



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land to the Rear of Brickfield Close, Hollingbourne, Kent ME17 1SF.

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Report for Cooper & Cole

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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

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Conditions of Release.

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land to Rear of Brickfield Close, Hollingbourne, Kent ME17 1SF

Summary

SWAT Archaeology has been commissioned by Coper & Cole to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land to Rear of Brickfield Close, Hollingbourne, Kent ME17 1SF. 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: **moderate**
- Iron Age: **moderate**
- Roman: **high**
- Anglo-Saxon: **moderate**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The PDA is located on the within the village of Hollingbourne on the north western side of Eyhorne Street. The PDA is currently overgrown scrub and dense hedging to the rear of the modern development of Brickfield Close, having previously been agricultural land. The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Roman, moderate for the Anglo-Saxon and Prehistoric periods, and low for all other periods. There is a Roman complex of buildings located circa 400m north east of the PDA. For such a complex there is likely to be potential evidence of Roman fields systems in the area around and these will be of low local significance. The PDA is also close to a number of Prehistoric features found in the general landscape. Given the PDA's use as agricultural land, the previous impact to any potential archaeology is considered to be low. With the proposed development of new dwellings the archaeological impact is considered to be high. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Cooper & Cole (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of Land to Rear of Brickfield Close, Hollingbourne, Kent ME17 1SF. National Grid Reference (NGR) 583751154669 (Fig 1).

1.2 The Site

1.2.1 The PDA is located on the within the village of Hollingbourne on the north western side of Eyhorne Street. The PDA is currently overgrown scrub and dense hedging to the rear of the modern development of Brickfield Close. To the west lies the modern residential houses of Claygate and Tile Field Close. To the east is the rear garden and wooded area associated with the Grade II listed Godfrey House. To the south east is pasture and adjacent to the PDA to the south west is a modern pond. The Ashford to London railway line passes circa 135m to the north east. Hollingbourne is situated 7.5km east of Maidstone with the village of Harrietsham circa 3.0km to the south east with the North Downs rising to the north east. The PDA is situated on gently sloping ground at circa 66m aOD in the northern corner falling to circa 62m aOD in the southern corner. The main part of the proposed development area is circa 1 acre (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA sits on the at the base of the North Downs where there is complex geology with a number of bands running along the base of the hills. The PDA is showing as bedrock comprising of Gault Formation Mudstone with chalk on the higher ground to the north east and Folkestone Formation Sandstone just to the south west. There are no superficial deposits.

Geotechnical Information

1.2.3 There is no geotechnical information at the PDA.

1.3 The Proposed Development

1.3.1 The proposed development is for eight dwellings and associated access and services. (Fig.2).

1.4 Scope of Document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the potential and significance of any archaeology which may be impacted on by the proposed development.

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 Maidstone Borough Local Plan was adopted in October 2017 providing a framework for development until 2031. It plans for homes, jobs, shopping, leisure and the environment, and provides infrastructure to support these. The policies within Maidstone Borough Local Plan will be used to make decisions on planning applications. One of the policies is Policy SP18 'The Historic Environment' which states:

'To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;

ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;

iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and

iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan’.

2.3.2 In addition, Policy DM4 ‘Development affecting designated and non-designated heritage assets’ states:

‘1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.

2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:

i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;

ii. The significance of the assets; and

iii. The scale of the impact of development on the identified significance.

3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4. The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.

5. In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record’.

2.3.1 Policy SP14 – Eyhorne Street (Hollingbourne) Larger Village

- 2.3.2 Maidstone Borough Council also has a Heritage Strategy in the Local Plan, which was adopted in October 2017. There are no specific policies relating to archaeology. The paper was to present evidence of heritage assets in the borough and that heritage considerations underpinned the preparation of the Local Plan.

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 Cooper & Cole to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 This Desk-Based Assessment therefore forms the initial stage of the historic environment investigation and is intended to inform and assist in decisions regarding the historic environment along with mitigations for the proposed development and associated planning applications.

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

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

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

(2017:4)

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

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

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

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Sources

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

Archaeological databases

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

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

4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 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 9.

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.
- Understand the setting of known Heritage Assets and the wider landscape.

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

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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

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

5.2 Designated Heritage Assets

5.2.1 Reflecting the PDA's location between the two settlements of Hollingbourne and Eyhorne Street, there were 61 listed buildings. The majority of which were some distance from the PDA. Snagbrook a Grade II building with Medieval origins has no intervisibility with the PDA due to the separation of the PDA by both the railway and also Brickfield Close.

5.2.2 Adjacent to the PDA is Godfrey House. Built in 1587 and restored in 1859. It has since been extended to the south west and rear and now forms a 'T' shape building. The main house consists of a timber and plaster construction of two storeys, with attic rooms, a plain tiled roof all sitting on a stone plinth. It is described as Kent's oldest lobby-entry house.

5.2.3 The PDA no longer has any direct relationship with Godfrey House and it was no possible to view the property from the PDA due to the surrounding vegetation. The heritage assets which will still retain their historical and architectural importance and the proposed development does not contribute towards its significance and setting. Therefore, there will be no harm caused to the designated heritage assets.

Conservation Area

5.2.4 The PDA lies away from the conservation areas of Hollingbourne and Eyhorne Street (Fig.16). The proposed development will lie behind that of the existing modern development of Brickfield Close and therefore has no impact upon the street scene and will have no impact upon the conservation areas.

5.3 Previous Archaeological Works

5.3.1 The KHER has a number of archaeological events. Closest to the PDA is that of the geophysical survey and excavation in the field to the north west of Snagbrook, circa 400m north west to the PDA.

5.3.2 The Lenham Archaeological Society in 2008 undertook resistivity in 2008 of an area that had parch marks in the field of pasture adjacent to the PDA. The survey showed a building which was just 25cm under the ground level and was the footings of a ragstone wall. Roman pottery was also found, and the building interpreted as a Roman villa. A second building nearby has resistivity that was suggested of an apse and a couple of aisles. A third building the resistivity survey found a 3m square building of unknown origin close to the spring that has deep areas and could be a bath house. Either side of the villa building the survey showed double ring ditches.

5.3.3 A watching brief ahead of a new conservatory construction in Eyhorne Street (EKE15859) revealed a lack of archaeological finds but considers that the potential of archaeological discoveries across Eyhorne Street remains high. An evaluation of land to the rear of The Limes (EKE10021) in Eyhorne Street found a series of Post Medieval features as well as a scatter of late Iron age and Medieval pottery which was possibly hillwash. A watching brief on a coach house conversion (EKE5926) identified possible Medieval pit (TQ 85 SW 98). A full list of events is provided in the Event table in Appendix 2.

5.4 Archaeological and Historical Narrative

- 5.4.1 The settlements in the area reflect the importance of the stream from the scarp of the North Downs and common with many other settlements along the base of The Downs such as Harrietsham. Like these other settlements, The Downs is passed by historic trackways. To the north east on the higher ground by the church passes the Pilgrims Way, thought to be at least Iron Age in origin. Lower down on the scarp slope is the Greenway which runs parallel to the Pilgrims Way. This path currently finishes at the junction of Greenway Court Road and Eyhorne Street, which if it was to continue would pass directly by Snagbrook.
- 5.4.2 Hollingbourne was a settlement in Domesday Book, in the Hundred of Eyhorne. It was one of the larger settlements with 89 households comprising of 61 villagers and 16 smallholders, along with 12 slaves. There was enough land for 24 ploughlands, with 8 acres of meadow, woodland for 40 pigs, 2 mills and a church. Owners before and after occupation was Canterbury Christchurch. The ancient manor of Elnothington was described in the Domesday Book as 'Alnoitone' and was in the hands of Bishop Odo and half the size of Hollingbourne Manor. It is believed that this manor. Now disappeared was in the region around Broad Street.
- 5.4.3 Hasted, the late 18th century historian, informs us that Thelstan Etheling, the son of Ethelred II gave by his will in 1015, the lands at Hollingbourne to Christchurch Canterbury. There being a manor and Church at Hollingbourne. The current church building is of 14th century origin. Near the church on the stream, upstream from Snagbrook there was also a mill. The second mill mentioned in the Domesday Book is thought to have been further downstream in the area of Eyhorne Street. Hollingbourne Manor was already established, as were the other manors of Greenway Court, Ripple, Murston, Penn Court and Hollingbourne Hill.
- 5.4.4 The place name for Hollingbourne refers to the 'stream of the hollow dwellers', likely the name of a tribe 'HOLA' living close to the stream around the bourne. Eyhorne was the meeting place for the Eyhorne Hundred. Eyhorne Street is derived from an old English word, haegthorn, meaning hawthorn. Within the Hundred was also a third settlement area of Broad Street. This is thought to be the area of the ancient manor of Elnothington and the now lost church.
- 5.4.5 The road pattern of Eyhorne and the Upper Street is thought to be as a result of following the drier ground, skirting the southern edge of an area of gault clay. This

places the settlements on greensand at the southern end being Eyhorne Street, on Chalk at Upper Street with the church and two farming estates in between of Snagbrook and Godfrey House on Pleistocene Head. Godfrey House adjacent to the PDA was built in 1587 on the main road through the village.

- 5.4.6 With the historical core around Upper Street by the church, Eyhorne Street is a hamlet where the PDA is located and there are a number of heritage assets dating in this area from the around the 15th century onwards including Eyhorne Manor and also Godfrey House built in the 16th century.
- 5.4.7 At the time of the dissolution, the King granted it to the new Dean and Chapter of Canterbury who then leased it to the Culpepper family. The present manor house by the church was built in 1570.
- 5.4.8 In later periods, there were four mills along the length of the stream especially along the stretch by Eyhorne Street and thus Eyhorne Street development into a larger and more industrial settlement area with more shops and public houses alongside worker's cottages with the area becoming larger than that of Upper Street which was still largely agricultural. Upper Street remained the property of the Dean and Chapter of Canterbury whereas Eyhorne Street belonging to Elnothington Manor came under much more fragmented ownership. The railway came to village in 1883 with the village road passing under the railway with a bridge in the vicinity of the PDA slightly altering the line of the road and also separating further Upper Street and Eyhorne Street. During the 19th century the mills were in decline. Even so into the 20th century, the population of the area had grown significantly from 9240 in 1801 to that of 17043 in 1961.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map shows the separate settlements of Hollingbourne and Eyhorne Street labelled here as 'Iron Street'. The map does not show any properties between the two settlements as you would expect by this time Godfrey House and Snagbrook to show as they are known to be in existence at this time (Fig. 3).

Ordnance Surveyors Drawing, 1797

5.5.2 This map shows the detail of individual buildings and land use. The PDA here is shown as part of a field with an orchard to the north east and a house by the road to the north being that of Godfrey House with the PDA set separate to the garden immediately surrounding the house. The ribbon settlement of Eyhorne Street is to the east and the settlement of Upper Street located further away to the north east showing the church. The road layout in the area north west of Godfrey House is slightly different to that of today. The area is one that is still rural. There are residential properties to the west and north of the PDA (Fig.4).

Hollingbourne Tithe Map, 1840

5.5.3 The PDA lies within part of an area designated number 523 which is owned by Francis Armstrong and occupied by William Harrison. As part of the land belonging to Godfrey House. Field designated 523 was called Little Field and was arable. The adjoining field to the north west being 522 was called two Acres and a meadow and to the north east, to the rear of the house was a small field used as pasture. The larger field to the south west was under different occupation and ownership by Joseph Oliver and recorded as an orchard (Fig.5).

Historic OS map 1865

5.5.4 This is the first OS map and shows greater detail around the PDA. There is little change within the PDA. To the north west by the road is now an area labelled as Tileworks. A footpath runs from Eyhorne Street across a neighbouring orchard and diagonally across the field to the south east (Fig.6).

Historic OS map 1895

5.5.5 There is little change at the PDA other than to suggest that a field boundary has been removed and that the PDA is now part of a larger field with one to the north west. In addition, a new field boundary has been created along the south western side of the PDA with the adjacent area now part of the tile works rather than an orchard. Just north of the PDA on the boundary with Godfrey House gardens is a pond. The tile works to the west are showing signs of quarrying and cottages have been built facing the road called Tile Yard Cottages. The line of the footpath to the south east has altered from being diagonally across the field to following the line of the field boundary. To the north east, the railway has been built (Fig.7).

Historic OS map 1908

5.5.6 There is little change within the PDA. The quarry associated with the tile works to the west has increased in size (Fig.8).

Historic OS map 1961

5.5.7 There is little change at the PDA. (Fig.9)

5.6 Aerial Photographs

1946

5.6.1 The PDA is shown as an arable field. To the west are the remains of the tile works and scars associated with the quarrying with part of the area outside of the quarry still in agricultural use (Plate 1).

1960s

5.6.2 The PDA appears to be in use as pasture. The tile works have been replaced with a large house now surrounded by gardens and a tennis court. Alongside the south western boundary of the PDA the field boundary has been removed and incorporate as part of the large field in which the PDA belong (Plate 2).

1990

5.6.3 The PDA is still pasture. The house to the west has now had new houses built in its garden and the road called Claygate. Further west, Tileyard Cottages have been demolished and new housing built in a close called Tile Fields (Plate 3).

2003

5.6.4 There is no change at the PDA (Plate 4)

2022

5.6.5 There is little change to the PDA itself. Adjacent to the north west new housing has been built and called Brickfield Close (Plate 5).

LIDAR

5.6.6 The LIDAR does not appear to show any features within the PDA. The adjacent pond to the south west is shown and that of a ditch adjacent to the south eastern boundary (Fig.17)

5.7 Walkover Survey

5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts as well as assessing heritage assets and setting. The walkover survey was undertaken on the 18th of August 2023. No archaeological features were observed (Plates 6-12).

5.7.2 The site was entered from the current cul-de-sac of Brickfield Close. The area of the PDA is extremely overgrown and prevented the opportunity to spot any archaeology.

5.8 Summary of Potential

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

Palaeolithic

5.8.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The KHER has no records from this period. The PDA lies outside of the survey undertaken called the Medway Valley Palaeolithic Project. The potential for this period is considered to be **low**.

Mesolithic

5.8.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The KHER has three records for this period. Located only to the general Hollingbourne area, recorded have been 81 blades, 5 cores, a scraper and a worked piece of flint. No further details are known (TQ 85 NW 32). The second record is for the Pilgrim's Way, a prehistoric trackway that may have been in existence from the Mesolithic period (TQ 55 SE 124) and circa 360m north east of the PDA a tranchet axe/adze was discovered (TQ 85 NW 31). The possibility for chance finds cannot be discounted but the potential for this period is considered to be **low**.

Neolithic

5.8.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. There is one KHER record for this period. Excavation revealed mainly pits potentially from this period through to the Iron Age (TQ 85 SW 91) circa 455m

south, south west of the PDA. Chance finds cannot be discounted but the archaeological potential from this period is considered **low**.

Bronze Age

- 5.8.5 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are no KHER records for this period in the assessment area. However, undated is a ring ditch just 470m north of the PDA identified by resistivity survey (TQ 85 NW 243). These are usually Neolithic to Bronze Age in date. Other Bronze Age barrows are known in the wider area in between Hollingbourne and Harrietsham (TQ 85 SE 297; TQ 85 SE 308) although these appear at higher elevations. The archaeological potential from this period is considered **moderate**.

Iron Age

- 5.8.6 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The KHER has 11 records for this period. All of them bar one being coins with the majority reported under the Portable Antiquities Scheme (PAS) where the exact location is not revealed but attributed to a grid square. One is a brooch. One of the records is that of an Iron Age Gold Stater, found in antiquity is attributed to the general Hollingbourne area (TQ 85 NW 14) along with that of a gold coin. There is a nearby Roman Villa and building complex circa 470m north of the PDA and these sometimes have Iron Age origins. In the wider area towards Harrietsham is an Iron Age enclosure (TQ 85 SE 298) although this is on higher ground. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Romano-British

- 5.8.7 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are six KHER records for this period. There are thought to be three Roman buildings circa 470m to 540m to the north, north east of the PDA. One is a villa (TQ 85 NW 240), another considered to be a bath house (TQ 85 NW 242) or a mill. The third, a potential aisled barn (TQ 85 NW 241). For such a complex there is likely to be potential evidence of Roman fields systems

in the area around and these will be of low local significance. The other records are single finds of artefacts, mainly coin where the exact location is not known but attributed to a grid square. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

Anglo-Saxon

- 5.8.8 There are 80 records from this period within the assessment area. The majority are Anglo-Saxon coins reported as PAS finds and therefore the exact location is not revealed. In addition, other personal items have been found, including a silver scabbard, iron sword pommel, copper alloy strap end, buckle tweezers and also a glass bead. The village is thought to have Anglo-Saxon origins, although the PDA lies in between the two core settlement areas in this period. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Medieval

- 5.8.9 By this time, the settlements situated around Upper Hollingbourne, and Eyhorne Street are well established. There are 9 listed buildings by this period, the closest being that of the Grade II Snagbrook, circa 245m to the north, north east (TQ 85 SW 257). Towards the south west on the outskirts of the assessment area is the Medieval deer Park at Leeds Castle (TQ 85 SW 82). The area in and around Hollingbourne has been subject to metal detecting and there are six findspots consisting of silver coins, a buckle, a book fitting, lead token as well as a bronze ewer spout. A house alteration in the core settlement area of Eyhorne Street has found rubbish pits (TQ 85 SW 98) from this period. Post Medieval mapping shows the PDA as agricultural land in this period, and this is also likely in the Medieval period. Therefore, the archaeological potential is considered to be **low**.

Post Medieval

- 5.8.10 There are 68 records held at the Kent HER from this period within the assessment area reflecting the growth of the settlement in this period with 50 records relating to listed buildings. These include those closest to the PDA being that of the Grade II* Godfrey House (TQ 85 SW 210), which the field of which the PDA was part of belonged to. There is also nearby the railway (TQ 85 NW 129) that was added to the village in this period. There are five findspot records including a foreign gold coin (MKE70193), copper alloy coin, a belt, a bell and a seal matrix where the exact locations are not revealed.

Investigations in Eyhorne at a property uncovered Post Medieval features (TQ 85 SW 104) Outside of the core settlement areas, there were a number of farmsteads scattered around the village utilising the scarp slope of The Downs. This includes nearby Snagbrook (MKE85066). Adjacent to the PDA to the north west were tileworks (TQ 85 SW 326) now replaced by modern housing. In this period, the PDA remained under agricultural use. Therefore, the archaeological potential for finds from this period within the area of the PDA is considered **low**.

Modern

5.8.11 There are eight KHER records for this period. Six of the records relate to WWII crash sites, where the exact location is not known, and the record just attributed to the general area. There is no indication that any of the crashes occurred in the immediate vicinity of the PDA. Other records include the war memorials circa 255m north east of the PDA and a record for a George V pillar box. The archaeological potential for this period is considered **low**.

Unknown

5.8.12 There is one record of a cropmark that is undated of a potential field system to the north east of Hollingbourne (TQ 85 NW 258).

Overview

5.8.13 This desk-based assessment has considered the archaeological potential of the site, but this potential can only be tested by fieldwork. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the Application Site may contain archaeological sites, and these can be summarised as:

- Prehistoric: **moderate**

- Iron Age: **moderate**

- Roman: **high**

- Anglo-Saxon: **moderate**

- Medieval: **low**

- Post-Medieval: **low**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g., construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g., the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g., the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g., farming, landscaping, slab foundation etc.

6.1.2 Cartographic regression, topographic analysis and historical research indicate that the PDA appears to have been agricultural land up to the present day with the historical impact on any potential archaeology at the PDA considered to have been low.

Proposed Impact

6.1.3 The proposed development for residential unit with the need for foundations, access and services is likely to cause a high potential impact on any potential archaeology.

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 development works. The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Roman, moderate for the Anglo-Saxon and Prehistoric periods, and low for all other periods. With the low historical impact, it is possible that any potential archaeology could survive in-situ. With the proposed development likely to cause a high impact to any potential archaeology, the need for, scale, scope and nature of any further assessment and/or archaeological works if required should be agreed through consultation with the statutory authorities.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 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.

8.2 Reliability/Limitations of Sources

- 8.2.1 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.

8.3 Copyright

- 8.3.1 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 Cooper & Cole (and representatives) for the use of this document in all matters directly relating to the project.

9 REFERENCES

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

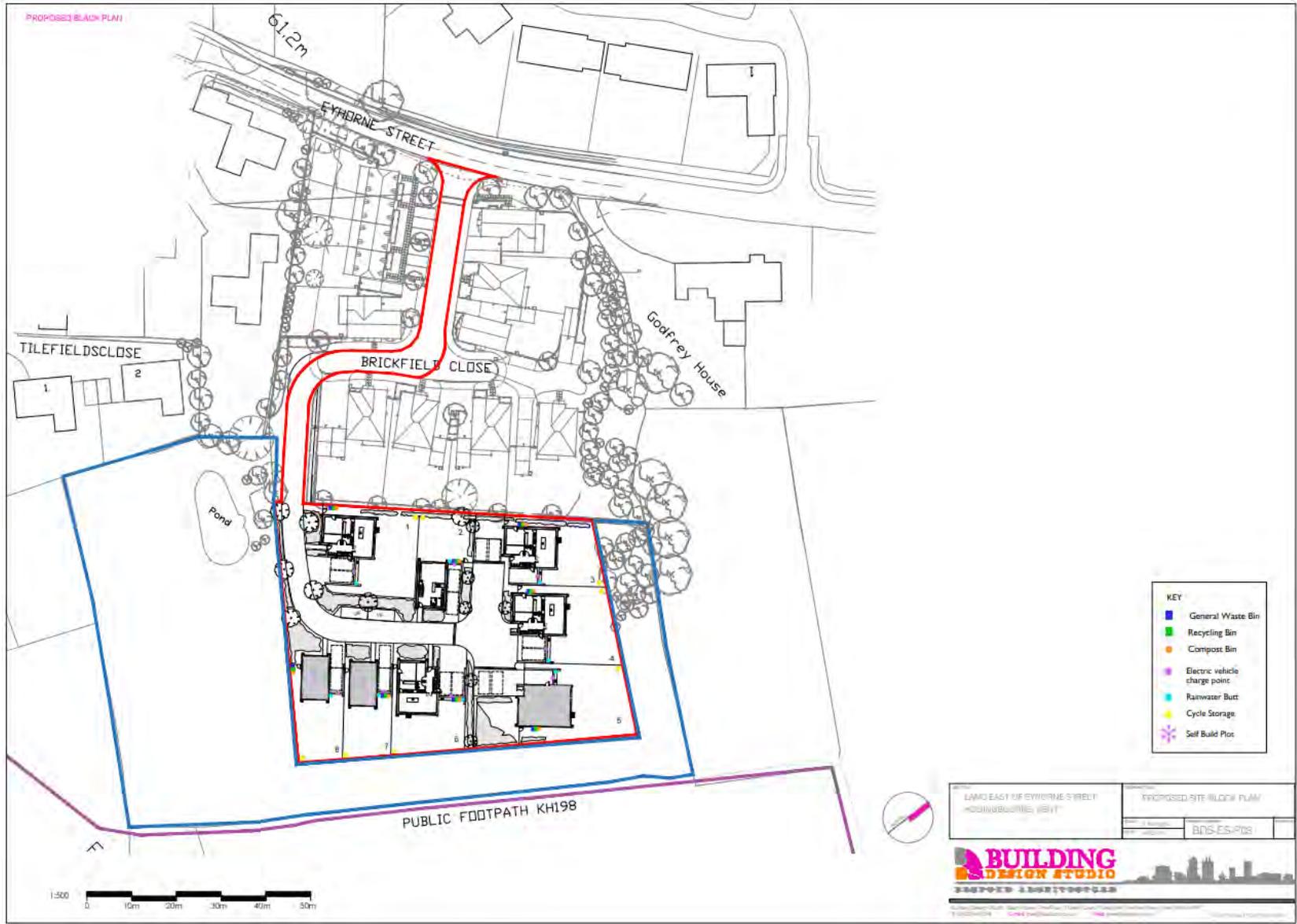


Figure 2: Proposed Development

10 HISTORICAL MAPPING



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Ordnance Surveyors Drawing, 1797

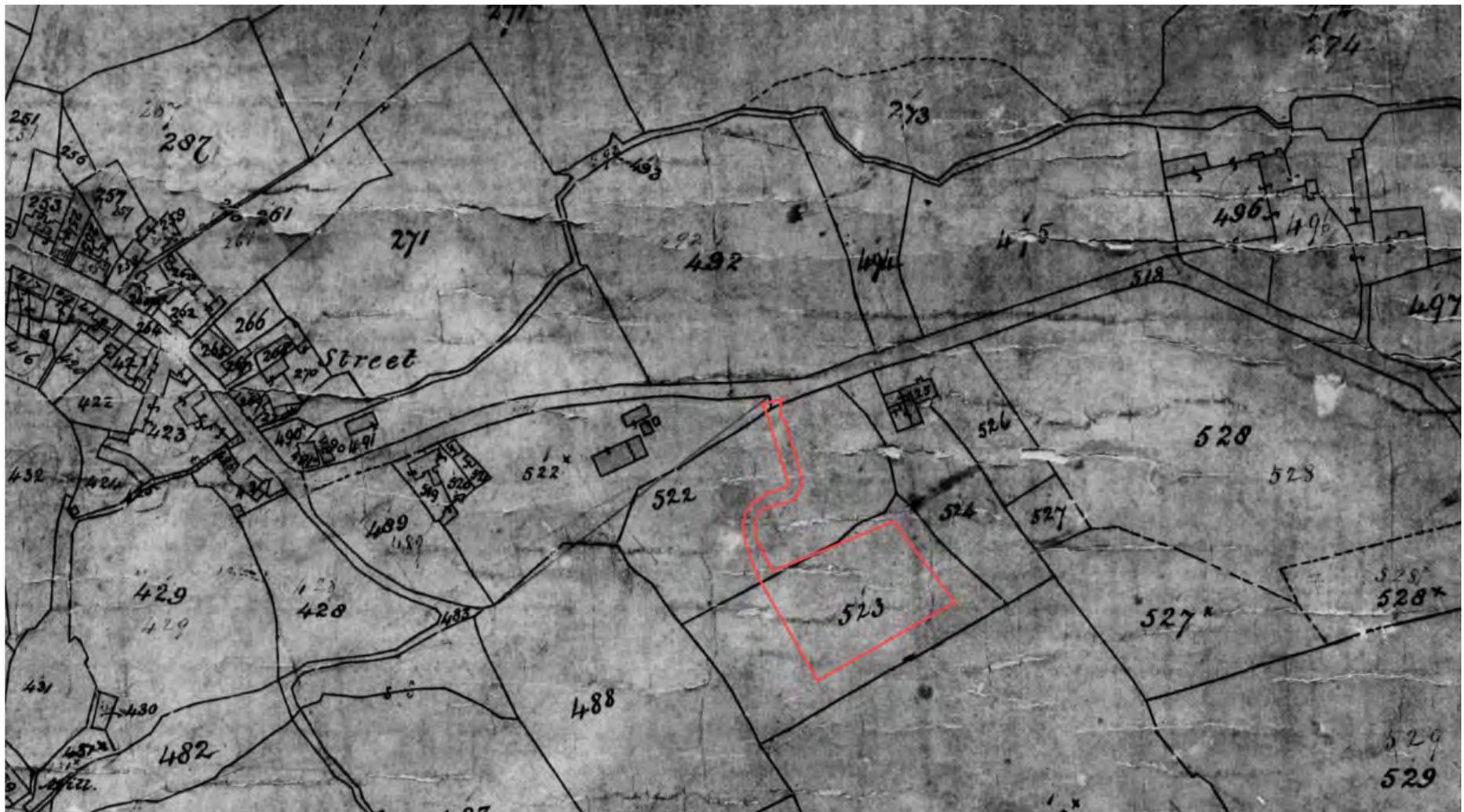


Figure 5: Hollingbourne Tithe Map 1840

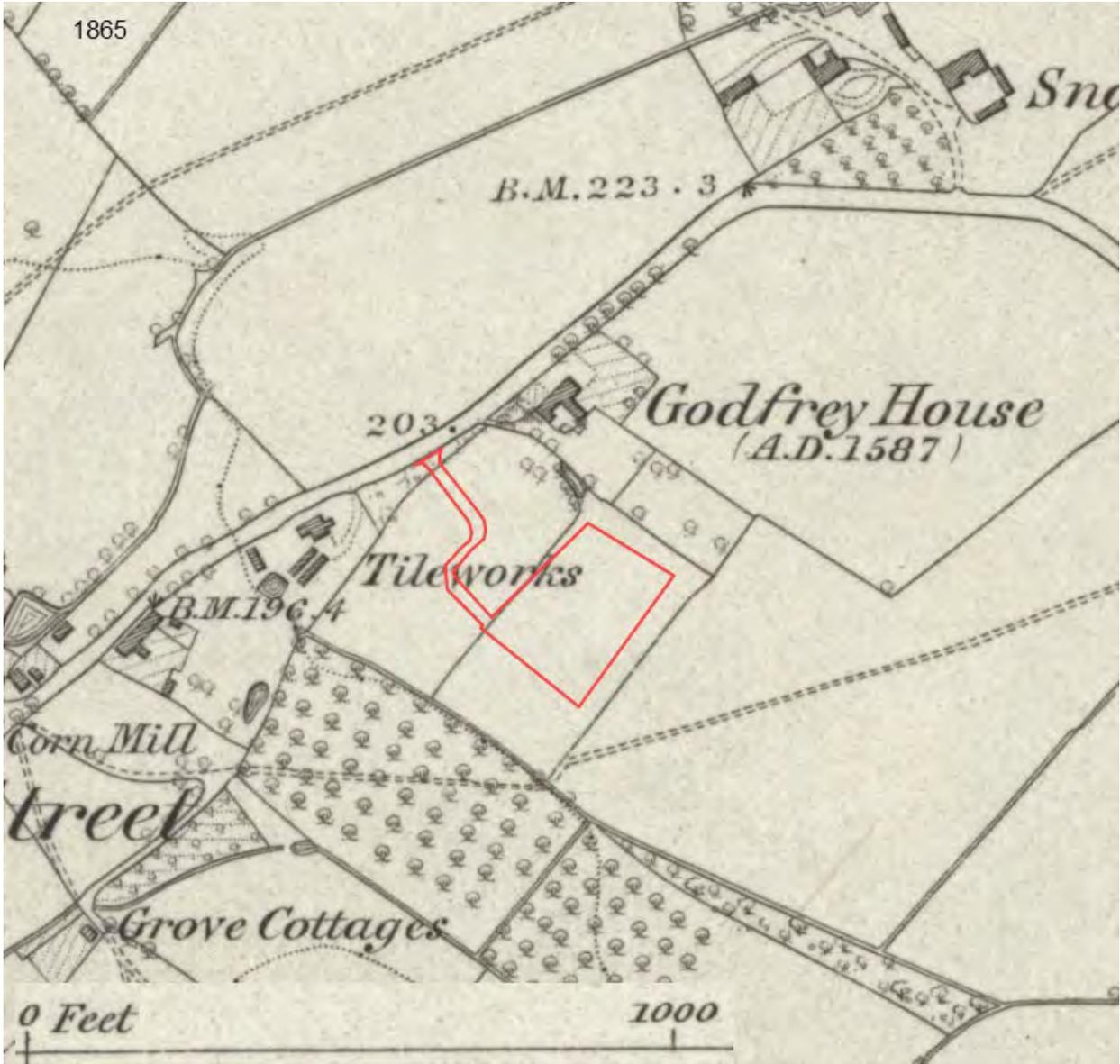


Figure 6: Historic OS Map 1865

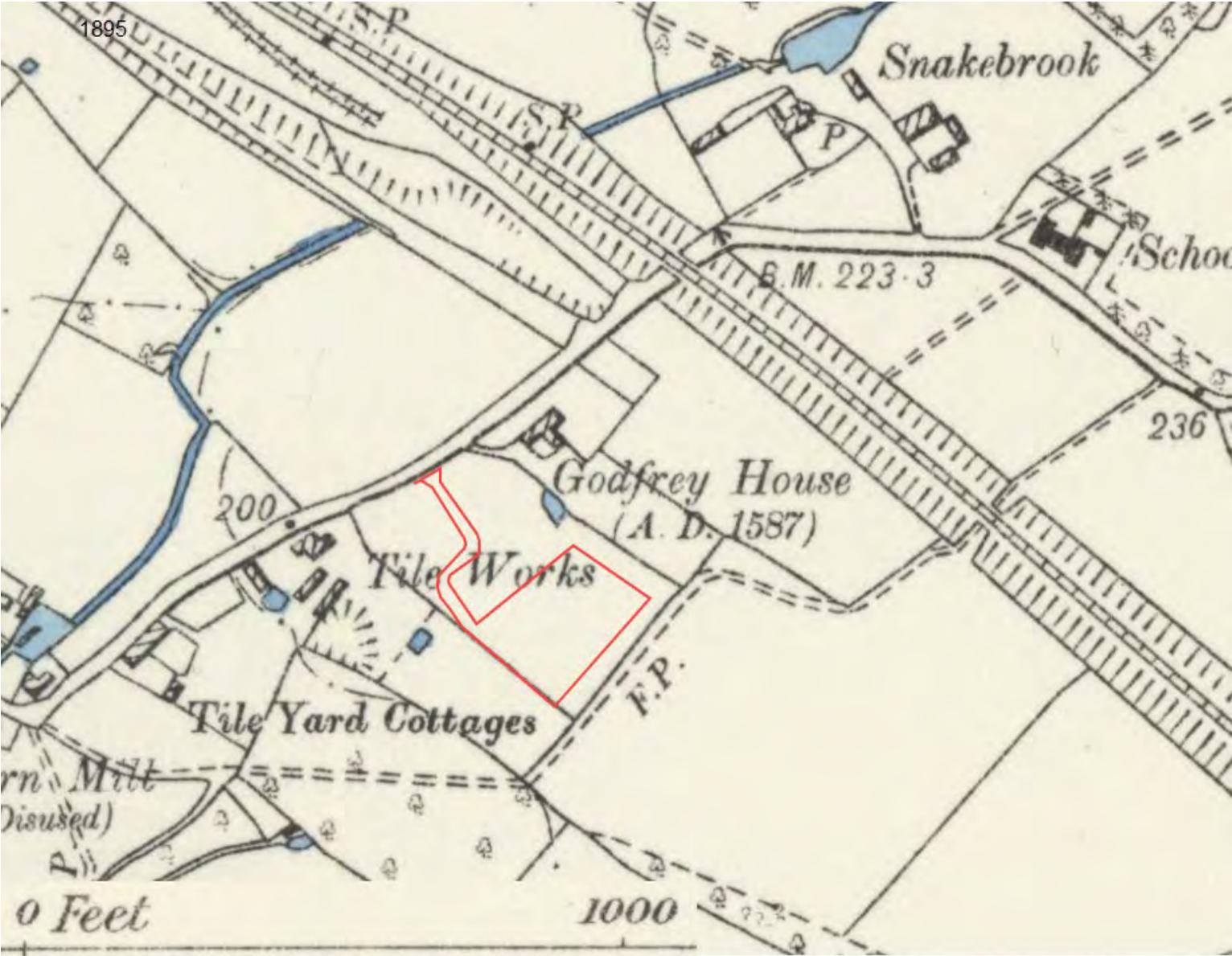


Figure 7: Historic OS Map from 1895

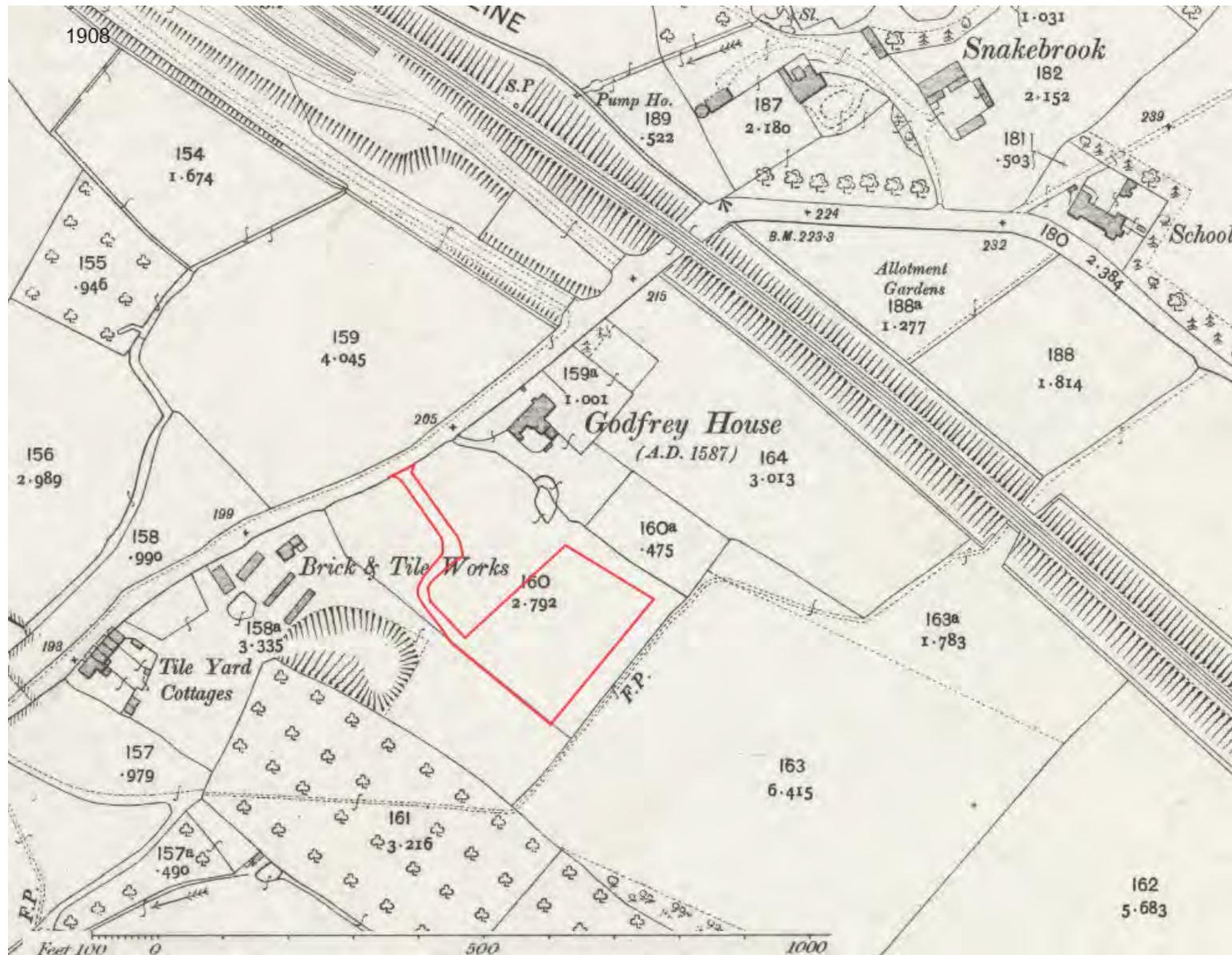


Figure 8: Historic OS Map 1908

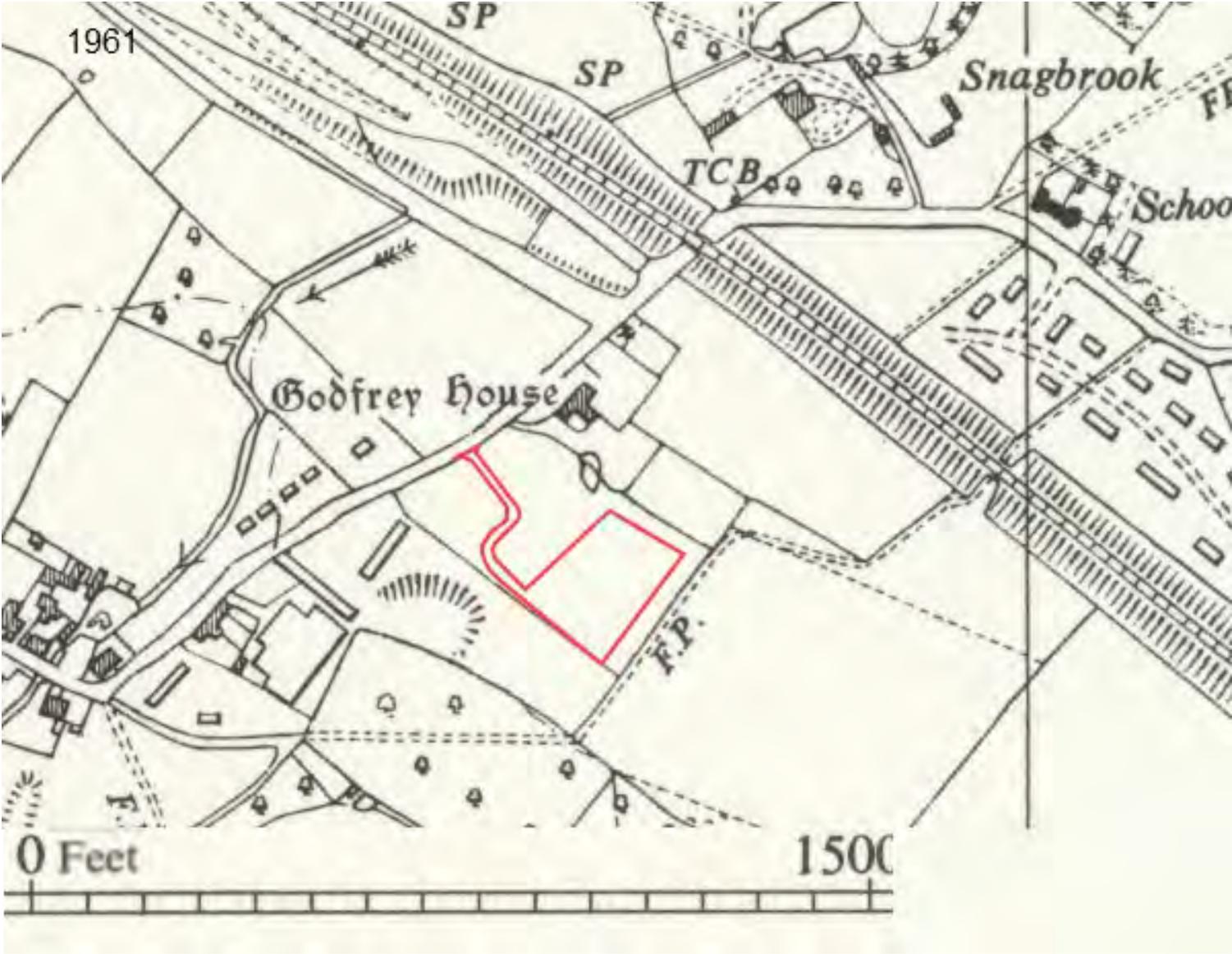


Figure 9: Historic OS Map 1961

11 APPENDIX 1 – KCC HER DATA. ALL DISTANCES TAKEN FROM THE SITE BOUNDARY

Kent HER ID	Record Type	Period	Distance	Description
PDA				
TQ 85 SW 91	Monument	Early Neolithic to Post Medieval	c. 455m SSW	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street. Evaluation and subsequent excavation south-east of Eyhorne Street, undertaken by OAU in 1999. Mainly consisting of pits
TQ 85 SW 98	Monument	Medieval	c. 515m W	Possible Medieval Pit, Eyhorne Street. During the conversion of the Coach House to domestic use a pit was found which predated the building. Bone, shell and a small fragment of peg-tile was recovered from the fill. Whilst the tile fragment is regarded as medieval (post 1200 AD) it may be residual and the feature itself could be later.
TQ 85 SW 99	Crash Site	Modern	c. 930m ESE	Aircraft Crash Site, Nr Greenway Court Road, Hollingbourne. A RAF Spitfire crashed in this area in the 27th September 1940. Nothing more is known about the crash.
TQ 85 NW 233	Listed Building	Post Medieval	c. 950m NE	Woodgate Grade II (1025306)
TQ 85 NW 228	Listed Building	Post Medieval	c. 975m NE	Bank Cottages Grade II (1025853)
TQ 85 SW 232	Listed Building	Post Medieval	c. 345m W	Glyder House Grade II (1031373)
TQ 85 SW 231	Listed Building	Post Medieval	c. 275m WSW	64 And 66 Eyhorne Street Grade II (1031382)
TQ 85 SW 214	Listed Building	Post Medieval	c. 375m W	The Old China Shop, Cottage Adjoining to The Right and the Limelet Grade II (1054832)
TQ 85 SW 211	Listed Building	Medieval	c. 435m W	Meadow Way Cottage Grade II (1054849)

TQ 85 SW 210	Listed Building	Post Medieval to Modern	c. 70m N	Godfrey House, Hollingbourne Grade II* (1054873)
TQ 85 NW 236	Listed Building	Medieval to Post Medieval	c. 940m NE	The Old Forge Grade II (1060772)
TQ 85 SW 155	Listed Building	Post Medieval	c. 305m W	Wimborne House Grade II (1060788)
TQ 85 SW 154	Listed Building	Post Medieval	c. 285m W	River Farmhouse Grade II (1060789)
TQ 85 SW 153	Listed Building	Post Medieval	c. 580m W	Wall Bounding South-East Side of Eyhorne Street Starting About 10 Metres West of Cotuams House Grade II (1060790)
TQ 85 SW 179	Listed Building	Post Medieval	c. 545m W	Cotuams House, The Cottage and Wall and Gatepier Attached to Northwest Grade II (1060791)
TQ 85 SW 161	Listed Building	Post Medieval	c. 520m W	Garden Wall and Gatepier About 20 Metres to North North East of Cotauams House Grade II (1060792)
TQ 85 SW 163	Listed Building	Post Medieval	c. 475m W	20 And 22 Eyhorne Street Grade II (1060793)
TQ 85 SW 166	Listed Building	Post Medieval	c. 460m W	April Cottage Grade II (1060794)
TQ 85 SW 168	Listed Building	Post Medieval to Modern	c. 415m W	The Windmill Public House Grade II (1060795)
TQ 85 SW 169	Listed Building	Post Medieval	c. 360m W	50 And 52 Eyhorne Street Grade II (1060796)
TQ 85 SW 170	Listed Building	Post Medieval	c. 310m W	Tanyard House Grade II (1060797)
TQ 85 NW 213	Listed Building	Medieval to Modern	c. 935m NE	Forge Cottages Grade II (1060801)
TQ 85 NW 205	Listed Building	Post Medieval	c. 780m NE	Grove House Grade II (1060803)
TQ 85 NW 206	Listed Building	Post Medieval to Modern	c. 715m NE	Six Bells Grade II (1060804)
TQ 85 NW 207	Listed Building	Post Medieval	c. 645m NE	Table Tomb to Edward Charlton About 2.5 Metres South of Church of All Saints Grade II (1060805)

TQ 85 NW 215	Listed Building	Post Medieval	c. 670m NE	Table Tomb About 2 Metres North of Porch of Church of All Saints Grade II (1060806)
TQ 85 NW 209	Listed Building	Medieval to Post Medieval	c. 655m NE	Manor Farmhouse Grade II (1060807)
TQ 85 NW 210	Listed Building	Medieval to Post Medieval	c. 800m NE	Garden Wall About 3 Metres East of South Wing of Hollingbourne Manor Grade II (1060808)
TQ 85 SW 139	Listed Building	Post Medieval to Modern	c. 830m WSW	Elnothington Cottages Grade II (1060823)
TQ 85 SW 149	Listed Building	Medieval to Modern	c. 600m W	Eyhorne Manor Grade II (1060826)
TQ 85 SW 148	Listed Building	Post Medieval	c. 610m W	Coachman'S Cottage Grade II (1060827)
TQ 85 SW 144	Listed Building	Post Medieval to Modern	c. 455m W	Lilac Cottage Grade II (1060828)
TQ 85 SW 217	Listed Building	Post Medieval	c. 345m W	57,59,61 Eyhorne Street Grade II (1060829)
TQ 85 SW 183	Listed Building	Medieval to Post Medieval	c. 920m S	Park Gate Inn Grade II (1060936)
TQ 85 SW 147	Listed Building	Post Medieval	c. 785m SW	Stable And Approximately 30 Metres of Garden Wall to Elnothington House Grade II (1086161)
TQ 85 NW 10	Find Spot	Roman	c. 975m NE	Roman coin
TQ 85 NW 14	Find Spot	Iron Age	c. 360m NE	Uninscribed gold stater
TQ 85 NW 16	Listed Building	Post Medieval to Modern	c. 810m NE	Hollingbourne Manor Grade I (1203946)
TQ 85 SW 185	Listed Building	Post Medieval to Modern	c. 750m SW	The Lodge and Gatepiers Attached (Pair of Gatepiers and Flanking Lodges) Grade II (1185561)
TQ 85 NW 18	Listed Building	Early Medieval or Anglo-Saxon to Modern	c. 660m NE	Church of All Saints, Hollingbourne Grade I (1203836)
TQ 85 NW 21	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Early-medieval gold coin

TQ 85 NW 154	Listed Building	Post Medieval	c. 940m NE	The Pilgrims Rest Inn Grade II (1203811)
TQ 85 NW 200	Listed Building	Post Medieval	c. 660m NE	Table Tomb About 2.5 Metres East of Vestry of Church of All Saints Grade II (1203889)
TQ 85 NW 174	Listed Building	Post Medieval to Modern	c. 680m NE	Hollingbourne Manor Mill Grade II (1203911)
TQ 85 NW 30	Find Spot	Medieval	c. 885m NE	Medieval bronze ewer spout
TQ 85 NW 31	Find Spot	Mesolithic	c. 360m NE	Medium tranchet axe/adze
TQ 85 NW 32	Find Spot	Mesolithic	c. 360m NE	Mesolithic artefacts. - 81 blades, 5 cores, a scraper and a worked piece of flint.
TQ 85 NW 33	Find Spot	Unknown	c. 360m NE	Oak sword, battle-axe, human skull and bones
TQ 85 NW 65	Listed Building	Medieval to Post Medieval	c. 920m NE	The Malthouse, Upper Street, Hollingbourne Grade II* (1344363)
TQ 85 NW 183	Listed Building	Post Medieval	c. 615m NE	Table Tomb to Richard Thomas About 43 Metres South of Church of All Saints Grade II (1281481)
TQ 85 NW 161	Listed Building	Post Medieval	c. 635m NE	Table Tomb About 6 Metres South of Church of All Saints Grade II (1281484)
TQ 85 NW 208	Listed Building	Post Medieval	c. 895m NE	Malt Cottage Grade II (1281525)
TQ 85 NW 164	Listed Building	Post Medieval	c. 750m NE	The Old Vicarage Grade II (1315890)
TQ 85 SW 9	Find Spot	Roman	c. 450m W	Romano-British pot found
TQ 85 SW 275	Listed Building	Post Medieval	c. 740m SW	Park Mill House Grade II (1336281)
TQ 85 SW 10	Find Spot	Early Medieval or Anglo-Saxon	c. 670m W	Saxon coin found 1845
TQ 85 NW 221	Listed Building	Post Medieval	c. 700m NE	The Old Cottage and The Small Cottage. Grade II (1344327)

TQ 85 NW 220	Listed Building	Post Medieval	c. 635m NE	Table Tomb About 22 Metres South of Church of All Saints Grade II (1344328)
TQ 85 NW 219	Listed Building	Post Medieval	c. 725m NE	Penn Court Grade II (1344329)
TQ 85 SW 269	Listed Building	Post Medieval	c. 985m SSE	Sandhurst Grade II (1344336)
TQ 85 SW 270	Listed Building	Post Medieval	c. 475m W	Niton House Grade II (1344339)
TQ 85 SW 279	Listed Building	Post Medieval	c. 420m W	Vine Cottage And Cottage Adjoining Grade II (1344340)
TQ 85 NW 214	Listed Building	Post Medieval	c. 825m NE	Garden Wall About 3 Metre East of Base of North Wing of Hollingbourne Manor Grade II (1344347)
TQ 85 SW 280	Listed Building	Post Medieval	c. 505m W	6-16 Eyhorne Street Grade II (1344356)
TQ 85 SW 265	Listed Building	Post Medieval	c. 440m W	Foxgrove House Grade II (1344357)
TQ 85 SW 258	Listed Building	Post Medieval to Modern	c. 380m W	42-46 Eyhorne Street Grade II (1344358)
TQ 85 SW 257	Listed Building	Medieval to Post Medieval	c. 245m NNE	Snagbrook Grade II (1344359)
TQ 85 SW 151	Listed Building	Post Medieval to Modern	c. 625m W	Autumn Cottage Grade II (1344361)
TQ 85 SW 222	Listed Building	Post Medieval	c. 610m SW	Oakfield Grade II (1367038)
TQ 85 SW 223	Listed Building	Post Medieval	c. 820m WSW	Elnothington House and Front Garden Walls Attached. Grade II (1367043)
TQ 85 SW 234	Listed Building	Post Medieval	c. 520m W	Elm Cottage Grade II (1367083)
TQ 85 SW 227	Listed Building	Post Medieval	c. 395m W	34-40 Eyhorne Street Grade II (1374144)

TQ 85 SW 104	Monument	Post Medieval	c. 360m W	Post-medieval features and late Iron Age and medieval pottery deposits, Eyhorne St, Hollingbourne, Maidstone. Excavation in 2004. Scatter of late Iron Age and medieval pottery deposits which are probably the result of hillwash. Artefacts included Grape pips.
TQ 85 NW 240	Monument	Roman	c. 540m NNE	Roman villa at Snagbrook Farm, Hollingbourne. A parch mark, resistivity survey and a trial trench revealed the foundations of a Roman villa.
TQ 85 NW 241	Monument	Roman	c. 485m NNE	Roman building, Snagbrook Farm, Hollingbourne. Parchmark showed in pasture in August 2006. Resistivity survey revealed a building 23m x16m orientated east west, with one aisle on north side and a possible second aisle on the south. Possibly a curved apse at the west end.
TQ 85 NW 242	Monument	Unknown	c. 425m NNE	Large building at Snagbrook, Hollingbourne. A resistivity survey revealed a large building on the west bank of the Snagbrook stream. Approximately 40m X 40m. The whole structure suggests it is a Roman Bath house. This theory is borne out by the presence of Roman tegula and imbrex sherds in the bank of the Snagbrook stream.
TQ 85 NW 243	Monument	Unknown	c. 525m NNE	Possible ring ditch in Little Snagbrook Field. Resistivity survey located a circular double ditched feature. Showed a few metres east of the villa. No indication of ditches was visible on the surface.
MKE70191	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70192	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70193	Find Spot	Post Medieval	c. 780m NE	Foreign gold coin
MKE70194	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70195	Find Spot	Medieval	c. 780m NE	Medieval silver coin

MKE70196	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70239	Find Spot	Post Medieval	c. 640m NE	Post Medieval copper alloy belt
MKE70240	Find Spot	Post Medieval	c. 720m NE	Post Medieval copper alloy coin
MKE70241	Find Spot	Early Medieval or Anglo-Saxon	c. 720m NE	Early Medieval silver coin
MKE70248	Find Spot	Late Iron Age	c. 805m ENE	Iron Age copper alloy coin
MKE70249	Find Spot	Late Iron Age	c. 895m N	Iron Age silver coin
MKE70291	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70292	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70293	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70294	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70295	Find Spot	Early Medieval or Anglo-Saxon	c. 780m NE	Early Medieval silver coin
MKE70359	Find Spot	Iron Age	c. 360m NE	Iron Age silver coin
MKE70380	Find Spot	Medieval	c. 685m WNW	Medieval copper alloy buckle
MKE70473	Find Spot	Early Medieval or Anglo-Saxon	c. 490m ENE	Early Medieval silver coin
MKE70501	Find Spot	Early Medieval or Anglo-Saxon	c. 625m NE	Early Medieval gold coin
MKE70502	Find Spot	Early Medieval or Anglo-Saxon	c. 625m NE	Early Medieval silver coin
MKE70505	Find Spot	Early Medieval or Anglo-Saxon	c. 625m NE	Early Medieval silver coin
MKE70510	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70511	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin

MKE70512	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70513	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70514	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70515	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70516	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70517	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70518	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70519	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70520	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70521	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70522	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70524	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval gold coin
MKE70525	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70526	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70527	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70528	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin

MKE70529	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70530	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70531	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70532	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70533	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70534	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70535	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70536	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70537	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70538	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70539	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70540	Find Spot	Early Medieval or Anglo-Saxon	c. 650m ENE	Early Medieval silver coin
MKE70552	Find Spot	Medieval	c. 650m ENE	Medieval copper alloy book fitting
MKE70562	Find Spot	Late Iron Age	c. 500m NE	Iron Age silver coin
MKE70843	Find Spot	Early Medieval or Anglo-Saxon	c. 610m NE	Early Medieval copper alloy strap end
MKE70844	Find Spot	Roman to Early Medieval or Anglo-Saxon	c. 760m ENE	Roman copper alloy pin
MKE70845	Find Spot	Late Iron Age	c. 760m ENE	Iron Age copper alloy brooch

MKE70980	Find Spot	Early Medieval or Anglo-Saxon	c. 585m ENE	Early Medieval silver scabbard
MKE70997	Find Spot	Early Medieval or Anglo-Saxon	c. 630m ENE	Early Medieval iron sword pommel
MKE71094	Find Spot	Iron Age	c. 805m ENE	Iron Age copper alloy coin
MKE71095	Find Spot	Iron Age	c. 895m N	Iron Age silver coin
MKE71104	Find Spot	Iron Age	c. 500m NE	Iron Age silver coin
MKE71129	Find Spot	Iron Age	c. 360m NE	Iron Age copper alloy coin
MKE71194	Find Spot	Iron Age	c. 360m NE	Iron Age gold coin
TQ 85 NW 267	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 268	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 269	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 270	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon gold shilling ('thrymsa'), Hollingbourne
TQ 85 NW 271	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Merovingian gold tremissis, Hollingbourne
TQ 85 NW 272	Find Spot	Medieval	c. 360m NE	Anglo-Norman silver penny, Hollingbourne
TQ 85 NW 273	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 274	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 275	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Merovingian gold tremissis, Hollingbourne
TQ 85 NW 276	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Early Denarial silver early penny ('sceat'), Hollingbourne
TQ 85 NW 277	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 278	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Early Denarial silver early penny ('sceat'), Hollingbourne

TQ 85 NW 279	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 280	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 281	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 282	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 283	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 284	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 285	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 286	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 287	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon gold shilling ('thrymsa'), Hollingbourne
TQ 85 NW 288	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 289	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 290	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 291	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 292	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 293	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Anglo-Saxon silver penny, near Hollingbourne

TQ 85 NW 258	Monument	Unknown	c. 930m N	Cropmark of a field system to the north east of Hollingbourne. A field system visible as a cropmark in aerial photos from 2007 to the north-east of Hollingbourne.
TQ 85 SW 297	Building	Modern	c. 545m W	George V pillar box, Musket Lane, Eyhorne Street
TQ 85 SW 296	Monument	Post Medieval	c. 640m W	Demolition layer of a Post Medieval building, Eyhorne Street. Found during boreholing in 1995.
TQ 85 NW 129	Building	Post Medieval to Modern	c. 500m NW	Hollingbourne station
MKE85005	Farmstead	Post Medieval	c. 980m W	Musketstone. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmstead completely demolished.
MKE85065	Farmstead	Post Medieval	c. 665m NE	Manor Farm
MKE85066	Farmstead	Post Medieval	c. 270m NE	Snagbrook (Snakebrook)
MKE85067	Farmstead	Post Medieval	c. 890m S	Parkgate Farm. A dispersed plan farmstead. Altered - partial loss of original form (less than 50%).
MKE85074	Farmstead	Post Medieval	c. 580m SW	Oakfield Grade II (1367038)
MKE85075	Farmstead	Post Medieval	c. 475m W	Outfarm north of Eyhorne Street
MKE85076	Farmstead	Post Medieval	c. 265m W	River Farm
TQ 85 NW 298	Crash Site	Modern	c. 360m NE	Crash site of Hawker Hurricane I. Crashed 7th September 1940 at Hollingbourne. Pilot killed. Aircraft written off.
TQ 85 NW 297	Crash Site	Modern	c. 360m NE	Crash site of Hawker Hurricane I. Crashed 8th September 1940 at Hollingbourne. Pilot injured. Aircraft written off. Site excavated by Kent Battle of Britain Museum.
TQ 85 NW 296	Crash Site	Modern	c. 360m NE	Crash site of Messerschmitt Bf109E. crashed 12th October 1940 on Chantry Farm, Hollingbourne. Pilot baled out, captured. Aircraft written off.
TQ 85 NW 308	Crash Site	Modern	c. 360m NE	Crash site of Supermarine Spitfire I. crashed and burned 18th September 1940 at Hollingbourne. Pilot injured. Aircraft lost.

TQ 85 NW 294	Crash Site	Modern	c. 360m NE	Crash site of Supermarine Spitfire II. Crashed 17th October 1940 at Hollingbourne. Pilot killed. Aircraft written off
TQ 85 SW 309	Listed Building	Modern	c. 255m NE	Hollingbourne War Memorial Grade II (1415052)
MKE95966	Find Spot	Early Medieval or Anglo-Saxon	c. 535m NE	Copper alloy mount
MKE109949	Find Spot	Medieval	c. 445m S	Post Medieval lead token
MKE110030	Find Spot	Roman	c. 360m NE	Roman copper alloy coin
MKE110031	Find Spot	Early Medieval or Anglo-Saxon to Medieval	c. 360m NE	Early Medieval copper alloy tweezers
MKE110032	Find Spot	Early Medieval or Anglo-Saxon	c. 360m NE	Early Medieval copper alloy buckle
MKE110033	Find Spot	Early Medieval or Anglo-Saxon	c. 455m NE	Early Medieval glass bead
MKE110065	Find Spot	Post Medieval	c. 560m SSE	Post Medieval copper alloy bell
TQ 85 SW 319	Building	Post Medieval to Modern	c. 485m W	Former Methodist Chapel, Eyhorne Street, Hollingbourne, Maidstone
MKE113316	Find Spot	Post Medieval	c. 225m SSW	Post Medieval silver seal matrix
TQ 75 NE 816	Monument	Post Medieval to Modern	c. 135m NE	Sevenoaks, Maidstone and Tunbridge Wells branch railway. Opened between Swanley and Sevenoaks in 1862 and extended to Maidstone in 1874.
TQ 55 SE 124	Monument	Early Mesolithic to Modern	c. 960m NE	Pilgrim's Way / North Downs Way. Prehistoric trackway following the ridge of the North Downs escarpment. For much of its course it is followed by a parallel trackway at the foot of the scarp.
TQ 85 SW 326	Monument	Post Medieval	Adjacent to PDA	Site of Tile Works, Eyhorne Street, Hollingbourne. Shown on the 1st and 2nd Edition O/S maps. The site has now been developed for housing.
TQ 85 SW 82	Landscape	Medieval to Modern	c. 700m SW	Leeds Castle Park. Medieval deer park landscaped C18. Registered Park & Garden Grade II* (1000184)

Event ID	DATE	Type	Distance	Description
EKE10597	2006	Geophysical Survey	c. 435m NNE	Resistivity survey over parchmarks in meadow at Little Snagbrook, Hollingbourne. Surveyed area 200m X 60m
EKE10598	2006	Test Pits	c. 430m NNE	Trial pits were dug over the 'wall' along the north side of the easternmost building. 2nd building also had a 1x1m. trial trench dug over one wall and a slot in the centre of the building. A trial trench was also dug on one area of building 3 (beside the Snagbrook stream) (TQ 85 NW 24)
EKE10747	1999	Watching Brief	c. 450m SW	Targeted watching brief at Eyhorne Street, Hollingbourne. Activity from the Late Neolithic to the Late Iron Age, mostly in the form of pits
EKE10021	2004	Evaluation	c. 340m W	The Limes, Eyhorne Street. Two evaluation trenches revealed a series of post-medieval features. Also, a scatter of late Iron Age and medieval pottery which may be hillwash deposit.
EKE13090	2012	Watching Brief	c. 340m W	The Limes, Eyhorne Street. Monitoring of a test trench (archaeological and geotechnical). No archaeological finds or features were observed
EKE5706	1999	Watching Brief	c. 650m NE	Land Adjacent to All Saints Church, Hollingbourne. No archaeological finds or features were noted on the main site, but possible stone foundations were noted just to the north and metal detectorists have found large amounts of A/S coins in the field to the south-west.
EKE15859	2012	Watching Brief	c. 340m W	The Limes, Eyhorne Street. A Watching Brief during the construction of a new larger conservatory and external paved area on the site of a former conservatory and paved area. Whilst the lack of archaeological finds, features or deposits encountered during monitoring this limited excavation, the potential of further archaeological discoveries across the area occupied by Eyhorne Street
EKE12227/ EKE12228	1995	Geophysical Survey	c. 885m W / c. 435m S	Geophysical survey west of Eyhorne Street. carried out as part of the Channel Tunnel Rail Link works
EKE10741	2010	Desk Based Assessment	c. 525m SSW	Historic environment analyses of 29 sites of CCTV

				upgrade works along the M20
EKE12856	2010	Watching Brief	c. 900m SSW	Leeds Castle ticket office. No finds of features
EKE5926	2008	Watching Brief	c. 500m W	Conversion of Coach House, Cotuams Hall. Two pits were found, one of which is pre the Coach House and could be post-1200 AD in date.
EKE19618	1994-1995	Desk Based Assessment	c. 1000m W	Proposed MSA development, Junction 8, M20 Hollingbourne
EKE20277	2019	Heritage Statement	c. 580m W	Pear Tree Cottage, Hollingbourne
EKE5167	1999	Evaluation	c. 365m SW	South east of Eyhorne Street village prior to CTRL works. Evaluation in advance of proposed development recorded Late Bronze Age occupation features and a Late Iron Age feature
EKE13352	2011	Watching Brief	c. 920m S	Park Gate Cottages. The excavation of a compact pit and 37m of pipe cabling was monitored. No archaeological finds, features or deposits were identified
EKE10672 / EKE11612 / EKE11613 / EKE14724 / EKE22378		Desk-top report, geotechnical Survey, Bore holing, fieldwalking, excavation	c. 450m SW	CTRL – Various works

Figure 10: Gazetteer of HER Data

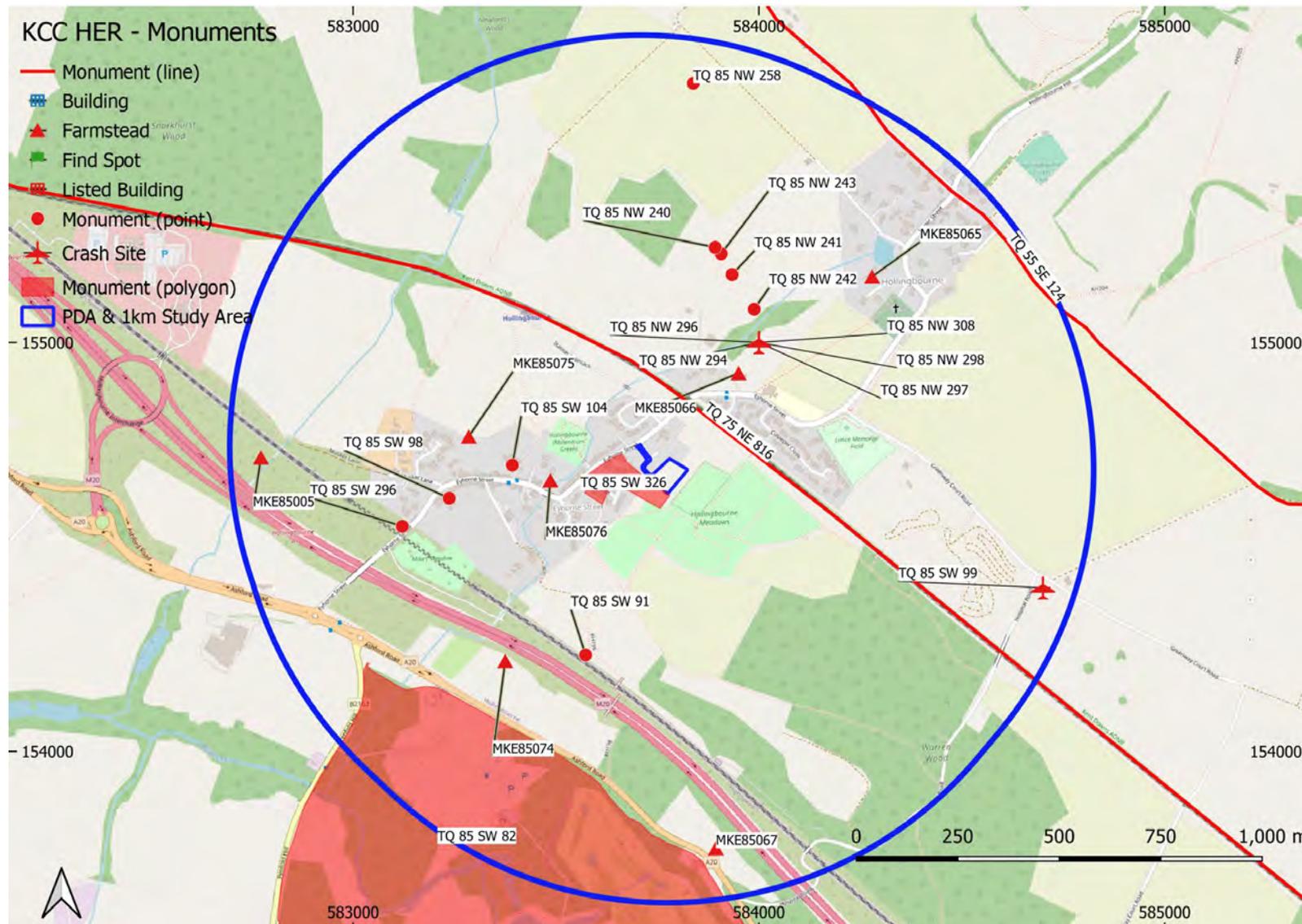


Figure 11: KHER Monument Record



Figure 12: KHER Historic Landscape Classification

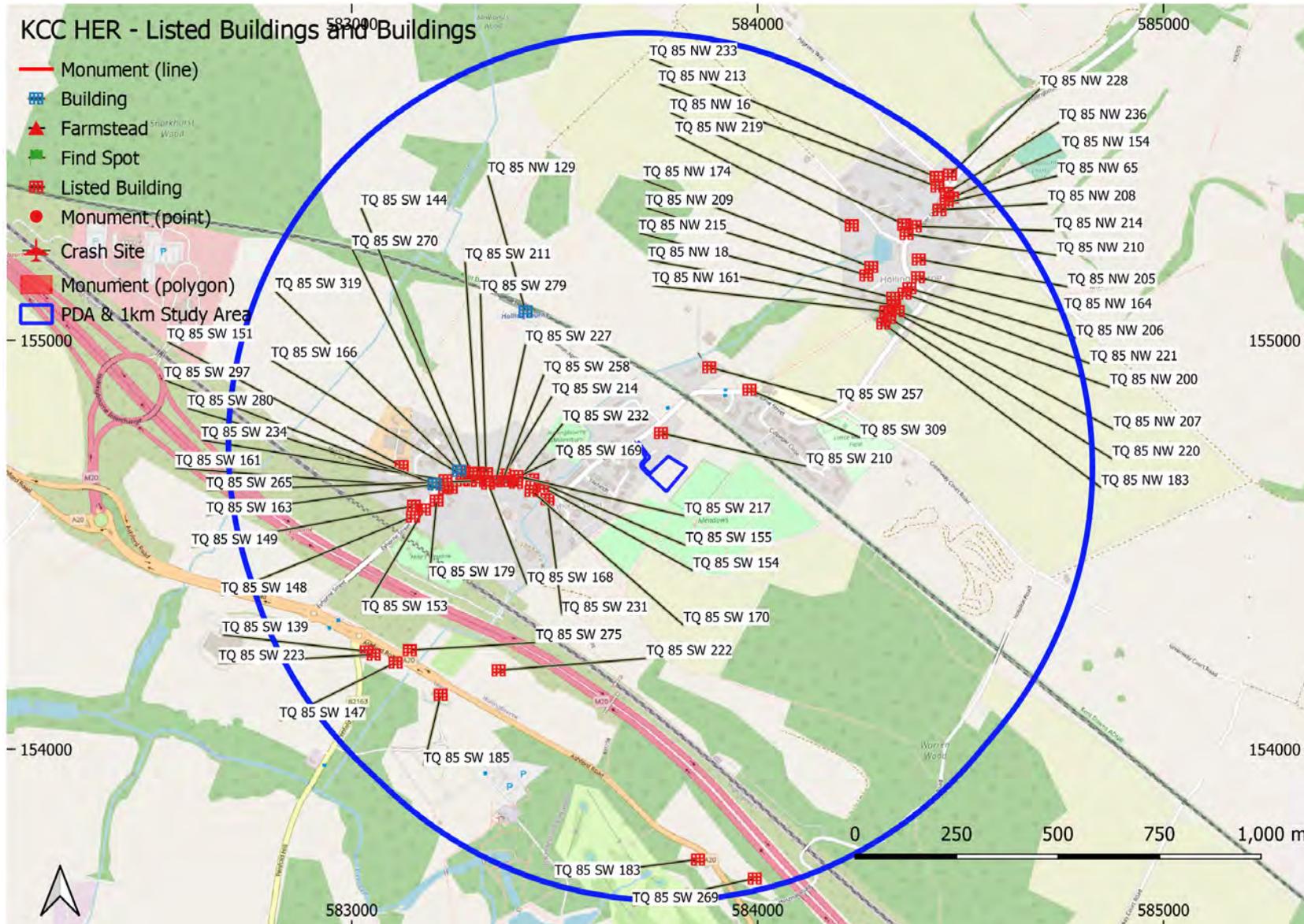


Figure 13: Kent HER Buildings and Listed Buildings

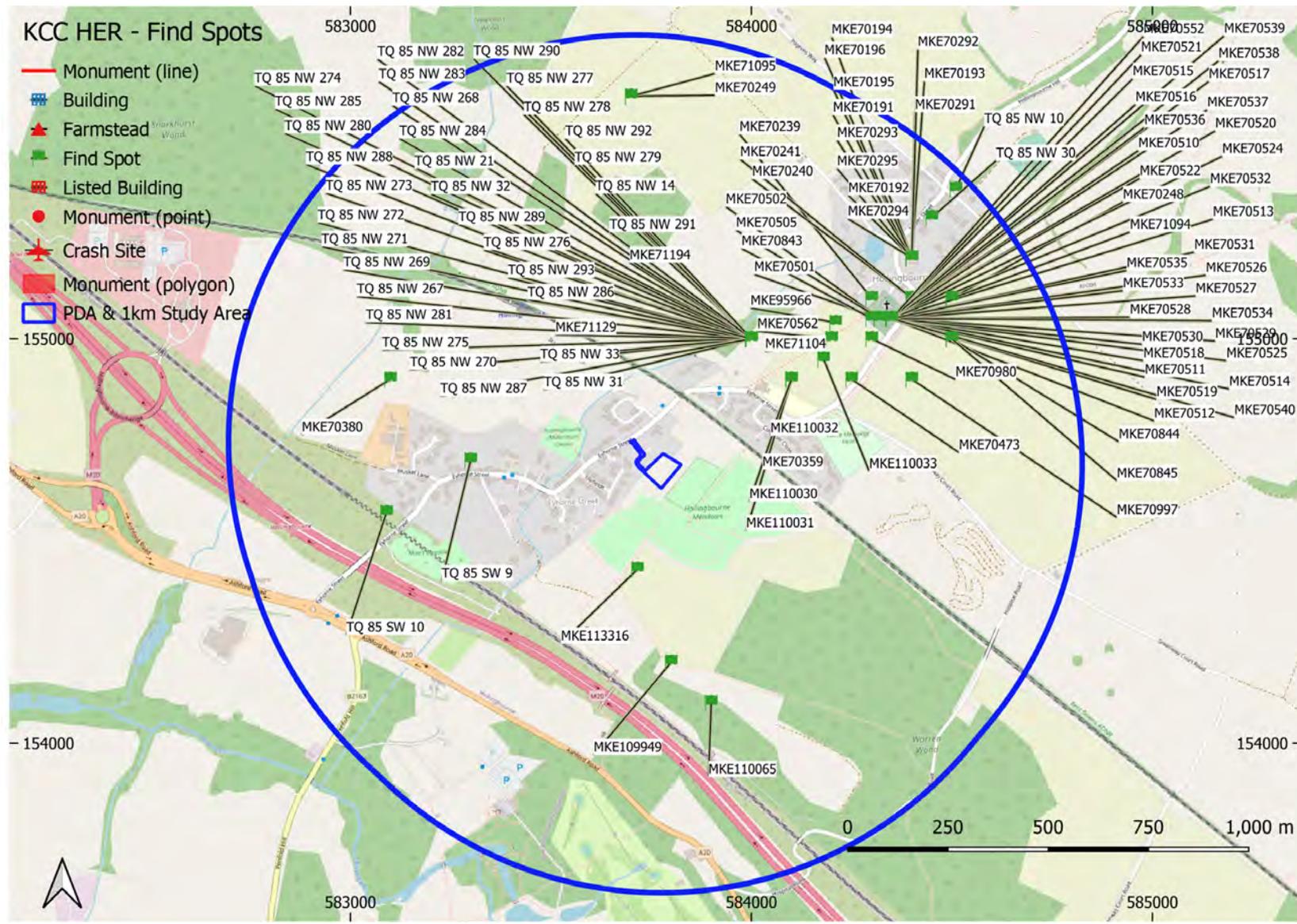


Figure 14: Kent HER – Find Spots

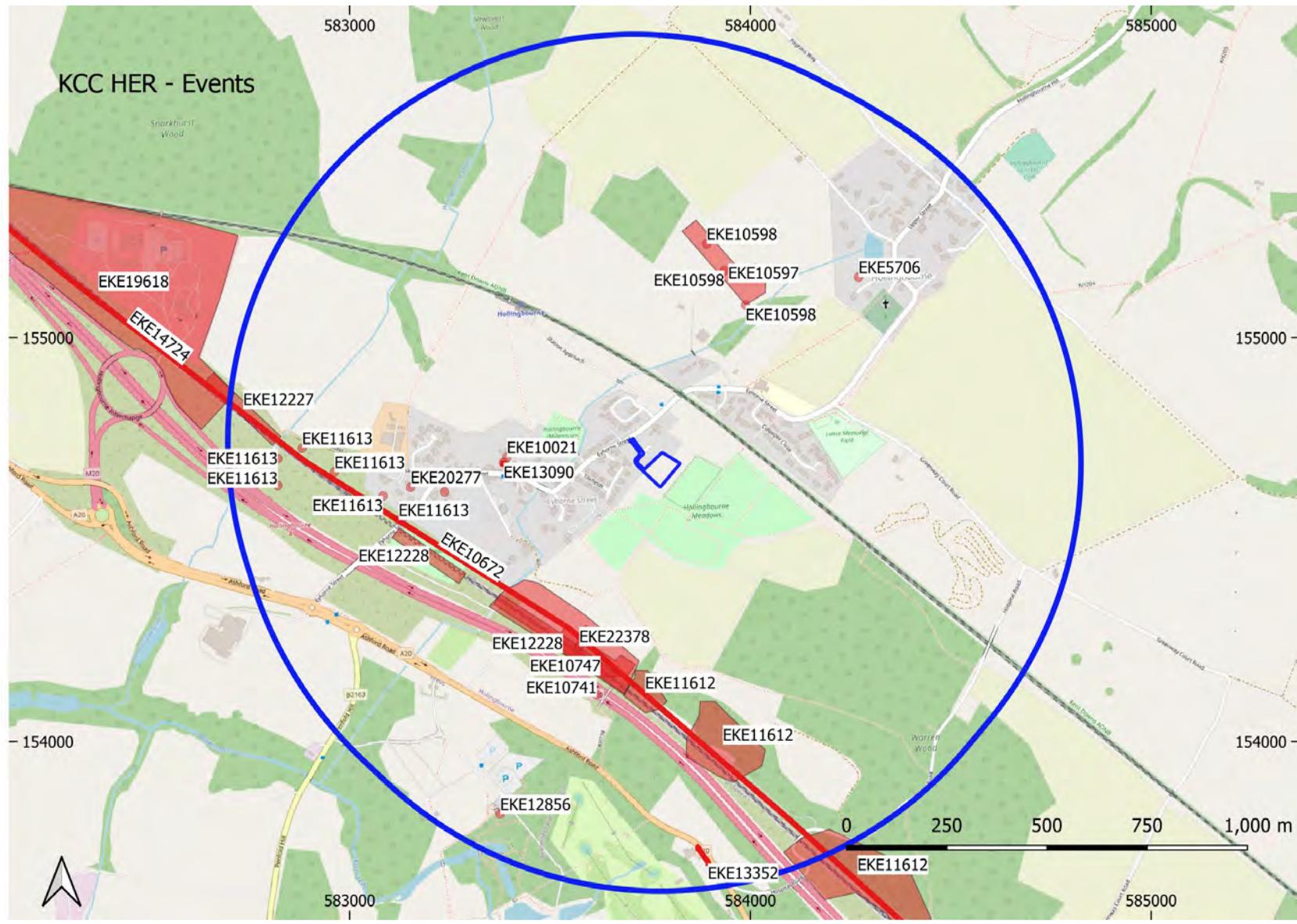


Figure 15: KHER Events



Figure 16: KHER Conservation Area

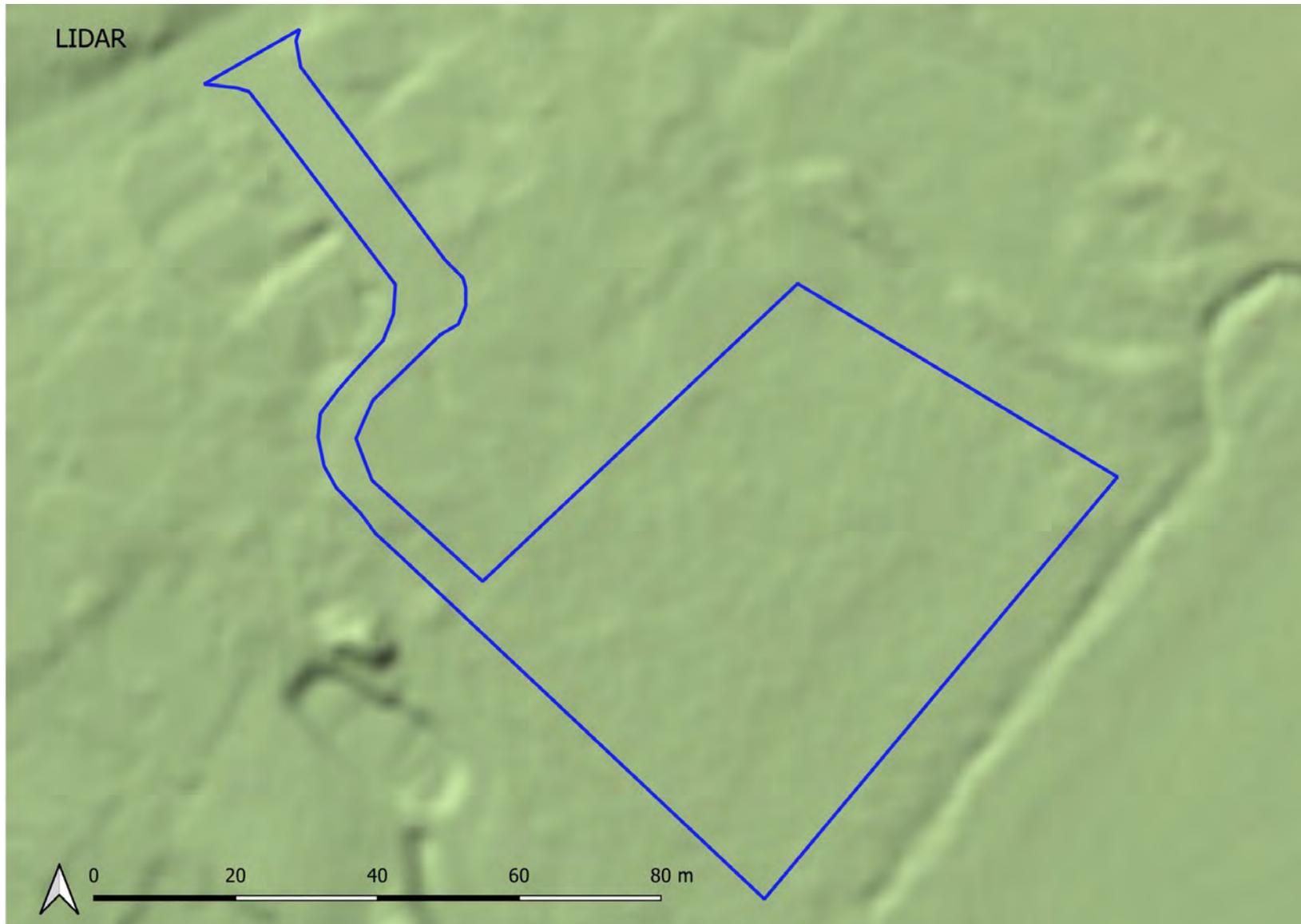


Figure 17: 1m DTM LIDAR (Environment Agency)

12 PLATES



Plate 1: 1940s. (Google Earth).



Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2022 (Google Earth)



Plate 6: Entrance to the PDA (facing SE)



Plate 7: North western side of the PDA (facing NE)



Plate 8: View along the northern boundary of the PDA (facing NE)



Plate 9: View across the PDA (facing NE)



Plate 10: View across the PDA (facing ENE)



Plate 11: View across the PDA (facing SW)



Plate 12: View along southern boundary of the PDA (facing SSW)



Plate 13: Plate locations