



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land South-East of Preston Nursery Garden Centre, The Street, Preston, Canterbury, Kent CT3 1ED.

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Archaeological Desk-Based Assessment
in Advance of the Proposed
Development Land South-East of
Preston Nursery Garden Centre, The
Street, Preston, Canterbury, Kent
CT3 1ED.

National Grid Reference TR 25216 61058



Report for Torran Projects Ltd.

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Archaeological Desk-Based Assessment in Advance of the Proposed Development Land South-East of Preston Nursery Garden Centre, The Street, Preston, Canterbury, Kent CT3 1ED.

Summary

SWAT Archaeology has been commissioned by Torran Projects Ltd. to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development Land South-East of Preston Nursery Garden Centre, The Street, Preston, Canterbury, Kent CT3 1ED.

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

Preston is a small village in the valley of the Little Stour located 10 miles east of Canterbury. The site is located on land belonging to Preston Nursery situated behind houses on the eastern side of The Street in Preston and south of Preston Nursery. The site was previously used by Preston Nursery as a nursery for young trees.

The are no HER records within the PDA. However, the PDA lies within an area of high archaeological interest being part of a wider landscape with numerous cropmarks of ring ditches, enclosures and occupational activity found dating from the Bronze Age through to the Roman period, especially within circa 200m south and east of the PDA. It is not known whether these occupational areas extend into the PDA.

The use of the PDA as a tree nursery is likely to have caused a medium impact on any potential archaeology due to truncation caused by tree roots. The proposed residential dwellings for foundations and services will cause a high impact upon any potential

archaeology. The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be an evaluation subject to a planning condition. In addition, further consideration may be required for preservation in situ

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Torran Projects Ltd (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land South-East of Preston Nursery Garden Centre, The Street, Preston, Canterbury, Kent CT3 1ED located at National Grid Reference (NGR) TR 25216 61058 (Fig 1).

1.2 The Site

1.2.1 The site is located on land belonging to Preston Nursery situated behind houses on The Street in Preston and south of Preston Nursery. The site was previously used by Preston Nursery as a nursery for young trees. Preston is a small village in the valley of the Little Stour located 10 miles east of Canterbury. The village of Wingham is circa 2 miles to the south, south east. The Proposed Development Area (PDA) is approached via and access road between The Street and Mill Lane and is on broadly level ground of circa 16/17 aOD with the main development area covering circa 1 hectare (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of London Clay Formation – Clay and Silt formed approximately 57 to 37 million years ago in the Eocene Period with Superficial Deposits of Head-Clay and Silt. It is possible that part of the eastern section of the PDA lies in a small patch that has superficial deposits of Head – Gravel, Sand, Silt and Clay. However, the resolution of the mapping means that the exact boundary of the change in superficial deposits is not well defined.

Geotechnical Information

1.2.3 There is no geotechnical information. However, a watching brief adjacent to the PDA for the building of a store revealed stratigraphic sequence comprising topsoil and subsoil overlying natural geological Brickearth and clay.

1.3 The Proposed Development

1.3.1 The proposed development is for 10 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 Dover District Council Local Plan was adopted in February 2010. The council primarily relies upon the national legislation and the NPPF for its heritage approach. In addition, it has produced a Dover District Heritage Strategy originally produced in 2013 and updated in 2020. The document contains recommendations to ensure that any future policies and approaches to the district's heritage are based on a clear understanding of the place, its significance, and its value. The aim of the Dover District Heritage Strategy is therefore to enable Dover District Council to achieve their objectives for the protection and enhancement of the historic environment as set out in the District's Core Strategy.

2.3.2 The strategy provides after assessment a number of recommendations which are to be prioritised and taken forward with a detailed action plan. Key relevant priorities and recommendations include:

- Improve the capacity to manage the conservation of heritage assets through establishing a Local List, local Heritage at Risk Register and Conservation Area Appraisals;

- R2 - The character and form of existing heritage assets should be used to help shape the character and form of new development. The historic environment should be considered and reflected in development master plans;
- R4 - Proposals for new development should include an appropriate description of the significance of any heritage assets that may be affected including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and historic building assessment may be required as appropriate to the case;
- R7 - Improved guidance for compiling and the required content of Heritage Statements should be developed and made available to planning applicants. The methodology developed for checking proposals against the Heritage Strategy themes should be developed for use in Heritage Statements;

Local Planning Guidance

2.3.3 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 Torran Projects 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 (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 (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 750m 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 1-5).

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 (750m 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 Registered Parks and Gardens, Historic Parks, and Gardens, Protected Military Remains or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1. Full details of the HER data are provided in Figures 13 to 25.

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 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 The PDA itself does not contain any heritage assets. There are a number of designated heritage assets within the assessment area including that of the Grade II Hardacre House adjacent to the PDA. The PDA also lies adjacent to the Preston Village Conservation Area (Fig. 23). The Conservation Area is focussed on the village centre and linear settlement. No appraisal has been completed by the Council but given the

scheduled monuments and the large number of historical buildings in the village, the Conservation Area clearly recognises the historic character and aesthetic significance of the area. The built designated assets and Conservation Area are subject to a separate heritage statement.

5.3 Previous Archaeological Works

5.3.1 There have been a limited number of intrusive archaeological events in the study area. These are detailed in the gazetteer of HER information in Appendix 10.3 and Figures 13 and 24. Key archaeological events are covered in more detail below.

Stourmouth – Adisham Water Main Trench

5.3.2 Undertaken in 1960 there was a requirement for a 3-foot-wide trench of varying depths of 4-45 foot covering a distance of 4 miles from Stourmouth to Adisham (Fig. 12). The pipeline ran through an orchard at Hardacre Farm. Two pits were identified where the gravel reached 1 foot of the surface (TR 26 SE 16). The pits were 2ft and 3ft wide. Finds included waste flint flakes and one scraper along with 98 sherds of pottery and was considered Early Iron Age. The area south and north of Hardacre also revealed activity with the conclusion that the area from Stourmouth to Gobery Hill was occupied in the Iron Age period with at least three occupation sites along that length. Of particular note was the Preston area with habitation of Iron Age at Shotfield Farm (TR 26 SE 17; TR 26 SE 18), aerial photography of a possible Iron Age site at Rookery Farm (TR 26 SE 7) with Romano-British occupation between (TR 26 SE 19). No evidence was found of a possible Roman road along the pipeline route.

Hardacre Farm

5.3.3 In 2000, there was an archaeological investigation by evaluation trenches ahead of planting a new woodland. Located on the eastern side of the village and to the east of the PDA, there were 19 evaluation trenches where 15 revealed some form of archaeological find or feature with concentrations to the south and west of the site (Fig.27). Half of the features pertained to ditches and gullies, along with 10 pits, seven post holes and two large composite features not investigated. Most of the features were located on the southern and western sides of the site and were at shallow depths. Finds included Prehistoric pottery, early Roman sherds, and a few Prehistoric flints although these were residual, some of which were identified prior to the evaluation through fieldwalking, and no contemporary features associated with them. These flints

were considered to be of Neolithic or Early Bronze Age in date. Dating of the ditches and gullies suggested late Bronze Age, Early Iron Age and Roman periods. The ditches are thought to be associated with rectilinear enclosures and possibly droveways. The post excavation report also considered that some ditches were penannular and may have surrounded hut circles given the presence of post holes. Another ditch feature was summarised that it may have been enclosing a hut circle or possibly a barrow. Overall, Hardacre Farm was considered to be a multi phase site occupied in the Bronze Age and Roman periods (TR 26 SE 35).

- 5.3.4 In 2006 further evaluation trenches and a watching brief was undertaken at the farm. In connection with the rebuilding of Hardacre Farmhouse. However, no archaeological finds or features were discovered. The original building demolished being of early 20th century date. The house site was located to the west and north west of the 2000 area of investigation. The report suggests that the complex area of activity was focused to the east of the farmhouse location.

Preston Nursery – watching brief

- 5.3.5 Not recorded in the HER, in 2019, a watching brief was undertaken by SWAT Archaeology as part of a planning condition ahead of the building of a new store adjacent to the north western area of the PDA (DOV/17/01455). The location of the store was part of the same nursery area utilised for young trees. No archaeological features or finds were revealed or recovered. Made ground of 20-30cm was encountered across the site. This overlay natural brickearth. No archaeological features were revealed in the natural geology, no archaeological finds were found, and no environmental potential was recognised on the site. The site is rectangular in shape and 12 foundation pad trenches were created. The majority of which were 1.0m x 1.8m to a depth of approximately 1.2m.

5.4 Archaeological and Historical Narrative

- 5.4.1 The church of St. Mildred's was reputedly founded by Saint Mildred in 700 AD and this church still retains evidence of Saxon stonework as does the church at Elmstone. The church is located 1.4 mile from the village with a court lodge nearby. The Manor of Wingham, including Preston, was in the year 836 was given to Christ Church by Athelstan, who was the king of Kent. It was originally known as the name of its main manor house, Coppanstan. In the 9th century, the Archbishop of Canterbury came into possession of the house, which is where the old English name comes from.

- 5.4.2 Domesday Book in 1086AD mentions 'Prestune' meaning 'Priest's Farmstead'. Comprising of 25 villagers and 34 smallholders making it one of the larger settlements recorded. Referred to as Preston Next Wingham to distinguish it from Preston near Faversham. There were enough lands for 4 Lord plough teams and 9.5 men's plough teams. There was a small wood The owners before and after the invasion were St Augustine's in Canterbury.
- 5.4.3 Hasted, a late 18th century historian refers to it as a 'small parish....for the most part situated on high ground'. The centre of the village was referred to as Preston Street and located on the road from Wingham towards Grove Ferry suggesting a linear settlement. The land below the church and court lodge descends into marshes associated with the river of the Little Stour.
- 5.4.4 The 1831 census split Preston into 13 employers and professionals, 28 middling sorts, 99 labourers and servants. There were 108 houses in 1831, increasing to 210 by 1961.

5.5 Landscape Character Areas

- 5.5.1 The KHER historic landscape classification (Fig. 22) shows the Application Site to the east of the core village/hamlet area extent of 1810 and lies in an area classified as 'scattered settlement with paddocks (post 1800 extent)'. as part of the 'Post 1810 settlement (general) adjacent to the village/hamlet 1810 extent to the west and north west. The PDA historically being associated with Hardacre Farm.
- 5.5.2 The PDA lays with the Dover District Character area of the Preston Horticultural Belt. A largely flat and gently rolling landscape where fertile soils support a variety of agricultural land use, including orchards, vineyards, and arable cropping. The area is rural in character with numerous glasshouses and poly-tunnels, and scattered farmsteads, hamlets, and small villages. Areas to the west are more settled, with linear development along the road linking the Stourmouth, Preston and Wingham with a concentration of villages and hamlets. Conservation area designations marking historic villages and Numerous Grade II listed buildings throughout the LCA, reflecting the local vernacular and agricultural nature of the landscape, including distinctive brick and black timber barns as well as large modern packing sheds. Views are generally limited across the LCA due to the relatively flat topography and enclosure by hedgerow and shelterbelts, although some longer-distance views are available from higher ground. This is the case at the PDA where there are strong vegetation boundaries preventing

view outside of the PDA. The larger settlement of Preston contains a mix of building types, from relatively modern brick houses to historic buildings with timber framing, red brick and tile hung exteriors.

5.6 Cartographic Sources and Map Regression

Andrews, Dury, and Herbert map of 1769

5.6.1 Andrews, Dury, and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The village of Preston is shown but the road layout does not accurately reflect that around the PDA. The Street is clearly identified, and the church located to the south west of the linear settlement. The PDA is located on the eastern side of the settlement, and it appears that the road here for Mill Land is shown continuing across to the north of the PDA rather than turning southwards on the eastern side of the PDA as per the present day. This line of the road appears to remain today as a public footpath. The hamlet of Elmstone is to the east where Mill Lane turns into Lonmete Road which curves round and heads towards the church at Preston at the southern end of the village. The building referred to on the map called 'Oden' is unknown (Fig. 3).

Ordnance Surveyors Drawing, 1797

5.6.2 The PDA can be located on the eastern side of Preston to the rear of a row of houses on the main street. To the east of the PDA is the house and outbuilding associated with Hardacre. The route of the road around the PDA matches that of the present day. The map suggests that the PDA is under agricultural use (Fig. 4).

Preston-Next-Wingham Tithe Map, 1840

5.6.3 This map shows even greater detail of the buildings and their owners and occupiers. The PDA is clearly part of a field designated 4 and is recorded as a meadow and used as pasture. It forms part of the land holdings of Hardacre Farm. Seen here located next to the PDA to the east (bottom of the map). The farm and PDA is owned and occupied by John Addley (Fig.5).

Historic OS map 1873

5.6.4 This is the first OS map. The PDA is shown to the west of Mill Lane and Hardacre Farm. A footpath crosses the diagonal of the PDA from the main road of the village towards the Farm (Fig.6).

Historic OS map 1898

5.6.5 There appears little change (Fig.7).

Historic OS map 1907

5.6.6 There is little change at the PDA. There is no longer a footpath showing diagonally across the PDA but now on the northern boundary (Fig.8).

Historic OS map 1938

5.6.7 Within the PDA on the western side a new field boundary is showing. To the east, there is a new building northwards of Hardacre Farm. To the south is now a school and more buildings (Fig. 9)

Historic OS map 1955

5.6.8 There is little change at the PDA (Fig. 10)

Historic OS Map 1989-93

5.6.9 There is little change at the PDA. Immediately north there is now a garden nursery (Fig. 11).

5.7 Aerial Photographs

1946

5.7.1 The PDA is in arable use and part of a larger field (Plate 1).

Early 1960s

5.7.2 There appears little change (Plate 2).

1990

5.7.3 There is little change at the PDA. To the north west are now garden nursery buildings. The northern part of the PDA is clearly a trackway (Plate 3).

2003

5.7.4 The land use at the PDA appears to have changed to incorporate rows of trees (Plate 4).

2021

5.7.5 There is little change at the PDA except for a storage building built in the north western corner (Plate 5).

LIDAR

5.7.6 The LIDAR shows a linear pattern from north, north east at the northern end to south, south west at the southern end and this follows the historic line of the trees in the planted nursery and ascertains the possible disturbance caused by the tree planting. (Fig. 26)

5.8 Walkover Survey

5.8.1 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. A walkover survey was undertaken on the 8th of December 2022. No archaeological finds or features were observed (Plates 6-19).

5.8.2 The PDA was accessed along the western side which is currently a public footpath and runs along the northern part of the PDA towards Mill Lane at the eastern end. The majority of which is a concrete track. The main part of the PDA is a grassed area south of this footpath with a modern storage building adjacent in the north western corner which has an area of hardstanding within the PDA at the north western corner. There remains on a north, north east to south, south west axis, lines of trees of various sizes and types, which prevents views across the width of the PDA. The eastern, southern, and western boundaries are mature thick vegetation of hedgerows/trees, which prevent long views.

5.9 Summary of Potential

5.9.1 This section pulls together by period the historical documentation, mapping, aerial imagery and KHER data (Fig. 14), and the known historic landscape to provide an overview by period.

Palaeolithic

5.9.2 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 two records from this period within the study area (Fig.15), one being of a Portable Antiquities Scheme find (PAS) located to a general grid square north east of the PDA being a flint point (MKE113060) found whilst metal detecting. Circa 650m to the north west of the PDA is a Pleistocene Environmental Findspot (TR 26 SW 243) as part of a geology survey containing mollusc rich fluvial deposits overlain by brickearth. The Palaeolithic Character Area shows the PDA with Area 8 on the eastern half and Area 9 on the western half. Area 8 refers to

brickearth on the higher grounds where the likelihood of Palaeolithic remains is considered low. Area 9 relates to the south banks of the Nailbourne River/Little Stour and has fluvial terrace remnants and slopewash deposits. Parts contain T2 and T3 terrace outcrops. The likelihood of Palaeolithic remains is considered moderate although none are known. The BGS geology suggests a possibility of small outcrop of Head gravel in the eastern part of the site although with the low-resolution mapping it is unclear as to the boundary between this outcrop and the wider Head Deposits. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Mesolithic

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

Neolithic

5.9.4 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 assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

5.9.5 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 three records attributed to this period (Fig.16) located on the higher ground to the east of the PDA. The closest being the recent excavated features at Hardacre Farm (TR 26 SE 35) circa 165m to the east of a number of different features and finds including pottery and flints. The other two records are PAS finds located to a general grid square of a Bronze Age copper alloy hoard (MKE101714) and a flint blade (MKE 112913). The hoard circa 525m to the east contained 929 fragments of copper alloy plate weighing just over 1.2kg and contained within a ceramic vessel of Bronze Age type. The metal fragments show clear similarities to several other later prehistoric cases in the area with the potential of sharing wider metallurgical activity with the site of Lyminge. It was considered the fragments may be in pieces for smelting. The flint blade was found broadly in the same area. The present-day B2046, running through Preston, is believed

to represent the line of a prehistoric trackway leading from the shores of the Wantsum Channel to Barham Downs. However, closer, and adjacent to the PDA at Hardacre Farm, the excavation there did not reveal any features so therefore it is unclear how far west the occupation area extends. Consequently, the potential for finding remains that date to this period within the confines of the development site is considered **high**. However, closer, and adjacent to the PDA at Hardacre Farm, the excavation there did not reveal any features so therefore it is unclear how far west the occupation area extends.

Iron Age

5.9.6 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 27 records from this period within the study area (Fig.17). 22 of the records are PAS reported finds where the exact location is not revealed, and the majority has been allocated to a general grid square 425m south of the PDA. Of the 22 records, 20 were for a copper alloy coin. Other than PAS finds, a significant find was that of an Iron Age La Tene style brooch found in 1998 (TR 26 SE 36). There was also found a copper alloy cosmetic mortar which is considered Late Iron Age into the Roman period (MKE113065). At Hardacre Farm to the east, along with the Bronze Age, the area was also occupied in the Iron Age evidenced by pits and pottery (TR 26 SE 16). Further Iron Age occupation sites were found circa 470m (TR 26 SE 17) and 320m (TR 26 SE 18) to the south near Shotfield Farm. Just circa 240m south of the PDA is a scheduled monument area (TR 26 SE 7) containing an undated ring ditch and enclosure seen crop cropmarks and thought to be the remains of an Iron Age roundhouse. This suggests occupation at various sites and activity along the higher ground on the valley sides of the Little Stour. It is not clear whether the occupational areas extend west towards the PDA. The potential for finding remains that date to this period is considered **high**.

Romano-British

5.9.7 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 Kent HER has 11 records from this period within the study area (Fig.18). In common with other areas, many Iron Age sites continued into the Roman period, and this appears to be the case at both the Hardacre Farm site (TR 26 SE 35) and also at Shotfield Farm to the south (TR 26 SE 17).

South of Shotfield Farm, circa 565m from the PDA further Romano British occupation was evidenced in 1960 (TR 26 SE 19). The Scheduled area mentioned above also had cropmarks of a rectilinear enclosure. The ring ditch about 26m diameter and enclosure, circa 100m by 87m cropmarks have not been excavated but are considered to be an Iron Age and a Romano-British Farmstead with additional marks suggesting occupational activity within. Circa 690m south west of the PDA is the cropmark of a doubled ditched trackway (TR 26 SW 228). The direction of the ditches are on the diagonal heading in the direction towards the PDA. In addition, there are five PAS findspots of various Roman items, of coins, lead alloy statue, and a finger ring, all items suggestive of occupation. Consequently, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Anglo-Saxon

5.9.8 The Kent HER has five records from this period within the assessment area (Fig.19), with the settlement of Preston believed to have Anglo-Saxon origins and the 13th century church possibly built on an earlier Anglo-Saxon site (TR 26 SW 91). The other five records are PAS finds in the area of a copper alloy stirrup (MKE101664), a silver pendant (MKE95394) and a copper alloy harness fittings (MKE101091; MKE101606; MKE112915). The final record is that of an Early Medieval pit and heath found circa 320m south, south west of the PDA. It is likely with the church located to the south west outside of the study area, that the PDA is outside of the settlement area of Preston in this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.9.9 The Kent HER has 25 records of this period reflecting the early growth of the settlement of Preston (Fig.20). Some buildings from this period still remains and are Grade II listed including Parsonage Farm, 16th century (TR 26 SW 143), Forstal Farmhouse, 16th century (TR 26 SW 106) and Mossy's Farm shop, 15th century (TR 26 SW 123) all located south west of the PDA close to or along the main road through the settlement. To the west on the outer reaches of the study area is the recognition of the River Stour Navigation (TR 26 SW 189), with the first known improvement in the 16th century. The remaining records are all PAS reported finds of a mixture of different items of silver coins, buckles, bell finger ring jetton, likely mislaid personal items located at various grid squares within the study area. Early Post mapping suggest that the PDA was agricultural land with the

linear settlement of Preston along the main road to the west. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.9.10 Reflecting the increase in settlement activity of the village in the Post Medieval period, there are 35 records for this period (Fig.21). 18 records are for listed buildings, mainly within the settlement of Preston to the west and south west. The closest being Hardacre House (TR 26 SE 102) adjacent to the PDA to the south east. Associated with some of these houses are records for farmsteads. The closest being Hardacre Farm (MKE 86643). At the time of the tithes, it appears the PDA was associated with Hardacre Farm and in use as a meadow/pasture. Map regression also confirms that the PDA was in use as a pasture area in this period. The footpath that runs along the northern boundary of the PDA may have been an early road before Mill Lane was routed southwards of the PDA. In addition, there have been a number of findspots of coins and other various items from this period in the general area. Therefore, the potential for finding remains from this period is considered **low**.

Modern

5.9.11 There are no KHER records from this period. It appears that the PDA remained as agricultural use before becoming part of Preston Nursery where the area of the PDA was used for nursery planting of young trees. Therefore, the potential for finding archaeological remains dating to this period in the Application Site is considered **low**.

Overview

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

5.9.13 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: **high**
- Iron Age: **high**
- Roman: **high**

- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

5.9.14 The entire Preston region thus appears to be of high archaeological potential for the Prehistoric to Roman period with the possibility of finding occupational activity, which would be considered to be of regional significance in understanding the occupation of not just the Preston area but also how it fits into the wider occupation of the eastern part of Kent in those periods and the Stour Valley.

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 was essentially agricultural land before becoming part of Preston Nursery where the PDA was used as a nursery for young trees with the trees planted in rows across the site. The trees are likely to have caused disturbance and truncation to a depth of circa 0.5m below ground level especially since some of the trees have now been removed in recent years caused a **low/medium** level of historical impact. Associated with the construction of the recent new storage building adjacent to the north west corner of the PDA, it appears that there is some raised ground and hardstanding added.

Proposed Impact

6.1.3 The proposed development is for 10 residential dwellings for which foundations, services and access road will have a **high** impact on any potential archaeology. However,

many of the trees currently within the PDA will remain in-situ to preserve the strong vegetational boundaries around and within the PDA.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

7.1.1 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.

7.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential. 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 an evaluation subject to a planning condition. In addition, further consideration may be required for preservation in situ.

8 CONCLUSION

8.1 Summary

- 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 PDA lies within an area of high archaeological interest being part of a wider landscape with numerous cropmarks of ring ditches, enclosures, and occupational activity from the Bronze Age through to the Roman period. These occupational areas have been seen to the south and east of the PDA and it is not clear whether these occupational areas extend into the PDA. The PDA has historically been associated with the farmstead of Hardacre Farm appears to have been agricultural land and by the later part of the 20th century an area utilised by Preston Nursery as a tree nursery of which some trees remain in-situ. The use of which is likely to have caused a medium impact on any potential archaeology due to truncation caused by tree roots. The proposed residential dwellings for foundations and services will cause a high impact upon any potential archaeology. The need for, scale, scope, and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be an evaluation subject to a planning condition. In addition, further consideration may be required for preservation in situ.

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 Torran Projects Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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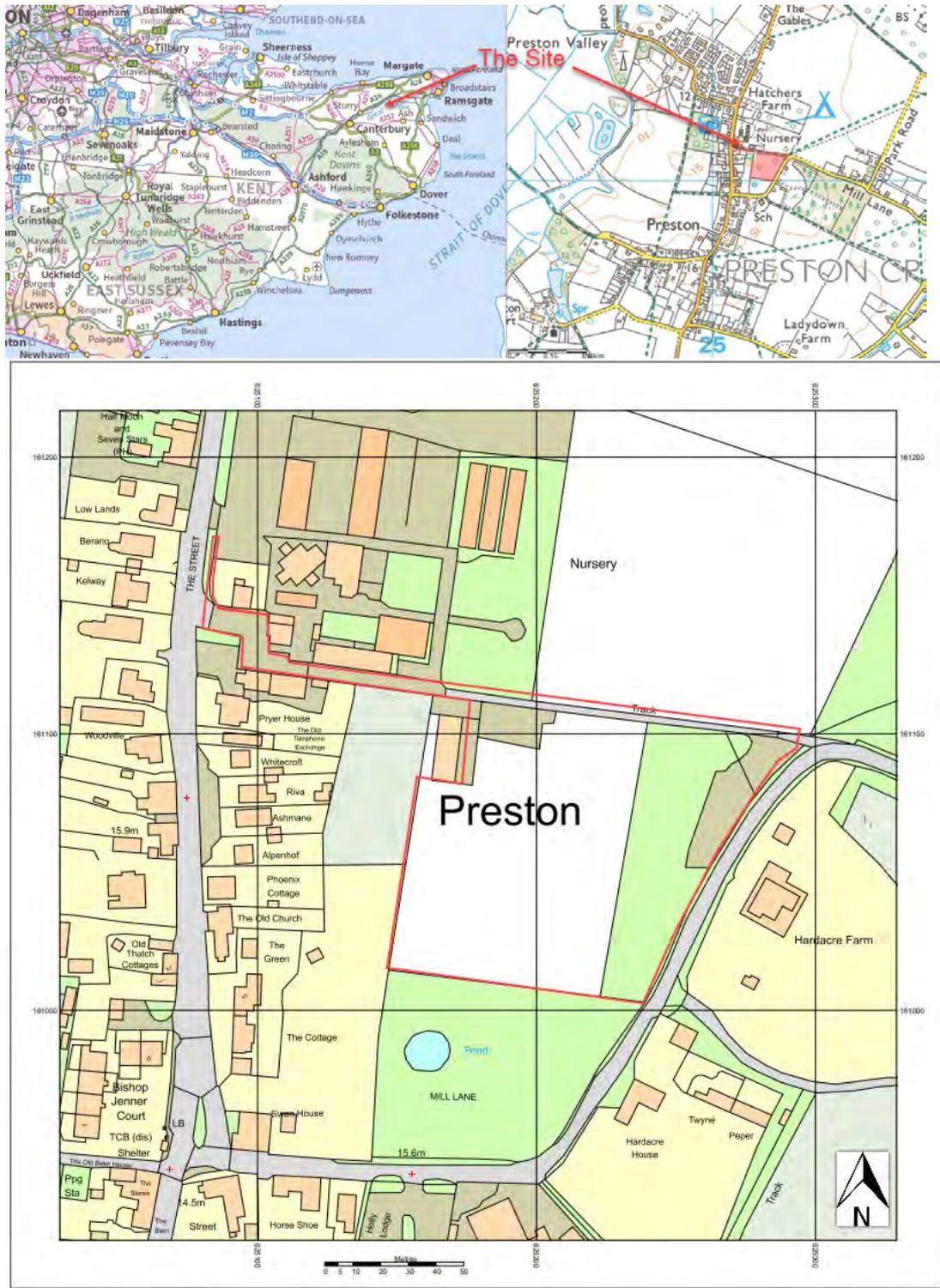


Figure 1: Location Maps, Scale: 1:10,000, 1:1,250



Figure 2: The Proposed Development



Figure 3: Andrew, Dury, and Herbert Map from 1769



Figure 4: OS Surveyors Drawing 1797

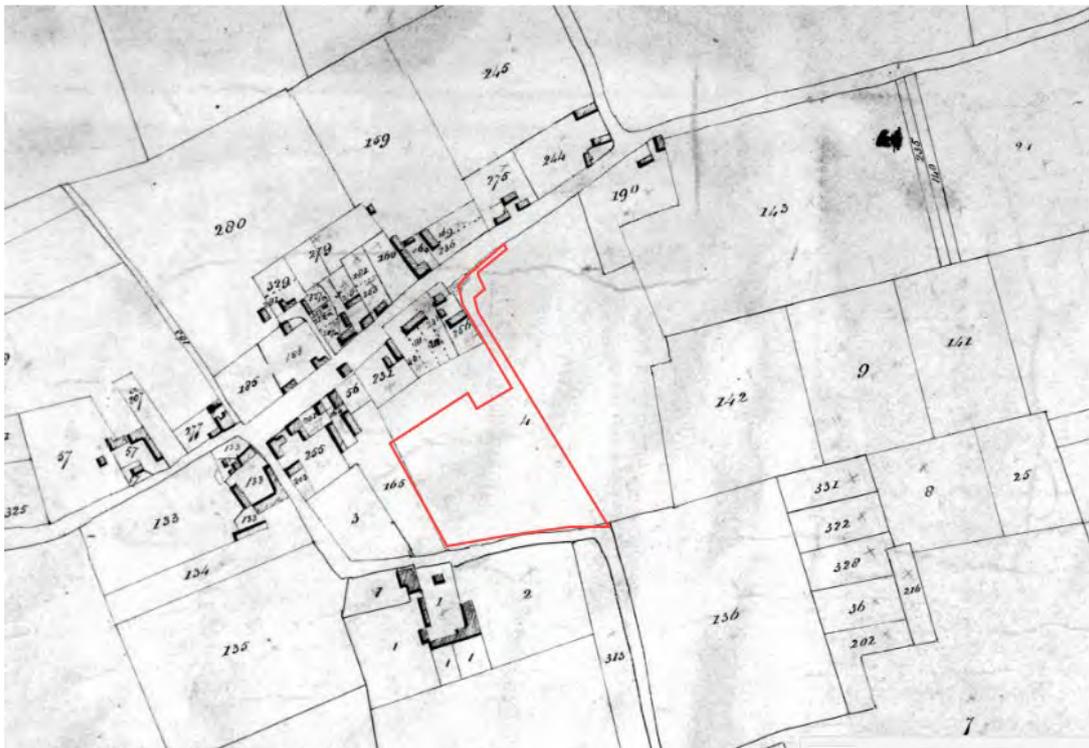


Figure 5: Preston Next Wingham Tithe Map 1840

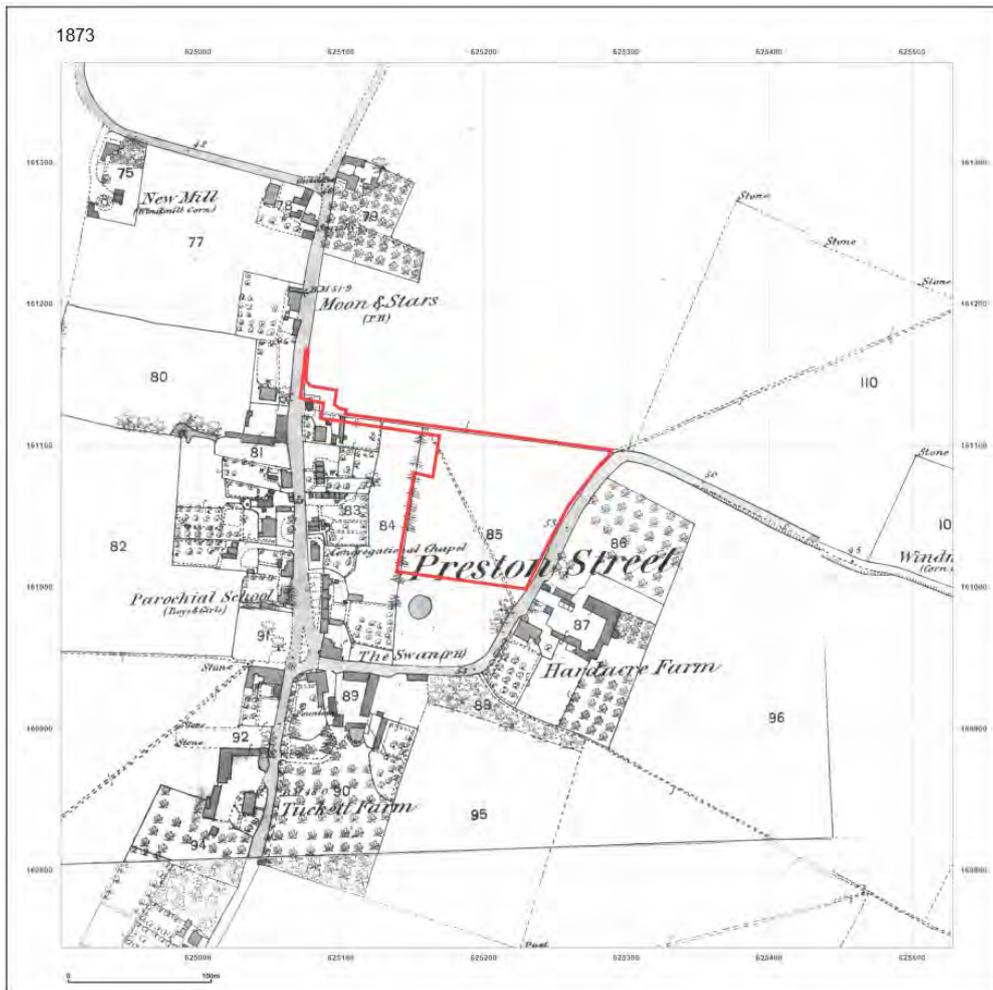


Figure 6: Historic OS Map 1873, scale 1:2,500

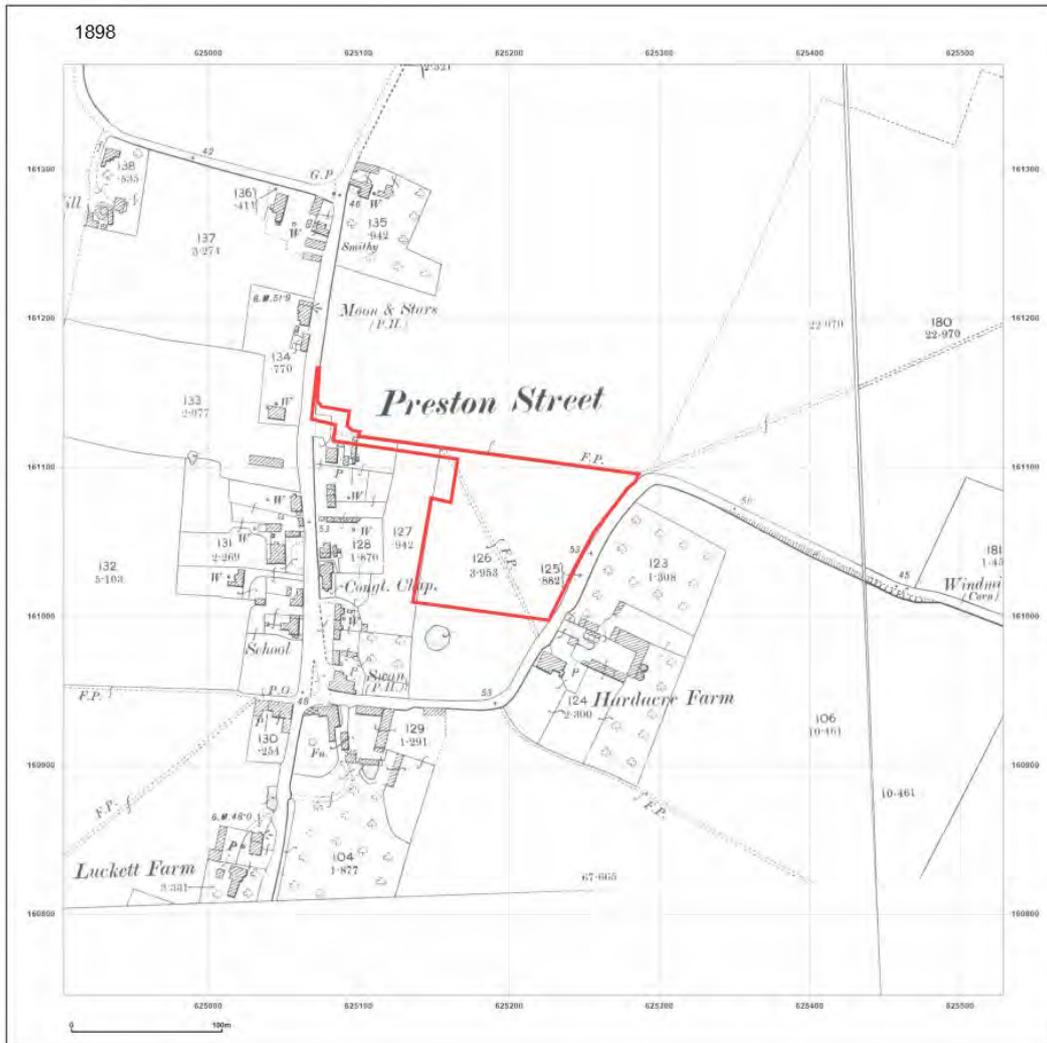


Figure 7: Historic OS Map from 1898, scale 1: 2,500

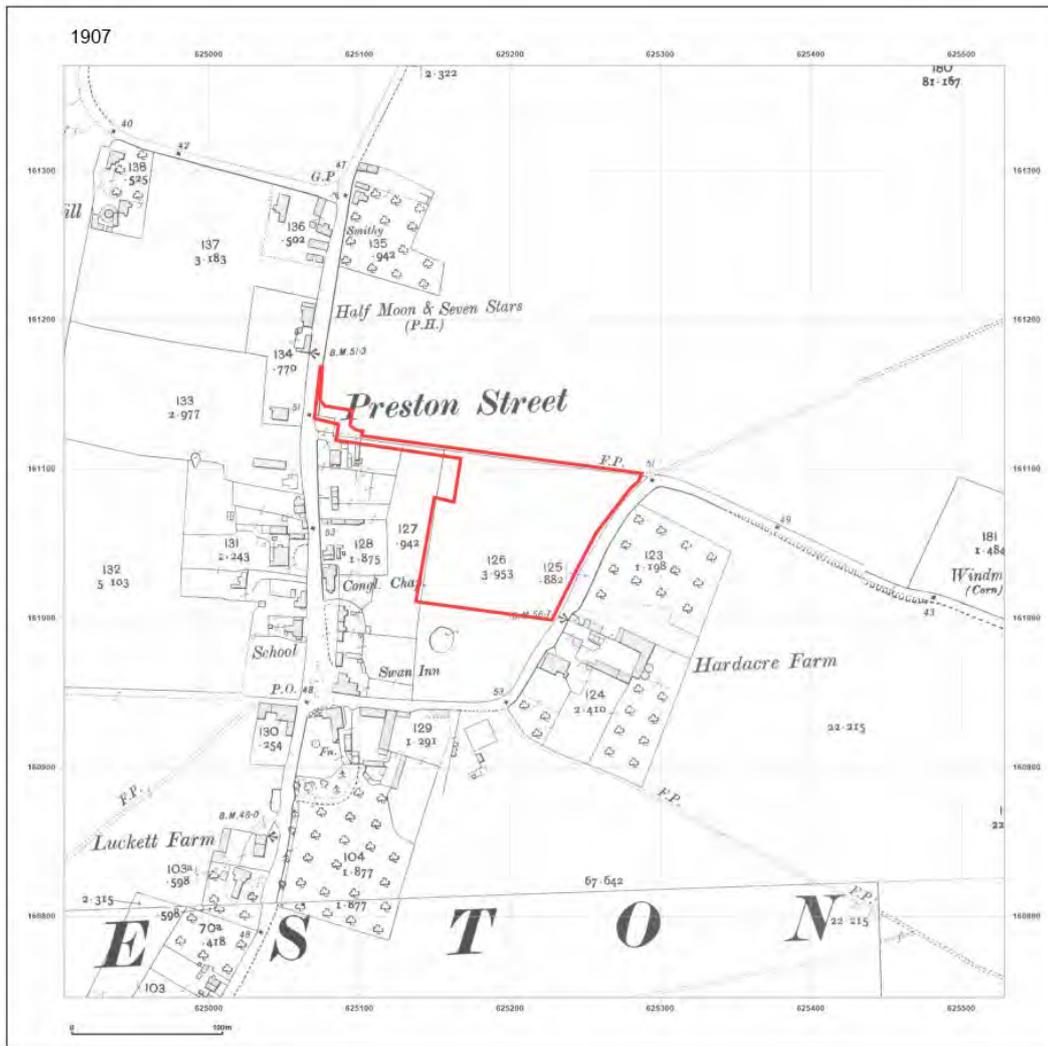


Figure 8: Historic OS Map 1907, scale 1: 2,500

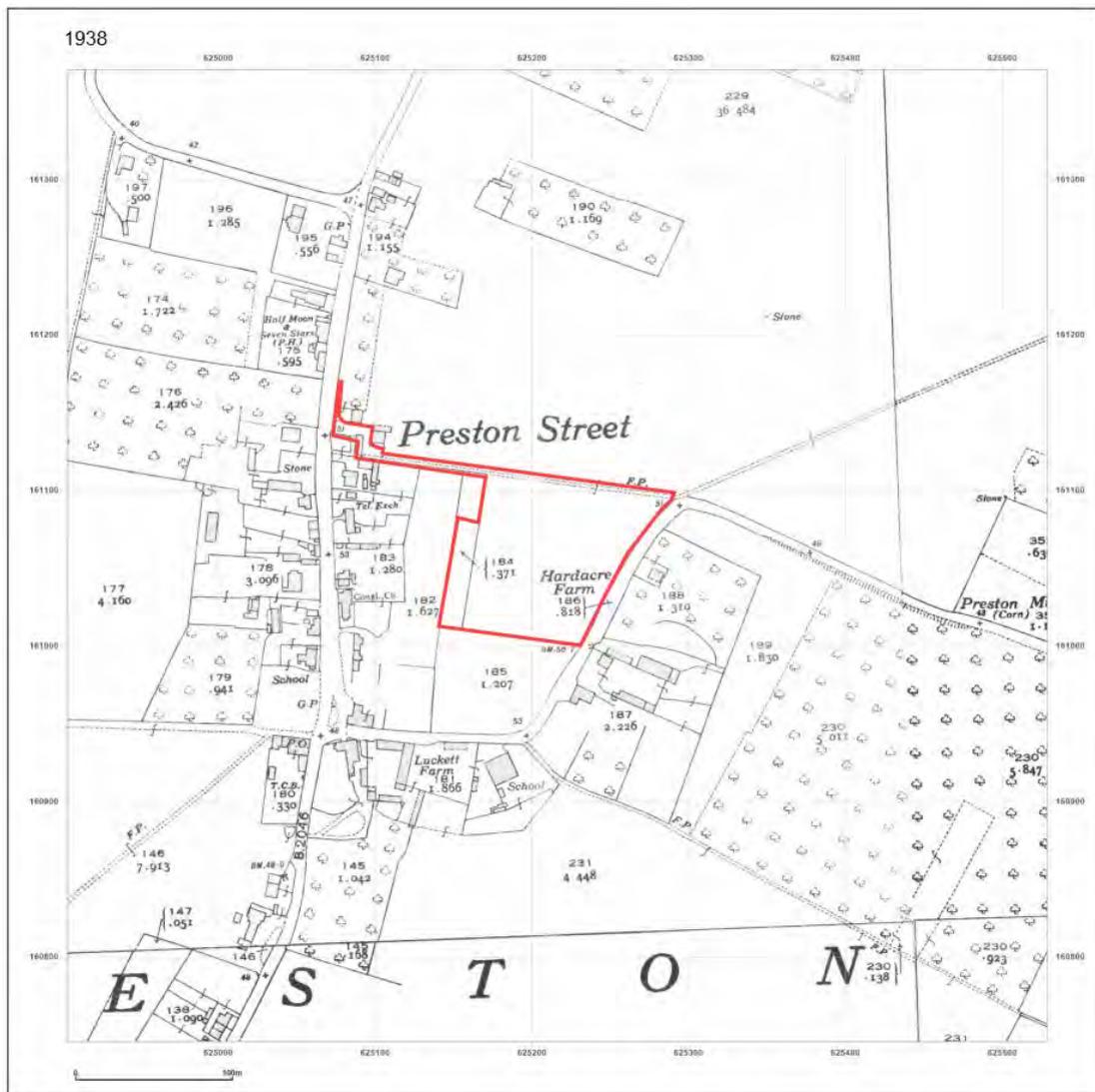


Figure 9: Historic OS Map 1938, scale 1: 2,500

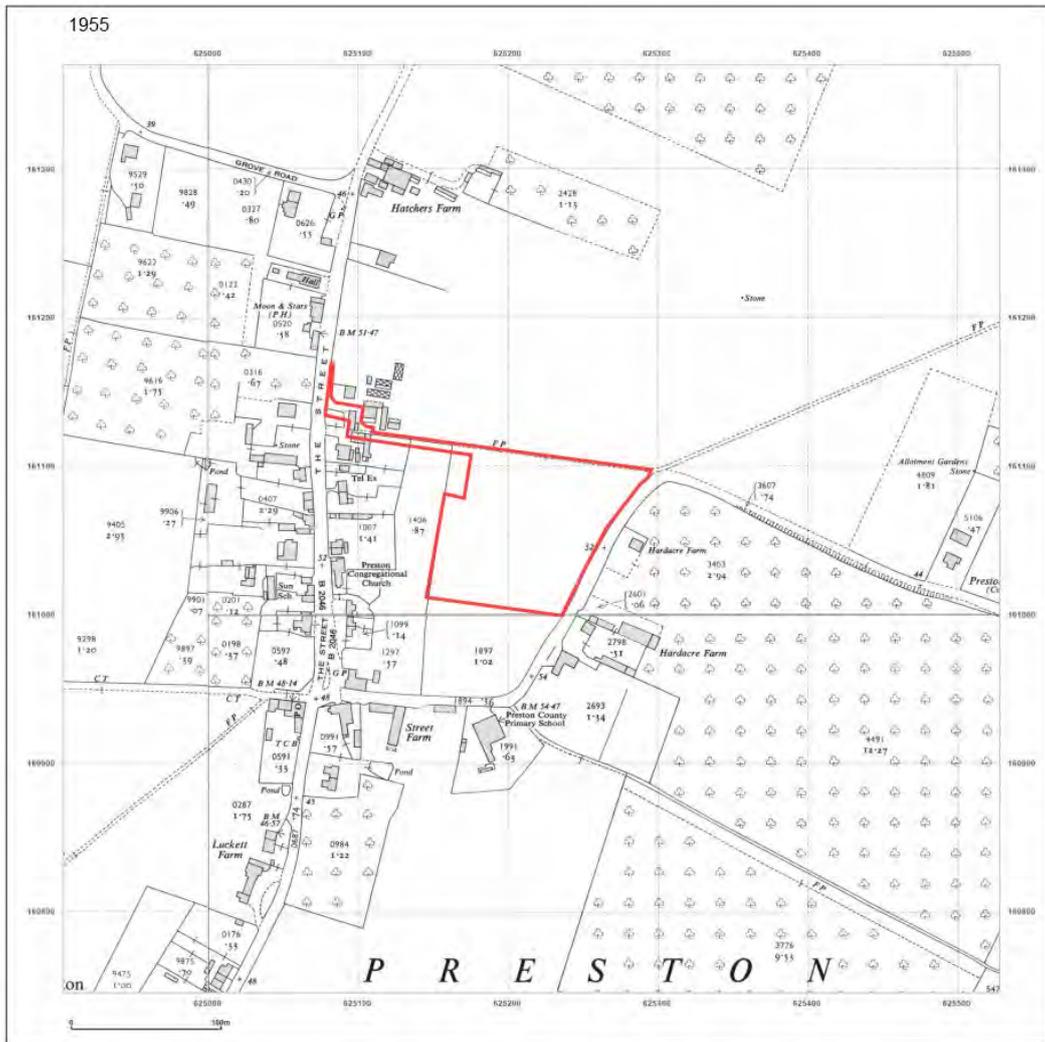


Figure 10: Historic OS Map 1955, scale 1: 2,500

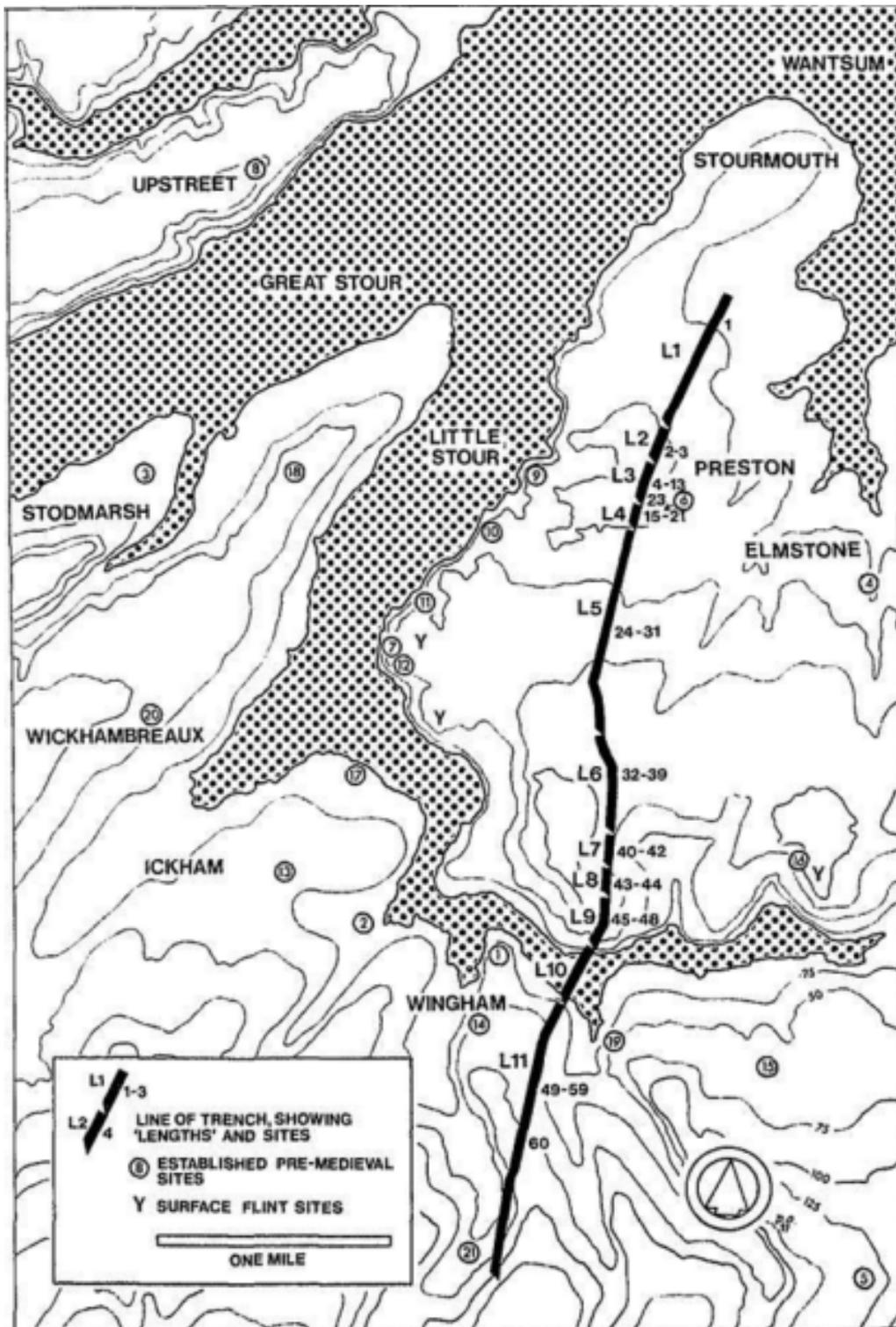


Figure 12: Projected Roman Coastline and route of the Stourmouth – Adisham pipe line (Ogilvie, 1977).

10.3 APPENDIX 1 – KCC HER Data. ALL DISTANCES TAKEN FROM THE SITE BOUNDARY

HER ID	Record Type	Period	Distance	Description
TR 26 SW 80	Monument	Post Medieval	c. 610m WNW	Gravel pit near Preston Valley. Seen on 1st edition map. Extends into the site of the Roman cemetery.
TR 26 SE 34	Monument	Early Medieval or Anglo-Saxon	c. 320m SSW	Early Medieval pit, pottery un hearth at the street Preston. Land to the E of The Street, Preston was subjected to arch trial trenching prior to housing development. Most of the site was devoid of finds except trench 5 in the SW corner of the site. The S end of trench 5 contained a large rectangular pit dated from 1 sherd of C4 pot found on the surface of the fill. An Un burnt clay hearth sealed the pit and both were cut into by a modern feature.
TR 26 SE 35	Monument	Late Bronze Age to Roman	c. 165m ESE	Late Bronze Age - Romano-British features at Hardacre Farm. Several features of Late Bronze Age to Romano-British date were found during an evaluation of land at Hardacre Farm, Preston, prior to planting trees for a new woodland area. The features consisted of ditches (nearly half of the features found were ditches), pits (none obviously dating to the Roman period) and post-holes possibly indicative of one or more timber structures. Evaluation trenching and watching brief found no archaeological features except foundations of farmhouse demolished in 2006.
TR 26 SE 36	Findspot	Middle Iron Age	c. 420m S	La Tene Brooch: Nr Preston Village. Found by metal detectorist in 1998.
TR 26 SW 139	Listed Building	Post Medieval	c. 555m SSW	Granary, About 20 Metres North West of Mossey's Farm Shop. Grade II (1025865). Granary. C18. Timber framed and clad with weather board with thatched roof. Two by 1 bay plan, on 6 staddle stones. Hipped roof and central boarded door.
TR 26 SE 90	Listed Building	Post Medieval	c. 115m W	Preston House. Grade II (1025876). House. Circa 1800. Brown brick and plain tiled roof. Two parallel ranges. Two storeys with segmental headed 2 storey recesses to left and to right. Cornice and parapet to roof with stacks to left and to right, and to rear left and rear right. Three glazing bar sashes on first floor and 2 on ground floor. Central door of 6 panels, the top 2 glazed, with semi-circular

				fanlight in porch on columns after the manner of the Temple of the Winds, Athens.
TR 26 SE 131	Listed Building	Post Medieval	c. 150m NW	Half Moon and Seven Stars. Grade II (1025877). Public House. Early C18 altered mid C19.
TR 26 SW 143	Listed Building	Medieval to Post Medieval	c. 505m SSW	Parsonage Farm. Grade II (1025901). House. C16. Timber framed with plaster infill underbuilt with painted brick.
TR 26 SE 102	Listed Building	Post Medieval	c. 45m S	Hardacre House. Grade II (1031357). House. C18 exterior to earlier building. Probably timber framed clad with painted brick and rendered to left return.
TR 26 SW 106	Listed Building	Medieval to Post Medieval	c. 475m SW	Forstal Farmhouse. Grade II (1031379). House. C16. Timber framed and tile hung, and clad with red brick on left return.
TR 26 SW 122	Listed Building	Post Medieval	c. 595m WSW	Forstal House. Grade II (1070157). House. Early C19. Yellow stock brick and plain tiled roof.
TR 26 SE 126	Listed Building	Post Medieval	c. 680m S	Ladydown Farmhouse. Grade II (1070158). Farmhouse and attached oast. Early C19. Red brick and slate roof, and corrugated iron roof to oast.
TR 26 SE 123	Listed Building	Post Medieval	c. 350m ESE	Mill House. Grade II (1070160). House. Mid C18. Red brick and plain tiled roof. Two storeys and basement with attic.
TR 26 SE 121	Listed Building	Post Medieval to Modern	c. 715m ESE	The Breeches. Grade II (1070161). House, sometime public house. (The Breeches Inn). Late C17.
TR 26 SE 119	Listed Building	Post Medieval	c. 725m SE	Forge Cottage. Grade II (1070163). House. C17 and 1712. Red brick and plain tiled roof.
TR 26 SE 118	Listed Building	Post Medieval	c. 720m SE	Padbrook Cottage. Grade II (1070164). House. C18. Red brick and plain tiled roof.
TR 26 SE 117	Listed Building	Post Medieval to Modern	c. 365m SSW	Little House About 10 Metres East of Japonica Cottage, The Forstal. Grade II (1070165). House, sometime with shop attached. Early C19. Red brick and plain tiled roof. Two storeys with stacks to left and to right. Two wooden casements on first floor and 1 on to left on ground floor with canted bay to right. Central boarded door with gabled hood. Mid C20 shop front to rear with canted glazed front. Included for group value.
TR 26 SW 123	Listed Building	Medieval	c. 565m SSW	Mossey's Farm Shop. Grade II (1070166). Barn, now farm shop. C15. Timber framed and weather boarded on red brick base with asbestos sheet roofing. Roof hipped to left, half-hipped to right, with hipped mid-strey. Interior: 3 bays and aisles with terminal outshots. Passing shores to arcade posts, and braced wall posts. Crown post roof.

TR 26 SE 116	Listed Building	Post Medieval	c. 160m SW	The Old Bake House. Grade II (1070167). House pair and shop. Early C18 to early C19.
TR 26 SE 130	Listed Building	Post Medieval	c. 100m W	Wayside Cottages. Grade II (1070168). House, now 2 cottages. C18. Red brick and plain tiled roof with pantiled rear wing.
TR 26 SW 94	Listed Building	Post Medieval	c. 365m SW	Japonica Cottage. Grade II (1363299). House. Late C17 and extended mid C19. Red brick and plain tiled roof. One storey and attic on plinth, extended to left with 2 storeys
TR 26 SE 58	Listed Building	Post Medieval	c. 715m SE	The Old Vicarage and Attached Garden Walls. Grade II (1363300). House. Early C18. Red brick and plain tiled roof.
TR 26 SE 67	Listed Building	Post Medieval	c. 110m WSW	House About 20 Metres South of Preston House. Grade II (1363303). House, sometime cottage pair. Early C18. Painted brick and rendered left return, with thatched roof and plain tiled roof to rear wing. One storey and attic with hipped roof, 2 raking dormers with stacks to rear and at end right.
TR 26 SE 45	Listed Building	Post Medieval	c. 135m SW	Street Farm House. Grade II (1376900). House. C18 exterior. Rendered and tile hung to rear with plain tiled roof. Two storeys on plinth with bressummer/string course
TR 26 SE 43	Listed Building	Post Medieval	c. 230m SW	Luckett Cottages. Grade II (1354761). House, now cottage pair. C17. Red brick in English bond, return elevations rough cast, with plain tiled roof. Lobby entry plan
MKE57490	Findspot	Medieval	c. 735m E	PAS find, Medieval copper alloy unidentified object
MKE63272	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63441	Findspot	Medieval	c. 165m ESE	PAS find, Medieval copper alloy barrel padlock
MKE63833	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63834	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63835	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63955	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63956	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63957	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63958	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63959	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE63960	Findspot	Late Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE64377	Findspot	Roman	c. 335m SSE	PAS find, Roman copper alloy coin
MKE65191	Findspot	Post Medieval	c. 735m E	PAS find, Modern silver pendant

MKE65652	Findspot	Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE65653	Findspot	Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE65654	Findspot	Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE65655	Findspot	Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
TR 26 SE 16	Monument	Iron Age	c. 275m ESE	Iron Age pottery occupation site. Two small pits (A and B) were discovered immediately south of Mill Lane, in the orchard of Hardacre Farm, during the course of laying a water-main from Stourmouth to Adisham in 1960. Site A revealed waste flint flakes and one scraper; 98 sherds of Iron Age pottery, hand-made and predominately in coarse, flint-gritted fabrics. Site B produced one struck flint flake; 16 sherds of tile and one fragment of glass.
TR 26 SE 17	Monument	Early Iron Age to Roman	c. 470m S	Iron Age and Romano-British pottery occupation site. Found near Shotfield Farm by Mr C. Thornby while digging deeply to make a potato clamp adjacent to the course of a water pipe trench from Stourmouth to Adisham, the laying of which was completed in 1960.
MKE65683	Findspot	Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
MKE65684	Findspot	Iron Age	c. 425m S	PAS find, Iron Age copper alloy coin
TR 26 SE 18	Monument	Iron Age	c. 320m S	Iron Age occupation site. Eleven pits were discovered in the main arable field of Shotfield Farm during the course of laying a water-main from Stourmouth to Adisham in 1960.
TR 26 SE 19	Monument	Roman	c. 565m S	Romano-British settlement site. A Romano-British occupation site of unknown nature was discovered during the laying of a water-main from Stourmouth to Adisham in 1960.
MKE66439	Findspot	Iron Age	c. 145m SW	PAS find, PAS find, Iron Age copper alloy coin
MKE66440	Findspot	Iron Age	c. 425m S	PAS find, PAS find, Iron Age copper alloy coin
MKE66441	Findspot	Iron Age	c. 425m S	PAS find, PAS find, Iron Age copper alloy coin
MKE66442	Findspot	Iron Age	c. 425m S	PAS find, PAS find, Iron Age copper alloy coin
MKE86610	Farmstead	Post Medieval	c. 495m SW	Forstal Farm. A loose courtyard plan farmstead with buildings to four sides of the yard. Farmhouse attached to agricultural range. Survival: Only the farmhouse remains
MKE86621	Farmstead	Post Medieval	c. 530m SSW	Parsonage Farm (Preston). A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse detached in central position. Position: Located within a village. Survival: Altered - partial loss of original form (less than 50%)

MKE86622	Farmstead	Post Medieval	c. 250m SW	Lockett Farm. A loose courtyard plan farmstead with buildings to one side of the yard. Farmhouse detached side on to yard. Survival: Altered - partial loss of original form (less than 50%).
MKE86623	Farmstead	Post Medieval	c. 135m SW	Street Farm (Preston). A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element. Farmhouse detached in central position. Survival: Altered - significant loss of original form (more than 50%).
MKE86624	Farmstead	Post Medieval	c. 725m W	Outfarm north west of Preston. A field barn with no associated yard. Farmstead completely demolished.
MKE86625	Farmstead	Post Medieval	c. 790m NNW	Marleybrooks Farm. A loose courtyard plan farmstead with buildings to four sides of the yard. Farmhouse detached in central position. Survival: Altered - significant loss of original form (more than 50%).
MKE86642	Farmstead	Post Medieval	c. 200m NNW	Hatchers Farm. A loose courtyard plan farmstead with buildings to one side of the yard. Farmhouse detached gable end-on to yard. Survival: Altered - partial loss of original form (less than 50%).
MKE86643	Farmstead	Post Medieval	c. 55m SSE	Hardacre Farm. A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element. Farmhouse detached in central position. Survival: Altered - significant loss of original form (more than 50%).
MKE86645	Farmstead	Post Medieval	c. 690m S	Ladydown Farm. A linear plan farmstead. Farmhouse attached to agricultural range. Survival: Altered - partial loss of original form (less than 50%). Notes: Oast - lost a kiln
MKE86704	Farmstead	Post Medieval	c. 770m E	Ashwood Farm. A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element. Farmhouse detached in central position. Survival: Farmstead completely demolished.
TR 26 SW 243	Pleistocene Environmental Findspot	Lower Palaeolithic to Middle Palaeolithic	c. 650m NW	Mollusc-rich fluvial deposits, T2, in old pits 400m NW of Preston Street. Deposit sequence, from the base: gravel, shelly sands, and clay, these presumed of fluvial origin, then these overlain by thick brickearth presumed to be colluvial Head brickearth. Sands contain wide range of mollusc species.
MKE95394	Findspot	Early Medieval or Anglo-Saxon	c. 570m W	PAS find, Early Medieval Silver pendant
MKE101031	Findspot	Post Medieval	c. 520m NE	PAS find, Post Medieval Silver Coin
MKE101032	Findspot	Post Medieval	c. 540m NE	PAS find, Post Medieval Copper Alloy Token
MKE101033	Findspot	Medieval	c. 520m NE	PAS find, Post Medieval Silver Coin
MKE101034	Findspot	Post Medieval	c. 735m SE	PAS find, Post Medieval Lead Alloy Toy

MKE101035	Findspot	Post Medieval	c. 555m NE	PAS find, Post Medieval Silver Coin
MKE101036	Findspot	Post Medieval	c. 520m NE	PAS find, Post Medieval Silver Coin
MKE101037	Findspot	Post Medieval	c. 510m NE	PAS find, Post Medieval Silver Coin
MKE101038	Findspot	Medieval	c. 605m NE	PAS find, Medieval Silver Coin
MKE101090	Findspot	Post Medieval	c. 550m ENE	PAS find, Post Medieval Copper Alloy Token
MKE101091	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 585m E	PAS find, Early Medieval Copper Alloy Harness Fitting
MKE101159	Findspot	Roman	c. 750m SSW	PAS find, Roman Lead Alloy Statue
MKE101376	Findspot	Medieval	c. 550m ENE	PAS find, Medieval Copper Alloy Harness Pendant
MKE101381	Findspot	Post Medieval	c. 590m NNE	PAS find, Post Medieval Silver Coin
MKE101382	Findspot	Post Medieval	c. 550m ENE	PAS find, Post Medieval Copper Alloy Button
MKE101383	Findspot	Post Medieval	c. 550m ENE	PAS find, Post Medieval Copper Alloy Mount
MKE101384	Findspot	Post Medieval	c. 550m ENE	PAS find, Post Medieval Copper Alloy Strap Fitting
MKE101385	Findspot	Medieval to Post Medieval	c. 550m ENE	PAS find, Medieval Copper Alloy Dress Hook
MKE101386	Findspot	Medieval	c. 550m ENE	PAS find, Medieval Copper Alloy Buckle
MKE101387	Findspot	Post Medieval	c. 550m ENE	PAS find, Post Medieval Copper Alloy Buckle
MKE101496	Findspot	Medieval to Post Medieval	c. 510m NE	PAS find, Post Medieval Lead Alloy Mount
MKE101497	Findspot	Medieval	c. 510m NE	PAS find, Medieval Silver Coin
MKE101605	Findspot	Post Medieval	c. 665m ENE	PAS find, Post Medieval Copper Alloy Coin
MKE101606	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 665m ENE	PAS find, Early Medieval Copper Alloy Harness Fitting
MKE101607	Findspot	Roman to Early Medieval or Anglo-Saxon	c. 665m ENE	PAS find, Roman Copper Alloy Finger Ring
MKE101608	Findspot	Medieval to Post Medieval	c. 665m ENE	PAS find, Post Medieval Copper Alloy Bell

MKE101664	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 500m NE	PAS find, Early Medieval Copper Alloy Stirrup
MKE101665	Findspot	Post Medieval	c. 500m NE	PAS find, Post Medieval Silver Coin
MKE101666	Findspot	Post Medieval	c. 500m NE	PAS find, Post Medieval Silver Coin
MKE101667	Findspot	Medieval	c. 665m ENE	PAS find, Medieval Silver Coin
MKE101668	Findspot	Medieval	c. 610m ENE	PAS find, Medieval Silver Coin
MKE101714	Findspot	Middle Bronze Age to Late Bronze Age	c. 525m ENE	PAS find, Bronze Age Copper Alloy Hoard
TR 26 SE 215	Building	Post Medieval to Modern	c. 85m WSW	Former Congregational Chapel, The Street, Preston, Dover. The former Congregational Chapel was founded as an Independent Chapel in 1825 and closed in 1989. It is shown on the 1862-75, 1897-1900, 1907-23 and the 1929-52 maps. In 1991 the chapel was converted into a private residence and is shown on the current O/S map as The Old Church.
MKE108636	Findspot	Post Medieval	c. 555m ENE	Post Medieval copper alloy button
TR 26 SW 251	Monument	Post Medieval to Modern	c. 300m NW	New Mill (Preston, near Wingham)
TR 26 SE 217	Monument	Post Medieval	c. 285m E	for Old Mill (Preston nr. Wingham). A smock mill stood opposite Mill House, at the southern end of Preston village. Built in 1778. Dismantled in 1959
MKE112796	Findspot	Medieval to Post Medieval	c. 305m ENE	PAS find, Medieval copper alloy vessel
MKE112797	Findspot	Medieval	c. 455m NE	PAS find, Medieval silver coin
MKE112798	Findspot	Medieval	c. 230m E	PAS find, Medieval copper alloy buckle
MKE112900	Findspot	Medieval to Post Medieval	c. 520m NE	PAS find, Medieval copper alloy finger ring
MKE112911	Findspot	Roman	c. 230m E	PAS find, Roman silver coin
MKE112912	Findspot	Medieval	c. 230m E	PAS find, Medieval lead seal matrix
MKE112913	Findspot	Middle Bronze Age to Late Iron Age	c. 530m ENE	PAS find, Bronze Age flint blade

MKE112914	Findspot	Post Medieval to Unknown	c. 230m E	PAS find, Post Medieval silver coin
MKE112915	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 230m E	PAS find, Early Medieval copper alloy harness fitting
MKE112916	Findspot	Medieval	c. 455m NE	PAS find, Medieval silver coin
MKE112917	Findspot	Medieval	c. 455m NE	PAS find, Medieval silver coin
MKE112918	Findspot	Post Medieval	c. 455m NE	PAS find, Post Medieval silver coin
MKE113060	Findspot	Middle Palaeolithic to Upper Palaeolithic	c. 520m NE	PAS find, Palaeolithic flint point
MKE113063	Findspot	Medieval	c. 555m ENE	PAS find, Medieval copper alloy buckle
MKE113064	Findspot	Post Medieval	c. 420m NNE	PAS find, Post Medieval copper alloy weight
MKE113065	Findspot	Late Iron Age to Roman	c. 355m ENE	PAS find, Iron Age copper alloy cosmetic mortar
MKE113066	Findspot	Post Medieval	c. 570m ENE	PAS find, Post Medieval copper alloy token
MKE113067	Findspot	Post Medieval	c. 570m ENE	PAS find, Medieval copper alloy jetton
MKE113068	Findspot	Medieval	c. 570m ENE	PAS find, Medieval copper alloy jetton
MKE113078	Findspot	Post Medieval	c. 375m NE	PAS find, Post Medieval silver coin
MKE113079	Findspot	Post Medieval	c. 375m NE	PAS find, Post Medieval silver coin
MKE113080	Findspot	Post Medieval	c. 375m NE	PAS find, Post Medieval silver coin
MKE113089	Findspot	Unknown	c. 375m NE	PAS find, Post Medieval lead cloth seal
MKE113108	Findspot	Late Iron Age to Roman	c. 385m NE	PAS find, Roman copper alloy coin
TR 26 SW 189	Monument	Medieval to Modern	c. 515m W	River Stour navigation. The earliest improvement to navigation was 1514, with a second in 1825.
TR 26 SW 228	Monument	Roman	c. 690 SW	Cropmark of a double ditched trackway, Preston
TR26 SE 7	Monument	Prehistoric or Roman	c. 240m S	Undated ring ditch and enclosure, Preston. Scheduled (1003121). The ring ditch which is approximately 90-100ft. In diameter consists of a single ditch with a possible causeway in the south-west side. The sub-rectangular enclosure looks as

				though it is superimposed and is about 100 metres square. Marks inside the enclosure may be settlement sites or pits.
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Event ID	Type	Name	Year	Description
EKE20985	Watching Brief	Longmete Farm	1961	Site 15-21. Romano British Site (TR 26 SE 19)
EKE20986	Watching Brief	Shotfield Farm	1961	Site 4-13. Iron Age and Romano-British pottery occupation site (TR 26 SE 17)
EKE21076	Watching brief	Longmete House	1993	Monitoring of 1m deep foundation trenches revealed no archaeological features or finds. Exact location unknown
EKE5301	Watching Brief	The Street, Preston	1997	Nothing of archaeological interest was located within the development plot.
EKE5966	Metal Detecting	Near Preston Village	1998	Bronze La Tene brooch found (TR 26 SE 36)
EKE9945	Excavation & Watching Brief	Hardacre Farmhouse	2006	Two evaluation trenches and an associated watching brief failed to locate any archaeological features beyond locating the foundations of the farmhouse demolished in 2006.
EKE3972	Excavation	Shotfield Farm	1961	Limited excavation. Iron Age Occupation Site (TR 26 SE 18).
EKE3991	Excavation	Oast Farm Orchard	1960	Neolithic occupation site (hearth - pottery - flints) (Monument TR 26 SE 6)
EKE4794	Watching Brief	Hardacre Farm	1961	Site 2-3. Iron Age pottery occupation site (TR 26 SE 16)
EKE19312	Evaluation	Kingfishers, Longmete	2017	Three trenches, no archaeological finds, or features.
EKE5723	Evaluation	Hardacre Farm	2000	Found features of Late Bronze Age - Roman date (TR 26 SE 35).
EKE4948	Evaluation	Land at The Street, Preston	1997	Most of the site was devoid of finds except trench 5 in the SW corner of the site. The S end of trench 5 contained a large rectangular pit dated from 1 sherd of C4 pot found on the surface of the fill. An Un burnt clay hearth sealed the pit and both were cut into by a modern feature.
EKE14916	Evaluation	Land at Grove Road	2015	In total 29 trenches (measuring 35m by 1.8m) were mechanically excavated across two fields, on under arable cultivation and the other used as an orchard. No archaeological features were identified within any of the trenches.

Figure 13: Gazetteer of HER Data

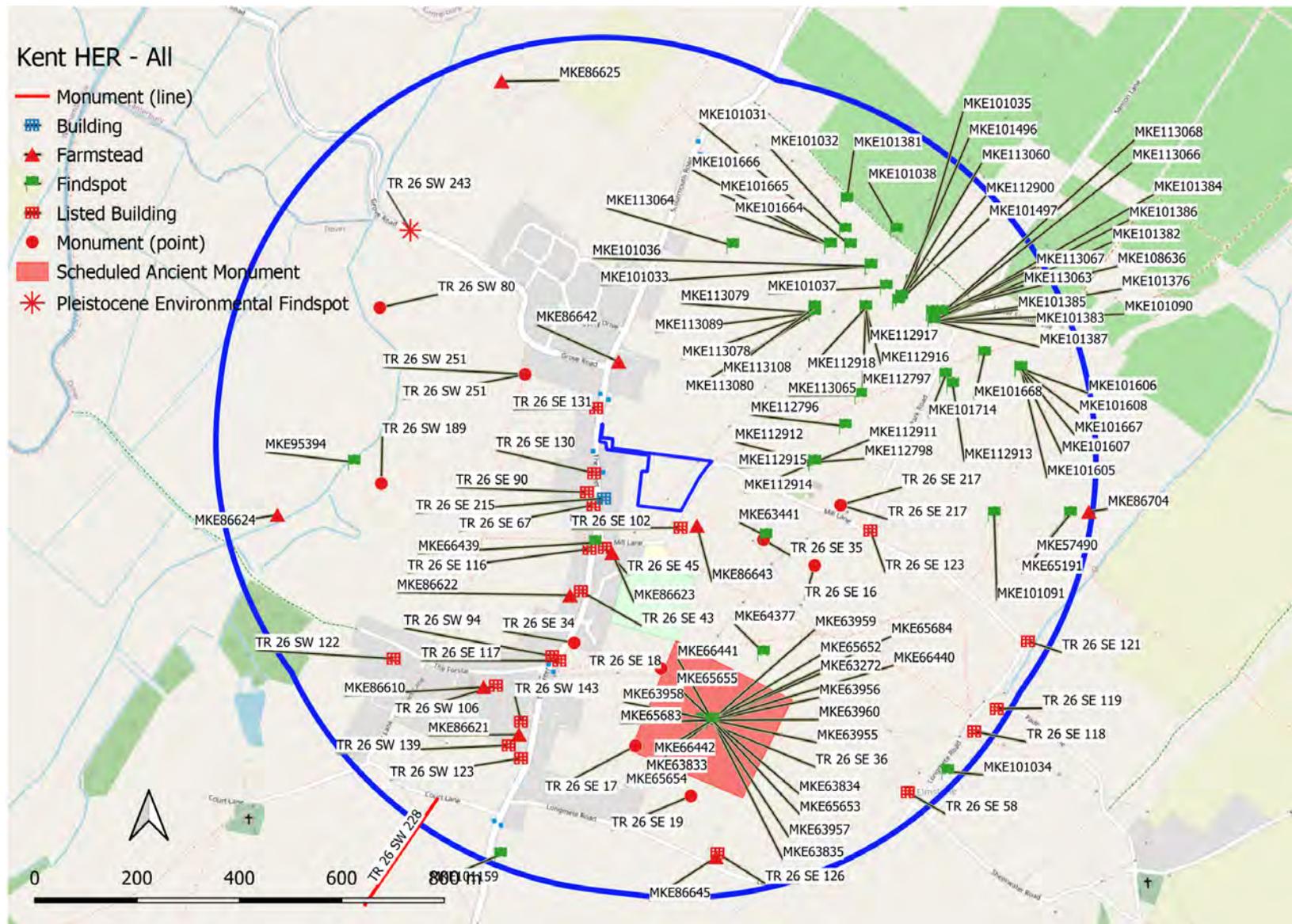
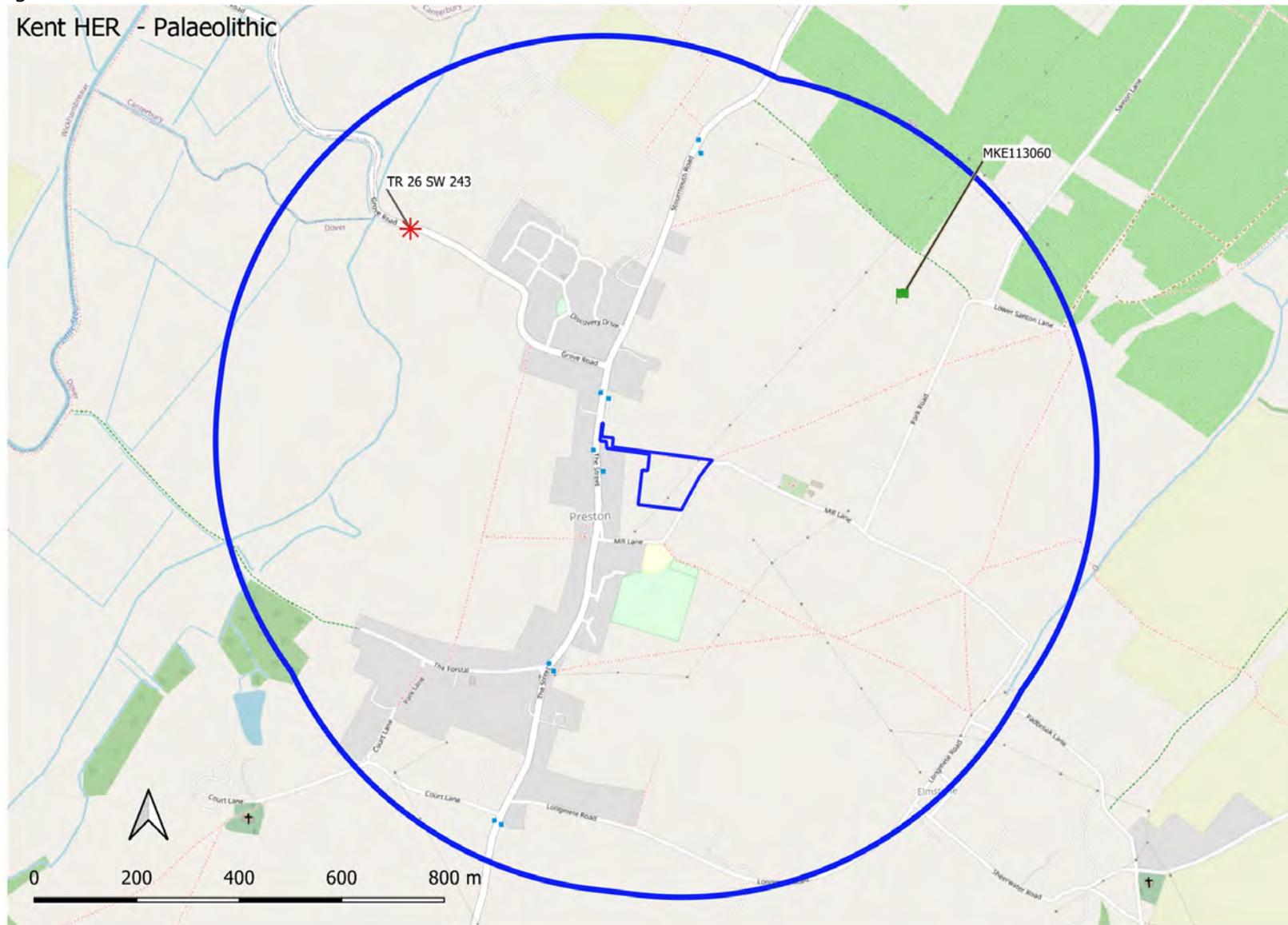


Figure 14: KHER Monument Record (All)

Figure 15: KHER – Palaeolithic
Kent HER - Palaeolithic



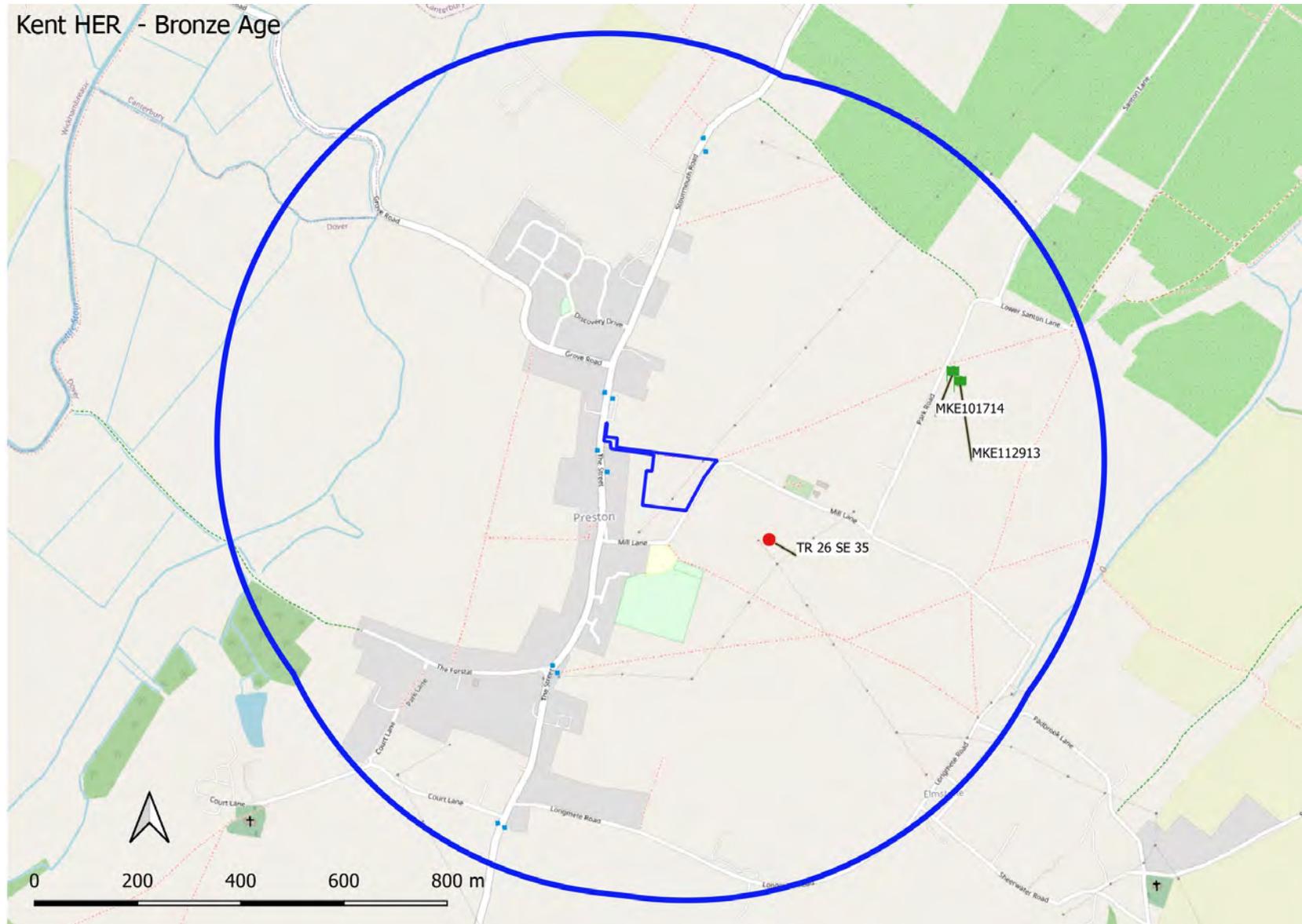


Figure 16: Bronze Age

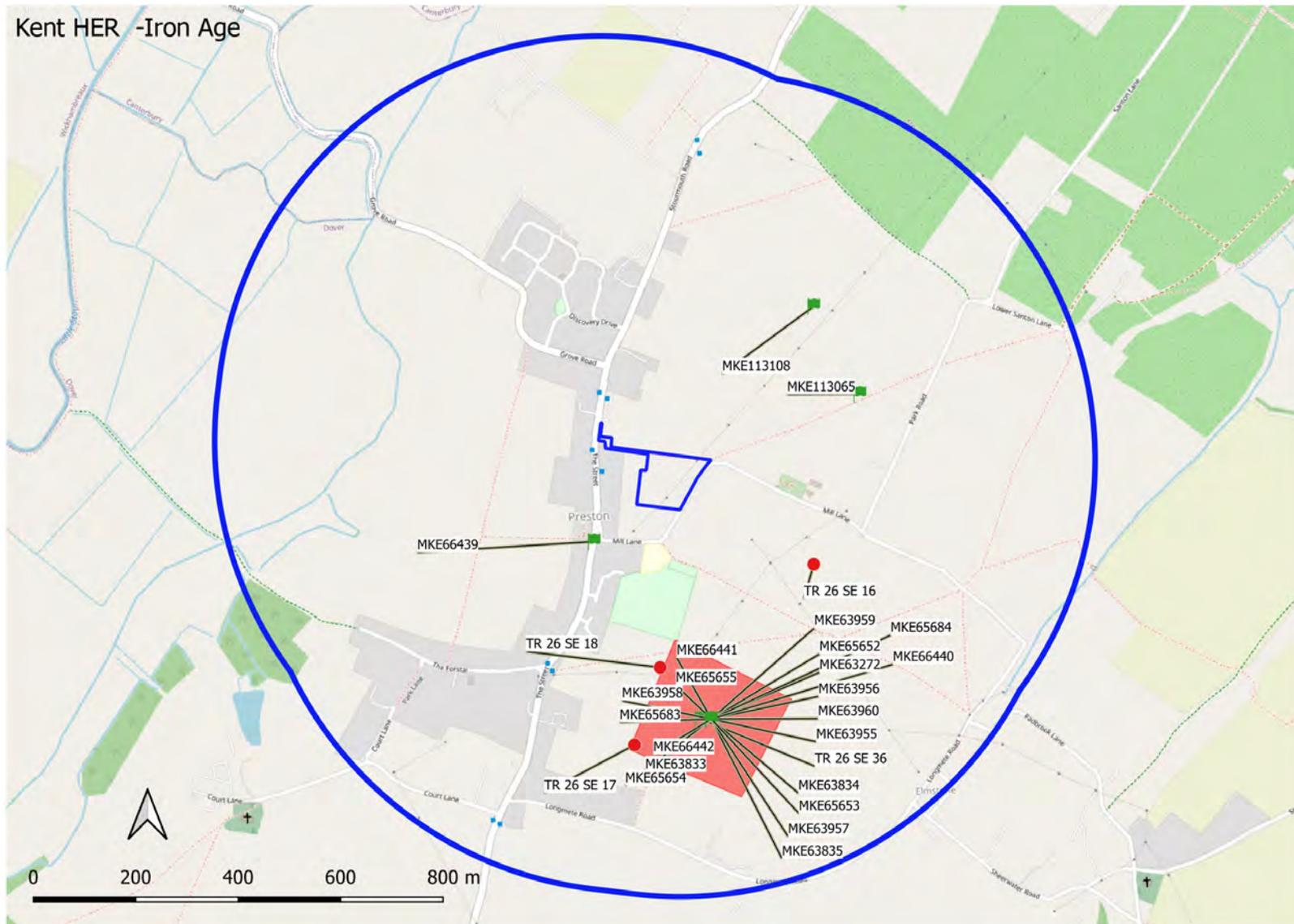


Figure 17: Iron Age

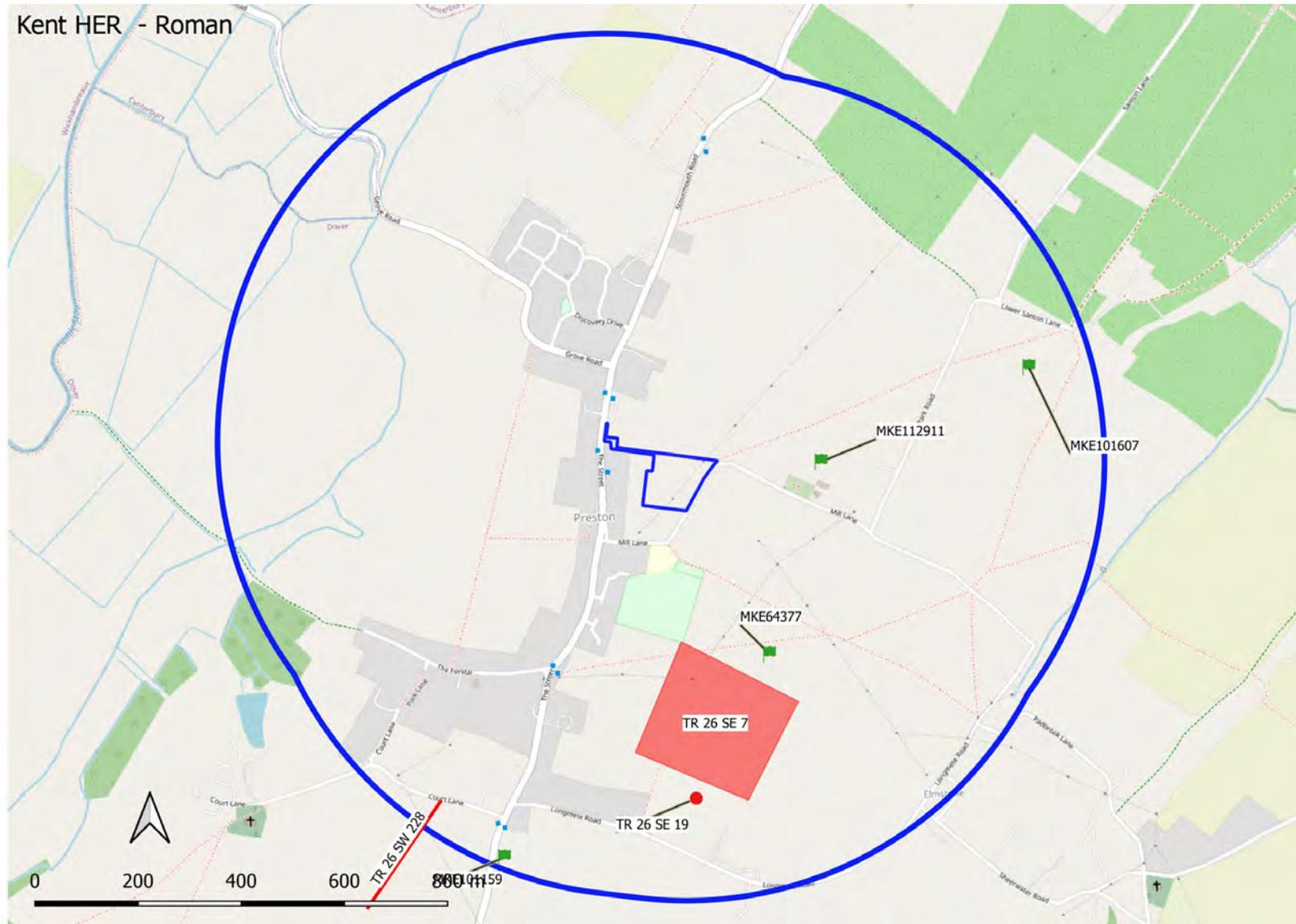


Figure 18: Roman

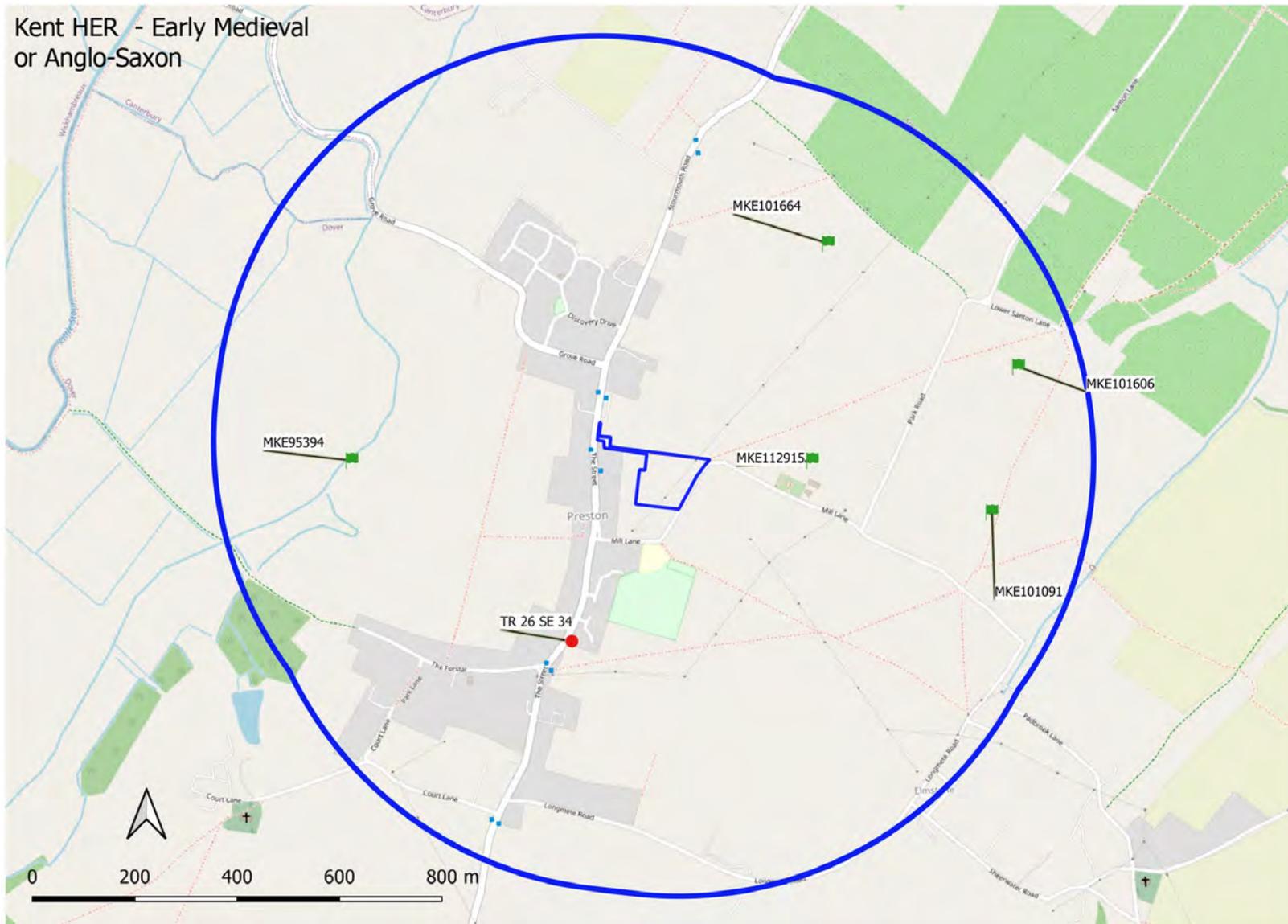


Figure 19: Early Medieval or Anglo-Saxon

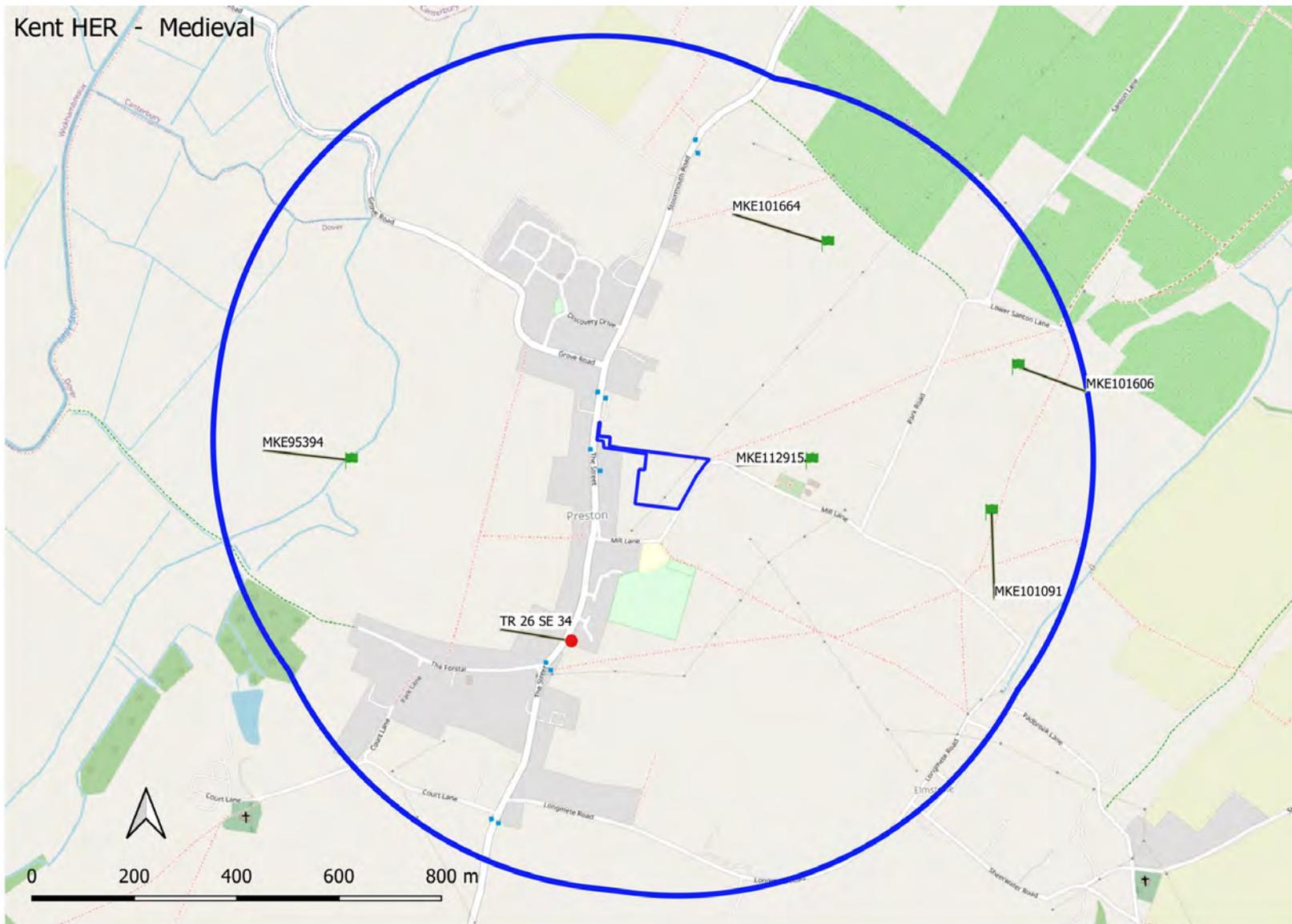


Figure 20: Medieval

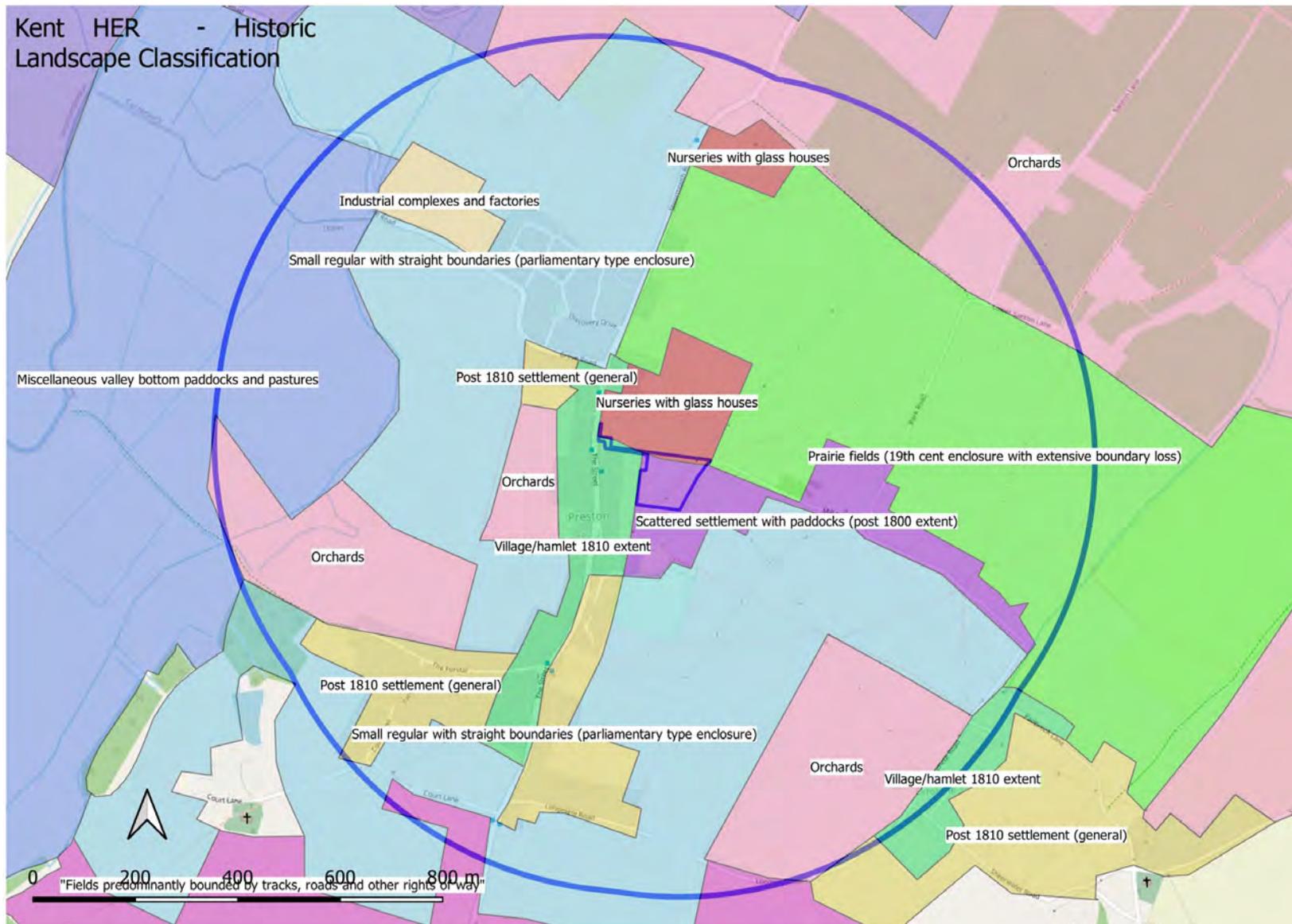


Figure 22: KHER Historic Landscape Classification

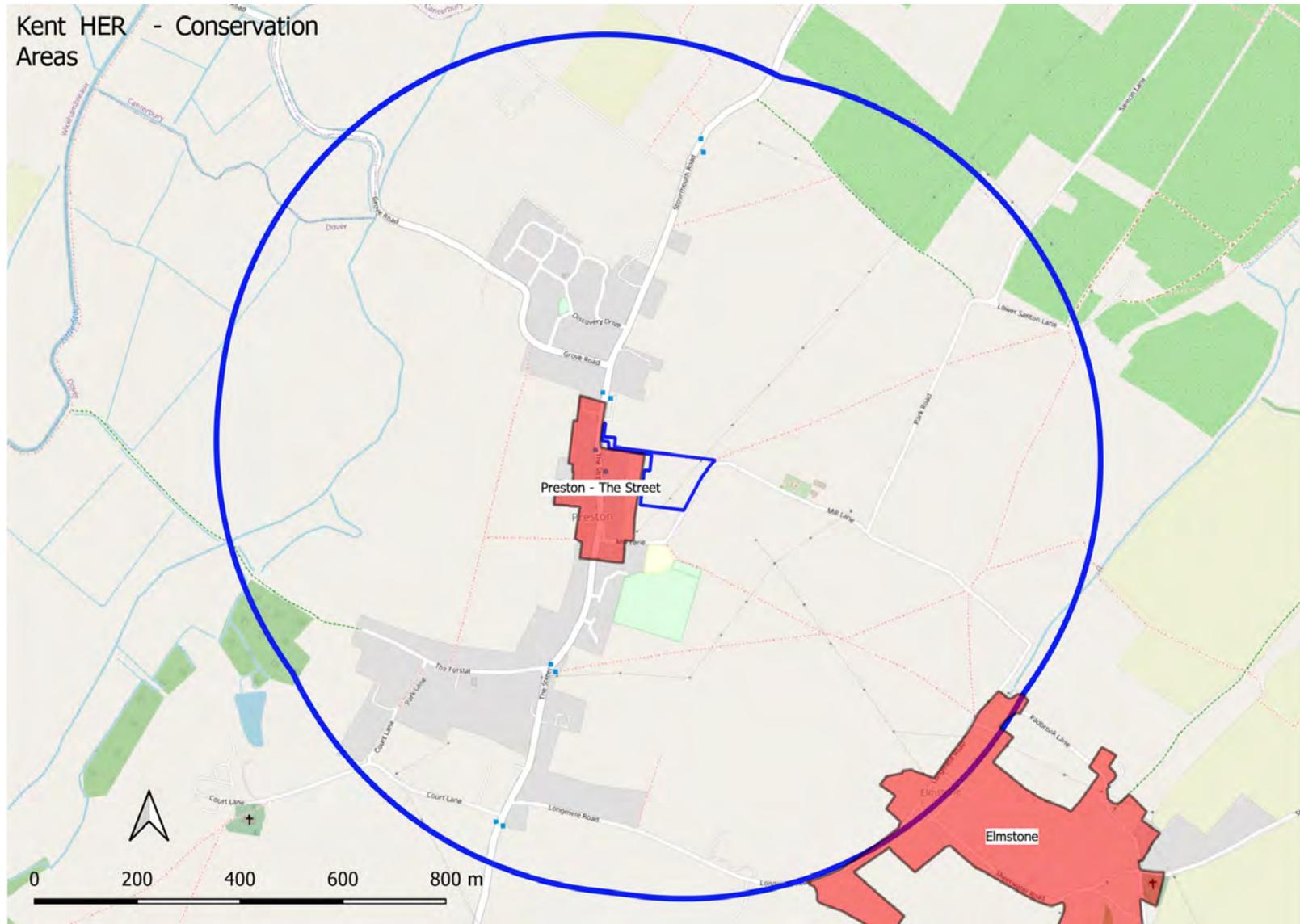


Figure 23: KHER Conservation Area

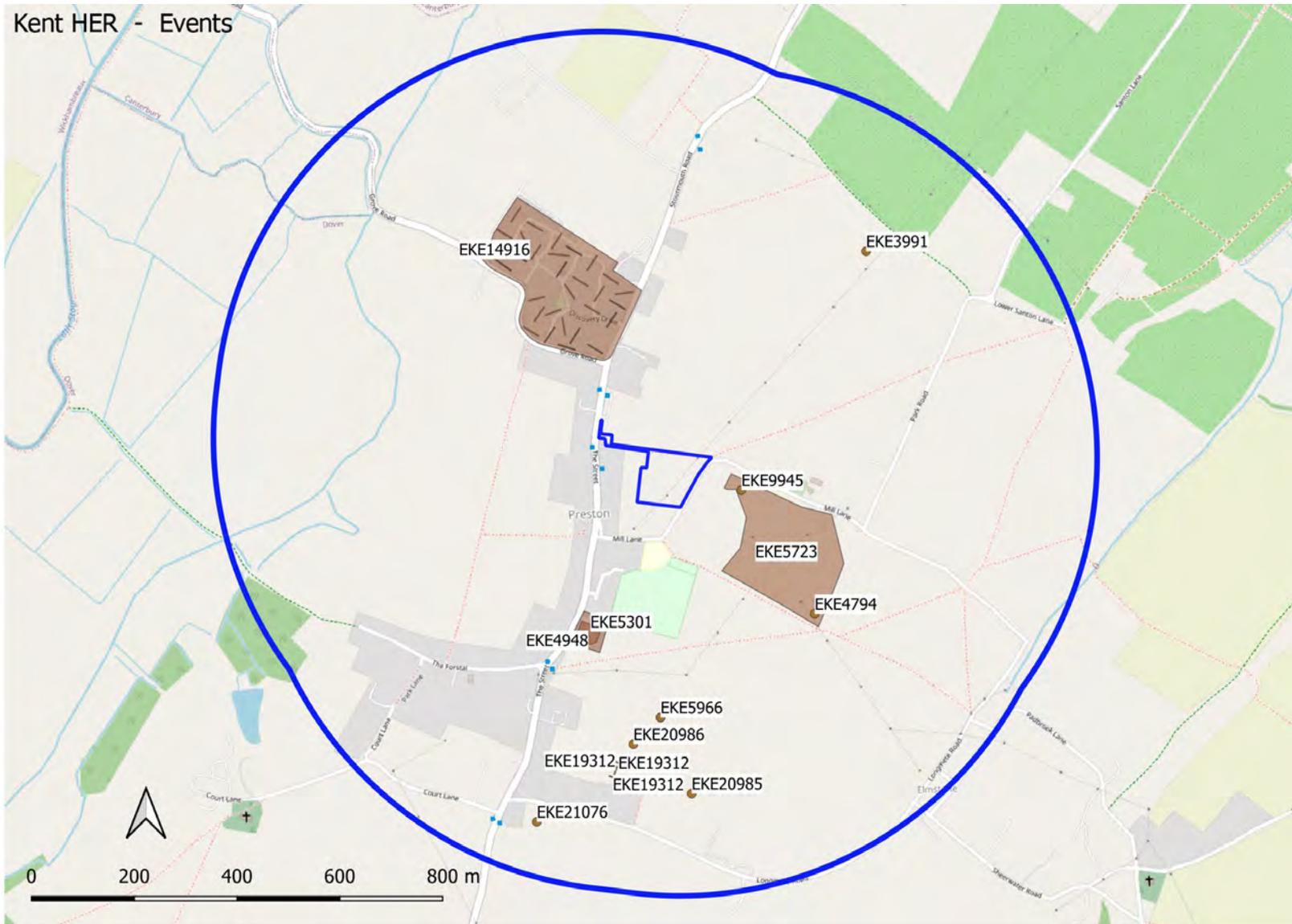


Figure 24: KHER Events

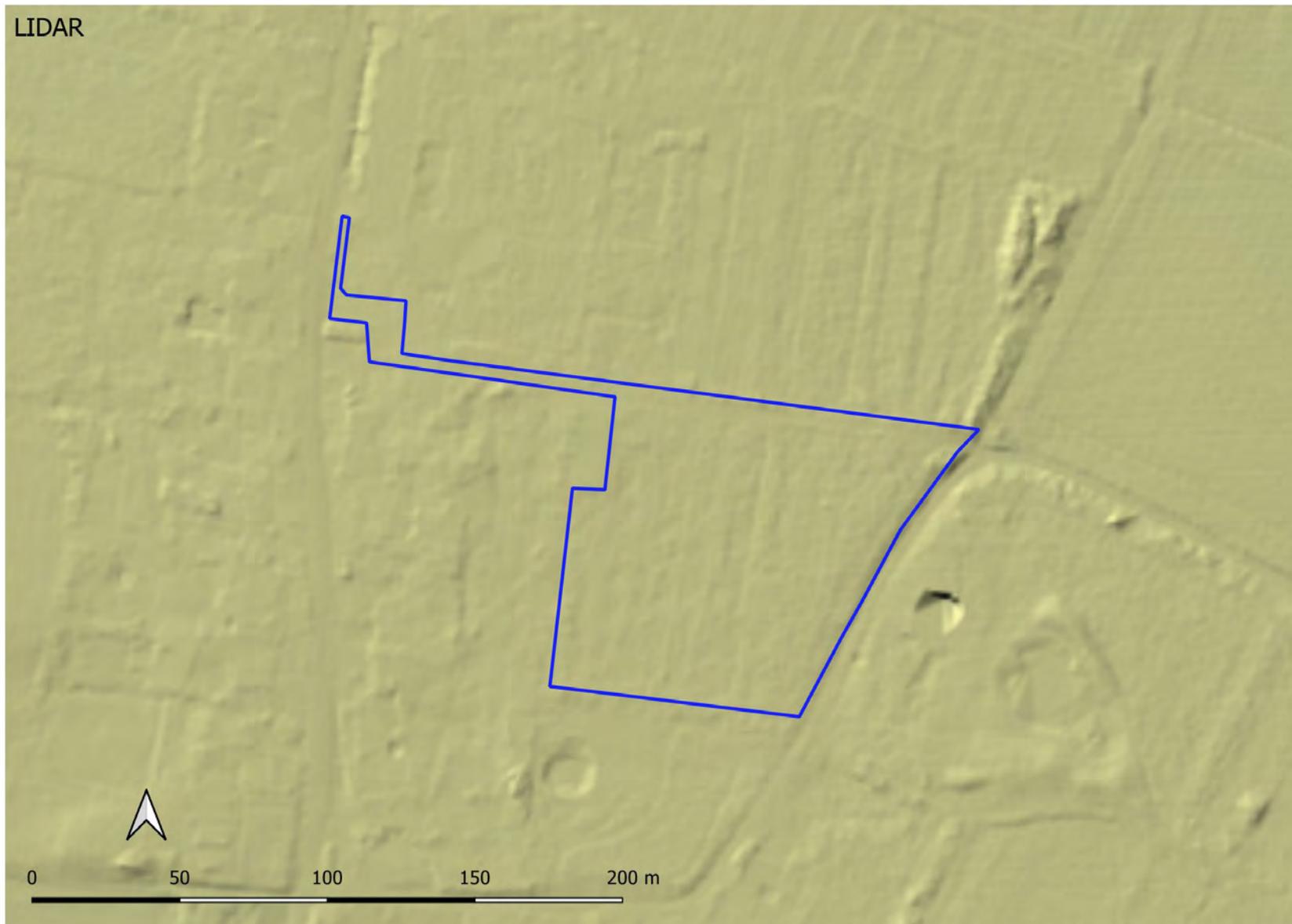


Figure 26: 1m DTM LIDAR (Environment Agency)

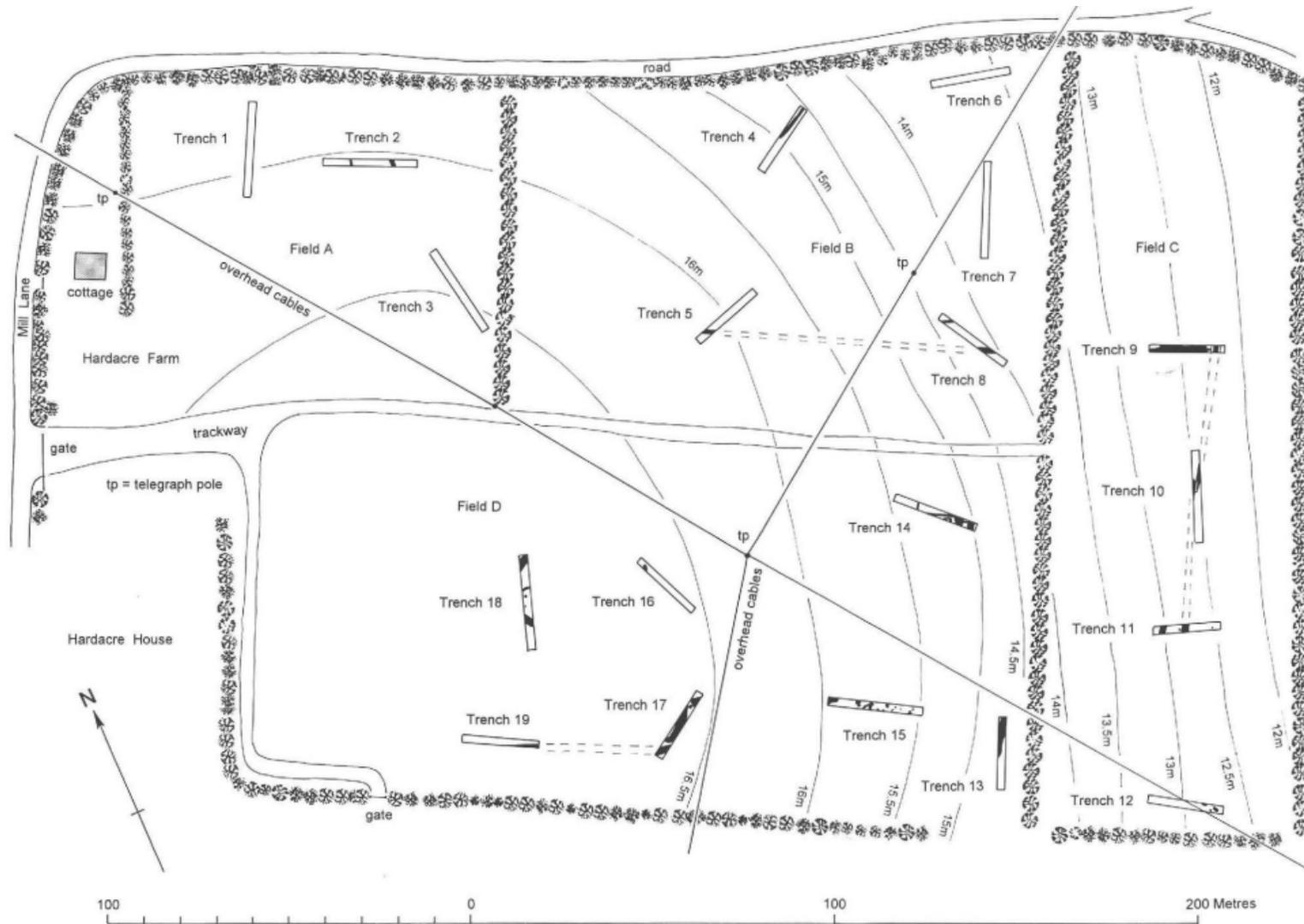


Figure 27: Hardacre Farm Evaluation 2000 (Canterbury Archaeological Trust)



Plate 1: 1940s. (Google Earth).



Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2021 (Google Earth)



Plate 6: View of the western entrance (facing ESE)



Plate 7:View along the western entrance (facing ESE)



Plate 8: View along the northern part of the PDA (facing WNW)



Plate 9: View along Mill Lane of the eastern boundary of the PDA (facing SW)



Plate 10: View across the eastern end of the PDA (facing SSW)



Plate 11: View across the eastern end of the PDA (facing N)



Plate 12: View across the southern part of the PDA (facing WNW)



Plate 13: View across the PDA (facing NNE)



Plate 14: View across the PDA (facing NNE)



Plate 15: View across the western end of the PDA (facing NNE)



Plate 16: View of the western end of the PDA (facing SSW)



Plate 17: Area of hardstanding and made ground (facing W)



Plate 18: View across the northern part of the PDA (facing WNW)



Plate 19: View towards the PDA from the south (facing E)



Plate 20: Plate locations