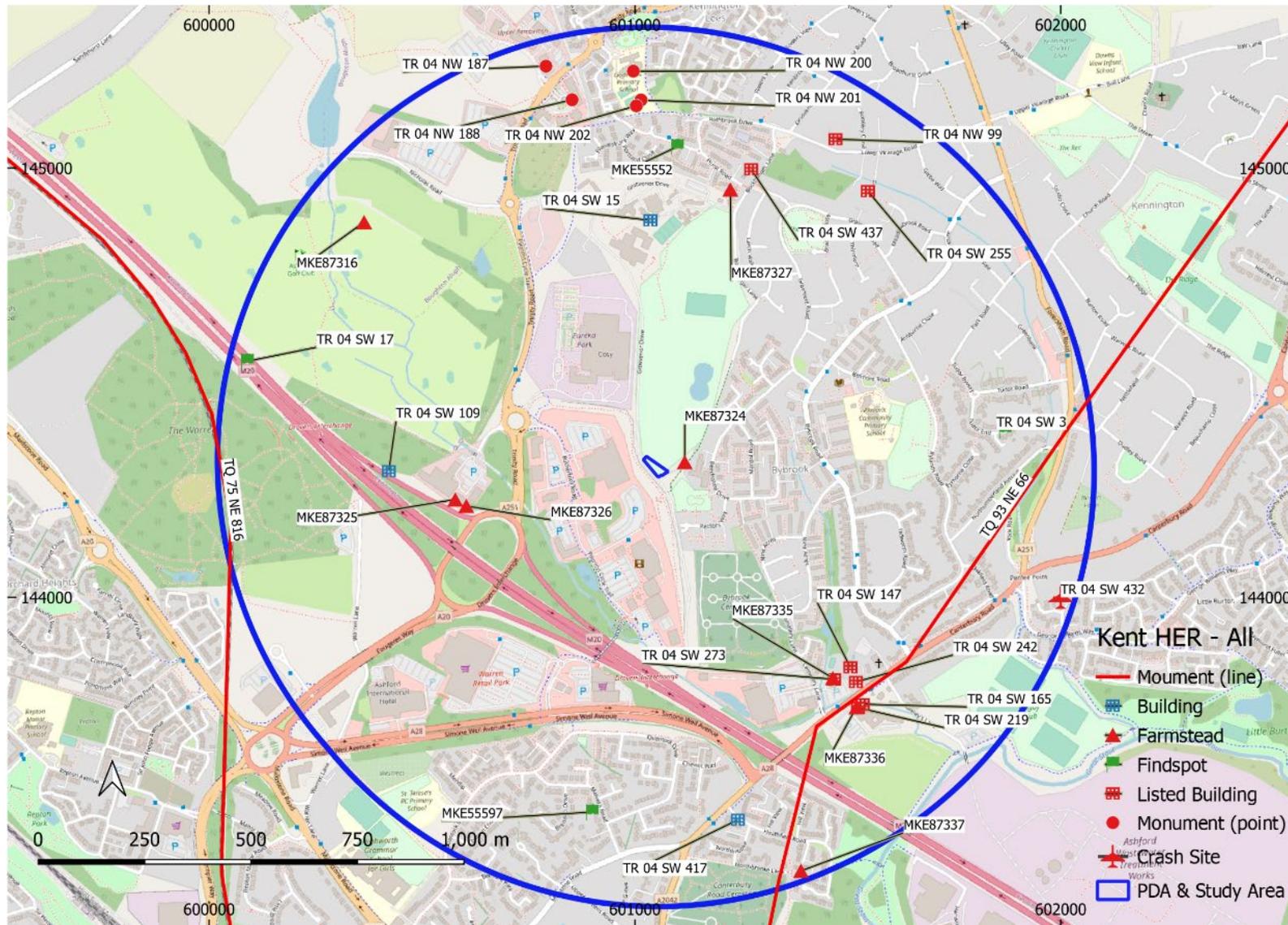


Figure 17: KHER Monument Record

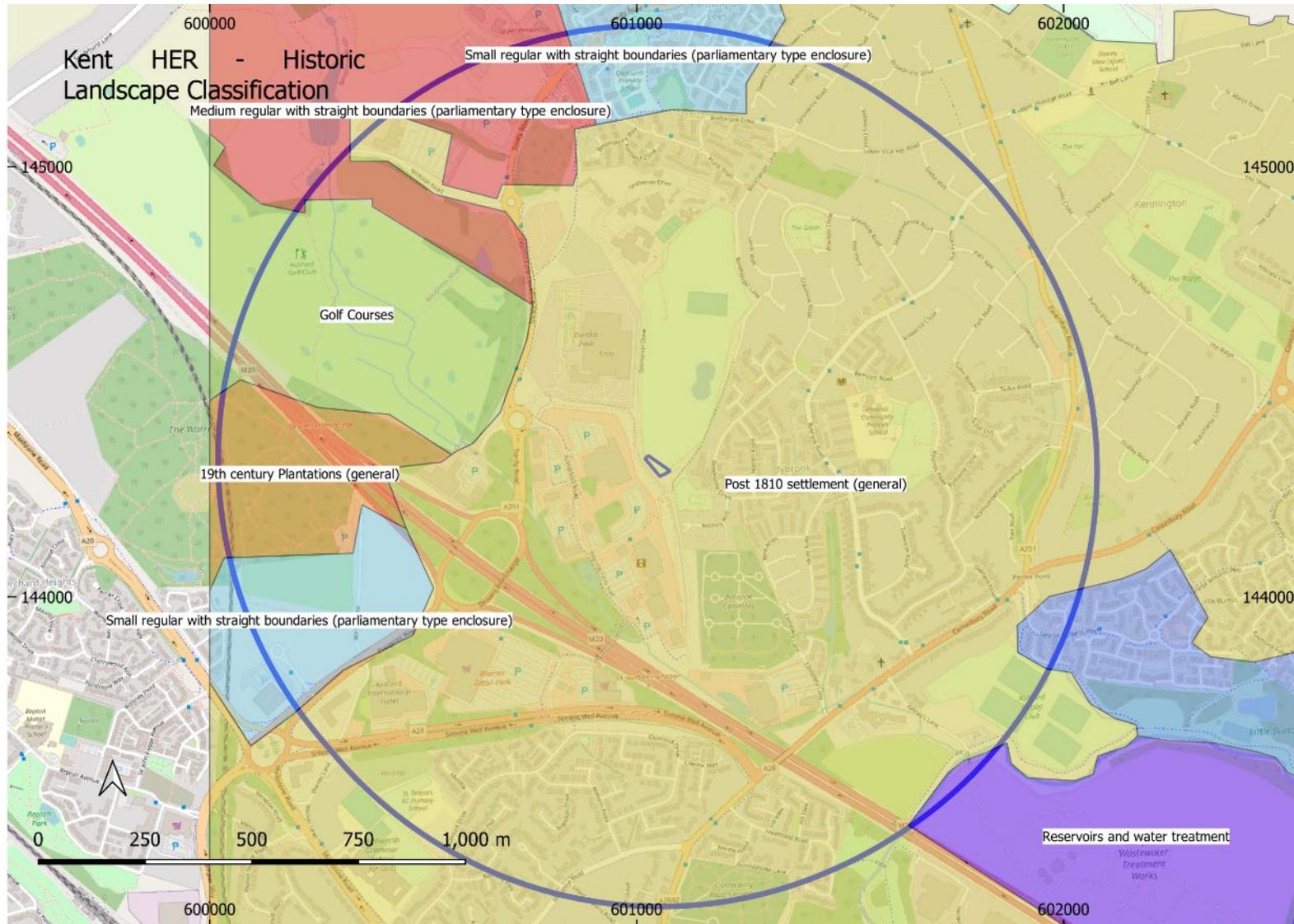


Figure 18: KHER Historic Landscape Classification

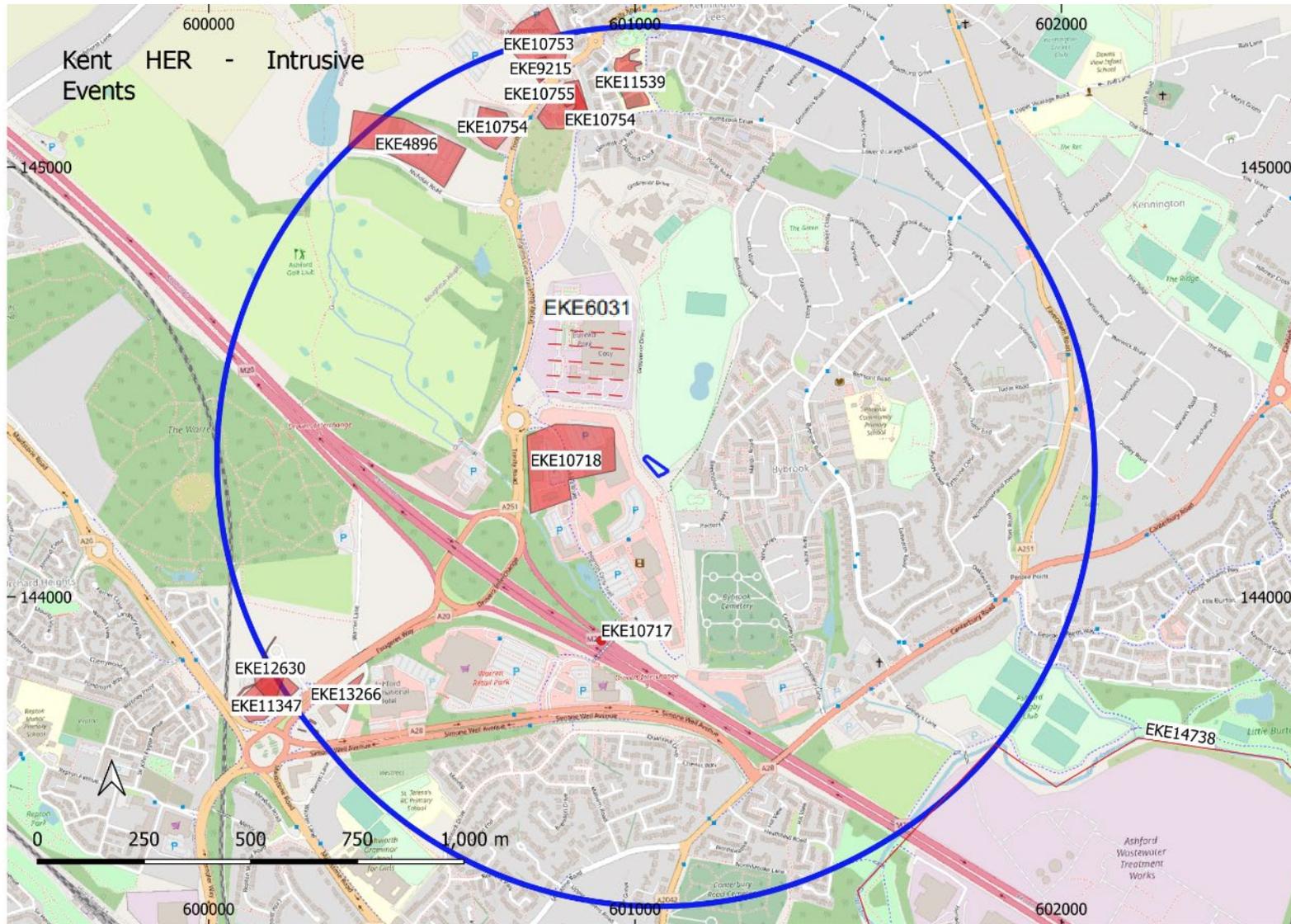


Figure 19: KHER Intrusive Events

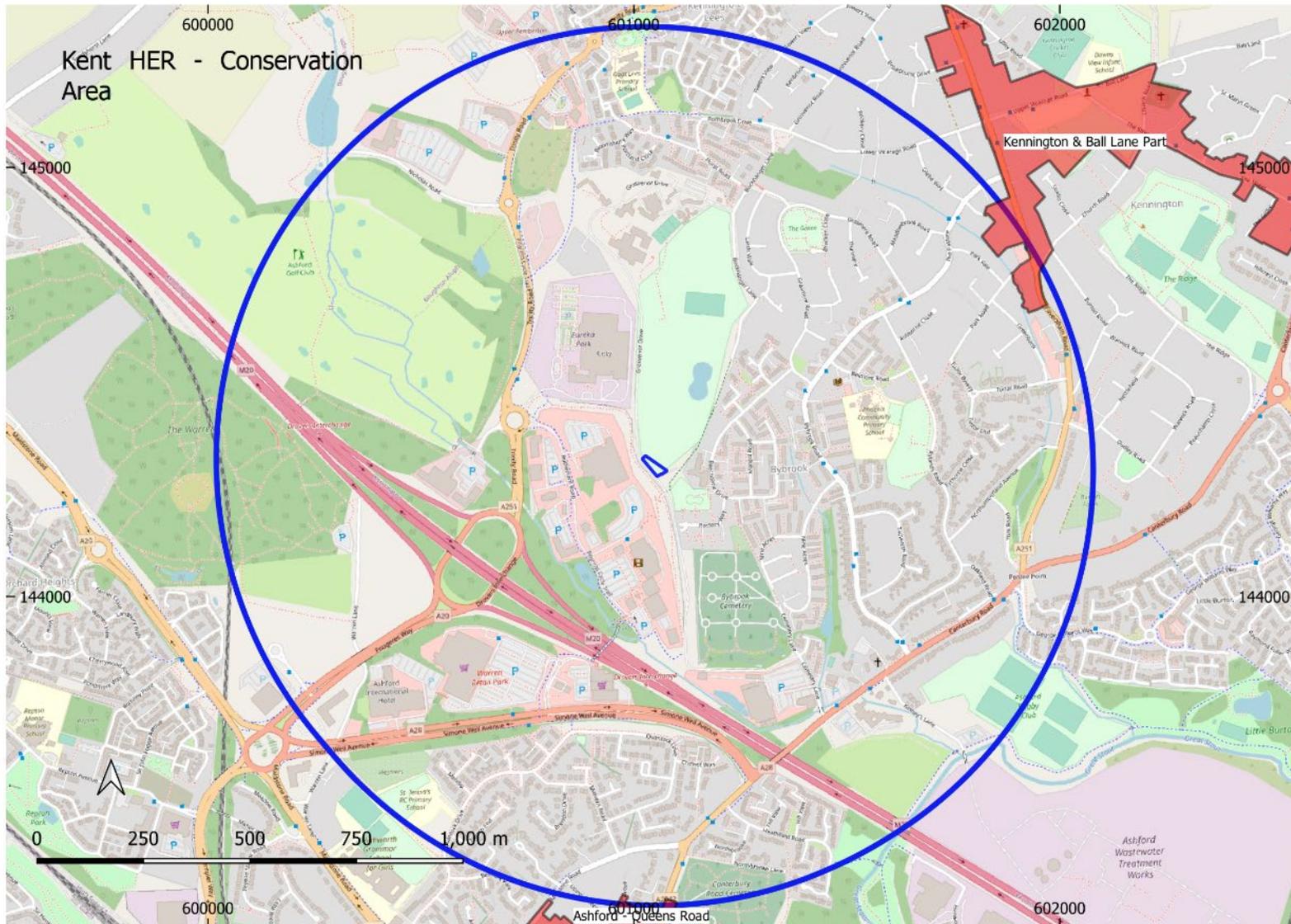


Figure 20: Conservation Areas

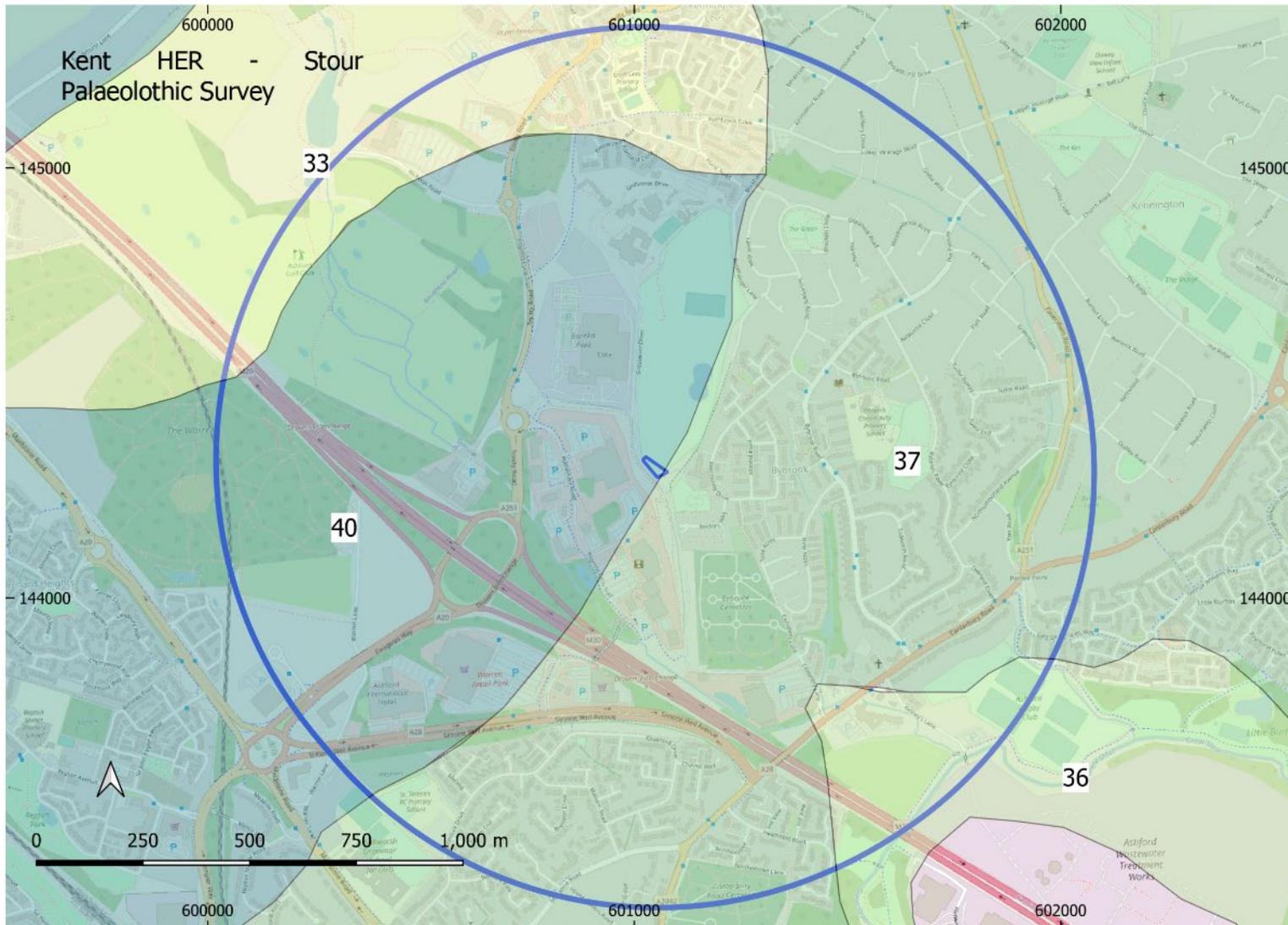


Figure 21: KHER Stour Palaeolithic Areas



Figure 22: 1m DTM LIDAR (Environment Agency)



Plate 1: 1946. (Google Earth).



Plate 2: 1947 (facing NW)



Plate 3: 1960s (Google Earth)



Plate 4: 1990 (Google Earth)



Plate 5: 2003 (Google Earth)



Plate 6: 2006 (Google Earth)



Plate 7: 2013 (Google Earth)



Plate 8: 2014 (Google Earth)



Plate 9: 2021 (Google Earth)



Plate 10: View towards the western end of the PDA (facing SE)



Plate 11: View towards the current entrance (facing NE)



Plate 12: View towards the eastern end of the PDA (facing N)



Plate 13: View along the southern boundary of the PDA (facing NW)



Plate 14: View of the phone mast (facing N)



Plate 15: View of the central and eastern end of the PDA (facing ESE)



Plate 16: View of the northern boundary fence and area beyond (facing NE)



Plate 17: View across the PDA (facing SE)



Plate 18: View of the cable junction box in the north eastern corner (facing SE)



Plate 19: Plate locations