

Archaeological Desk-Based Assessment in advance
of the proposed development at The Pound
House, Granary Court Road, Smeeth TN25 6RE

NGR: 609043 140426



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Archaeological Desk-Based Assessment in advance of the proposed development at The Pound House, Granary Court Road, Smeeth, TN25 6RE

NGR: 609043 140426

1. SUMMARY

1.1 SWAT Archaeology has been commissioned by the client to carry out an archaeological desk-based assessment on the site of The Pound House, Granary Court Road, Smeeth in Kent.

1.2 The proposed development comprises of an outdoor inground swimming pool.

1.3 The proposed development area (PDA) is located in the south east of England, in the south of the county of Kent and to the east of the village of Brabourne Lees. The NGR to the centre of site is: 609043 140426 and is located in a rural area to the east of Brabourne Lees and to the west of Water Farm and north-east of Warren Hill. The site comprises land at The Pound House. It is bounded to the west by Warren Hill and to the south by Granary Court Cottage (Figure 1).

1.4 This Desk Based Assessment has examined the wide variety of archaeological data held by KHER and other sources (section 10.2). 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**
- Romano-British: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-medieval: **low**

- *Modern: low*

*The Desk Based Assessment concludes that the site has a **low** potential for archaeological discoveries.*

2. INTRODUCTION

2.1 The PDA is centered on the National Grid Reference: 609043 140426

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

2.2 Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

2.3 This report is a desk-based appraisal from known cartographic, photographic and Archaeological sources and is a research led statement on the archaeological potential of the proposed development.

2.4 An Archaeological investigation may be requested by the Local Planning Authority (LPA) as a Planning Condition.

3. GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Gault Formation- Mudstone. Sedimentary Bedrock formed approximately 94 to 101 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas.

Setting: warm chalk seas. These sedimentary rocks are shallow-marine in origin. They are

biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of Mudstone.

3.1.2 Superficial Deposits are not recorded.

3.2 Topography

3.2.1 The PDA sits at an average height of 81m AOD. It is located near the Brabourne Downs with disused Chalk Pits to the south which are now a Recycling Site and with arable fields to the north, south and east (AP 1).

4. PLANNING BACKGROUND

4.1 The Proposed Development

The proposed development area comprises a outdoor inground swimming pool of a ceramic one piece pool in a excavated trench of 11m x 4m and to a depth of 1.3-2m (Figure 2).

4.2 The National Planning Policy Framework (July 2021) Policy 12

The NPPF (2021) paragraphs 174 onwards are the relevant policy for the historic environment.

4.2.1 Conserving and Enhancing the Historic Environment

Paragraph 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

4.2.2 Paragraph 128. 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 significant.

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 (NPPF 2012).

4.3 Planning Policy Guidance

PPG15 was published in 1994 and PPG 16 in 1990, both of these were replaced by PPS5 in 2010. However PPS5 was cancelled on 25 March 2010 and replaced with the Historic Environment Good Practice Guide. Good Practice guides which are published by Historic England and are available on their website <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

4.4 Statutory Protection

Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.5 Regional Policies

4.5.1 Ashford Local Plan 2030 was adopted in February 2019 this supercedes Ashford's previous Core Strategy. Paragraphs 9.121 -9.127 of this Local Plan relates to the Historic Environment and includes Policy ENV13. Archaeology is discussed in paras 9.131 to 9.133 with details set out in Policy ENV15 (Archaeology).

4.5.2 The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

4.6 This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance 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.

The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.

Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

5. PROJECT CONSTRAINTS

No project constraints were encountered during the data collection for this assessment.

6. AIMS AND OBJECTIVES

6.1 The Desk-Based Assessment was commissioned by the Landowners, in order to supplement a planning application, for the proposed construction of an outdoor inground swimming pool and to establish the potential for archeological features and deposits.

6.2 Desktop Study – Chartered Institute for Archaeology (revised 2011)

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

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (CiFA 2017)

7. METHODOLOGY

7.1 Desk-Based Assessment

7.1.1 Archaeological Databases

The Kent Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Sittingbourne. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

7.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

7.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-6).

7.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (AP's 1 & 2).

7.1.5 Geotechnical Information

To date, no known geotechnical investigations have been carried out at the site.

7.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8. RECENT ARCHAEOLOGICAL INVESTIGATIONS

8.1 The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

8.2 Archaeology

8.2.1 The PDA is located in an area characterised as post 1810 settlement; parliamentary-type field enclosures with small, regular and straight boundaries.

Hasted writing in 1799 notes that:

Braborne lies the next parish to Bircholt north-eastward, being written in Domesday both *Breburne* and *Bradeburne*, and taking its name from its situation on the broad bourne or rivulet which rises in it.

The Parish is situated at the foot of the upper range of the chalk or down-hills, which reach from hence to the sea shore at Folkestone, and here take the name of Braborne downs; it is an unfrequented place, and from the soils of it not a pleasant one, for near the downs it is mostly chalk; the middle part, though there are various soils in it, consists mostly of a stiff,

though not unfertile clay, and the southern part is a deep red sand. It is about two miles across from north to south, and somewhat more from east to west, stretching itself along a narrow slip beyond Hampton, almost as far as the village of Brooke, and on the other part within a very little of Stowting court-lodge. The village of Braborne, having the church and court-lodge in it, lies at the foot of the Down-hill, on the side of a wide valley, which extends below it southward. At the foot of the hills westward are Combe, Bedlestone, the hamlet of West Braborne-street and Hampton. The parish is well watered by several rivulets, one of them, which rises in and near Braborne-street, runs southward into that branch of the Stour below Scottshall, and so on by Sevington to Ashford; and there are others, which from the foot of the hills, more towards the west, which join the stream which runs by Swatfield bridge towards Ashford likewise.

In the southern part of the parish is the heath called Braborne-lees, one half of which only is within the bounds of it; across these lees the high road goes from Ashford towards Hythe. Here is *a noted warren for rabbits*, belonging to the Scotts-hall estate, they are of a remarkable fine flavor, from which Canterbury, and all the neighbouring towns are plentifully supplied with them. A fair is held in the village on the last day of May, for pedlary and toys (*Hasted. The History and Topographical Survey of the County of Kent. Volume 8*).

9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

9.1 Table of Historical Periods

Paleolithic	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	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

9.2 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site’s immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 14 in **Table 1**.

9.3 Introduction

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the modern period.

The geographic and topographic location on Brabourne Lees is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

9.4 Known Archaeological Sites

9.4.1 Pound Farm is recorded as a loose courtyard plan farmstead (MKE 87493) and Pound House is a Grade II listed building with the main construction periods 1500-1699 (TR 04 SE 61). About 120m south of the PDA is the location of an oast at Granary Court Farm (TR 04 SE 155) whilst about 350m south-east is the cropmark of a triple ring ditch (TR 04 SE 150)

9.5 Regression 1801 – 1906

9.5.1 Historic maps

9.5.1.1 In an extract from the Mudge map of the County of Kent in 1801 (MAP 1) Brabourne is shown as a small hamlet and the Pilgrim's Way can be identified as can the location of the North Downs Way. The landscape is shown as grassland. This map is the first truly surveyed map and was based on surveys prepared by the Board of Ordnance at a scale of one inch to one mile.

9.5.2 The Ordnance Survey Maps

9.5.2.1 Historic OS map 1871 1:2500

The Ordnance Survey map of 1871 shows little difference in the landscape with the PDA (Proposed Development Area) as Pound Farm with orchard to the north and Granary Court to the south (MAP 2).

9.5.2.2 Historic OS map 1896 1:2500

By 1896 the PDA had 'Old Clay Pits' to the north 'Brick Works' to the NNW and 'Warren Hill' to the SE (MAP 3).

9.5.2.3 Historic OS map 1906 1:2500

The OS map of 1906 shows little difference but with some additional building at Pound Farm now called 'Pound House' (MAP 4).

9.6 Aerial photographs

9.6.1 AP 2021

The PDA forms part of a arable farm with associated buildings and with access to the adjacent road (AP 1, 2).

9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

9.7.1 There are no Historic Environment Records within the confines of the proposed development area (PDA). There are none recorded within the assessment area.

9.8 Setting of Listed Buildings

9.8.1 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).

This guidance states “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).

9.8.2 There are no listed buildings within the wider context of the PDA.

10. ARCHAEOLOGICAL POTENTIAL

10.1 Walkover Survey

10.1.1 The walkover survey is for the purpose of:

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

10.1.2 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 artifacts. The walkover identified that the PDA was an area of farm buildings, parking areas and gardens.

10.2 Kent Historic Environment Record

See Appendix I

10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

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

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

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no record dating to this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

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 possible record dating to this period within the assessment area of a cropmark of a triple ring ditch about 350m south-east of the PDA (TR 04 SE 150) however, the potential for finding remains that date to this period within the confines of the proposed development area (PDA) is considered **low**.

10.2.2 Iron Age

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 no record dating to this period, therefore, the potential for

finding remains that date to this period within the confines of the development site is considered **low**.

10.2.3 Romano-British

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. There are no Kent HER records from this period within the assessment area, therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

10.2.4 Anglo-Saxon

There is no Kent HER record from this period within the assessment area, therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

10.2.5 Medieval

There are no HER entries for the Medieval period, therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **low**.

10.2.6 Post Medieval

There are no records held at the Kent HER from this period within the assessment area.

10.2.7 Modern

There are no records held at the Kent HER from this period within the assessment area.

10.2.8 Farmsteads

There are three records held at the Kent HER from this period within the assessment area and are Pound Farm (MKE 87493), Pound House (TR 04 SE 61) and about 120m south site of an oast at Granary Court Farm (TR 04 SE 155).

10.2.9 Undated Records

There are no undated records within the assessment area.

10.3 Summary of Potential

10.3.1 The area in which the PDA is set is the North Downs of Kent with arable farming which will leave little record. To the west and south mapping shows small scale industrial activity with chalk quarries and later lime workings but with no such activity recorded within the PDA or immediate areas.

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

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

11. IMPACT ASSESSMENT

11.1 Introduction

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.

11.2 Historic Impacts

11.2.1 Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA was a farm with some later farm buildings, therefore, previous impacts to archaeological remains from construction are considered to be **medium**.

11.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The PDA has not been subject to ploughing, therefore, the damage to archaeological remains from the agricultural process is considered to be **low**.

11.3 Summary of Impacts both Historic and Proposed

11.3.1 Evidence suggests that the site has historically been the subject of farm building site. Therefore, the site has probably sustained some impact from construction and some impact from the modern farm buildings.

11.3.2 The level of natural geology of the site is unconfirmed.

12. MITIGATION

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.

The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential.

13. OTHER CONSIDERATIONS

13.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Kent County Council within six months of completion.

13.2 Reliability/Limitations of Sources

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 EHER, and therefore considered as being reliable.

13.3 Copyright

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to the landowner for the use of this document in all matters directly relating to the project.

Dr Paul Wilkinson MCIfA., SWAT Archaeology

14. REFERENCES & BIBLIOGRAPHY

IFA (2017) STANDARD AND GUIDANCE for historic environment desk-based assessment

National Planning Policy Framework 2012

Data provided by Kent HER



AP 1. (2021 Google Earth)



AP 2. Looking NNE (Google Earth)

Plate 3. 2020 (Google Earth)

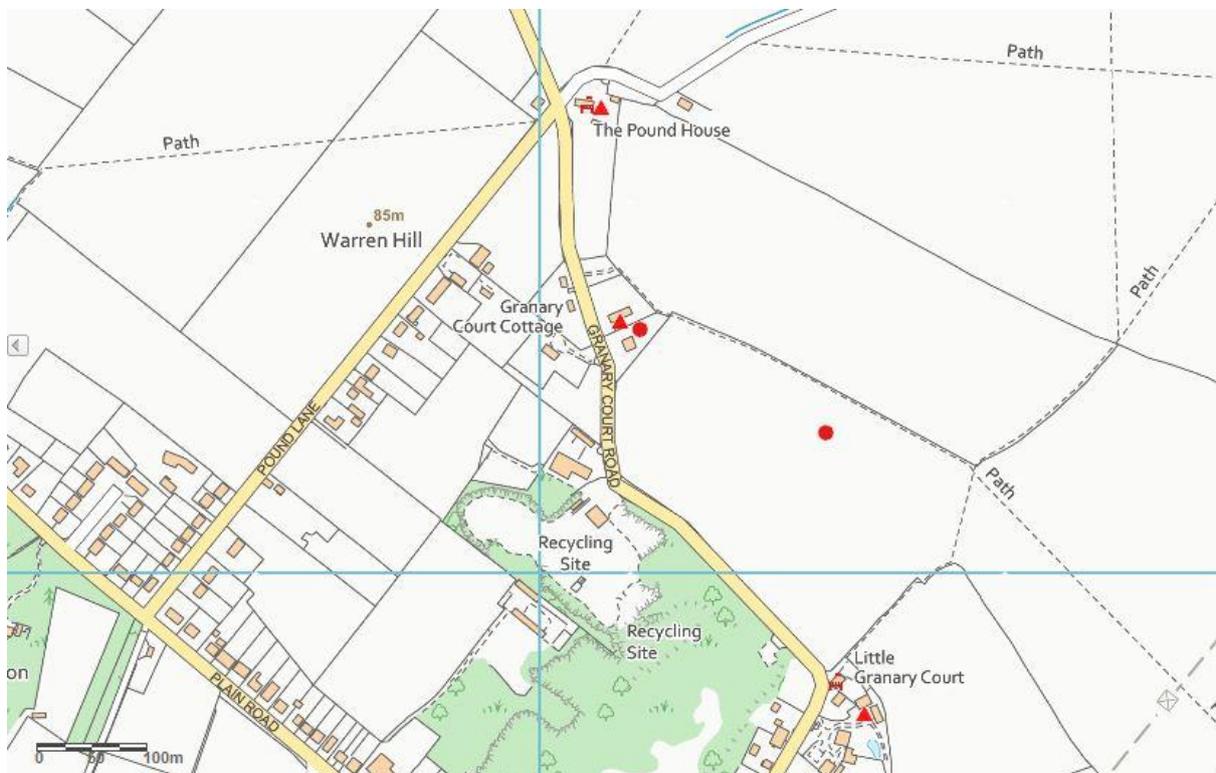


Figure 1. KCCHER site locations (red arrow PDA location)

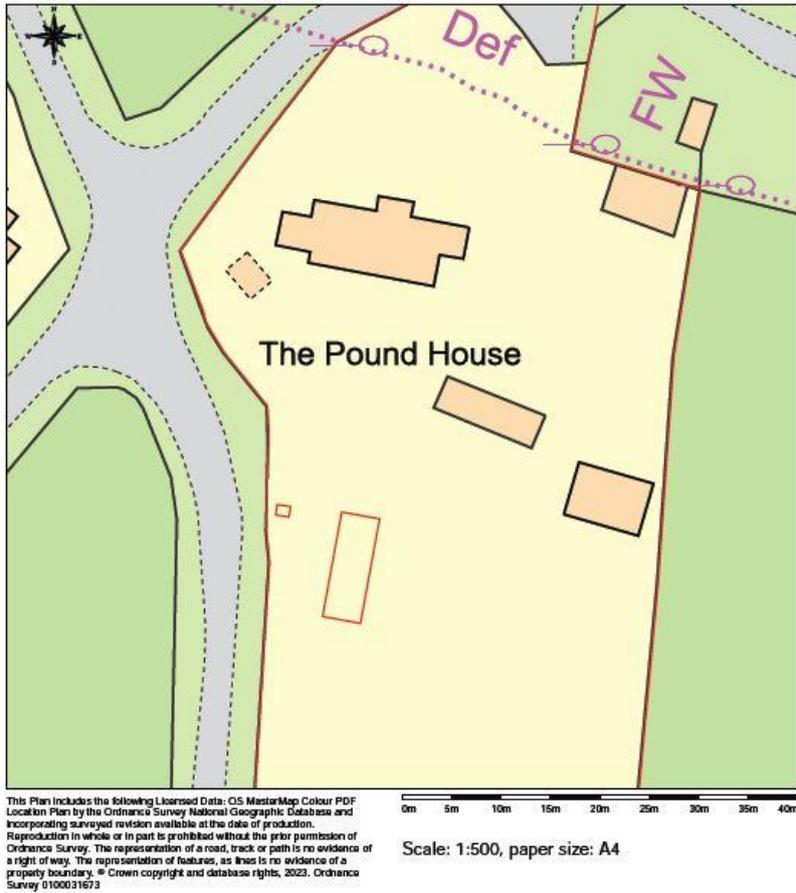
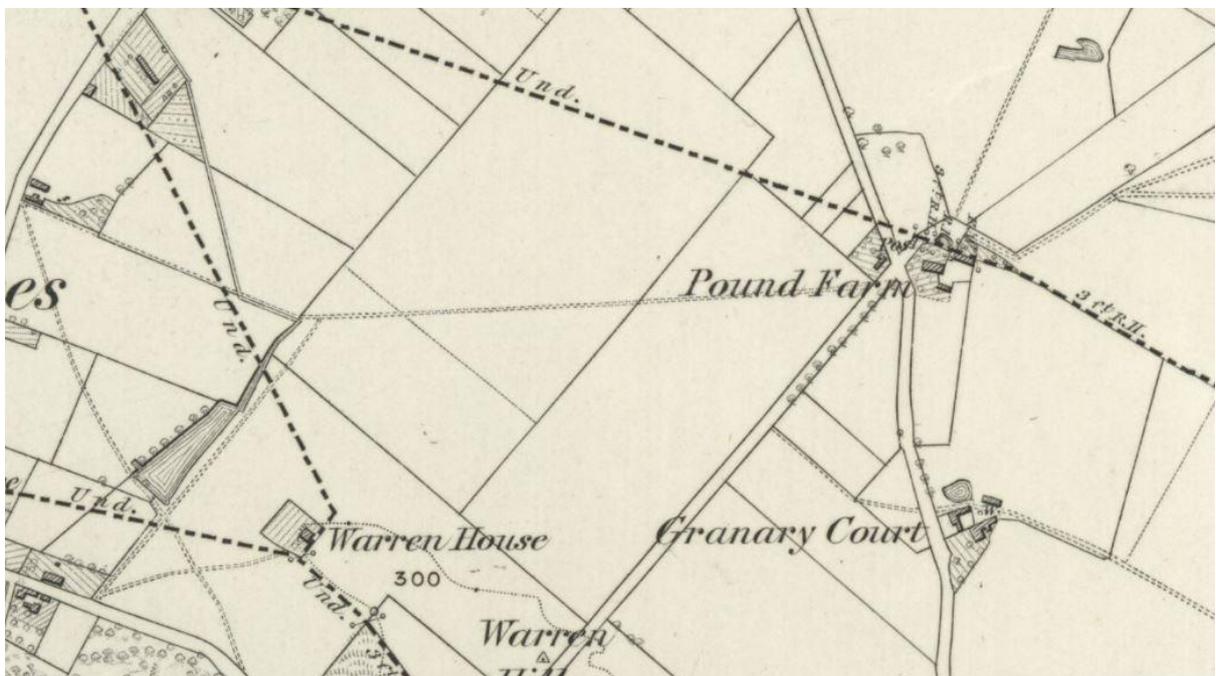


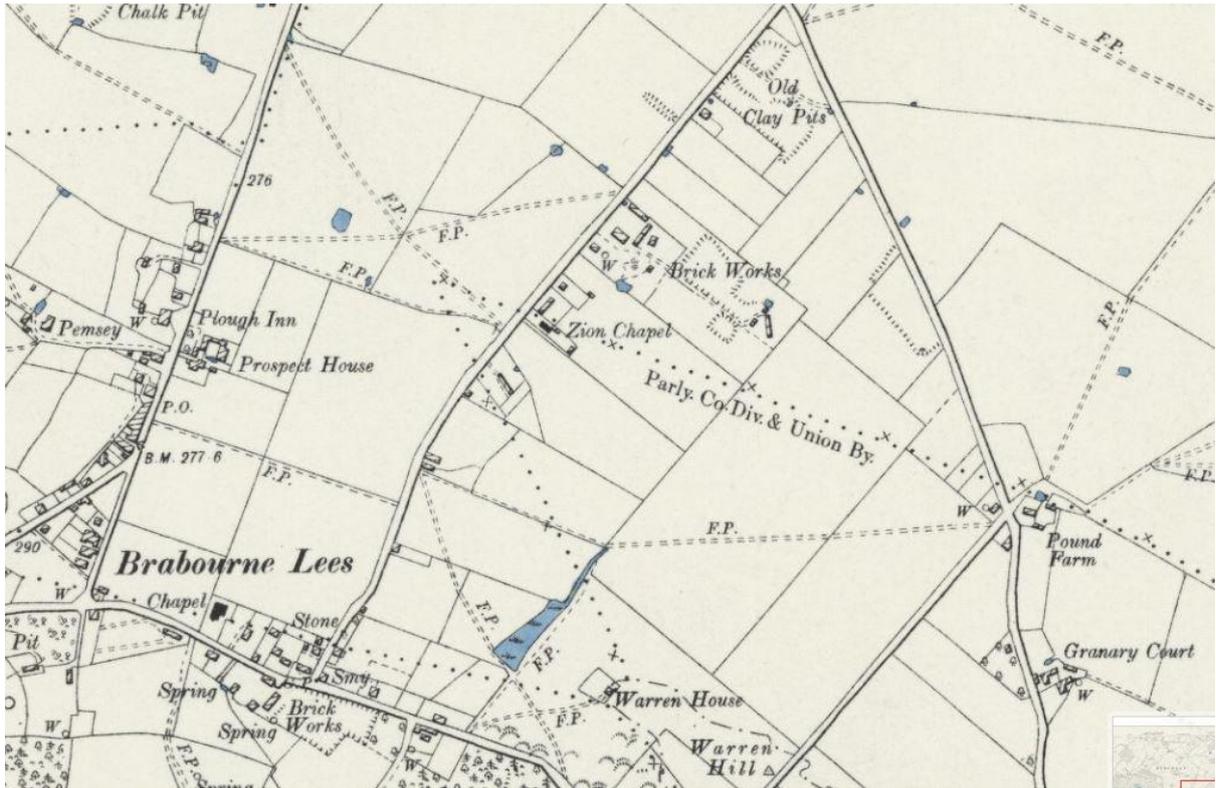
Figure 2. Location of proposed swimming pool (red line & red arrow)



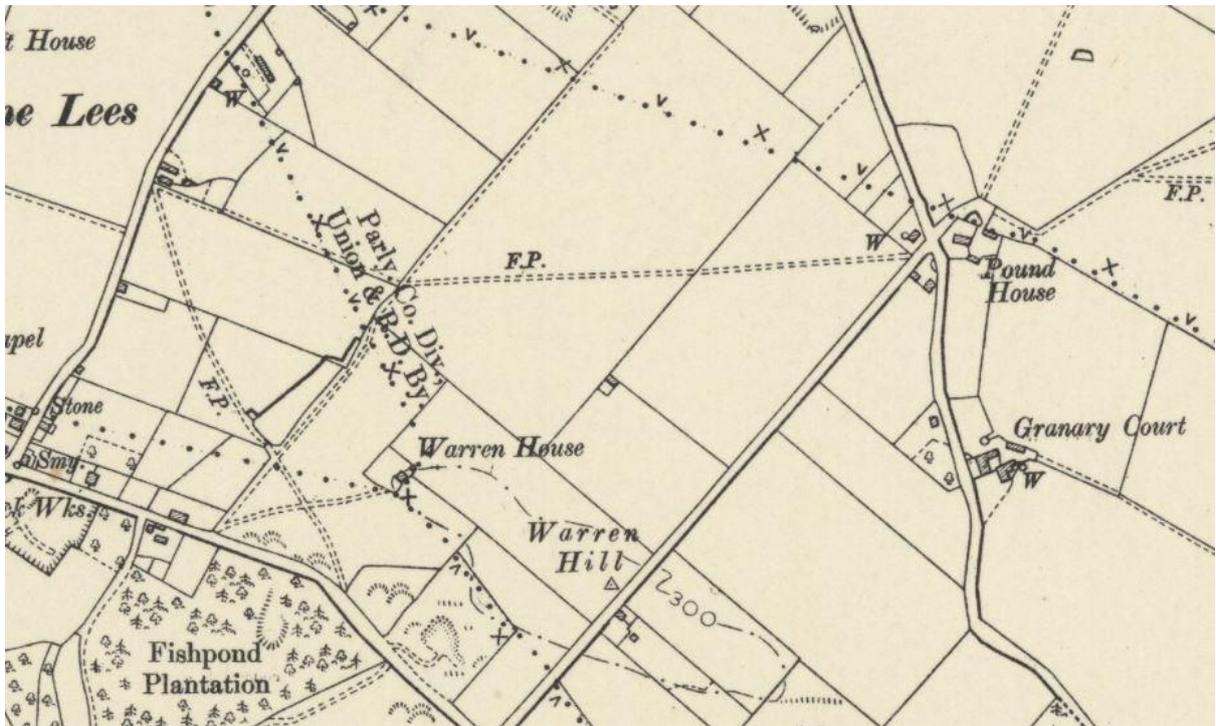
MAP 1. 1801 Mudge map (red arrow PDA location)



Map 2. 1871 OS



MAP 3. 1896 OS



MAP 4. 1906 OS