



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent.

September 2023

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent.

National Grid Reference TQ 95583 48913



Report for A Better Choice for Property Development Limited

Date of Report: 15th September 2023

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

Contents

1	INTRODUCTION	8
1.1	Project Background	8
1.2	The Site	8
1.3	Scope of Document	10
2	PLANNING BACKGROUND	11
2.1	Introduction.....	11
2.2	National Planning Policy Framework (NPPF)	11
2.3	Local Policies	16
3	AIMS AND OBJECTIVES	18
3.1	Introduction.....	18
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	19
4	METHODOLOGY.....	21
4.1	Introduction.....	21
4.2	Sources	21
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT	23
5.1	Introduction.....	23
5.2	Designated Heritage Assets.....	23
5.3	Previous Archaeological Works.....	24
5.4	Archaeological and Historical Narrative.....	27
5.8	Aerial Photographs.....	30
5.9	Summary of Potential.....	32
6	IMPACT ASSESSMENT.....	38
6.1	Introduction.....	38
7	ARCHAEOLOGICAL MITIGATION.....	39
7.1	Introduction.....	39
8	OTHER CONSIDERATIONS.....	40
8.1	Archive.....	40
8.2	Reliability/Limitations of Sources.....	40
8.3	Copyright	40
9	REFERENCES.....	41
9.1	Bibliographic.....	41
9.2	Websites.....	41
9.3	APPENDIX 1 – KCC HER Data.	50

List of Plates

Plate 1: 1929 (Britian from Above).....	71
Plate 2: 1946. (Google Earth).	72
Plate 3: 1960s (Google Earth).....	73
Plate 4: 1990 (Google Earth)	74
Plate 5: 2003 (Google Earth)	75
Plate 6: 2022 (Google Earth)	76
Plate 7: View along the western boundary of the PDA, now Alderbed Close (facing NE)	77
Plate 8: View across the PDA from the south west corner (facing SE).....	78
Plate 9: View across the PDA (facing NW).....	79
Plate 10: View across the PDA (facing NE)	80
Plate 11: View across the PDA (facing NE)	81
Plate 12: View of the building (facing NE)	82
Plate 13: View along the eastern side of the building (facing NE)	83
Plate 14: View across the PDA (facing SW)	84
Plate 15: Roadside entrance to the eastern part of the PDA (facing NE).....	85
Plate 16: Remains of greenhouses in the far eastern part of the PDA (facing W)	86
Plate 17: View across the eastern part of the PDA (facing NE).....	87
Plate 18: View of the southern boundary of the PDA (facing NW)	88
Plate 19: View across the north eastern part of the PDA (facing SE).....	89
Plate 20: View across the northern part of the PDA (facing NNW).....	90
Plate 21: View across the PDA (facing SW)	91
Plate 22: View across the PDA (facing SE).	92
Plate 23: Plate locations	93

List of Figures

Figure 1: Location Maps, Scale: 1:10,000, 1:1,250	43
Figure 2: Proposed Development.....	44
Figure 3: Andrew, Dury and Herbert Map from 1769	45
Figure 4: OS Surveyors Drawing 1797	45
Figure 5: Charing Tithe Map 1839	46
Figure 6: Historic OS Map 1871,	46
Figure 7: Historic OS Map from 1898	47
Figure 8: Historic OS Map 1906	48
Figure 9: Historic OS Map 1936,	49
Figure 10: Gazetteer of HER Data.....	57
Figure 11: KHER Monument Record.....	59
Figure 12: Kent HER – Scheduled Monuments.....	60
Figure 13: KHER Historic Landscape Classification	61
Figure 14: KHER Events.....	62
Figure 15: Conservation Areas	63
Figure 16: KHER Stour Palaeolithic Areas	64
Figure 17: LIDAR (Environment Agency)	65
Figure 18: Ashford Borough Council Policy Map S9	66
Figure 19: Location of SWAT Evaluation Trenches adjacent to the PDA.....	67
Figure 20: Areas referred to for the adjacent SMS (SWAT Archaeology, 2022).	68
Figure 21: All archaeological features in the area adjacent to the PDA (SWAT Archaeology, 2022).....	69
Figure 22: Features of key phases from the SMS (SWAT Archaeology, 2022)	70

Conditions of Release

All rights including translation reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without prior written permission from SWAT Archaeology

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent.

Summary

SWAT Archaeology has been commissioned by A Better Choice for Property Development Limited to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent. This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

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

The development site is pasture, located on the southeast side of the village of Charing. To the north and south of the site lies arable farmland. The overall development site measured approximately 1.7ha in size and is bounded to the northwest by the Arthur Baker Playing Field. The east and southeast boundaries are formed by mature shrubbery and to the north east are the 'Alder beds' - an area of local biodiversity comprising wet woodland and meadow. The southern boundaries are formed by the A20 Ashford Road. The western boundary is the newly created Alderbed Close access road.

The assessment has shown that the potential for archaeology at the PDA is considered high for most periods with the exception of the Early Medieval and Modern period where the archaeological potential is considered to low. This is due to a number of features revealed during the adjacent excavation to the north west of the PDA in relation to the Bronze Age through to the Roman period in the form of enclosures which appear to continue into the PDA, granary buildings, cremations various pits. The discovery of Late

Iron Age and Roman enclosures containing large buildings mimicking conquest period military granaries are of regional importance, as is the presence of a group of early-mid Roman cremation burials. A number of these were furnished with unique and very scarce items and are therefore, of regional and national significance.

. In addition, during the Medieval period across the central part of the adjacent site was a flanking ditch, then re-cut in the Post Medieval period, which also continues into the area of the PDA. To the east of the PDA is a known Romano-British Building of unclear purpose with other Roman-British building material and find found in the vicinity. Map regression shows that the PDA has lain away from the core settlement area of Charing to the north and north east and appears to have been agricultural land. Only in the second half of the 20th century does it appear that buildings were added to the eastern part of the PDA.

The survival of potential archaeology is considered high across the majority of the PDA in line with that experienced in the adjacent excavation area except for the area of the modern building in the central portion of the PDA. It is not clear what foundations and possible disturbance may have occurred with the construction of the greenhouses in the far eastern part of the PDA, but it is thought to be high. More recently the extreme western part of the PDA served as a construction compound associated with the adjacent area and along with the construction of the access road which would have also caused disturbance along the north western boundary area of the PDA.

Any potential archaeological remains within the PDA in the area of the proposed development is likely to cause a high impact due to the requirements for foundations and service trenches. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but a programme of archaeological works subject to condition as previously recommended by the KCC Archaeological Consultee for this proposed development area.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by A Better Choice for Property Development Limited (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent located at National Grid Reference (NGR) TQ 95582 48913 (Fig 1).

1.2 The Site

1.2.1 Charing is located on the south-facing slope of the North Downs and is situated 6.2 miles northwest of Ashford. The development site is pasture, located on the southeast side of the village. To the north and south of the site lies arable farmland. The overall development site measured approximately 1.7ha in size and is bounded to the northwest by the Arthur Baker Playing Field. The east and southeast boundaries are formed by mature shrubbery and to the north east are the 'Alder beds' - an area of local biodiversity comprising wet woodland and meadow. The southern boundaries are formed by the A20 Ashford Road. The western boundary is the newly created Alderbed Close access road. The development site also lies approximately 900 metres southwest of the Pilgrims' Way. The PDA is on broadly level ground of circa 90/91m aOD (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of Bedrock Geology of West Melbury Marly Chalk Formation-Chalk. However, the BGS is at a resolution where the boundaries between geology are not clearly defined, and it is possible that part of the PDA falls into areas of Gault Formation – Mudstone.

1.2.3 The Superficial Deposits are Head Clay and Silt, Sand and Gravel although on the eastern side of the site the BGS suggests there could be Alluvium - Clay, Silt, Sand and Peat.

Geotechnical Information

1.2.4 There is no geotechnical information.

The Proposed Development

1.2.5 The proposed development is for Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to outline permission 14/01486/AS

(Hybrid planning application for the development of land at Maidstone Road, comprising: full planning permission for the erection of a 51 unit age restricted affordable housing scheme and outline planning permission for market sale housing on the remainder of the site) for the erection of 59 no. 2, 3, 4 and 5 bedroom market housing units (Fig.2).

1.2.6 The PDA previously formed part of a planning application made in 2014 on Land between Arthur Baker Playing Field and, Ashford Road, Charing, Kent. This was a hybrid planning application comprising: full planning permission for the erection of a 51 unit age restricted affordable housing scheme to include 5 age restricted bungalows together with the creation of a new pedestrian and vehicular access point linking Maidstone Road through to the Arthur Baker Playing Fields; and this area was adjacent to the PDA to the west. The planning application also included outline planning permission (matters to be reserved: appearance, landscaping, layout and scale) for the erection of market sale housing units on the remainder of the site being the area of this PDA.

1.2.7 As part of that application there was a planning condition as follows:

Phase d progr amme of archa eologi cal work	<p>a. No development or ground preparation works shall take place until a phased programme of archaeological work (comprising evaluation, excavation, post excavation assessment, publication) including a Written Scheme of Investigation and timetable has been submitted to and approved by the local planning authority in writing.</p> <p>b. The development shall not be occupied until the site investigation and post investigation assessment has been agreed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a)</p> <p>Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts</p>
---	---

1.2.8 As part of the hybrid application, the archaeological condition meant ahead of construction, the neighbouring area to the west of the PDA was archaeologically investigated in 2018 and details of that investigation are provided in section 5.3. No archaeological works were undertaken in the reserved matters area.

1.2.9 Following the original outline application, a reserved matters application was submitted (21/00182/AS) including outline planning permission for market sale housing on the

remainder of the site for the erection of 59 no. 2, 3, 4 and 5 bedroom market housing units, which includes the area of this PDA. Whilst this application has yet to be determined, KCC Archaeology response has requested for the following condition to be included:

- a. No development or ground preparation works shall take place until a phased programme of archaeological work (comprising evaluation, excavation, post excavation assessment, publication) including a Written Scheme of Investigation and timetable has been submitted to and approved by the local planning authority in writing.*
- b. The development shall not be occupied until the site investigation and post investigation assessment has been agreed -in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a)*

1.2.10 This desk-based assessment is to accompany a new planning application solely relating to the area of the PDA.

1.3 Scope of Document

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

2 PLANNING BACKGROUND

2.1 Introduction

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

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

2.2 National Planning Policy Framework (NPPF)

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

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

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

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

2.2.4 Paragraph 190 of the NPPF states that:

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

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

2.2.5 Paragraph 194 of the NPPF states that:

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

2.2.6 Paragraph 195 of the NPPF states that:

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

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

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

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

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

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

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

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

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

2.2.12 Paragraph 200 notes that:

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

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

2.2.13 Paragraph 201 states that:

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

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

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

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

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

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

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

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

- *Significance. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

- *Setting. The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

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

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

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

2.3 Local Policies

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

POLICY ENV13: Conservation and Enhancement of Heritage Assets.

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

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

POLICY ENV15: Archaeology

2.3.3 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will be assessed in line with Policy ENV13.

2.3.4 In addition, where the assessment outlined in Policy ENV13 reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.

2.3.5 Where the case for development affecting a site of archaeological interest is accepted, any archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative dependent upon their significance. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Local Plan Site Policy SP29: Land South of Arthur Baker Playing Field.

2.3.6 Within the plan, Ashford Borough Council have identified a number of sites suitable for development. Part of the PDA falls within Policy Area S29 (Fig18). Policy s29 is shown below:

Policy S29 - Charing - Land South of the Arthur Baker Playing Field

The land south of the Arthur Baker playing fields is proposed for residential development, with an indicative capacity of 35 units.

Development proposals for this site shall:

- a) Provide a vehicular, pedestrian and cycle link from the A20 through the site to the adjoining Arthur Baker playing fields;
- b) Provide footpath and cycleway links to the playing fields;
- c) Be designed to include a built-up frontage to the A20 (and provide footpath and cycle links along the frontage);
- d) Provide a landscaped edge to the development along the south eastern edge of the site; and,
- e) Provide appropriate financial contributions towards sports and community infrastructure in line with the provisions set out in Policies COM1 and COM2.

2.3.7 The western section of policy area s29, has already been developed.

Local Planning Guidance

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

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by A Better Choice for Property Development Limited to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

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

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

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

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

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*

- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Sources

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

Archaeological databases

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

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

4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 750m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

Aerial photographs

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 2-6).

Secondary and Statutory Resources

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

Walkover Survey

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

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

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

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (750m radius centred on the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Registered Parks and Gardens or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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

5.2 Designated Heritage Assets

5.2.1 There are 51 listed buildings within the study area and form the majority within the Conservation Area (Fig.15) of Charing to the north west of the PDA of which due to existing urbanisation there is little by way of intervisibility. Full details are provided in the appendix table of HER data. A Grade I listed building of Pett Place, lies circa 450m east of the PDA. There are also two scheduled monuments within the study area being the Archbishop's Palace (HE Ref: 1011028) and the Ruined chapel at Pett (HE Ref: 1005146) circa 450m NNW and 450m east respectively (Fig.12). Pett Place also has a Designated Historic Park and Garden. However, there is no invisibility with this designated heritage asset and the PDA due to the Alder bed vegetation and other vegetation. The PDA itself does not fall within the Conservation Area and does not contain any designated heritage assets.

5.2.2 There are also two crash sites relating to the Second World War circa 450m to the west of the PDA that are designated Protected Military Remains. Given the distance from the PDA it is not expected for these to impact the PDA.

5.3 Previous Archaeological Works

5.3.1 There are a small number of events recorded within the HER. Focus historically has been around the Archbishop's Palace. There has been little by way of wider archaeological excavation until recent years. Recent archaeological works have been undertaken in the adjacent area to the PDA to the north west as part of planning conditions ahead of development. These were undertaken by SWAT, although the event, finds and features have yet to be incorporated into the Kent HER itself. Consequently, a summary of the finds and their significance is discussed in greater details below.

SWAT Evaluation 2018

5.3.2 The initial phase of fieldwork was carried out in October/November 2018. The Archaeological Evaluation consisted of 21 trenches, which revealed a multi-period landscape encountered Early Roman cremations, and a network of pits and ditches. Figure 19 shows the location of the trenches. A relatively consistent stratigraphic sequence was recorded across the majority of the Site comprising a mix of topsoil sealing an intact subsoil of yellow orange sandy clayey silt overlaying the natural sand. Early Roman cremation finds were retrieved from Trenches 7 and 17 and fragments of medieval roof tiles from Trenches 14, 19, 20. No archaeological features were recorded in Trenches 2, 5, 9, 12. In addition, numerous pits, post holes and linears were found and these features produced evidence of pottery dating to the Early Roman period.

SWAT Strip, map & sample

5.3.3 Following on from the evaluation as a result of the findings, a strip, map and sample (SMS) was required. The archaeological excavation undertaken at Charing has recorded multiphased evidence of activity (Fig.21). The SMS revealed an extensive archaeological landscape, with the earliest evidence of human activity originating in the Early-Middle Bronze Age. Activity however, peaked during the Late Iron Age and Roman periods, being represented by enclosures, granaries and cremation burials associated with a Roman cremation cemetery and possible ceremonial practices. The SMS area was

divided into 4 areas (Fig. 20) of which Area 3 is adjacent to the south west of the PDA and Area 4 is adjacent to the north west of the PDA.

- 5.3.4 The earliest evidence of activity on the development site is Early Bronze Age and was located against the north-eastern periphery of the development site, within Areas 2 and 4 and comprised of a series of pits and dated via pottery within the fill. Within Areas 2 & 4 were 2 pits, the Area 2 pit truncating an earlier pit was a middle Bronze Age pit containing flint and pottery. The Late Bronze Age activity included two post holes and a pit concentrated in Area 4 (Fig.22).
- 5.3.5 Activity was then seen during the middle to late Iron Age with more features seen widely across the 4 areas. As well as a number of pits containing flint, pottery and animal bone and linear features, a furnace was found in Area 2. The furnace contained some iron objects within the flint of the furnace primary fill. One of the pits in Area 3 revealed a copper alloy brooch and pottery produced a date range of c. 25 BC-70 AD (Fig.22).
- 5.3.6 The SMS identified in the Late Iron Age period, there was considerable transformation within the landscape with two enclosures and a trackway. A large partially enclosed open space, adjacent to the enclosures may have been used as a field. The trackway was situated across one of the enclosures and led into this open space. The second enclosure contained three timber post built buildings; one, a four post construct, and two comprising twelve posts and beam slots. 5.4.12 Other archaeological remains associated with this phase comprised a number of linear features, pits and a single cremation burial. The enclosures and trackway seen in Areas 3 and 4 continue into the western area of this PDA and are rectangular in shape. The southern enclosure contained two large buildings comprising of 12 post pits intermixed with beam slots and these are of significance given that they appear to show the floor plan and construction associated with military granaries during the Roman conquest period as supply bases. In addition, there were 4 post structures usually referred to as a granary (Fig.22).
- 5.3.7 In the early Roman period, the three buildings were demolished, and a cremation cemetery established to the area west of the enclosures within a mortuary enclosure. Two features, interpreted as cremation burials were also interred between the enclosures. However, the ceramic assemblage within both suggest that the features may have had a ceremonial or votive use. Other archaeological remains associated with this phase comprised a number of linear features and pits. The space within Enclosure One remained empty, whereas the space within Enclosure Two contained a number of

pits, post pits and post holes. Two of the cremations included the remains of a small decorated wooden caskets included a food offering and are considered rare and of high significance. Five of the burials contained large assemblages comprising a mixture of artefacts, burial furniture and vessels, whereas eight contained only ceramic vessels. One contained a single glass vessel and another, unurned cremation, did not have grave goods. Seven cremation burials were situated outside outside the mortuary enclosure.

- 5.3.8 Activity at the site ceased after the Roamn period until the mid-late 12th century when a new group of linear features appeared, forming a possible enclosure at the east end of the SMS site, adjacent to the PDA. The enclosure, and the open space to the west were in turn separated by a large earthwork and flanking ditch, dividing the landscape in two where this earthwork and southern boundary of the enclosure continues into the area of the PDA (Fig. 22). The earthwork, had a total length of 112m within the area of this excavation with a surviving width of 1.80m and a height of 0.40m, whereas the ditch running along the south side, had a wide U-shaped profile with a flat base, a maximum width of 1m, a maximum depth of 0.90m and the continuation of which can be seen on the LIDAR (Fig. 17) continuing into the PDA. A significant find included a large medieval iron buckle frame dated c. 1250- 1450 AD and considered to be a high-quality piece of metalwork, and its complexity suggests that it was of relatively high status. It is, therefore, likely to have been utilised by someone linked to the medieval Bishop's Palace and or the manor house situated immediately north-west of the excavation.
- 5.3.9 By the Post-Medieval phase, the features within the medieval landscape had disappeared, with the exception of the large earthwork and flanking ditch, dividing the landscape in two. This feature had been retained and the ditch re-cut in the Post-Medieval period. The maintenance of the feature was the only archaeological evidence for activity taking place within the development site during the Post-Medieval phase. There were a series of stone built and capped masonry drains, forming culverts interposed with French drains formed from brick fragments mixed with stone and or flint nodules. Pottery and CBM imply a Post-Medieval date.
- 5.3.10 There were undated archaeological features which were a mix of linear features, furnaces, pits, post holes and large amorphous deposits. Amongst the undated features was an inhumation burial, situated within the northeast corner of the excavation adjacent to the PDA. Aligned north-south, the rectilinear-shaped grave cut contained

the supine skeleton of a male aged between 28-38 years. The grave truncated the east side of a Late Iron Age pit.

- 5.3.11 Environmental samples from the SMS site show that preservation conditions appear to have been mostly well-drained and alkaline with bones, charred plant remains and mollusca being the dominant organic remains. There was no evidence for waterlogging.

1975 Excavation of a Roman Building

- 5.3.12 The site was discovered in 1974 following cropmarks noticed in 1967. This was located circa 450m east, south east of the PDA. The excavation revealed a small building, with subsequent additions, had been constructed. The building included hypocaust showing that one of the rooms was heated. The finds consisted of relatively small amounts of coarse pottery, mostly unstratified. There were also found a few food bones and several lumps of bronze below the underfloor of the channelled hypocaust, which suggests either bronze-working or a considerable conflagration in that area. The building was interpreted as a workshop for the manufacture of bronze objects, and then the building possibly converted to agricultural use, perhaps as barns for corn storage, with the hypocaust in one of the rooms interpreted as a corn drier. All the evidence recovered points to occupation later than c. A.D. 225. The report suggests that there must be a larger building elsewhere in the vicinity.

5.4 Archaeological and Historical Narrative

- 5.4.1 Charing is one of a number of settlements that lie below the North Downs where springs emerge from the chalk as does nearby settlements of Lenham and Hollingbourne. A site in Charing was given to the Church of Canterbury in the 8th century and remains in church hands until the reformation.
- 5.4.2 The village is on the route of the Pilgrims Way. There is also the greenway which runs parallel to the Pilgrims Way. Both ancient paths thought to be of prehistoric origin. The greenway runs through the centre of the churchyard in Charing and the Pilgrim's Way to the north of the village.
- 5.4.3 The name Charing first appears in 799 as 'Ciorring'. The name probably comes from the Anglo-Saxon word 'cerring', which means a bend in the road, or it may be from Ceorra-ingas, which is Anglo-Saxon, meaning people of Ceorra.

- 5.4.4 There is little evidence within Charing during the prehistoric, Iron Age and Roman periods Sand Quarry Spring Wood, uncovered Late Neolithic axe head, Bronze Age pottery and an Iron Age/ early Roman farmstead including cremations and granaries. Another quarry to the south east at Newlands uncovered Mesolithic tools, Iron Age and Roman pottery.
- 5.4.5 At the time of the Domesday Book, Charing at the time was a large settlement had 65 households, made up of 26 villagers, 27 smallholders and 12 slaves. There was land for 40 plough teams, 25 acres of meadow and 1 mill. East of Charing was a separate estate and also part of Little Chart. The Pett estate was also held by the Archbishop of Christchurch Canterbury made up of 19 villagers. 5 smallholders. 4 slaves. With enough ploughland for 3 lord's plough teams and 7 men's plough teams. There was 21 acres of meadow, enough woodland for 35 pigs and 2 mills.
- 5.4.6 Charing church is thought to have pre-Norman Conquest origins, but the present building originates from the 13th century. Parts were rebuilt in the 16th century following a fire.
- 5.4.7 Adjacent to the PDA is an area of ancient woodland of the Alder beds and meadow area created as a result of the spring at the foot of the slope of the North Downs. It was originally part of Palace Farm. Previously referred to as Brook Wood and Wood Brook, the word brook comes from the Anglo-Saxon word 'broc' meaning march.
- 5.4.8 The current building of the Archbishops Manor dates to the late 14th century, situated north of Charing Church. The surviving building is that of the Great Hall of the manor house for the archbishops of Canterbury. It was an ideal stopping point halfway between Maidstone and Canterbury. The centre of the village located around the church and the Archbishops Palace circa 380m north west of the PDA.
- 5.4.9 In the Medieval period, Charing would have been an important stopping- off point for royalty and other travellers from London to Dover and the continent. Outside of the main settlement and palace area, the landscape is rural and in mixed agricultural use. There was a road that passed through the southern part of the parish through Charing Heath, with another passing through the main settlement and onto to Petts.
- 5.4.10 The road between Maidstone and Ashford was turnpiked in the 18th century. The first Turnpike Trust was in 1785. This road forming the southern boundary of the PDA broadly corresponds to the modern A20.

5.4.11 In 1801 the population of Charing was 851. By 1851 it had risen to 1,321 where it has broadly remained until 1961 when it had reached 2322. In 1831 just under over 50% of the male population over 20 was involved in farming with the majority being agricultural labourers.

5.4.12 The railway was extended to Ashford West in 1874 from Maidstone. A station was opened for Charing in 1884 and this led to the growth of Charing in that area in the later part of the 19th century. South of the PDA, the M20 motorway built in the 1980s and the Channel Tunnel railway in the 1990s.

Landscape Character Areas

5.5 The KHER historic landscape classification shows the Application Site as part of the 'small regular with straight boundaries (parliamentary type enclosure)'. A Landscape Character Assessment was undertaken in 2017 as part of the Neighbourhood Plan process in Charing.

5.6 The Kent Downs AONB lies 325 metres to the north of the site and 100m to the east. The site is not visible from the lowest slopes of the AONB but becomes visible as the land rises. The views from the AONB look across the existing settlement with the site beyond that on the urban fringes. Views are also affected by the adjacent transport corridors such as the A20. This in addition to the proposed landscape mitigation results in a negligible impact on the landscape of the AONB.

5.7 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

5.7.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA outside of the settlement area to the south east of the main village. There is no Ashford Road at this time (Fig. 3).

Ordnance Surveyors Drawing, 1797

5.7.2 This map shows greater detail including field boundaries. The turnpike Ashford Road has been built and forms the southern boundary. The PDA is part of a larger field of pasture. Adjacent north east of the PDA is the area of trees. A watercourse runs adjacent to the south western corner of the PDA flowing from a pond to the north west of the PDA heading in a south easterly direction (Fig. 4).

Charing Tithe Map, 1839

5.7.3 The PDA forms part of field designated 660. Note that north is to the bottom right of this map. This is owned and occupied by George Edward Sayer Esquire who resides in nearby Pet Place to the north east of the PDA and the field forms part of the wider estate. The field is classed as pasture and is called 'Pump Field'. The watercourse is showing as running along a straight drain adjacent to the southern boundary of the PDA. The alder bed woodland to the north of the PDA was called 'Brook Wood' with the grassland area called 'Wood Brook' (Fig.5).

Historic OS map 1871

5.7.4 This is the first OS map. This shows the PDA as part of the same field. However, across the eastern part of the PDA, the maps shows a spring originating in the wooded area to the north east of the PDA, that traverses on a southerly trajectory initially forming the north eastern boundary of the PDA and then passing through the PDA in the south eastern part before joining the other watercourse traversing from the fish pond to the north west of the PDA from a property called The Moat (Fig.6).

Historic OS map 1898

5.7.5 There appear to be little change at the PDA. The wooded area to the north east is referred to as the 'Alder Bed'. Tot the south west of the Ashford Road and the PDA is now the Chatham to Dover Railway (Fig.7).

Historic OS map 1907

5.7.6 There is little change at the PDA. On the southern side of the Ashford Road are now sewage works (Fig.8).

Historic OS map 1936

5.7.7 There is no change at the PDA. Immediately west of the PDA on the opposite side of the Ashford Road are now some residential plots (Fig.9).

5.8 Aerial Photographs

1929

5.8.1 The PDA is in use as pasture with a number of large mature trees across the area. (Plate 1).

1946 & 1960

5.8.2 The PDA is pasture with the occasional tree. The stream can be seen passing through the PDA. The PDA is surrounded by pasture except for the wooded area to the north east (Plates 2 & 3).

1990

5.8.3 The PDA has been subdivided. The eastern part of the PDA is in use as a market garden now showing a single building. At the northern end of this area are polytunnels. The western part of the PDA is pasture. Adjacent to the northern part of the PDA is a cricket pitch, which is known as Arthur Baker Field. East of the PDA is an arable field (Plate 4).

2003

5.8.4 The market garden area is no longer in use. The polytunnels have been removed although the building remains. Many of the hedges in the area around the PDA have matured (Plate 5).

2022

5.8.5 There is little change at the PDA except for increased vegetation and trees at the eastern end of the PDA. Adjacent to the PDA at the western end is a new building and access road from the A20 (Plate 6).

LIDAR

5.8.6 The LIDAR (Fig. 17) shows the line of the current watercourse traversing north-south towards the eastern part of the PDA. In addition, there appear to be some straight field boundary lines within the PDA. There also appear to be other disturbances across the southern part at the western end of the PDA. This may be the path from older watercourses or from other unknown means. Across the northern part of the PDA is a line traversing west-east and appears to be a continuation of the large earthwork seen during the excavation in the adjacent area.

Walkover Survey

5.8.7 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts as well as assessing heritage assets and setting. No archaeological finds were observed on the walkover of the 11th of September 2023. It was possible to observe the earthwork ditch running across the centre of the site as seen on the LIDAR (Plates 7-22).

5.8.8 Following the construction of the adjacent housing an access road has been created called Alderbed Close. As a result of the construction of the access road which is situated higher than the land levels to the east, there is construction debris along the western boundary of the PDA. Within the western corner of the PDA, it was noticed that there was further rubble and construction debris left behind when this area was the construction compound for the neighbouring development. Essentially the PDA is divided into three areas. The westernmost field is scrub and divided from the central area by a wire and post fence with a hedge along the southern part of the fence line. Across this area can be seen a number of undulations. There are trees and hedges along the northern and southern boundaries of the PDA with drainage ditches.

5.8.9 The central portion of the PDA is also scrub and contains a disused and derelict modern breeze block building with corrugated tin roof. The eastern boundary of the central area follows the line of a watercourse, which was not able to be observed due to the dense vegetation along its length. The eastern most portion of the PDA can be accessed from the A20 where there is a metal gate in-situ. This area of the PDA contained the twisted metal frame remains of greenhouse and this area also contained dense vegetation preventing access to the area. It was also possible to access this area from the southern end of the central field where the watercourse passes through a culvert. Adjacent at the northern end of the central field of the PDA is the alderbed woodland for which there is public access.

5.9 Summary of Potential

5.9.1 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

5.9.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has one entry for this period being a surface find of a flake ¼ of a mile east of the church circa 515m NNE of the PDA (TQ 94 NE 279). Not in the HER, a residual Palaeolithic – Neolithic period worked flint was found in Area 2 of the adjacent recent excavations. The Palaeolithic potential associated with Area 33 of the Stour Palaeolithic survey (Fig.16) associated with the Wealdon Scarp slope highlights that the Palaeolithic potential is low and if found are likely to be reworked and of low importance. The potential for finding remains that

date to this period within the confines of the development site cannot be discounted but it is considered **low**.

Mesolithic

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

Neolithic

- 5.9.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry where woodland clearance starts to take place. The Kent HER has no records from this period within the study area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.9.5 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no records from this period within the assessment area. However, not included in the HER is the Bronze age activity that we found during the adjacent excavation to the west. A small number of pits were located against the north-eastern periphery of the adjacent site near to the north western corner of the PDA from both the Early Bronze Age and Middle Bronze Age and also into the Late Bronze Age suggesting continued occupation with the bronze Age landscape potential continuing beyond the limits of the excavation area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Iron Age

- 5.9.6 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has two records from this period within the assessment area. Both records are for Portable Antiquity Scheme (PAS) finds which are not shown in their exact find location but attributes to a general grid square in the area. These two finds have been located circa 505m ESE of the PDA and were Late Iron Age to Roman period Roman copper alloy coins (MKE109356; MKE109357). Of note is in the wider area within Bretts Aggregates Quarry at Hook Lane, evidence of ditches pertaining to

the Mid-Late Iron Age field system was found. Nearby at Tile Lodge Farm and Brett's Farm a Late Iron Farmstead and field systems was found suggesting occupational activity. Within this landscape at Hook Lane were also iron smelting pits and cremations, dated to the Late Iron Age-early Roman period with the landscape also used for industrial activity. Not included in the HER, evidence also seen in the excavation site adjacent to the PDA to the west where pits and linear features were identified across the site along with furnaces. Of particular interest are the two enclosures from this period that clearly continue into the area of the PDA along with a trackway. Within one of the enclosures there was interpreted post holes as a granary building. Other archaeological remains associated with this period comprised a number of linear features, pits and a cremation burial. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

Romano-British

5.9.7 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has 62 records from this period of which 60 of those records are for PAS finds and primarily consists of copper alloy with the occasional silver coin located to the general area 500m to the east and south east of the PDA. The sheer number of PAS finds and being of metal suggest that this area has been subjected to metal detecting. Aside from these PAS find, the records refer to a Romano-British Building (TQ 94 NE 24) located circa 500m east which was detailed within Section 5.3 along with Roman building materials in that area (TQ 94 NE 35). The adjacent excavation revealed the destruction of the earlier possible granary buildings, alterations to the 2 enclosures comprising of increasing the internal space of both enclosures by the backfilling of ditches and extending others. The establishment of a cremation cemetery at the west end of the large open space, adjacent to the enclosures seen at the eastern part of that site. The single mortuary enclosure contained a row of three equally spaced burials and two secondary cremation burials within glass vessels, implying the continued presence and use of the mortuary enclosure by the same local inhabitants, perhaps a singular family group. Further features allowed for the identification of groups and can be compared to other cremation cemeteries seen in the wider Charing area. Two features, interpreted as cremation burials were also interred between the enclosures. It is not clear that any cremations extend into the area of the PDA. Other archaeological remains associated

with this period in the area adjacent to the PDA comprised a number of linear features and pits. Given that the enclosures extend into the area of the PDA along with the Roman building to the east, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Early Medieval & Anglo-Saxon

- 5.9.8 The Kent HER has one record from this period being that of the scheduled Monument of the Archbishops Plance (TQ 94 NE 236). However, we know from documentary evidence that Charing started to be settled in the Anglo-Saxon period. However, little is known archaeologically regarding this period. In the wider area an early medieval field system, comprising a driveway and a series of enclosures at Hook Lane, Charing, contained pottery indicative of a domestic household dating to between AD 1175- 1225. It appears that the PDA was outside of the core settlement area in this period and the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.9.9 The Kent HER has 26 records from this period within the assessment area all of which 23 records relate to listed buildings. The majority of which are located to the north west of the PDA within the core settlement area of Charing by the Archbishops Palace and Church. There is one Grade I listed building located to the east of the PDA being that of Pett Place (TQ 94 NE 112). Archaeologically little is seen until the 12th century, when in the adjacent excavations, new features appeared, forming a possible enclosure and a large earthwork with flanking ditch, dividing the landscape within that site into two. The enclosure implies an agricultural re-worked landscape, perhaps part of the manorial complex such as a Moat circa 285m to the NW of the PDA (TQ 94 NE 23) or associated with the Bishop's Palace or Pett Place and perhaps for the management of ground water in the area. There is only one PAS find associated with this period being a copper alloy jetton (MKE109231) attesting to the more rural nature of the land use in this period. The large seen adjacent to the west earthwork is known to continue into the area of the PDA as observed on the walkover and LIDAR. Therefore, the potential for finding remains that date to this period is considered **high**.

Post Medieval

- 5.9.10 Reflecting the growth of the settlement in this period the HER records are dominated by the Post Medieval period with listed buildings which account for 28 records of the

HER records and are to the north west. The road was turnpiked in the second half of the 18th century forming the present day A20 and the southern boundary of the PDA. Aside from the listed building there are a four farmstead records and five PAS finds located to the south east of the PDA of silver coins. There are no records in close proximity to the PDA. The flanking ditch continues in use in this period as identified by the adjacent excavation with the ditch receiving ongoing maintenance being re-cut. In addition, stone built and capped masonry drains, forming culverts interposed with drains formed from brick fragments mixed with stone and or flint nodules were seen. It was considered that they may represent Post Medieval activity as they are similar to the Post-Medieval masonry drain at Burleigh Farm, Tile Lodge Road, Charing Heath and may have eventually replaced large earthwork and flanking ditch as the means for the management of the ground water. Therefore, the potential for finding remains from this period is considered **high**.

Modern

5.9.11 There are seven KHER records from this period. None of which impact upon the PDA. These records relate to First and Second World War activity. Within the PDA during the second half of the 20th century a modern barn was built in the central portion and greenhouses add to the far south eastern part of the PDA, which has since gone out of use. The potential for finding archaeological remains dating to this period in the Application Site is considered **low**.

Overview

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

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

- Prehistoric: **low**
- Iron Age: **high**
- Roman: **high**

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

The potential for archaeology at the PDA is considered high for most periods with the exception of the Early Medieval and Modern period where the archaeological potential is considered to low. This is due to a number of features revealed during the adjacent excavation to the north west in relation to the Bronze Age through to the Roman period in the form of enclosures which appear to continue into the PDA, granary buildings, cremations various pits. The discovery of Late Iron Age and Roman enclosures containing large buildings mimicking conquest period military granaries are of regional importance, as is the presence of a group of early-mid Roman cremation burials. A number of these were furnished with unique and very scarce items and are therefore, of regional and national significance. In addition, during the Medieval period across the central part of the adjacent site was a flanking ditch, then re-cut in the Post Medieval period, which also continues into the area of the PDA. To the east of the PDA is a known Romano-British Building of unclear purpose. Map regression shows that the PDA has lain away from the core settlement area to the north and north east and appears to have been agricultural land. Only in the second half of the 20th century does it appear that buildings were added to the eastern part of the PDA.

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 Survival of archaeology is considered high across the majority of the PDA in line with that experienced in the adjacent excavation area except for the area of the modern building in the central portion of the PDA. It is not clear what foundations and possible disturbance may have occurred with the construction of the greenhouses in the far eastern part of the PDA, but it is thought to be high. More recently the extreme western part of the PDA served as a construction compound associated with the adjacent area and along with the construction of the access road which would have also caused disturbance along the north western boundary area of the PDA.

Proposed Impact

6.1.3 Any potential archaeological remains within the PDA in the area of the proposed development is likely to cause a high impact due to the requirements for foundations and service trenches.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

7.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential of possible high regional significance. The proposed development for new residential will potentially cause a high impact to any possible archaeological resource. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but a programme of archaeological works subject to condition as previously recommended by the KCC Archaeological Consultee.

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 A Better Choice for Property Development Limited (and representatives) for the use of this document in all matters directly relating to the project.

9 REFERENCES

9.1 Bibliographic

- Ashford Borough Council – Local Plan 2030 (2019)
- Kent Design Guide
- CIfA 2017 Standard and Guidance for historic environment desk-based assessment
- National Planning Policy Framework 2021
- Data provided by Kent HER
- Hasted. 1789. *The History and Topographical Survey of the County of Kent*, Volume 7.
- Glover, J. 1982. *The Place Names of Kent*.
- Everitt, A. 1986. *Continuity and Colonization: The Evolution of Kentish Settlement*.
- English Heritage Guidance (2014) *The setting of the Heritage Assets*
- A. P. Detsicas. 1975. A Romano-British Building at Charing. *Archaeologia Cantiana*. 91:107-110.
- SWAT Archaeology. 2022. *Archaeological Excavations on land between Arthur Baker Playing Field and Ashford Road, Charing, Kent: Post-Excavation Assessment - Volume 1*
- SWAT Archaeology. 2018. *Archaeological Evaluation on Land between Arthur Baker Playing Field and Ashford Road, Charing, Kent TN27 0JJ*

9.2 Websites

- Ancient Monuments and Archaeological Areas Act 1979. Available at:
<http://www.legislation.gov.uk/ukpga/1979/46>.
- Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment*. Available at: <http://www.archaeologists.net/codes/ifa>
- Ministry of Housing, Communities and Local Government, 2018. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Historic England, 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Available at:
<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>
- Planning (Listed Buildings and Conservation Areas) Act 1990. Available at:
<http://www.legislation.gov.uk/ukpga/1990/9/contents>
- Kent Design Guide. Available at:
<http://www.kent.gov.uk/about-the-council/strategies-and-policies/regeneration-policies/kent-design-guide>

Portable Antiquities Scheme. Available at:

<http://www.finds.org.uk>

British Geological Survey. Available at:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Turnpikes Trust Website: Available at:

<http://www.turnpikes.org.uk/English%20turnpike%20table.htm>



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



Figure 2: Proposed Development



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: OS Surveyors Drawing 1797



Figure 5: Charing Tithe Map 1839

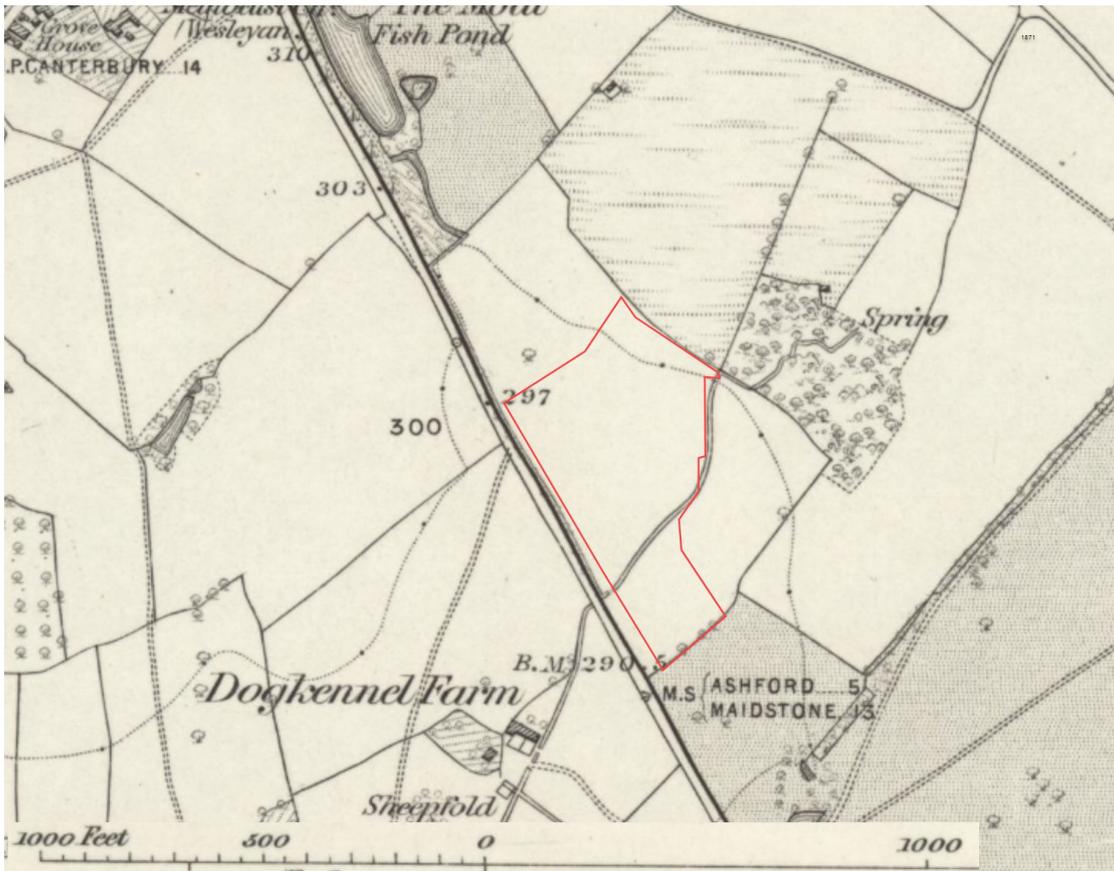


Figure 6: Historic OS Map 1871,

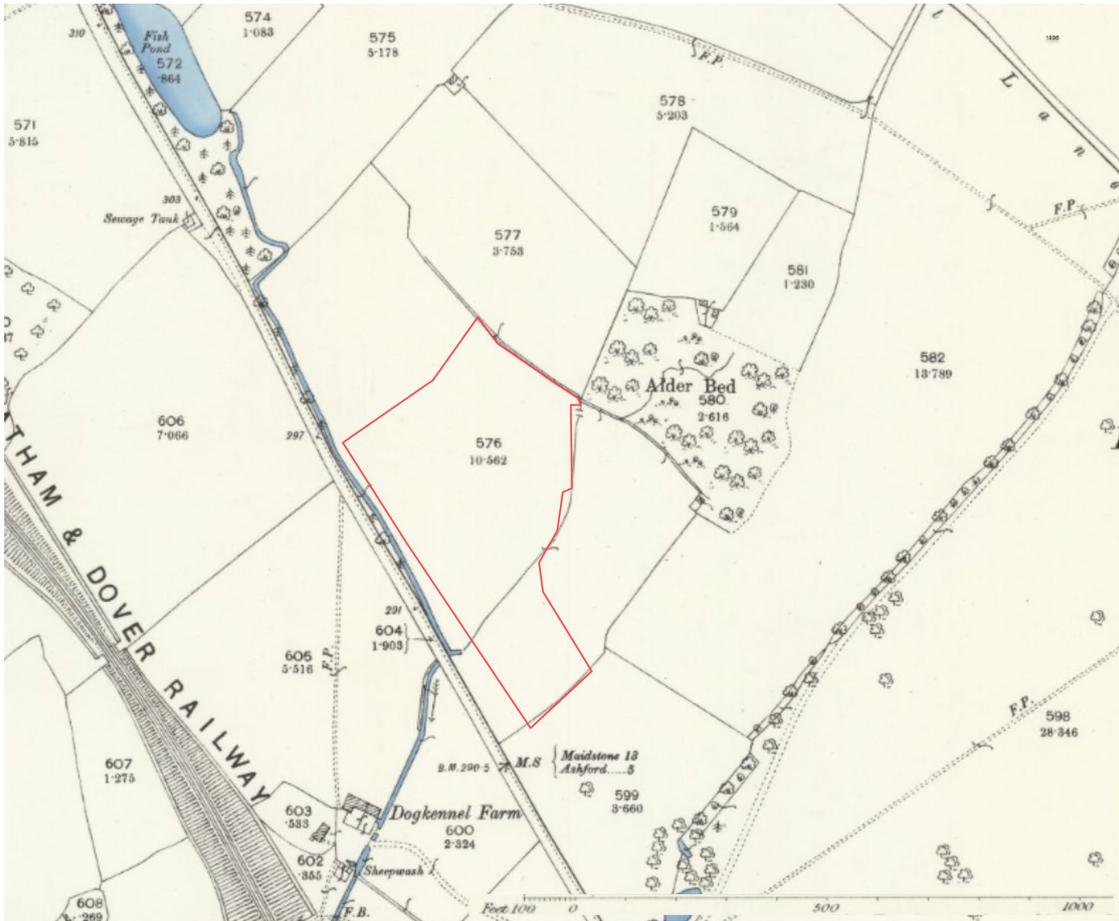


Figure 7: Historic OS Map from 1898

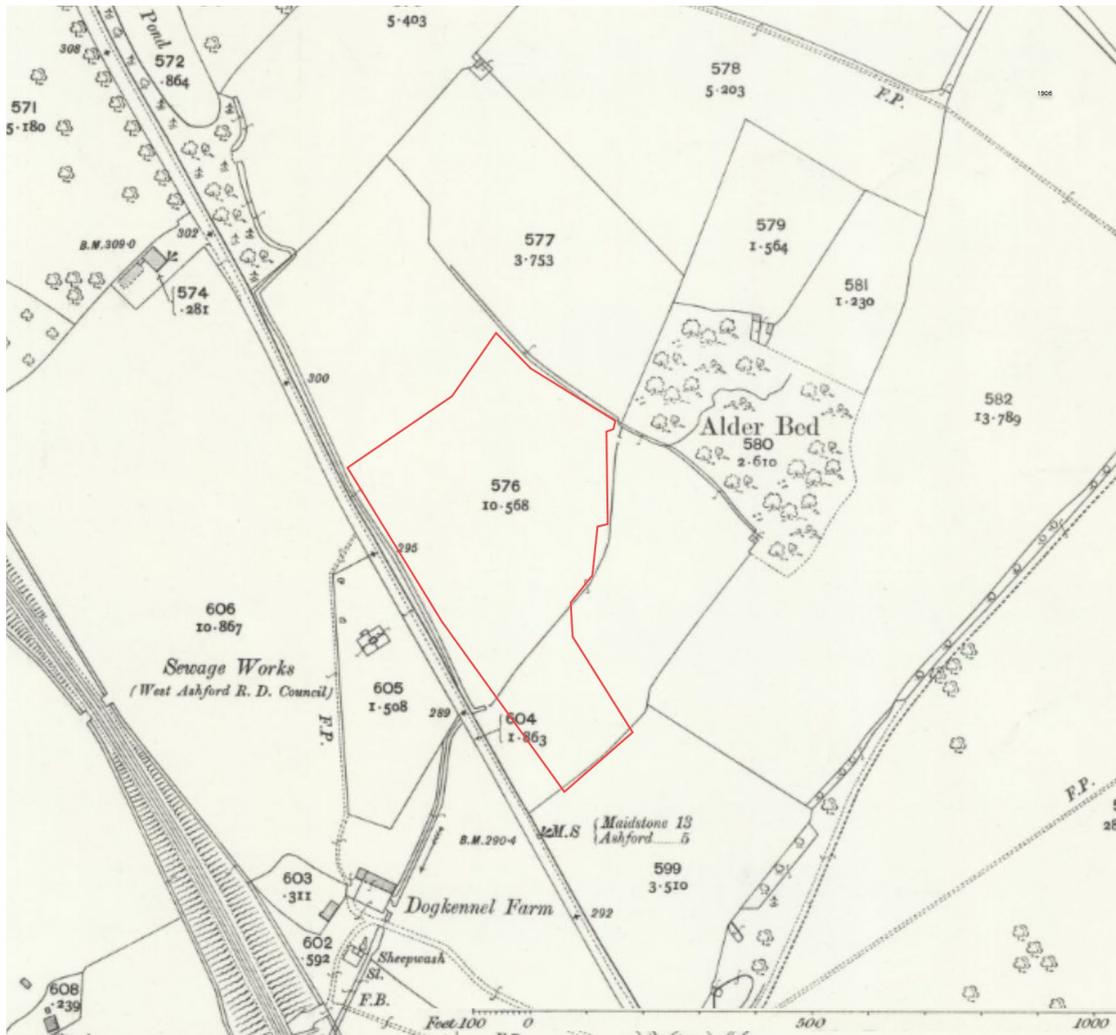


Figure 8: Historic OS Map 1906

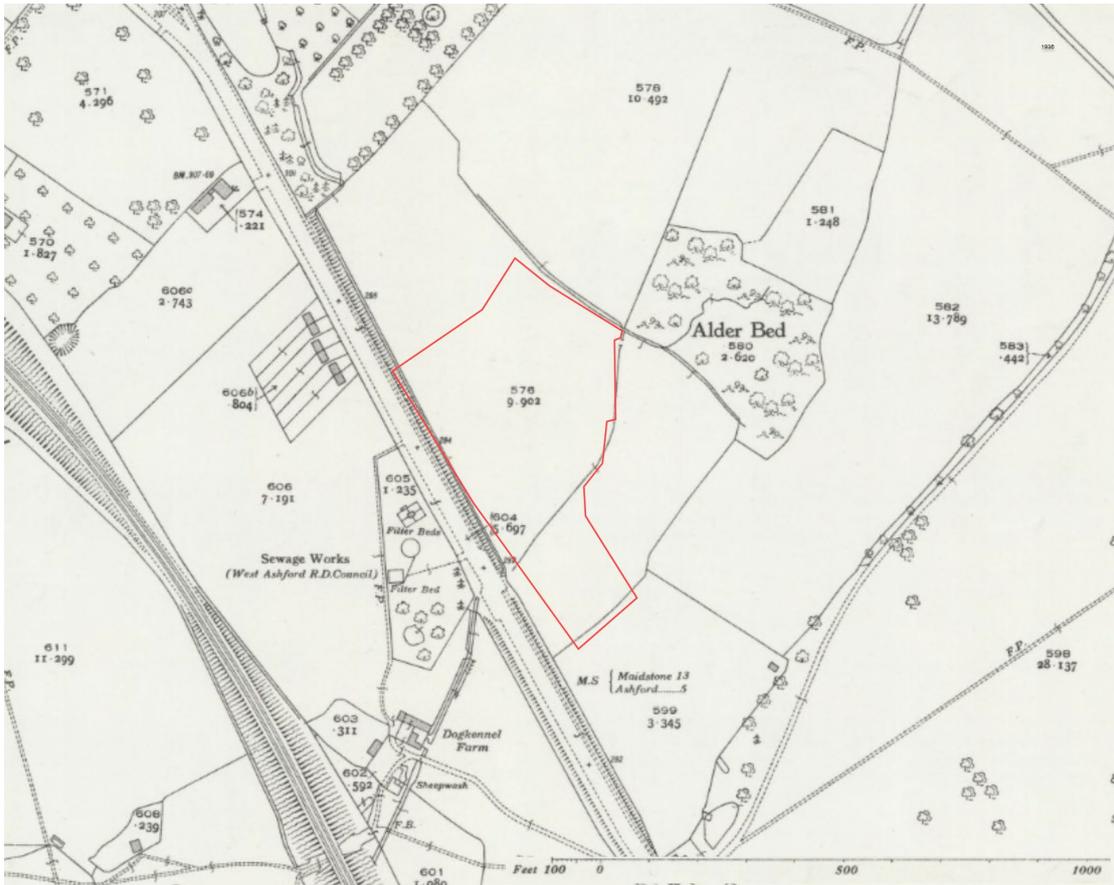


Figure 9: Historic OS Map 1936,

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

Kent HER ID	Record Type	Period	Distance	Description
TQ 94 NE 31	Listed Building	Medieval	c. 440m NNW	Barn To South East of Palace Farmhouse. Scheduled Monument - 1011028.
TQ 94 NE 215	Listed Building	Medieval to Post Medieval	c. 435m NW	9 High Street. Grade II.
TQ 94 NE 214	Listed Building	Medieval to Modern	c. 470m NNW	Sherborne House. Grade II*
TQ 94 NE 212	Listed Building	Post Medieval	c. 410m NW	6 And 8 High Street. Grade II
TQ 94 NE 217	Listed Building	Medieval to Post Medieval	c. 495m NNW	52 And 54 High Street. Grade II
TQ 94 NE 211	Listed Building	Post Medieval to Modern	c. 520m NNW	Old School House, The High Street, Charing, Ashford. Grade II
TQ 94 NE 219	Listed Building	Medieval to Modern	c. 465m NNW	Palace Farmhouse. Grade I. Scheduled Monument - 1011028
TQ 94 NE 218	Listed Building	Post Medieval	c. 405m NW	Tanner's Lodge. Grade II
TQ 94 NE 220	Listed Building	Post Medieval	c. 390m NW	Willow Cottage. Grade II
TQ 94 NE 223	Listed Building	Medieval to Post Medieval	c. 150m SSW	Brook Farm House. Grade II
TQ 94 NE 104	Listed Building	Post Medieval	c. 480m NNW	3 Market Place. Grade II
TQ 94 NE 112	Listed Building	Medieval to Modern	c. 445m E	Pett Place. Grade I.
TQ 94 NE 153	Listed Building	Post Medieval	c. 415m NW	10 And 12 High Street. Grade II
TQ 94 NE 97	Listed Building	Post Medieval	c. 435m NNW	24 High Street. Grade II

TQ 94 NE 155	Listed Building	Medieval to Modern	c. 385m N	The Old Vicarage. Grade II*
TQ 94 NE 156	Listed Building	Medieval to Modern	c. 470m NNW	Outhouse To West of Palace Farmhouse. Grade I. Scheduled Monument - 1011028
TQ 94 NE 172	Listed Building	Post Medieval	c. 455m E	Cherry Cottage. Grade II
TQ 94 NE 144	Listed Building	Post Medieval	c. 435m NW	Clonmore. Grade II
TQ 94 NE 131	Listed Building	Post Medieval to Modern	c. 500m NNW	39-43 High Street. Grade II
TQ 94 NE 124	Listed Building	Post Medieval to Modern	c. 425m NW	1 And 3 High Street. Grade II
TQ 94 NE 130	Listed Building	Post Medieval	c. 390m NW	The Firs. Grade II
TQ 94 NE 168	Listed Building	Medieval	c. 445m N	Remains of the Boundary Walls of The Archbishop' Palace. Grade II. Scheduled Monument - 1011028
TQ 94 NE 114	Listed Building	Post Medieval to Modern	c. 500m NNW	56 High Street. Grade II
TQ 94 NE 99	Listed Building	Medieval to Modern	c. 395m NNW	Church Of St Peter and St Paul. Grade I
TQ 94 NE 110	Listed Building	Post Medieval	c. 420m NW	14 And 16 High Street. Grade II
TQ 94 NE 95	Listed Building	Post Medieval	c. 445m NW	Peckwater House. Grade II
TQ 94 NE 91	Listed Building	Post Medieval to Modern	c. 460m NNW	21, 23 And 25 High Street. Grade II
TQ 94 NE 92	Listed Building	Medieval to Modern	c. 500m NNW	Peirce House. Grade II*
TQ 94 NE 204	Listed Building	Post Medieval to Modern	c. 410m NW	2 And 4 High Street. Grade II
TQ 94 NE 203	Listed Building	Post Medieval	c. 480m NNW	Former Stable to Rear of Nos 27 And 29 (Sherborne House). Grade II

TQ 94 NE 200	Listed Building	Post Medieval	c. 430m NW	20 And 22 High Street. Grade II
TQ 94 NE 198	Listed Building	Medieval to Modern	c. 440m NNW	Palace Cottages and the Remains of The Gatehouse Adjoining. Grade I. Scheduled Monument - 1011028
TQ 94 NE 135	Listed Building	Post Medieval	c. 430m NW	The Royal Oak Public House. Grade II
TQ 94 NE 138	Listed Building	Medieval to Modern	c. 515m NNW	47 High Street. Grade II
TQ 94 NE 139	Listed Building	Medieval to Modern	c. 440m NNW	Ridgemount. Grade II
TQ 94 NE 136	Listed Building	Post Medieval	c. 440m WNW	29-33 Station Road. Grade II
TQ 94 NE 129	Listed Building	Post Medieval to Modern	c. 420m NW	18 And 18A High Street. Grade II
TQ 94 NE 143	Listed Building	Medieval to Post Medieval	c. 450m NNW	30 And 32 High Street. Grade II
TQ 94 NE 127	Listed Building	Post Medieval to Modern	c. 485m NNW	50 High Street. Grade II
TQ 94 NE 125	Listed Building	Medieval to Modern	c. 405m NW	The Old House. Grade II*
TQ 94 NE 167	Listed Building	Medieval to Post Medieval	c. 450m NW	Chesnut House Tea Rooms. Grade II
TQ 94 NE 166	Listed Building	Post Medieval	c. 400m NW	Eliza Cottages. Grade II
TQ 94 NE 165	Listed Building	Post Medieval	c. 510m NNW	45 High Street. Grade II
TQ 94 NE 162	Listed Building	Medieval to Post Medieval	c. 475m NNW	44-48 High Street. Grade II
TQ 94 NE 183	Listed Building	Medieval	c. 485m NNW	1 And 2 Market Place. Grade II
TQ 94 NE 173	Listed Building	Post Medieval	c. 475m NNW	4 And 5 Market Place. Grade II

TQ 94 NE 179	Listed Building	Post Medieval	c. 465m NNW	38-42 High Street. Grade II
TQ 94 NE 192	Listed Building	Medieval to Modern	c. 505m NNW	Elizabethan Court. Grade II
TQ 94 NE 202	Listed Building	Medieval to Modern	c. 310m NNW	The Moat House. Grade II
TQ 94 NE 221	Listed Building	Post Medieval	c. 440m NW	11 And 13 High Street. Grade II
TQ 94 NE 177	Listed Building	Medieval to Modern	c. 460m NNW	North End Cottage. Grade II
TQ 94 NE 23	Monument	Medieval	c. 285m NNW	Moat remains, The Moat House, Charing
TQ 94 NE 24	Monument	Roman	c. 505m ESE	Romano-British building, Charing
TQ 94 NE 83	Monument	Modern	c. 485m W	Nodal Point
TQ 94 NE 77	Monument	Modern	c. 380m W	Pillbox
MKE55560	Findspot	Post Medieval	c. 510m NNW	PAS find. Post Medieval Copper Alloy Jewellery
MKE55575	Findspot	Unknown	c. 510m NNW	PAS find. Lead Weight
MKE55587	Findspot	Roman	c. 510m NNW	PAS find. Roman Base silver coin
MKE56490	Findspot	Medieval	c. 420m NNE	PAS find. Ceramic tile
MKE78975	Findspot	Roman	c. 430m ESE	PAS find. Roman copper alloy coin
MKE79113	Findspot	Post Medieval	c. 445m ESE	PAS find. Post Medieval copper alloy scissors
MKE87235	Farmstead	Post Medieval	c. 450m NNW	Palace Farm
MKE87237	Farmstead	Post Medieval	c. 470m WSW	Sheepfold east of Broadway
MKE87252	Farmstead	Post Medieval	c. 130m SSW	Brook House (Dogkennel Farm)
MKE87253	Farmstead	Post Medieval	c. 360m NNE	Outfarm east of Charing
TQ 94 NE 250	Crash Site	Modern	c. 485m W	Crash site of Hawker Hurricane I
TQ 94 NE 249	Crash Site	Modern	c. 485m W	Crash site of Hawker Hurricane I
TQ 94 NE 279	Findspot	Palaeolithic	c. 515m NNE	Charing - surface find of Palaeolithic flake, 1/4 mile east of church
MKE93996	Findspot	Post Medieval	c. 465m NNW	PAS find. Post Medieval Silver coin
TQ 94 NE 1	Building	Modern	c. 430m NW	VAD Hospital Parish Hall, Station Road, Charing
TQ 94 NE 134	Building	Modern	c. 395m WNW	VAD hospital, Manton House, Burleigh Road, Charing
TQ 94 NE 148	Monument	Modern	c. 465m E	VAD hospital Pett Farm, Pett Lane, Charing

TQ 94 NE 282	Building	Post Medieval to Modern	c. 380m NW	Methodist Church, Station Road, Charing
MKE109231	Findspot	Medieval	c. 465m SE	PAS find. Post Medieval copper alloy jetton
MKE109232	Findspot	Post Medieval	c. 465m SE	PAS find. Post Medieval copper alloy jetton
MKE109233	Findspot	Roman	c. 465m SE	PAS find. Roman silver coin
MKE109234	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109239	Findspot	Post Medieval	c. 465m SE	PAS find. Modern silver coin
MKE109240	Findspot	Post Medieval	c. 465m SE	PAS find. Modern silver coin
MKE109241	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109242	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109243	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109244	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109245	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109247	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109248	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109249	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109250	Findspot	Post Medieval	c. 465m SE	PAS find. Post Medieval silver coin
MKE109251	Findspot	Post Medieval	c. 465m SE	PAS find. Post Medieval silver coin
MKE109252	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109253	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109254	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109255	Findspot	Roman	c. 465m SE	PAS find. Roman silver coin
MKE109263	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109264	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109265	Findspot	Roman	c. 465m SE	PAS find. Roman copper alloy coin
MKE109266	Findspot	Roman	c. 465m SE	PAS find. Roman silver coin
MKE109338	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109339	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109340	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109341	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109342	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin

MKE109343	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109344	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109345	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109346	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109351	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109352	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109353	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109354	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109355	Findspot	Roman	c. 505m ESE	PAS find. Roman silver coin
MKE109356	Findspot	Late Iron Age to Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109357	Findspot	Late Iron Age to Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109358	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109359	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109360	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109361	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109362	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109363	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109364	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109365	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109366	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109367	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109368	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109369	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109370	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
MKE109371	Findspot	Roman	c. 505m ESE	PAS find. Roman copper alloy coin
TQ 94 NE 284	Building	Post Medieval	c. 475m NNW	4 Market Place, Charing, Ashford
MKE112215	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112216	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112217	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112218	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin

MKE112219	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112220	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112221	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112222	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112223	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112224	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112225	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
MKE112226	Findspot	Roman	c. 435m ESE	PAS find. Roman copper alloy coin
TQ 94 NE 35	Monument	Roman	c. 470m ESE	Roman building materials
TQ 94 NE 13	Monument	Unknown	c. 395m NNW	Probable site of Inhumation burials, Archbishop's Palace, Charing
TQ 75 NE 816	Monument	Post Medieval to Modern	c.185m SW	Sevenoaks, Maidstone and Tunbridge Wells branch railway
TQ 94 NE 236	Monument	Early Medieval or Anglo-Saxon to Post Medieval	c.360m NNW	The Archbishop's palace (Charing). Scheduled Monument - 1011028
TQ 94 NE 85	Landscape	Post Medieval	c.385m ENE	Post Medieval garden of Pett Place

Events				
ID	Type	Title	Date	Description
EKE11684	Dendrochronology	Dating of the Great Hall and East Block at the Archbishop's Palace, Charing	Pre-2000	
EKE19702	Resistivity survey	Roman site south of Pett Farm, Charing	2017	Resistivity survey carried out to investigate an area where Roman building material has been found. No report received but reports suggest the outline of a building was seen (TQ 94 NE 35).
EKE20825	Excavation	Excavation at Charing	1975	TQ 94 NE 24 Romano-British building, Charing
EKE5025	Building Survey	Sherbourne House, 27-29 High St, Charing, Kent	1993	
EKE5130	Full Survey	Survey of the Archbishops Palace, Charing by RCHME	1996	Palace buildings to RCHME Level 4, supported by archaeological survey of both the palace. precinct and an open area to the south-west, to RCHME Level 3.

EKE5252	Excavation	Excavation in garden area of Sherbourne House, Charing	1996	
EKE22223	Heritage Assessment	Charing Heritage and Character Assessment	2017	
EKE5131	Dendrochronology	Tree-ring analysis from Archbishop's Palace, Charing	1998	

Figure 10: Gazetteer of HER Data

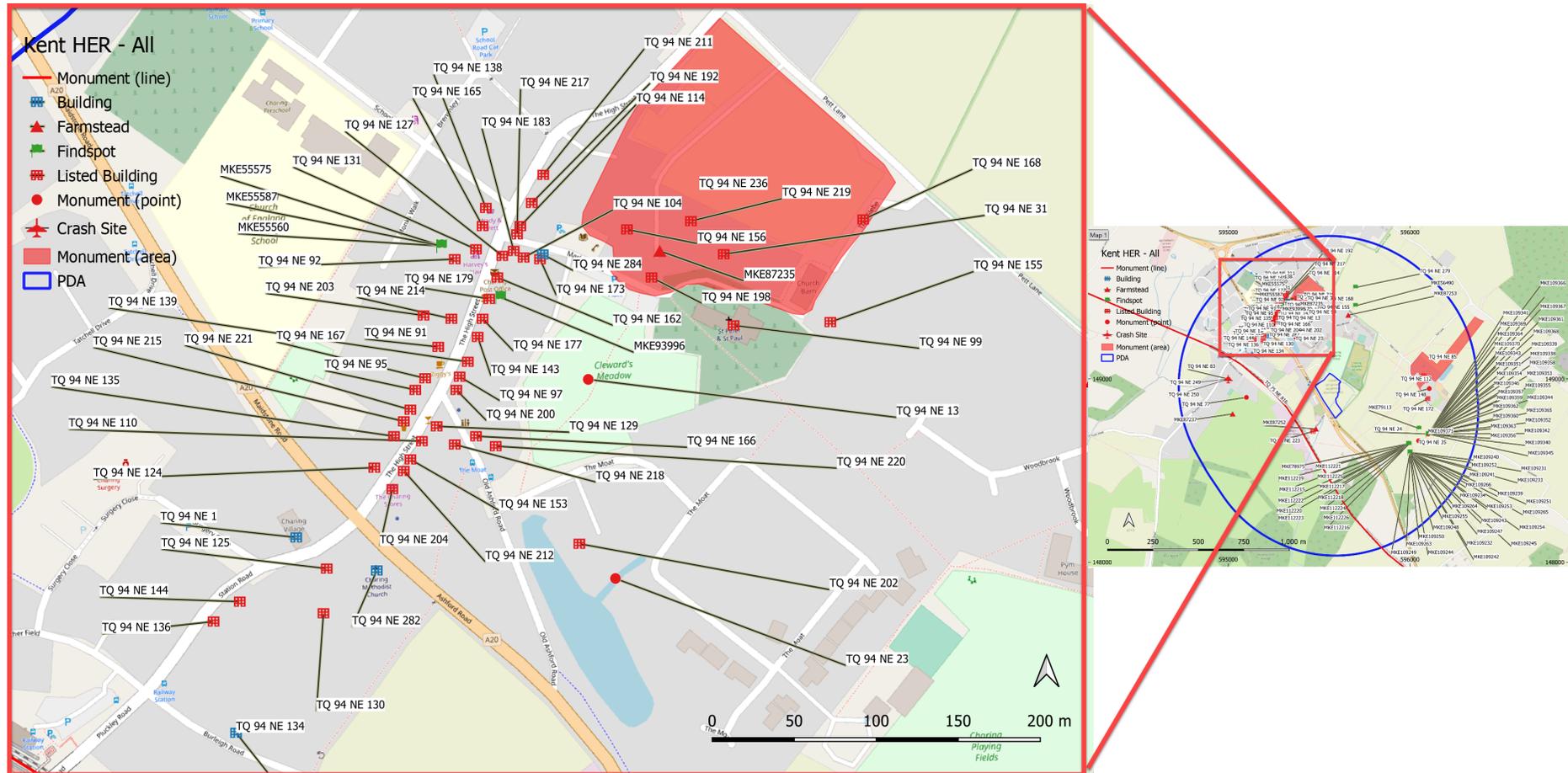


Figure 11: KHER Monument Record

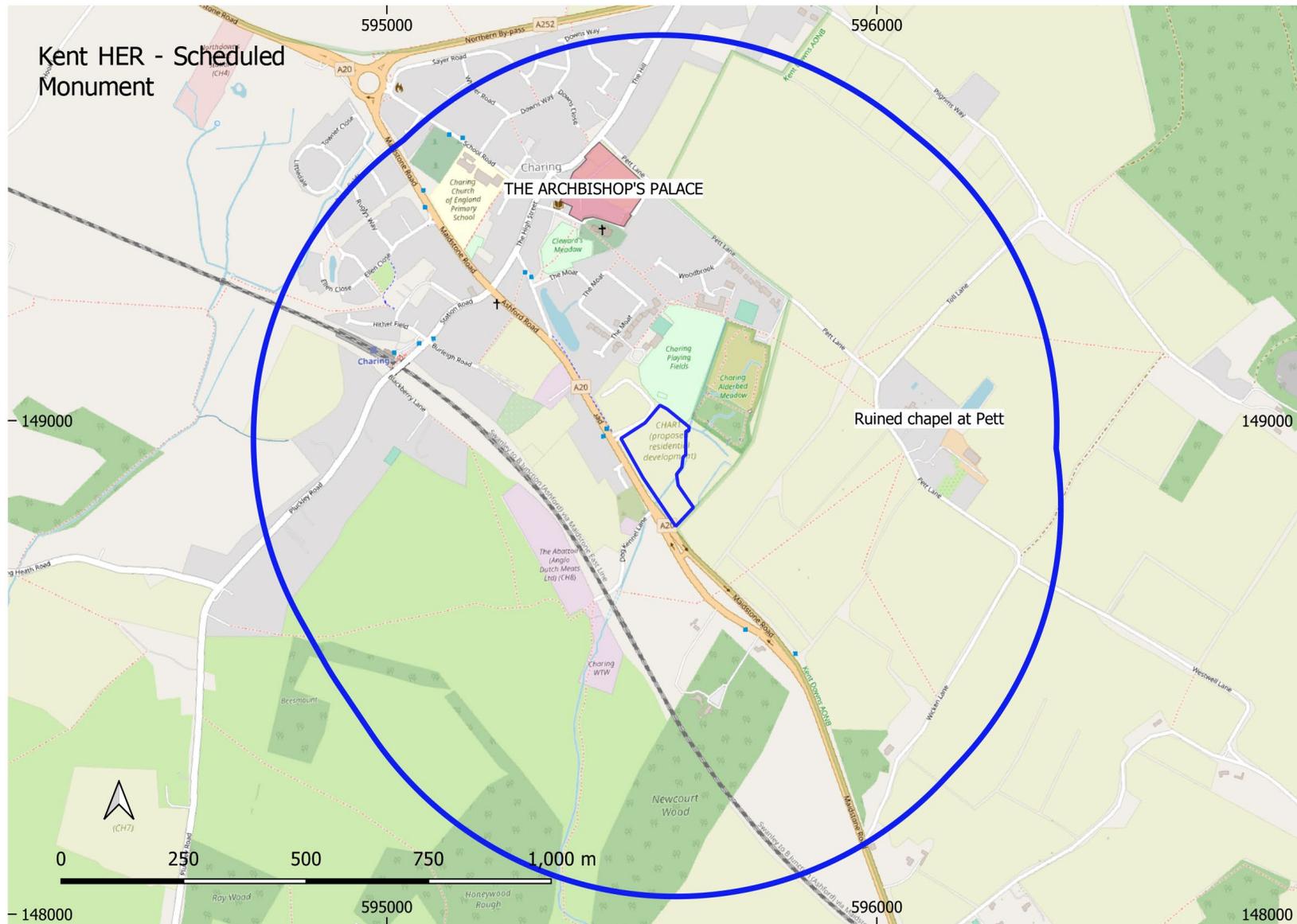


Figure 12: Kent HER – Scheduled Monuments

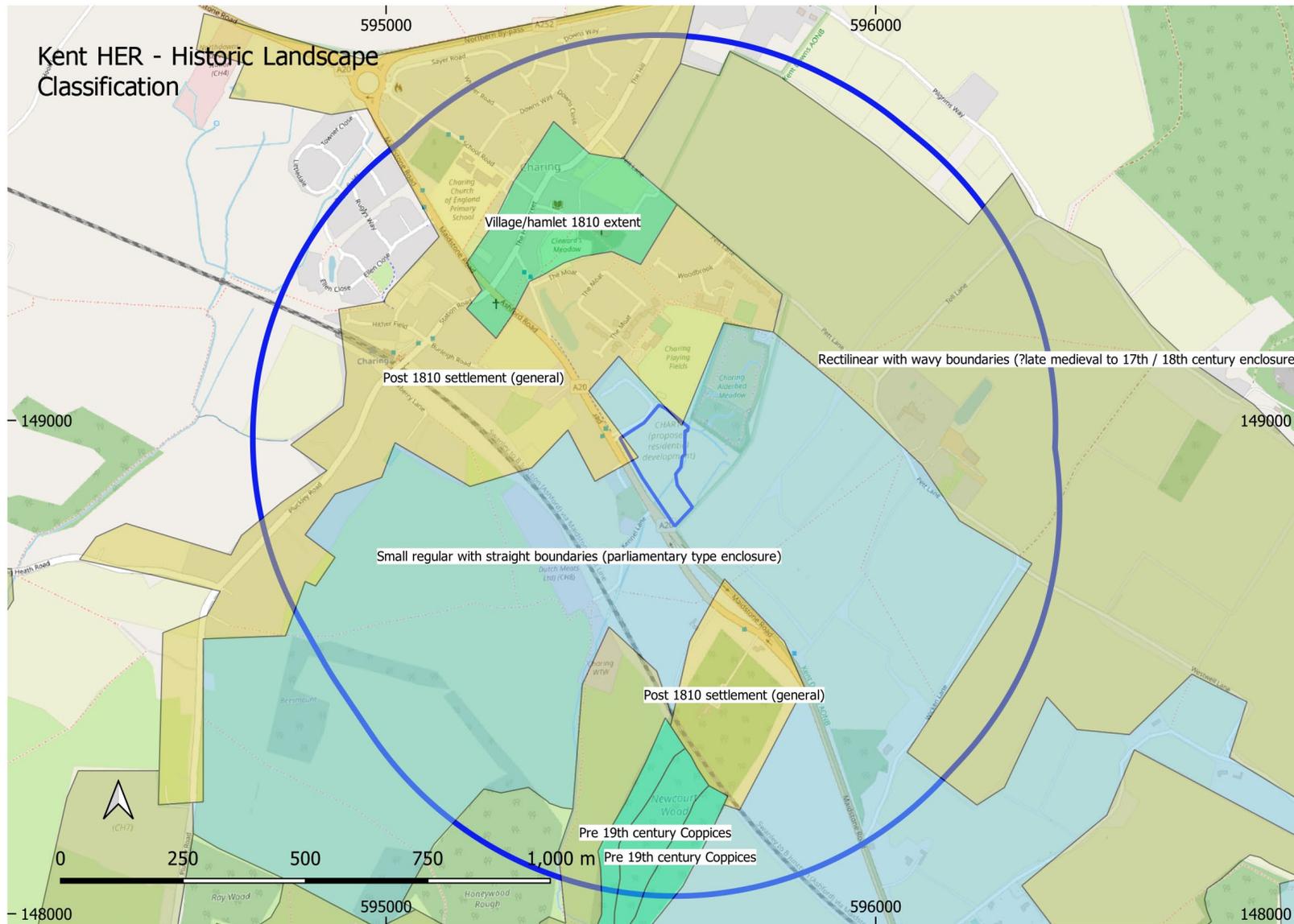


Figure 13: KHER Historic Landscape Classification

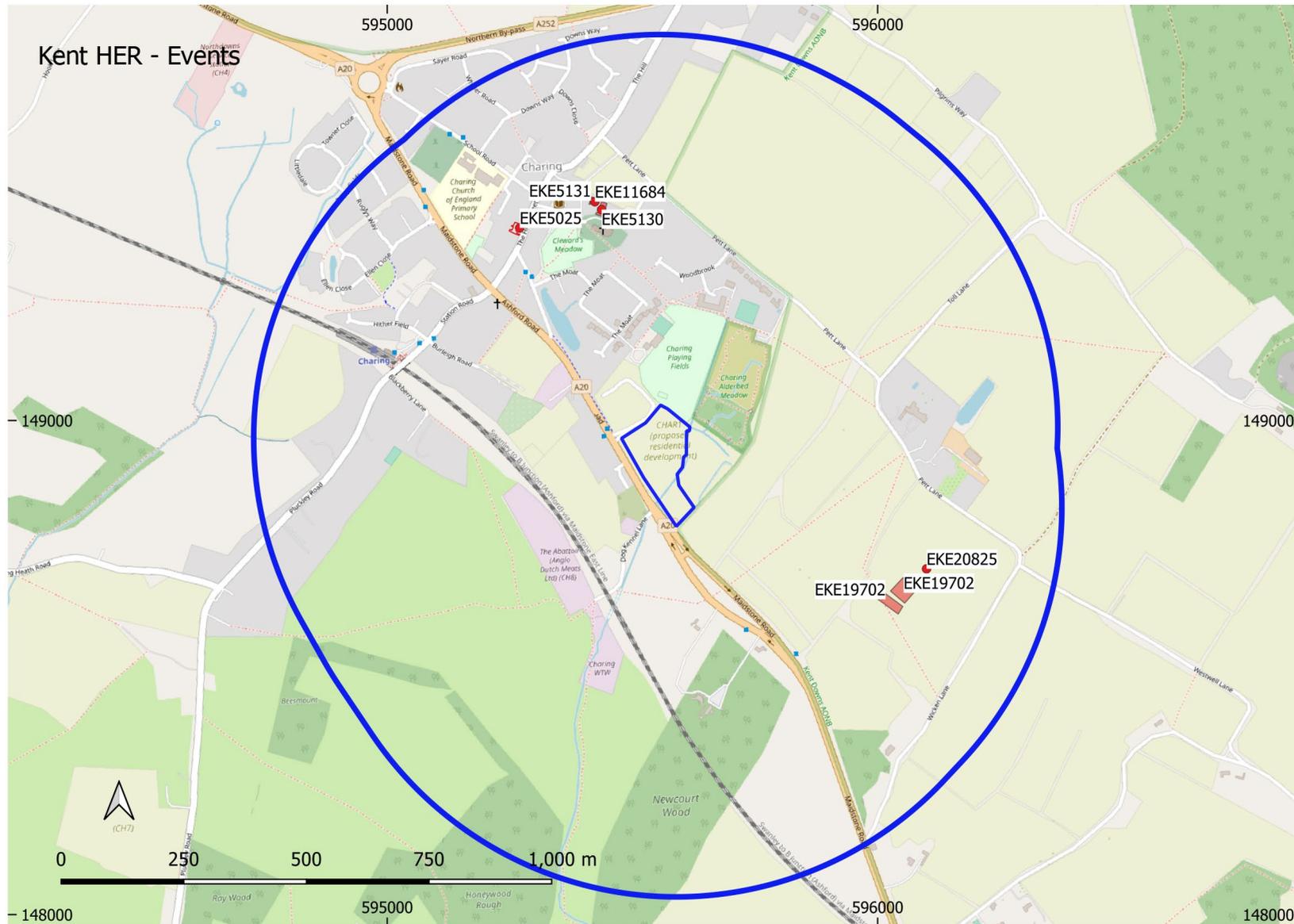


Figure 14: KHER Events

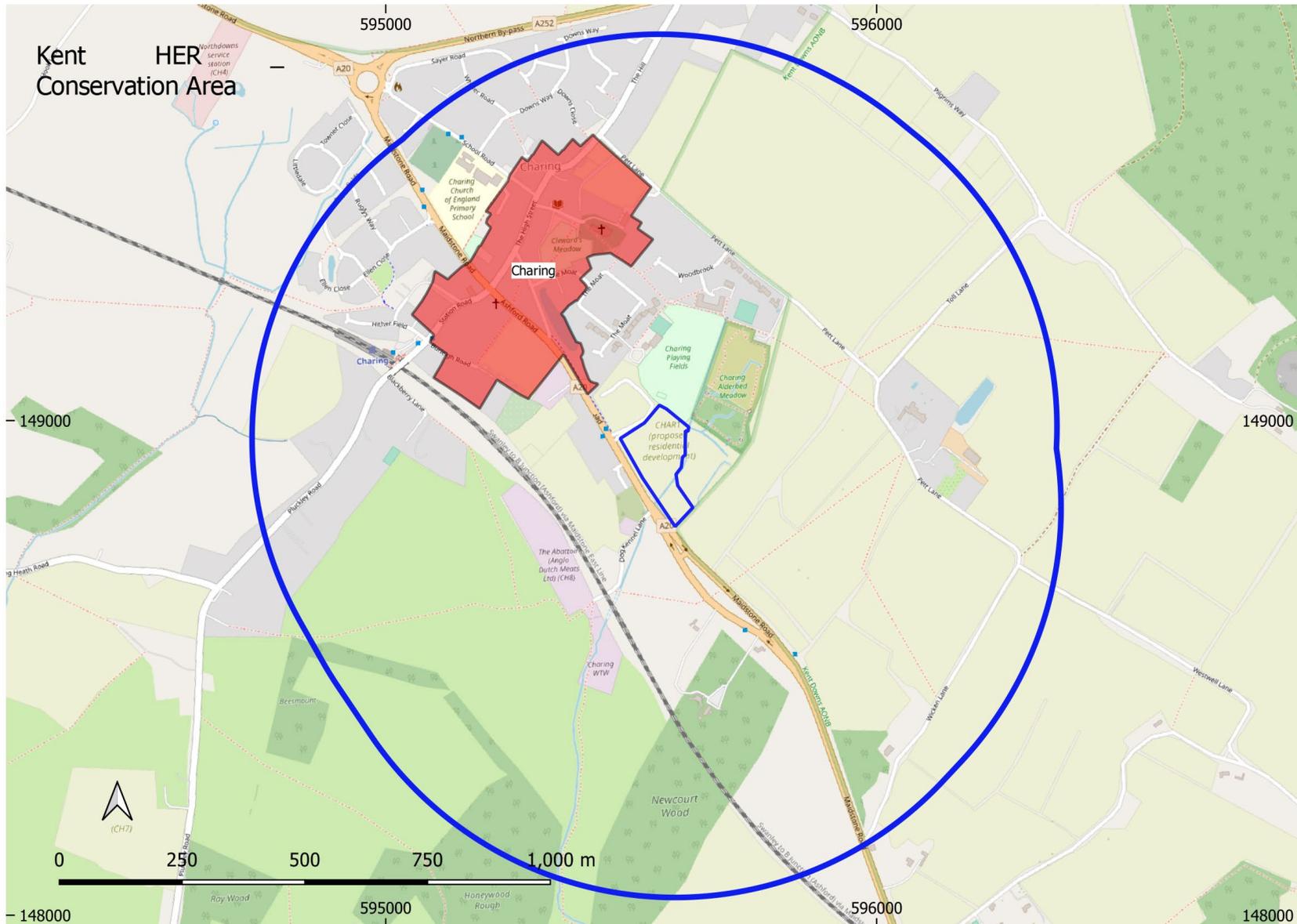


Figure 15: Conservation Areas



Figure 16: KHER Stour Palaeolithic Areas

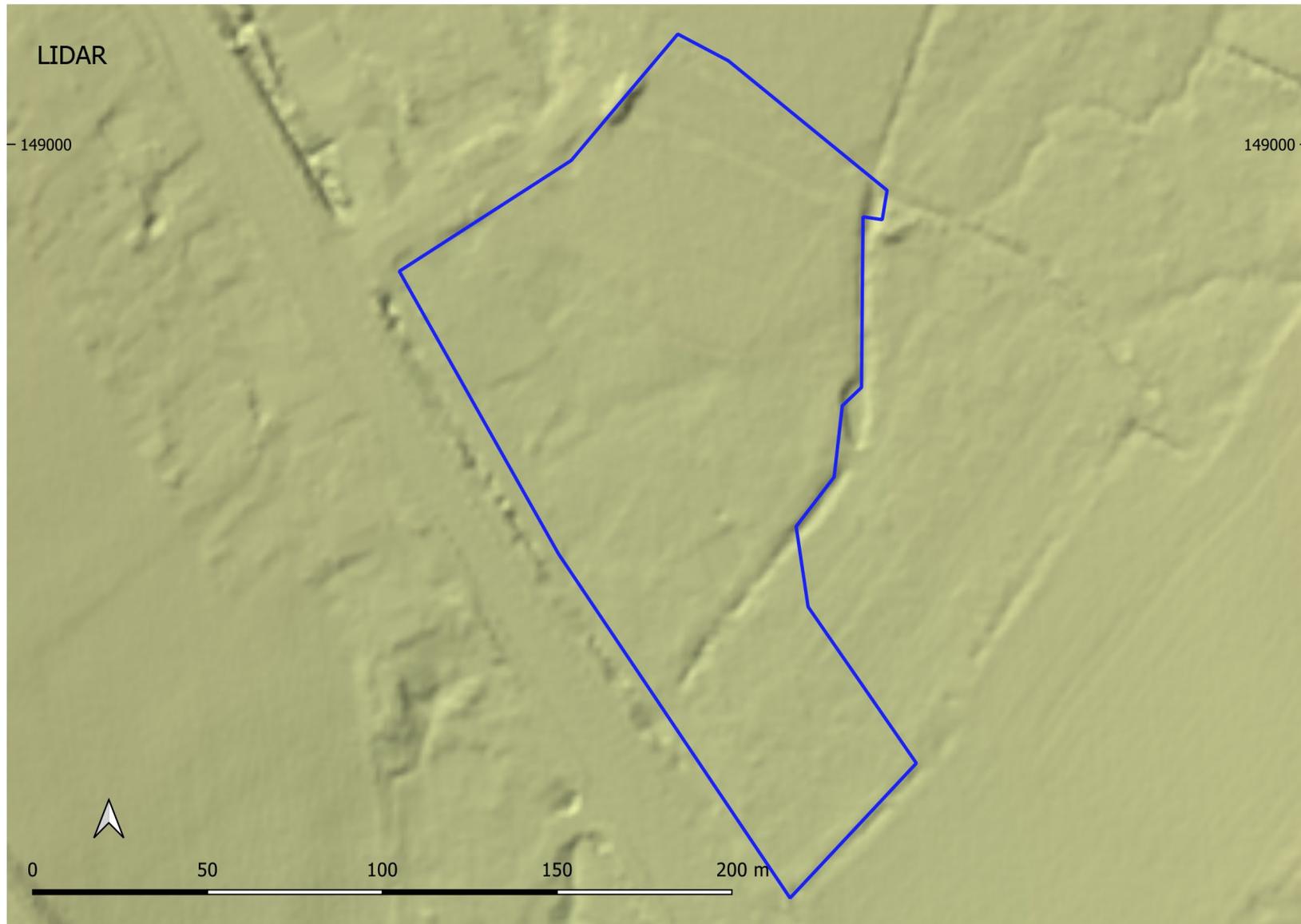


Figure 17: LIDAR (Environment Agency)

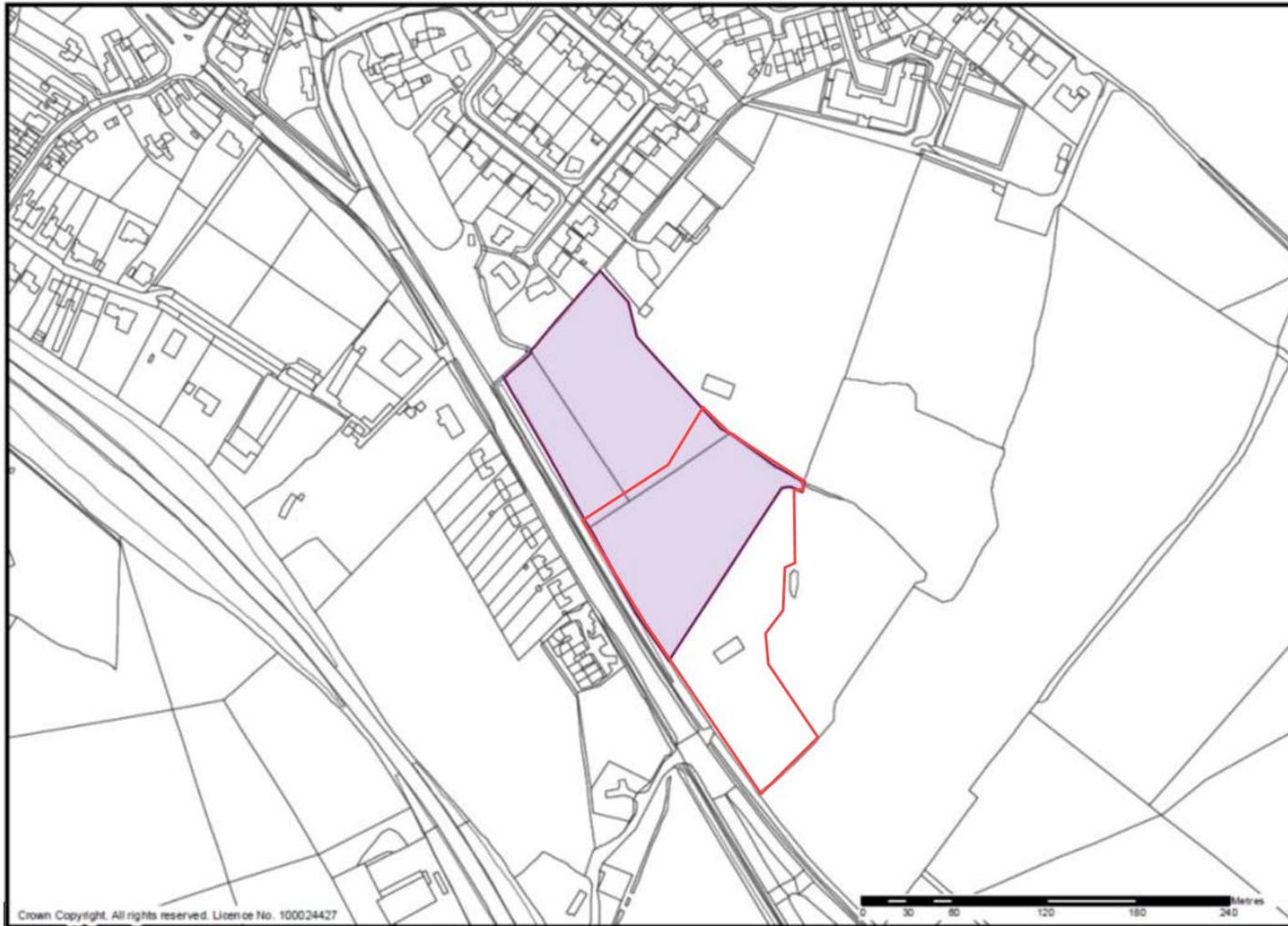


Figure 18: Ashford Borough Council Policy Map S9



Figure 19: Location of SWAT Evaluation Trenches adjacent to the PDA.

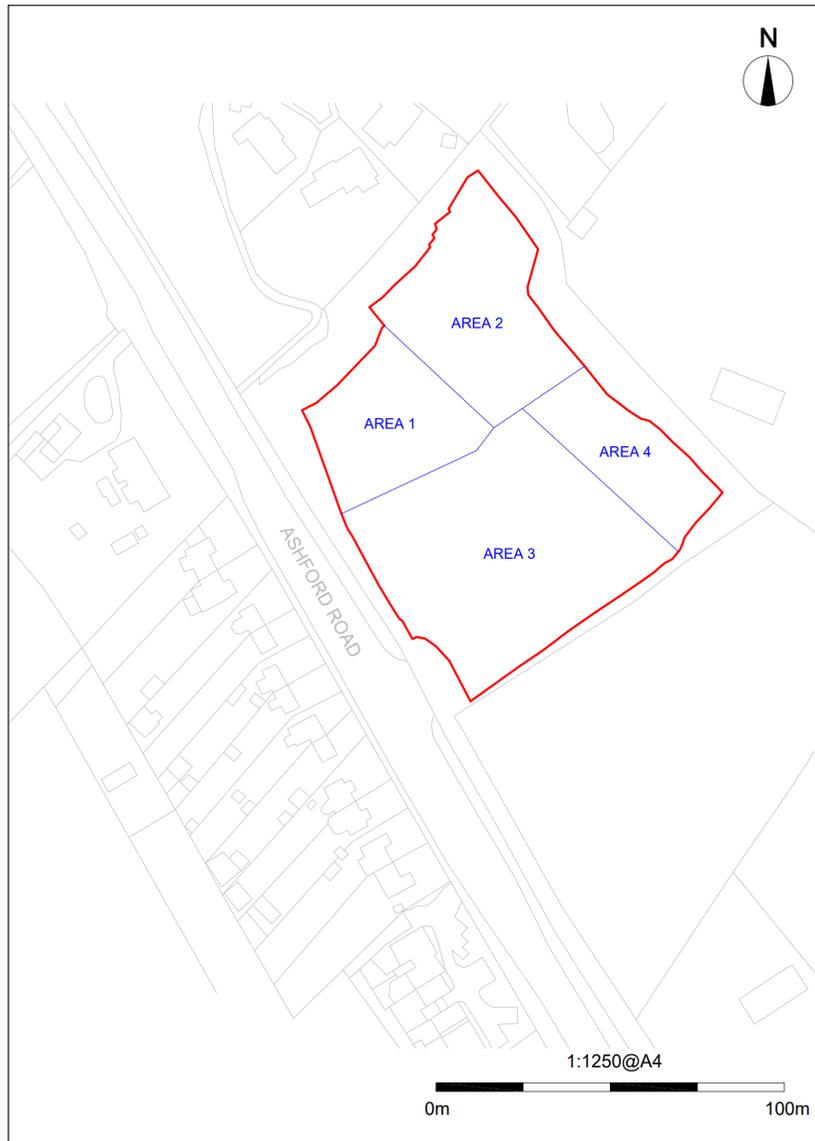


Figure 20: Areas referred to for the adjacent SMS (SWAT Archaeology, 2022).



Figure 21: All archaeological features in the area adjacent to the PDA (SWAT Archaeology, 2022)

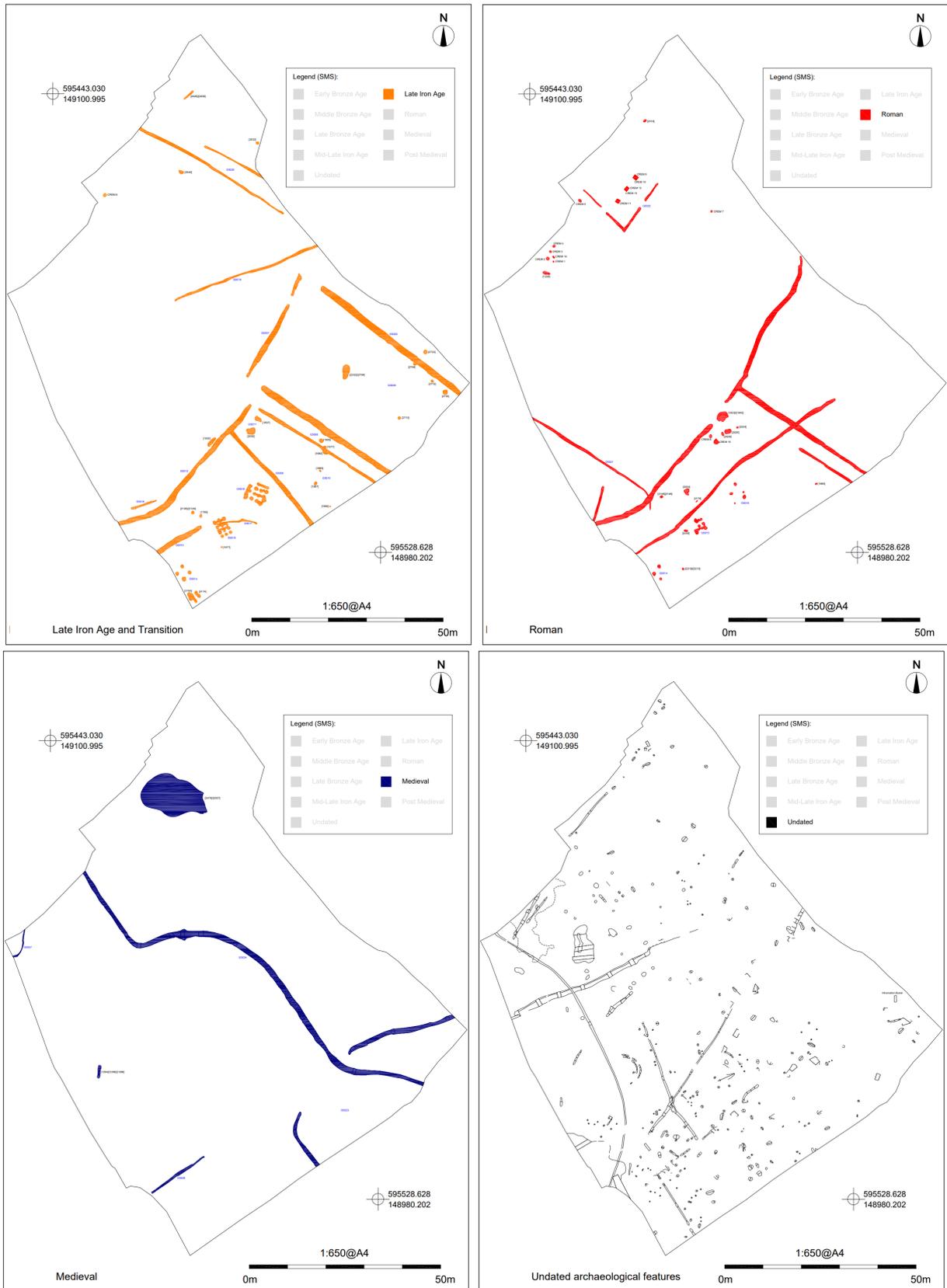


Figure 22: Features of key phases from the SMS (SWAT Archaeology, 2022)

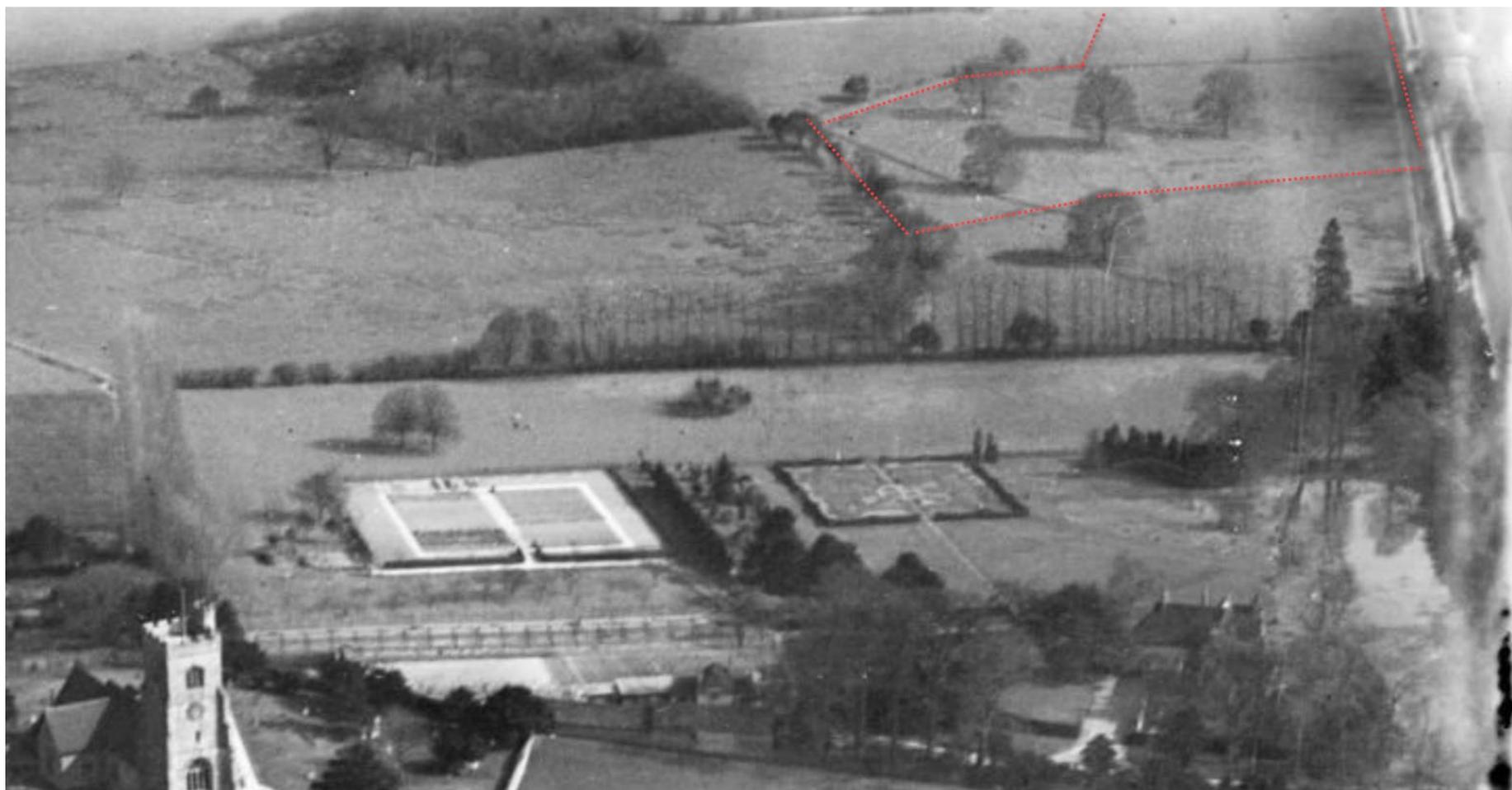


Plate 1: 1929 (Britain from Above)



Plate 2: 1946. (Google Earth).



Plate 3: 1960s (Google Earth)



Plate 4: 1990 (Google Earth)



Plate 5: 2003 (Google Earth)



Google Earth

Image © 2023 Maxar Technologies

Plate 6: 2022 (Google Earth)



Plate 7: View along the western boundary of the PDA, now Alderbed Close (facing NE)



Plate 8: View across the PDA from the south west corner (facing SE).



Plate 9: View across the PDA (facing NW)



Plate 10: View across the PDA (facing NE)



Plate 11: View across the PDA (facing NE)



Plate 12: View of the building (facing NE)



Plate 13: View along the eastern side of the building (facing NE)



Plate 14: View across the PDA (facing SW)



Plate 15: Roadside entrance to the eastern part of the PDA (facing NE)



Plate 16: Remains of greenhouses in the far eastern part of the PDA (facing W)



Plate 17: View across the eastern part of the PDA (facing NE)



Plate 18: View of the southern boundary of the PDA (facing NW)



Plate 19: View across the north eastern part of the PDA (facing SE)



Plate 20: View across the northern part of the PDA (facing NNW)



Plate 21: View across the PDA (facing SW)



Plate 22: View across the PDA (facing SE).



Plate 23: Plate locations