

Sellindge Solar Farm
Historic Environment Desk-Based Assessment
February 2022

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Report

Historic Environment Desk-Based Assessment

Site

Sellindge Solar Farm

Clients

Engena Ltd

Date

February 2022

Planning Authority

Ashford Borough Council

Site Centred At

TR 07575 38043

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FINAL

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Sellindge, near Ashford, Kent (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Engena Ltd. The site (hereinafter referred to as the “Study Site”) is located at grid reference TR 07575 38043. The study site area is c.103.80ha, comprising three areas covering six agricultural fields. The northern part of the site is referred to as Area 1; the central part of the site is referred to as Area 2 and 5; and the southern part of the site is referred to as Area 3, 4 and 6 (Figure 1).

The assessment has been prepared to support a future planning application for the installation and operation of a solar farm and associated infrastructure within the study site. It forms an update to a previous Historic Environment DBA produced in May 2021 by Orion Heritage, following completion of geophysical survey of the study site (Magnitude Survey 2021). The HEDBA will form a technical appendix of an Environmental Statement.

The heritage desk-based assessment and the geophysical survey of the site concludes that the application site is considered to have a high potential for finds and features of prehistoric – Romano-British (or medieval to post-medieval) occupation across Area 5. Based on available evidence, this potential archaeological resource is considered likely to be of local to regional. The assessment has also identified potential for prehistoric to Romano-British remains of local significance in Area 2. In Area 2 the majority of the archaeological resource will be preserved in situ in open space. The archaeological resource in Area 5 is located in an area of proposed solar panels.

Taking into consideration the limited impact of the proposed solar panels, the magnitude of change on the potential archaeological resource within Areas 2 and 5 is considered minor adverse: removal of a minor part of its total area but the site retains significant future research potential. This effect is considered Minor; not significant.

It is anticipated that a programme of archaeological evaluation will be required as a condition of planning to confirm the results of this assessment and supplement the existing record of the archaeological resource within the application site.

This would allow an appropriate strategy for the conservation of the archaeological remains to be developed and agreed with the LPA, either by protection via concrete foundations, archaeological recording, or a combination of these approaches.

The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area has been assessed; none are considered sensitive to change by the proposed development.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It, therefore, accords with the requirements in paragraph 203.

Development of the study site will have no direct physical impacts on any designated heritage assets. The assessment has considered the setting and significance of the Grade I listed Church of St Martin (NHLE 1071208), the Grade II*

listed Court Lodge Farmhouse (NHLE 1071209) and the grade II* listed Evegate Manor (NHLE 1362798). It has also considered the Aldington Conservation Area. It is considered that the proposed development will be likely to result in less than substantial harm on the lowest end of the scale as per NPPF paragraph 202.

1.0 Introduction

- 1.1** This historic environment desk-based assessment considers land at Sellindge, near Ashford, Kent (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Engena Ltd. The site (hereinafter referred to as the “Study Site”) is located at grid reference TR 07575 38043. The study site area is c.103.80ha, comprising three areas covering six agricultural fields. The northern part of the site is referred to as Area 1; the central part of the site is referred to as Area 2 and 5; and the southern part of the site is referred to as Area 3, 4 and 6 (Figure 1).
- 1.2** The assessment has been prepared to support a future planning application for the installation and operation of a solar farm and associated infrastructure within the study site. It forms an update to a previous Historic Environment DBA produced in May 2021 by Orion Heritage, following completion of geophysical survey of the study site (Magnitude Survey 2021). The HEDBA will form a technical appendix of an Environmental Statement.
- 1.3** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.4** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.5** The study area used in this assessment is a 1km buffer from the study site boundary (Figures 2, 3 and 4).
- 1.6** A site visit was undertaken on 6th May 2021 when the conditions were cold and cloudy with good visibility.

Location, Topography and Geology

- 1.7** The Study Site is located c.2km west/south-west of the village of Sellindge, near Ashford in Kent. The study site is currently in agricultural use as arable

fields and pasture. The study site comprises three areas. The northern area is bounded to the north by the M20 and to the south by a narrow strip of woodland and the Channel Tunnel Rail Link and local services railway lines. An agricultural field and a National Grid Sub Station form its eastern boundary, while the ancient woodland of Park Wood and a land drain form its western boundary. A land drain also crosses the study site's northern area roughly north-south. The second area is located to the south of the railway line and is bounded to the north by the East Stour River and the railway line, to the east by Church Lane, to the south by agricultural fields and to the west by the ancient woodland of Backhouse Wood and agricultural fields. This area is referred to as Bested Hill on some historic mapping. The third area is located to the east of the second area. It is bounded to the west by Church Lane, to the north by Partridge Plantation and Partridge Farm Solar Farm, to the east by Partridge Farm, the ancient woodland of Round Wood and agricultural fields and to the south by agricultural fields, which host annual point to point races.

- 1.8** The northern part of the site is referred to as Area 1; the central part of the site is referred to as Area 2 and 5; and the southern part of the site is referred to as Area 3, 4 and 6 (Figure 1).
- 1.9** The study site's northern area (Area 1) slopes from c.60m aOD (above Ordnance Datum) in the north and west to c.50m in the east and south. The large field within the study site's southern area (Area 5) rises steadily from c.50m along the northern boundary to c.72m aOD at its highest point near the area's centre, after which the land drops down again to c.58m aOD along the area's southern boundary. From the area's highest point there are far reaching views towards Aldington and in particular the Church of St Martin, c.1.13km to the south. To the east of Area 5 is a smaller field (Area 2) which lies lower than the larger field and rises gently from c.51m aOD along its northern boundary to c.61m aOD in its southern corner. The study site's south-eastern area (Area 3, 4 and 6) rises from c.56m aOD in its north-west corner to c.70m aOD in its south-west corner, whereas in its eastern part it rises from c.58m aOD in the north-east corner to c.74m roughly halfway along the eastern boundary, after which the land gently drops down to c.63m aOD in the area's south-eastern corner. From this area's southern boundary, there are also far-reaching views towards Aldington and the Church of St Martin to the south.
- 1.10** The bedrock geology of the study site's northern area comprises Hythe Formation – Sandstone and Limestone, interbedded and Atherfield Clay Formation – Mudstone, sandy. In the southern area, the bedrock geology is recorded as Atherfield Clay Formation – Mudstone, sandy; Hythe Formation – Sandstone and Limestone, interbedded and Weald Clay Formation – Mudstone. For the third area, to the east of the second area, the bedrock geology is recorded as Weald Clay Formation – Mudstone and Atherfield Clay Formation – Mudstone, sandy. No superficial geology is recorded for any areas within the study site.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2021) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

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

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“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.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Kent Archive;
- Examination of material currently held in the Kent Historic Environment Record, including Historic Landscape Characterisation for the study site and for a 1km buffer from the study site boundary;
- Consultation of the National Heritage List for England; and
- Site inspection.
- Geophysical survey (Magntude Survey 2021)

2.7 The report will also include a consideration of Lidar and aerial photography for the study site.

2.8 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground’s surface with buildings and trees filtered out to create a ‘bare earth’ effect. The Environment Agency collected Lidar data that covers the study area at 1m resolution in 2018 as part of the National LIDAR Programme. The data was processed using the Relief Visualisation Toolkit (RVT) version 1.2 and was reviewed using QGIS.

2.9 A digital copy of the report will be provided to the Kent HER (hard copies will be provided on request). A copy will also be uploaded as part of the ADS OASIS database record.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2** The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 3.3** Section 66(1) states:
“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.4** Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 3.13, below.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.5** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 3.6** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.7** Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.8** Paragraph 195 states that local planning authorities should take account of the particular significance of any heritage asset which may be affected by a proposal, and take this into account with considering any impact to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.9** Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explain their historic and social context rather than removal.
- 3.10** The key test in NPPF Paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to the significance of a designated heritage asset. Paragraph 200 states 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."*

- 3.11** Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.12** Annex 2 of the NPPF has the following heritage related definitions:
- 3.13** *Historic environment* is defined in Annex 2 as: 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.
- 3.14** *Heritage Assets* are defined 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).

- 3.15** *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.16** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.17** *Significance* is defined as: 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.
- 3.18** *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.
- 3.19** The NPPF is supported by the PPG (July 2019). Paragraph 18a-001 (001 Reference ID: 18a-001-20190723) makes a clear statement that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the development plan and the National Planning Policy Framework.
- 3.20** Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area are referred to as non-designated heritage assets.
- 3.21** The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- "Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."*
- 3.22** Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

3.23 Paragraph 18a-013 concludes:

“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”

3.24 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”

3.25 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply.

3.26 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

3.27 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

3.28 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no

harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.”

- 3.29** Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

- 3.30** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 3.31** The Ashford Borough Council Local Plan 2030, adopted in 2019 contains the following policies relevant to this assessment:

Policy ENV13 – Conservation and Enhancement of Heritage Assets

Proposals which preserve or 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 with potential to 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 ENV14 – Conservation Areas

Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character and appearance of the Area and its setting.

Proposals should fulfil each of the following:

- a) The scale and detailed design of all new development and alterations should respect the historical and architectural character, proportion and massing, including roofscapes, of the area, the relationship between buildings, the spaces between them and with their setting;*
- b) The materials proposed should be appropriate to the locality and complement those of the existing buildings;*
- c) Buildings and streets of townscape character, trees, open spaces, walls, fences or any other features should be retained where they contribute positively to the character and appearance of the area;*
- d) The development should not generate levels of traffic, parking or other environmental problems which would result in substantial harm to the character, appearance or significance of the area;*
- e) The use should be appropriate to and compatible with the character, appearance and historic function of the area; and,*
- f) The development would not prejudice important views into or out of the conservation area.*

Policy ENV15 – Archaeology

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.

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.

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.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.32** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.33** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.34** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.35** The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
- Identification of heritage assets which are likely to be affected by proposals;

- Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
- Assessing the effects of proposed development on the significance of a heritage asset;
- Maximising enhancement and reduction of harm on the setting of heritage assets; and
- Making and documenting the decision and monitoring outcomes

3.36 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- Kent Historic Environment Record (HER) Data;
- The National Heritage List for England (NHLE) held by Historic England
- Historic England Archive
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

4.3 The location of heritage assets mentioned in the text are shown on Figs. 2, 3 & 4.

Previous archaeological investigations

4.4 In November 2021 a fluxgate gradiometer survey was completed across the c. 102ha study area (Magnitude Survey 2021). The survey detected anomalies of an archaeological origin, with possible rectilinear enclosures, ring ditch and field systems identified in the centre and east, and more disjointed linear and curvilinear anomalies identified in the southeast and east. A zone of more enhanced material has been identified surrounding the archaeology in the centre, related to the weathering of the underlying geology, with natural banding possibly obscuring any further archaeology. Further geological variations were present in the north, east and southeast, as a result of the topographic changes across the area. Three areas of possible extraction and natural infilling have been identified in the centre of the area. Further anomalies representing former field boundaries and watercourses have been identified on historical mapping. Drainage features follow the topography of the survey area. Anomalies of an undetermined origin have also been detected, and whilst these may relate to modern, natural or agricultural features, an archaeological origin cannot be ruled out. The impact of modern activity on the results is present around field edges, and surrounding pylons, overhead cables and a buried service, which may have obscured any weaker anomalies, if present, along with an area of made ground in the north and a former radio station in the centre. Geophysical survey has identified the following possible and undetermined areas of archaeological interest (Figure 2b):

- [MS2a] linear and curvilinear anomalies (probable archaeology) in the centre of Area 2;
- [MS2b] linear and curvilinear anomalies (probable archaeology) in the centre of Area 2;

- [MS2c] two strong parallel linear anomalies (undetermined) in the east of Area 2;
- [MS5a] partial rectilinear enclosure measuring c. 100m wide with possible internal subdivision (probable archaeology) in the north-west of Area 5;
- [MS5b] partial enclosures (probable archaeology) in the south of Area 5;
- [MS5c] curvilinear anomaly which may represent a ring ditch (probable archaeology) in the south-east of Area 5;
- [MS5d] linear and curvilinear (probable archaeology) in the east of Area 5;
- [MS5e] area of possible extraction (probable archaeology) in the east of Area 5.

4.5 The KHER records the following archaeological investigations within or immediately adjacent to the study site:

- EKE3720 – archaeological excavation in Park Wood in 1967, in the study site's northern area. A possible windmill mound (TR03NE20) and residual prehistoric lithic material (TR03NE242) from under the possible windmill mound were recorded. No archive was retained.
- EKE12235 – a geophysical survey was carried out in 1995 prior to the Channel Tunnel Rail Link (CTRL) construction in the area surrounding the study site's northern area and covering the southern portion of it. The HER holds no details of the findings of this survey.
- EKE5094 – within and adjacent to the study site's northern area an archaeological evaluation was carried out in 1997, prior to the construction of the CTRL. A Mesolithic to Bronze Age flint scatter (TR03NE59) was recorded as part of this event within the study site's northern area. The evaluation report is recorded as event 2001/1012.
- EKE5097 – a subsequent archaeological excavation was carried out in the same area in 1999. Associated finds were recorded in the form of a late Iron Age/early Roman field system (TR03NE205) and a medieval ditch (TR03NE206) immediately south of the study site's northern area and the Mesolithic to Bronze Age flint scatter (TR03NE59), which had already been recorded during the preceding evaluation, and four Bronze Age ditches (TR03NE60), which may have been part of a field system, both of which were recorded in the site's northern area. Post excavation report 2002/1014.
- An archaeological watching brief (EKE15038) was carried out immediately adjacent to the study site's southern and south-eastern areas during the construction of the transformer bases and the cutting of associated cable trenches for the Partridge Farm Solar Farm. No archaeological features were visible in any of the interventions.
- A desk-based assessment of the impact of the CTRL (EKE10672) as well as a geoarchaeological evaluation of the Thames/Medway Alluvial corridor of the CTRL (EKE14724) were carried out in 1994 and 1999 respectively along the planned route of the CTRL, immediately north of the study site's southern area.

- 4.6 The findspot of an unidentified copper alloy object (MKW94398) of unknown date was recorded c.330m north-east of the study site's northern area.
- 4.7 The findspot of an incomplete copper alloy looped toggle (MKE56439), potentially of late Iron Age to early Roman date, was recorded c.700m west of the study site's northern area.
- 4.8 In 1828 a collection of antiquities (TRO3NE18), found c.600m north of the study site's northern area at Smeeth was presented to the Canterbury Literary Institute. Due to identification as both Roman and early medieval artefacts the dating of these objects is unknown.
- 4.9 A cropmark of a ring ditch (TRO3NE237) of unknown date was recorded c.1km south/south-west of the study site's southern area.

Prehistoric

- 4.10 The study site was part of the Stour Basin Palaeolithic Project, which was funded by English Heritage and took place between February 2013 and March 2015. The project produced a broad predictive model that identified and characterised areas of Palaeolithic potential. The south-eastern part of the study site's northern area lies in character area 36, for which a moderate palaeolithic potential was established. The remainder of the study site lies in character area 38, for which a low palaeolithic potential was established.¹
- 4.11 A large mound on the northern edge of Park Wood (TRO3NE20) was recorded within the study site's northern area during an archaeological excavation (EKE3720) in 1967. Residual prehistoric lithic material (TRO3NE242), possibly some of it Palaeolithic, was recorded, as were pottery sherds varying in date from the early Iron Age to the 14th century. The mound was thought to be either a round barrow or a medieval to post-medieval windmill mound. No trace of the mound survives, and the area is now arable farmland and no traces of it were observed on the lidar data or during the site visit.
- 4.12 The findspot of a Palaeolithic flint axe (MKE108417) was recorded c.700m east of the study site's south-eastern area.
- 4.13 The findspot of Mesolithic artefacts (TRO3NE27) was recorded c.40m west of the study site's northern area.
- 4.14 The findspot of a Mesolithic to Bronze Age flint scatter (TRO3NE59) was recorded in the study site's northern area during an archaeological evaluation (EKE5094) and subsequent excavation (EKE5097). Immediately to the north-east, and also within the study site's northern area, four Bronze Age ditches (TRO3NE60) were recorded, which may have been part of a field system. If so, it would be one of the earliest known in the area.

¹ https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-2959-1/dissemination/pdf/Stour_Basin_PP_Final_Appendices.pdf

- 4.15** The findspot of a late Mesolithic to late Neolithic flint core (MKE78892) was recorded c.830m north of the study site's northern area.
- 4.16** During an evaluation (EKE5101) and subsequent excavation (EKE5100) at Stock Farm in 1999, c.950m west of the study site's northern area, numerous datable artefacts (TRO3NE66) were found, indicating Neolithic, early/middle Bronze Age, late Iron Age, Roman and medieval activity in the area. A complex arrangement of archaeological features at this site were dated to the late Bronze Age and late Iron Age, thought to represent sub-rectangular settlement enclosures (TRO3NE61). A number of archaeological features, including ditches and pits were distributed throughout the evaluation area. Dating evidence suggested that these features represent both late Iron age/early Roman and medieval field systems. The former probably extend from a known Iron Age settlement centre located immediately to the west of Station Road, while the latter probably extend from a medieval settlement centre at or near the Park Wood Cottage farm buildings at the base of the slope to the east. To the east of Station Road, c.650m west of the study site's northern area, another evaluation (EKE5102) was carried out in 1999, which also revealed field systems (TRO3NE62) dating from the Iron Age to the medieval period. The two sites are presumably associated with one another.
- 4.17** During fieldwalking (EKE11531) for the CTRL, two flint scatters (TRO3NE218) were observed c.600m north-east of the study site's southern area. One consisted of hard hammer struck flakes, a possible knife fragment and burnt flints. The knife was thought to be Neolithic or Bronze Age in date. The second scatter also consisted of hard hammer struck flakes, but also included a fragment from a pecked and ground saddle quern, which may date from the Bronze Age. Early Bronze Age/Iron Age pottery (TRO3NE217) was observed c.300m further east.
- 4.18** The findspot of a Neolithic arrowhead (TRO3NE222) was recorded c.860m north-east of the study site's south-eastern area.
- 4.19** A Bronze Age arrowhead (TRO3NE219) was found during fieldwalking c.850m west of the study site's northern area.
- 4.20** A Bronze Age copper alloy axehead (MKE109084) was found c.400m north of the study site's northern area.
- 4.21** The findspot of a fragment of a Bronze Age cast copper-alloy knife blade (MKE109473) was recorded c.250m south of the study site's south-eastern area.
- 4.22** Based on the available evidence and its vicinity to the East Stour River, the study site is considered to have a moderate to high potential to contain archaeological finds and features from all Prehistoric periods, except for the Palaeolithic, for which a low to moderate potential is considered.

Iron Age and Roman

- 4.23** A large mound on the northern edge of Park Wood (TRO3NE20) was recorded within the study site's northern area during an archaeological excavation (EKE3720) in 1967. The mound was thought to be either a round barrow or a

medieval to post-medieval windmill mound. No trace of the mound survives, and the area is now arable farmland. No traces of the mound were observed on lidar data. Residual prehistoric lithic material (TRO3NE242), possibly some of it Palaeolithic, was recorded, as were pottery sherds varying in date from the early Iron Age to the 14th century.

- 4.24** A late Iron Age/early Roman field system (TRO3NE205) was recorded during an archaeological excavation (EKE5097) immediately adjacent to the study site's northern area's eastern boundary. Environmental evidence suggests that during the life of the field system the environment was open grassland, but after its abandonment in the early 2nd century the area reverted to woodland.
- 4.25** The findspot of a middle to late Iron Age copper coin (MKE55905) and a Roman silver coin (MKE55906) was recorded c.400m north of the study site's northern area.
- 4.26** The findspot of a Roman copper alloy coin (MKE112271) was recorded c.480m north of the study site's northern area. In the immediate vicinity the findspot of a Roman copper alloy coin (MKE78910) and a Roman silver coin (MKE112261) was recorded c.500m north of the study site's northern area. The findspot of a Roman copper alloy finger ring (MKE112262) and Roman copper alloy coins (MKE112263 and MKE112270) was recorded c.30m further to the north-east.
- 4.27** The findspot of a Roman copper alloy brooch (MKE109111) was recorded c.700m west of the study site's northern area.
- 4.28** The findspot of Iron Age copper alloy coins (MKE56210 and MKE56211) was recorded c.750m west of the study site's northern area.
- 4.29** The findspot of Iron Age copper alloy coins (MKE55538 and MKE56261) was recorded c.900m north of the study site's northern area.
- 4.30** The findspot of a Roman copper alloy knife (MKE108415) was recorded c.950m east of the study site's northern area.
- 4.31** The findspot of an Iron Age gold coin (MKE109206) was recorded c.1km north of the study site's northern area.
- 4.32** The findspot of an Iron Age copper alloy brooch (MKE55802) was recorded c.70m west of the study site's southern area.
- 4.33** The findspot of a Roman copper alloy mount (MKE55807) was recorded immediately west of the study site's southern area.
- 4.34** The findspot of a dense scatter of Roman pottery and tile (TRO3NE220) was recorded during fieldwalking c.80m east of the study site's southern area's north-east corner. The date range appeared to be 3rd century and the tile is suggestive of a substantial building nearby. The findspot of a Roman copper alloy brooch (TRO3NE221) was recorded in the same location.
- 4.35** The findspot of an Iron Age copper alloy coin (MKE69420) was recorded c.450m north of the study site's south-eastern area.
- 4.36** The findspot of Iron Age/Roman pottery sherds (TRO3NE223) was recorded c.600m north-north-east of the study site's south-eastern area.

- 4.37** In December 1972, a trial trench was dug at the site of a potential Roman villa (TRO3NE24), c.1km south of the study site's south-eastern area. The site is designated as a scheduled monument (NHLE1004216). The trial trench identified a junction of cemented ragstone wall foundations and many small marble tesserae. Coins dating from 289-350 AD were also found on the surface. Little more is known about the site, however the evidence from 2m x 1.5m trench indicated a substantial building with tesserae, coins and pottery. The findspot of Roman tile and other 'remains' (TRO3NE55) was recorded c.300m north-east of the potential villa site.
- 4.38** The findspot of a Roman copper alloy mount (MKE69025) was recorded c.1km south-east of the study site's south-eastern area.
- 4.39** The findspot of a Roman copper alloy steelyard weight (MKE96596) was recorded c.1km east of the study site's south-eastern area.
- 4.40** The location of a potential Roman to medieval iron working site (TRO3NE28) was recorded c.120m north-east of the study site's south-eastern area. Several areas of dark soil and one of iron slag occur in a field north of the road from Harringe Lane to Partridge Farm. Associated with them are coarse-ware sherds dating from the Roman to the medieval period. In 1975 a small hoard of 16th-17th century coins was also found in the area.
- 4.41** Based on the available evidence it is considered that the study site has a moderate to high potential to contain archaeological finds and features from the Iron Age and Roman periods.

Saxon and early Medieval

- 4.42** The site of the Church of St Mary (TRO3NE106; grade I listed, NHLE1071165), which was constructed in the 11th century, is believed to have been the site of an earlier, Anglo-Saxon church. It is located c.650m north-west of the study site's northern area.
- 4.43** The findspot of an early medieval silver dress and personal accessories (MKE55588) as well as a gemstone (MKE55589) was recorded c.300m west of the study site's northern area.
- 4.44** The findspot of an early medieval copper alloy coin (MKE55904) was recorded c.400m north of the study site's northern area.
- 4.45** The findspot of an early medieval copper alloy mount (MKE94074) was recorded c.400m north-west of the study site's northern area.
- 4.46** The findspot of an early medieval gold pendant (MKE109224) was recorded c.600m north of the study site's northern area.
- 4.47** The findspot of an early medieval copper alloy stirrup (MKE78895) was recorded c.830m north of the study site's northern area.
- 4.48** The findspot of an early medieval lead alloy gaming piece (MKE96595) was recorded c.1km east of the study site's south-eastern area.
- 4.49** It is considered that the study site formed part of the hinterland of Smeeth and Aldington during the Saxon/early medieval period, and that the study

site's northern area may have been wooded, while the southern and south-eastern areas may have been in agricultural use. As such, it is considered that the study site has a low potential for archaeological finds and features from the Saxon/early medieval period and that they would likely be associated with farming practices.

Medieval

- 4.50** At the time of the Domesday Survey in 1086, Aldington, in the hundred of Bircholt, was recorded as a large settlement of 306 households and was owned by the Archbishop of Canterbury.² Aldington was recorded as '*Aldintone*', to mean '*estate associated with a man called Ealda*'.³ Smeeth was not recorded in the Domesday Survey, however, the name '*Smitha*' was first mentioned in 1018, to mean '*a smithy*'.⁴
- 4.51** The findspot of a medieval silver coin (MKE55982) was recorded within the study site's northern area, immediately adjacent to its northern boundary.
- 4.52** A large medieval ditch (TRO3NE206), associated with 13th-14th century pottery, was recorded during an archaeological excavation (EKE5097) immediately south of the study site's northern area.
- 4.53** The Church of St Mary (TRO3NE106; grade I listed, NHLE1071165) is located c.650m north-west of the study site's northern area. The church was constructed in the 11th century and extended in the 13th, with late 19th century restoration in the form of a rebuilt west tower and vestry.
- 4.54** The Church of St Martin (grade I listed, NHLR1071208) is located c.1.13km south of the study site's southern area. The church was constructed in the 11th century, with 13th and 16th century extensions and 19th century restoration.
- 4.55** The findspot of a medieval copper alloy pin (MKE55803), buckle (MKE55804), strap end (MKE55805), silver coins (MKE55806, MKE55808, MKE55809) and an iron horseshoe (MKE55810) was recorded c.70m west of the study site's southern area. Historic mapping (Figures 6b – 11) shows an outfarm in this area in the 19th and 20th century (MKE88378), therefore, it is feasible that a building existed in this area in the medieval period, and that the finds may be associated with it.
- 4.56** The findspot of medieval copper alloy mounts (MKE79201 and MKE79202) was recorded c.350m north of the study site's northern area.
- 4.57** The findspot of a medieval silver coin (MKE93488) was recorded c.380m north of the study site's northern area.
- 4.58** The findspot of a medieval copper alloy figurine (MKE55900) and a shell or coral coin (MKE55901) was recorded c.400m north of the study site's northern area.

² <https://opendomesday.org/place/TRO736/aldington/>

³ Mills, A.D. A dictionary of British Place Names, Oxford University Press, 2011

⁴ Mills, A.D. A dictionary of British Place Names, Oxford University Press, 2011

- 4.59** The findspot of medieval ceramic vessels (MKE78885 to MKE78891), a medieval silver brooch (MKE78896) and a medieval copper alloy vessel (MKE78897) was recorded c.400m north of the study site's northern area.
- 4.60** The findspot of a medieval gold coin (MKE109428) was recorded c.500m north of the study site's northern area.
- 4.61** The findspot of medieval silver coins (MKE55970 and MKE55971) was recorded c.500m north of the study site's northern area and c.80m and c.120m further to the west (MKE55974 and MKE55976) respectively.
- 4.62** The findspot of medieval silver coins (MKE55972 and MKE55973) was recorded c.700m west of the study site's northern area. The findspot of a medieval copper alloy buckle (MKE109111) was recorded c.80m further north.
- 4.63** The findspot of a medieval silver mount (MKE108468) was recorded c.850m north-east of the study site's south-eastern area.
- 4.64** The findspot of a medieval copper alloy padlock (MKE109471) was recorded c.220m east of the study site's southern area.
- 4.65** Several pieces of 13-14th century pottery (TRO3NE251) were recovered from underneath a patio during excavations (EKE16910) at a property in Aldington, c.1km south of the study site's southern area.
- 4.66** Based on the available evidence, it is considered that the study site's northern area may have been wooded and the southern and south-eastern areas may have been in agricultural use during the medieval period. As such, it is considered that the study site has a low potential for archaeological finds and features from the medieval period and that they would likely be associated with farming practices.

Post Medieval and Modern

- 4.67** An outfarm adjacent to Backhouse Wood (MKE88378) was located immediately adjacent to the study site's southern area's western boundary. It is shown on historic mapping (Figures 6b – 11) and had been demolished by the 1960s (Figure 12).
- 4.68** The London and Dover Railway (TQ84SW1) had been completed by 1844 and now forms part of the Channel Tunnel Rail Link (CTRL), which was constructed in the 1990s/2000s and is located between the study site's northern and southern areas, at c.50m distance respectively.
- 4.69** A mill pond and dam (TRO3NE21) are located c.50m west of the study site's northern area, in the northern part of Park Wood. An earthen bank or dam cuts across a steep wooded valley here. Sixty metres long, this dam is still over 4m high in the middle, through which a small stream runs in a gap obviously intended for a sluice gate. The mill pond bay is 80m in length, with a maximum height of 3m. There is a spill way at the eastern end with an original break for the wheel close by. Since the water supply is local and of no great amount, and the pond would have been fairly small, the water mill may have been merely an alternative source of power supply to the nearby windmill

(TRO3NE20), the site of which was located within the study site's northern area.

- 4.70** A number of HER entries for the post-medieval period refer to farmsteads and outfarms within the 1km buffer study area (MKE88391, MKE88381, MKE88382, MKE88375, MKE89067, MKE88374, MKE88376, MKE88362, MKE88361, MKE88360, MKE88377, MKE88359, MKE89065, MKE88379, MKE87452, MKE88718, MKE87451, MKE87450, MKE87461, MKE87453, MKE88719, MKE87487, MKE88380 and MKE88390).
- 4.71** The crash site of a Supermarine Spitfire I (TRO3NE234) was recorded c.600m west of the study site's northern area. The plane crashed in September 1940 and the pilot was killed. The site was excavated in 1974 by Kent Battle of Britain Museum. The crash site of a Messerschmitt Bf109E-1 (TRO3NE232) was recorded c.900m south-east of the study site's south-eastern area. The plane crashed in September 1940 and the pilot was captured and died of injuries. The site of WW2 underground military headquarters (TRO3NE58) was recorded c.830m south-east of the study site's south-eastern area and the site of an anti-tank block (TRO3NE84) was recorded c.1km south-east.
- 4.72** The 1799 Hasted Map of Kent (Figure 5) shows the rural landscape surrounding the study site. The Stour River is shown, as is Old Park Wood (now the much smaller Park Wood adjacent to the study site's northern area). Church Lane, leading north from Aldington, is also shown.
- 4.73** William Deedes Esq. bought the manor of Aldington in the late 18th century. He also possessed the Kent manors of Shrympenden, Cophall and Ruffin's Hill, and was a powerful landowner.⁵ The Deedes Family are associated with St Martin's Church in the village of Aldington (Grade I listed, NHLE1071208), where there is a monument to William Deedes. Sir Edward Knatchbull owned the nearby manor of Mersham and was seated at Hatch Park Estate, to the north of the study site (NHLE 1001281). He also took over Scott's Hall from the Scott family in the 18th century and owned Evegate Manor by the 19th century.⁶
- 4.74** The study site's northern area is recorded on the 1840 Smeeth tithe map (Figure 6a) and associated apportionments as follows:

Landowner	Occupier	Plot number	Description	Cultivation
Baronet Sir Edward Knatchbull	Himself	406	Park Wood	Wood
As above	William W. Tilt	405	Wood Field	Pasture
As above	As above	391	Twenty One Acres	Pasture
As above	Andrew Arnold	377	Seven Acres	Pasture
As above	As above	378	Thirteen Acres	Pasture
As above	As above	387	?	Arable
As above	As above	375	Great Hilly Field	Arable
As above	As above	376	Little Hilly Field	Pasture

⁵ Hasted, 1799, pp. 314-327

⁶ Scott, 1876, p. 100

4.75 The study site's southern area is recorded on the 1842 Aldington tithe map (Figure 6b) and associated apportionments as follows:

Landowner	Occupier	Plot number	Description	Cultivation
William Deedes Esq.	Stephen Southon	355	Great Holmes	Pasture
As above	As above	356	Pound Bedsteds	Arable
As above	As above	357	Rushy Holmes	Pasture
As above	As above	359	Oxen Leese	Hops
As above	As above	360	Bushy Wood	Pasture
As above	As above	362	Oxen Leese Bedsteds	Arable
As above	As above	362a	Part of Oxen Leese Bedsteds Wood	Wood
As above	As above	363	Wood Bedsteds	Arable
As above	As above	364	Road Bedsteds	Arable

4.76 The study site's south-eastern area is recorded on the 1842 Aldington tithe map (Figure 6b) and associated apportionments as follows:

Landowner	Occupier	Plot number	Description	Cultivation
William Deedes Esq.	Richard John Long	464	Kiln Field	Arable
As above	As above	465	Mountains	Arable
As above	As above	465a	Wood	Wood
As above	James Fuller	466	Part of Brakey Field	Arable
As above	As above	467	Part of Brakey Field	Pasture
As above	As above	468	Upper Great Field	Pasture
Baronet Sir Edward Knatchbull	Andrew Arnold	469	Park Field	Pasture

4.77 Various listed farmhouses in the vicinity have ownership connections to the land within the study site.

Forehead Farmhouse (Grade II; NHLE no. 1362779)

4.78 A c. 1700 farmhouse located on Church Lane in the parish of Aldington.

4.79 On the 1842 Aldington Tithe Map (IR 30/16/5), Forehead Farmhouse falls into Plot 388 and 389. Both of these Plots were owned by Stephen Hooker and occupied by Daniel Hooker. The apportionment lists the Plots as 'Garden' and 'House and Garden', together with Plots 390 and 391 in the same ownership, which were meadows.

Oak House (Grade II; NHLE no. 1300182)

4.80 A 16th century timber framed house, located on Church Lane in the parish of Aldington.

- 4.81** Forehead Farmhouse is included for group value with Oak House. On the 1842 Aldington Tithe Map (IR/30/16/5) it falls into Plot 387. It was both owned and occupied by William Hooker and listed as 'House &'. The apportionment specifies that this Plot was associated with Forehead Farm.

Hogben Farmhouse (Grade II; NHLE no. 1362778) and Dairy (Grade II; NHLE no. 1071213) and Barn (Grade II; NHLE no. 1300208)

- 4.82** A 16th century farmhouse and associated outbuildings. Located on Church Lane in the parish of Aldington.
- 4.83** On the 1842 Aldington Tithe Map the complex of buildings falls into Plots 369, ('House Hogben Farm') and 370 ('Orchard'). Hogben Farm was in the possession of William Hooker of Forehead Farm at this time.
- 4.84** Various members of the Hooker family had an interest in almost the whole of the Church Lane area, including the 'Forehead', an area of pasture to the east of Church Road, at the time of the tithe survey.

Water Farm House (NHLE no. 1185259) and Granary (NHLE no. 1362797)

- 4.85** An early 18th century farm house. Located on Hythe Road in the parish of Smeeth.
- 4.86** On the 1840 Smeeth Tithe Map the Water Farm buildings are shown in Plots 382, 383 and 385. These Plots were owned by Baronet Sir Edmund Knatchbull and occupied by Andrew Arnold. They were listed as 'Barn Yard Stable Etc', 'House and Gardens', 'Stable and Pounds' and 'Oast Lodge and House Field', with various surrounding fields.
- 4.87** The 1841 Kent census lists Andrew Arnold and his family at Water Farm. The Arnolds were still resident at Water Farm in 1851, when the census return specifies that the farm consisted of 160 acres.
- 4.88** The South Eastern Railway is shown to run immediately north of the study site's southern area on the 1842 Aldington tithe map (Figure 6b).
- 4.89** The study site's northern area remained unchanged on the 1876-1877 Ordnance Survey Map (Figure 7) and was mostly covered by Park Wood, with a footpath running north-east to south-west across the wood and a second roughly north-south orientated footpath running across the study site's northern area further east. Field boundary loss had occurred in the study site's southern area, which is labelled as Bested Hill. Two footpaths are shown running across this area, one along part of the western boundary and one centrally across, in a north-south direction. A small copse of trees is shown in the area's northern portion. A sheepfold was located in the area's north-west corner. Field boundaries had changed in the study site's south-eastern area, compared to the earlier tithe survey, and Partridge Plantation had been planted immediately outside the area's northern boundary. A footpath is shown to lead across the area, running north-east to south-west. The outfarm (MKE88378) recorded on the HER is shown immediately outside the study site's southern area's western boundary.

- 4.90** Minor changes had occurred by 1898-1899, as shown on the Ordnance Survey Map (Figure 8). A small wood had been planted partly within the study site's south-eastern area, connecting Round Wood and Partridge Plantation, both located immediately outside this area. The small copse in the study site's southern area is not shown anymore, and the sheepfold is visible, but not labelled as such. One east-west field boundary had been instated, partly along the line of a former field boundary, in the study site's southern area.
- 4.91** No considerable changes are visible on the 1908 Ordnance Survey Map (Figure 9). Two north-south field boundaries had been introduced in the study site's southern area and the route of the footpath which used to run along the western boundary had been partly altered and moved away from the boundary.
- 4.92** The sheepfold in the study site's southern area is not visible on the 1939-1940 Ordnance Survey Map (Figure 10) anymore. Part of the small wooded area within the study site's south-eastern area was in the process of being felled. Further footpaths had been introduced in Park Wood, partly within the study site's northern area, running both parallel and perpendicular to the original north-east to south-west footpath.
- 4.93** The 1945 aerial photograph (Figure 11) does not show the small wooded area in the study site's south-eastern area anymore. A radio station has been installed roughly in the centre of the study site's southern area, on the highest point.
- 4.94** By 1961, as shown on the Ordnance Survey Map (Figure 12), the radio station is labelled as such and a track is shown leading to it from the area's eastern boundary. The outfarm adjacent to the southern area's western boundary had been dismantled. Bested House had been constructed immediately adjacent to the study site's south-eastern area's northern boundary.
- 4.95** Park Wood had been almost completely felled by 1975, as shown on the Ordnance Survey Map (Figure 13), only a small wooded area remained, adjacent to the study site's northern area. Some field boundary loss had occurred across the study site's south-eastern and southern areas and the radio station had been dismantled. Electricity pylons had been installed in the study site's southern area. No footpaths are shown within any of the areas comprising the study site.
- 4.96** The M20 had been constructed immediately north of the study site's northern area by 1989, as shown on the Ordnance Survey Map (Figure 14). Sellindge Converter Station had been constructed immediately east of the study site's northern area and c.90m north-east of the study site's southern area respectively.
- 4.97** One field boundary had been lost within the study site's southern area by 2006, as shown on the Ordnance Survey Map (Figure 15). The railway line immediately north of the study site's southern area had been upgraded to the Channel Tunnel Rail Link, with an electricity transformer station constructed immediately north of the railway. Fishing ponds had been constructed immediately south-east of the study site's northern area.

4.98 A path is shown to cross the study site's northern area north-east to south-west on the 2021 Ordnance Survey Map (Figure 16), as is a track further east. Partridge Farm Solar Farm had been installed immediately north of the study site's south-eastern area and east of the study site's southern area. Figure 17 (Google Earth image) shows the study site in its current form.

4.99 The KCC Historic Landscape Characterisation (HLC) data records the study site's northern area as 'Prairie' fields, the southern area as 'Medium to large fields with wavy boundaries' and the south-eastern area as 'Medium regular fields with straight boundaries'.

4.100 Based on the available evidence, it is considered that the study site has a low potential for archaeological features and finds from the post-medieval and modern periods; any finds would likely be associated with farming practices and the former sheepfold and radio station within the study site's southern area.

Summary of Archaeological Potential and Assessment of Significance

4.101 Past impacts within the study site comprise general historic ploughing/agricultural activity which may have impacted sub-surface remains across the study site as well as the planting and felling of trees and the removal and re-instatement of field boundaries, which may have had a localised impact. The construction and demolition of the sheepfold and radio station in the study site's southern area will have had a minor, localised impact.

4.102 KHER records a number of archaeological interventions which in Area 1 which will have effectively recorded and removed potential archaeological deposits in the following areas: the location of a possible windmill mound (TRO3NE20) and residual prehistoric lithic material (TRO3NE242) from under the possible windmill mound in the centre-west of Area 1 (KHER EKE3720); the south-west and south-east of Area 1 has been subject to archaeological investigation (EKE5094, EKE5097 and EKE12235; Figure 3). It is also noted that the KHER records a medieval silver coin findspot (MKE55982) in the north of Area 1 that has been removed from the site. Geophysical survey of the area has identified no evidence of associated features with either the find spot or the possible windmill mound (Figure 2b).

4.103 Geophysical survey identified three possible areas of extraction that have probably been infilled with local material in the centre of the survey area; they are surrounded by archaeological anomalies, to which they are potentially related. Extensive drainage was noted in the eastern limit of the study site and evidence of modern ploughing.

4.104 The study site was part of the Stour Basin Palaeolithic Project, which was funded by English Heritage and took place between February 2013 and March 2015. The project produced a broad predictive model that identified and characterised areas of Palaeolithic potential of the underlying quaternary sands and gravels. The south-eastern part of Area 1 lies in character area 36, for which a moderate palaeolithic potential was established. The remainder of the study site lies in character area 38, for which a low palaeolithic potential was established.

- 4.105** Recent geophysical survey has identified the following possible and undetermined areas of archaeological interest:
- [MS2a] linear and curvilinear anomalies (probable archaeology) in the centre of Area 2;
 - [MS2b] linear and curvilinear anomalies (probable archaeology) in the centre of Area 2;
 - [MS2c] two strong parallel linear anomalies (undetermined) in the east of Area 2;
 - [MS5a] partial rectilinear enclosure measuring c. 100m wide with possible internal subdivision (probable archaeology) in the north-east of Area 5;
 - [MS5b] partial enclosures (probable archaeology) in the south of Area 5;
 - [MS5c] curvilinear anomaly which may represent a ring ditch (probable archaeology) in the south-east of Area 5;
 - [MS5d] linear and curvilinear (probable archaeology) in the centre-east of Area 5;
 - [MS5e] area of possible extraction (probable archaeology) in the centre-east of Area 5;
 - The survey recorded the location of the mid-20th century radio mast foundation in the centre of Area 5 [MS5f].
- 4.106** Based on the form of the geophysical anomalies, there is considered high potential for prehistoric occupation evidence in the centre of Area 2 [MS2a and 2b], the potential for multi-phase occupation evidence in this area cannot be ruled out entirely. The date and character of the linear anomalies of undetermined character [MS2c] in the west of Area 2 is currently unknown. Taking into consideration past impact, based on available evidence, this potential archaeological resource is considered likely to be of local to regional, rather than national heritage significance.
- 4.107** Based on the form of the geophysical anomalies there is considered high potential for prehistoric – Romano-British occupation across Area 5. A later, medieval to post-medieval date for the rectilinear enclosures [MS5a and 5b] cannot be ruled out at this stage. Taking into consideration past impact, based on available evidence, this potential archaeological resource is considered likely to be of local to regional, rather than national heritage significance.
- 4.108** There is considered low potential for remains of National Significance that would pose a design or planning constraint.

Scheduled Monuments

- 4.109** No statutory designations (Scheduled Monuments) are located within or immediately adjacent to the application site.
- 4.110** The scheduled remains of a Romano-British building (south of Burch's Rough) (NHLE 1004216) is recorded c. 975m south of the study site. The monument includes a Roman villa surviving as buried remains, identified as a cropmark on aerial photography. It is situated on a north-west facing slope above a tributary of the East Stour River near Court-at-Street. Due to distance and lack of historical connection, the study site is not considered within the setting of this designated asset and it is not considered sensitive to change by the proposed development. No further assessment is considered necessary.

5.0 Location of Heritage Assets

- 5.1 This assessment will consider the potential effects of development within the study site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 5.2 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.
- 5.3 A 1km buffer from the study site boundary has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 5.4 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 4. The area beyond this buffer was also reviewed and sensitive designated heritage assets were identified as requiring assessment.
- 5.5 A site visit was undertaken on 6th May 2021 to assess the setting of nearby designated heritage assets. The conditions were cloudy with good visibility. Additional desk-based assessment using Google Earth and Google Maps was also utilised.

Designated assets not requiring assessment

- 5.6 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 5.7 In the majority of cases there is no intervisibility with the study site, due to the intervening M20 and associated planting, the railway embankment, topography, vegetation and distance. For this reason, it is clear that no harm to the significance of the following assets would result from the proposals: Smeeth Hill House (NHLE1071172); Church House (NHLE1362794); Church Cottages (NHLE1071168); Boundary and garden walls to north and west of Church House, with gateway (NHLE1071169); Smeeth War Memorial (NHLE1448318); Sundial about 10m south of Church of St Mary (NHLE1362793); Group of 4 chest tombs, 2 barrel tombs and headstones about 5m south west of Church of St Mary (NHLE1071166); Chest tomb to Elizabeth Ball about 15m east of Church of St Mary (NHLE1071167); Chest tomb to Thomas Wyborn about 2m south of Church of St Mary (NHLE1362792); Church of St Mary (NHLE1071165); Lower Meadows and Meadows (NHLE1299809); Church Farmhouse (NHLE1362795); Barn and courtyard walls 25m to north of Church Farmhouse (NHLE1071170); all within Smeeth Conservation Area; Water Farm House (NHLE1185259); Stable/granary about 20m north west of Water Farm House (NHLE1362797); Evegate Mill (NHLE1071180); Evegate Millhouse (NHLE1185369); Stable/outbuildings about 20 yards north west of Evegate Mill House (NHLE1185387); The Old Cottage (NHLE1071249); Symnel Cottage (NHLE1362753); Symnells and walled forecourt (NHLE1184484); Goldwell (NHLE1184459); Stable/outhouse about

10m north of Goldwell (NHLE1362780); Hogben Farmhouse (NHLE1362778); Former dairy building about 25m north west of Hogben Farmhouse (NHLE1071213); Barn about 30m north west of Hogben Farmhouse (NHLE1300208); Oak House (NHLE1300182); Forehead Farmhouse (NHLE1362779); Hogben House (NHLE1071214); Church Hill Cottage (NHLE1184281); Old Chestnut House (NHLE1300185); Street Farmhouse (NHLE1071215); Church Farmhouse (NHLE1071211); Tickner Cottage (NHLE1184279); Stock yard and sheds about 75m west of Court Lodge Farmhouse (NHLE1362777); Stable/barn about 50m west of Court Lodge Farmhouse (NHLE1071210); Barn and Cartsheds about 50m south west of Court Lodge Farmhouse (NHLE1362776); Lychgate and quadrant walls attached to churchyard of St Martin (NHLE1362775).

Designated assets requiring assessment

- 5.8** The following designated assets have the potential to be affected by the proposed development.

Church of St Martin (Grade I, NHLE 1071208)

- 5.9** The Church of St Martin is a Grade I listed building located c.1.13km south of the study site's southern corner within Aldington Church Area Conservation Area. The listing describes the church as follows:

GV I Parish church. C11 (Saxo-Norman). Chancel extended C13, chapel and aisles C13/14. Tower 1507-1557 (evidence of walls), battlements 1911. Restored 1876 (with later work) by Sir Arthur Blomfield. Ragstone, squared and hammer-dressed to tower. Plain tiled roofs.⁷ The Reverend George Blomfield (Rector from 1868) was brother-in-law of Sir Arthur Blomfield (restored the church 1876) and father of Sir Reginald Blomfield, who embellished the church and designed the lychgate. The quality of medieval work is linked to the church's use as a chapel to the adjacent hunting lodge of the Archbishops of Canterbury (see Court Lodge below).

⁷ For full listing entry see <https://historicengland.org.uk/listing/the-list/list-entry/1071208>



Plate 1 Church of St Martin, Aldington



Plate 2 View towards Church of St Martin from Bested Hill area within study site's southern area

- 5.10** Due to its proximity to Canterbury, Ashford Borough has churches of great historical significance. The significance of the church resides in its architectural and historical interest as a former chapel to the adjacent hunting lodge of the Archbishops of Canterbury (see Court Lodge below), which was restored in 1876 by Sir Arthur Blomfield. Blomfield became president of the Architectural Association in 1861, a Fellow of the Royal Institute of British Architects in 1867 and vice-president of the RIBA in 1886.⁸ The study site was never owned by the church and there is no historic functional connection, however, the Deedes Family, who owned the study site's southern and south-eastern areas in the 19th century, were associated with the Church of St Martin and there is a monument to William Deedes at the church.
- 5.11** The church is visible from the highest point within the study site's southern area ('Bested Hill' on historic mapping) and from the south-eastern boundary of the study site. Due to intervening development in the form of Court Lodge and its associated structures, at ground level there are no views of the study site from the church.
- 5.12** The church stands overlooking the area to its north, east and west from an elevated position and its setting is formed by its immediate surroundings in the form of the churchyard and Court Lodge with its associated structures, as well as the wider agricultural/rural landscape surrounding the church. While the views from the study site towards the church are not designed views, the topography and sparse development do mean that they have a positive contribution to the significance of the church, as it allows for an appreciation of the church from a distance.

Court Lodge Farmhouse (Grade II, NHLE 1071209)*

- 5.13** Court Lodge Farmhouse is a Grade II* listed building located c.1.1km south of the study site's southern corner, within Aldington Church Area Conservation Area. The listing describes the building as follows:

GV II Farmhouse incorporating remains of Archiepiscopal hunting lodge. C14, much extended c.1500 and altered early C19. Ragstone, with some brick dressings and repairs, with plain tiled roofs. Entrance front: early C19, re-using medieval stone and possibly foundations. Two storeys with brick quoins and corbelled eaves to roof with kneelered parapet gables and stacks to left and to right. Three segmentally headed glazing bar sashes on each floor and ribbed panelled door to centre left. Long 2 storey wing extending to rear, with irregular wooden casements and boarded doors, and C14 blocked traceried windows on north and south elevations, and 1 to east elevation, one on south especially revealing tracery pattern (3 daggers over 2 cinquefoiled lights). Hipped extension with weather boarded outshot at north-east end....⁹ This was a manor house and hunting lodge of the Archbishops of Canterbury, particularly favoured and improved by Archbishops Morton (1486-1500) and Wareham (1508-1532), both of whom also embellished the adjacent church. The house, park and Chase (some 1000 acres) were bought and extended by Henry VII in 1540, the whole complex said to have 5 kitchens, 6 stables and 8 dovecotes.¹⁰*

⁸ https://en.wikipedia.org/wiki/Arthur_Blomfield

⁹ For full entry see <https://historicengland.org.uk/listing/the-list/list-entry/1071209>

¹⁰ see Hasted, VIII, 317-321; Iggesden 13, 1919; Church Guide; B.O.E Kent I, 127



Plate 3 Court Lodge Farmhouse to the north of the Church of St Martin

- 5.14** The significance of Court Lodge Farmhouse resides in its archaeological interest as the whole complex is said to have had five kitchens, six stables and eight dovecotes in the 16th century, as well as in its architectural and historic interest as the former manor house and hunting lodge of the Archbishops of Canterbury.
- 5.15** Court Lodge Farmhouse is located c.1.1km south of the study site's southern corner. The farmhouse sits along the eastern plot boundary, set back c.105m from Church Lane to the west. The Church of St Martin is located c.15m to the south. The setting of the farmhouse comprises its plot, the church and churchyard to the north and the field immediately to the east. It is within the plot and from the access track off Church Lane that the setting has a positive contribution to the significance of the house, as it is within this context that the house has been experienced throughout most of its existence. The modern agricultural structures associated with the farmhouse have a negative contribution to its significance.
- 5.16** Court Lodge Farmhouse has a historic ownership link with the study site. At the time of the tithe survey in 1842 Court Lodge Farm was owned by William Deedes Esq, whose tenant was Stephen Southon. The estate included the study site's southern area. In 1950, the estate was put up for sale, and the

study site's southern area formed part of Lot 2, which also included Court Lodge Farmhouse.

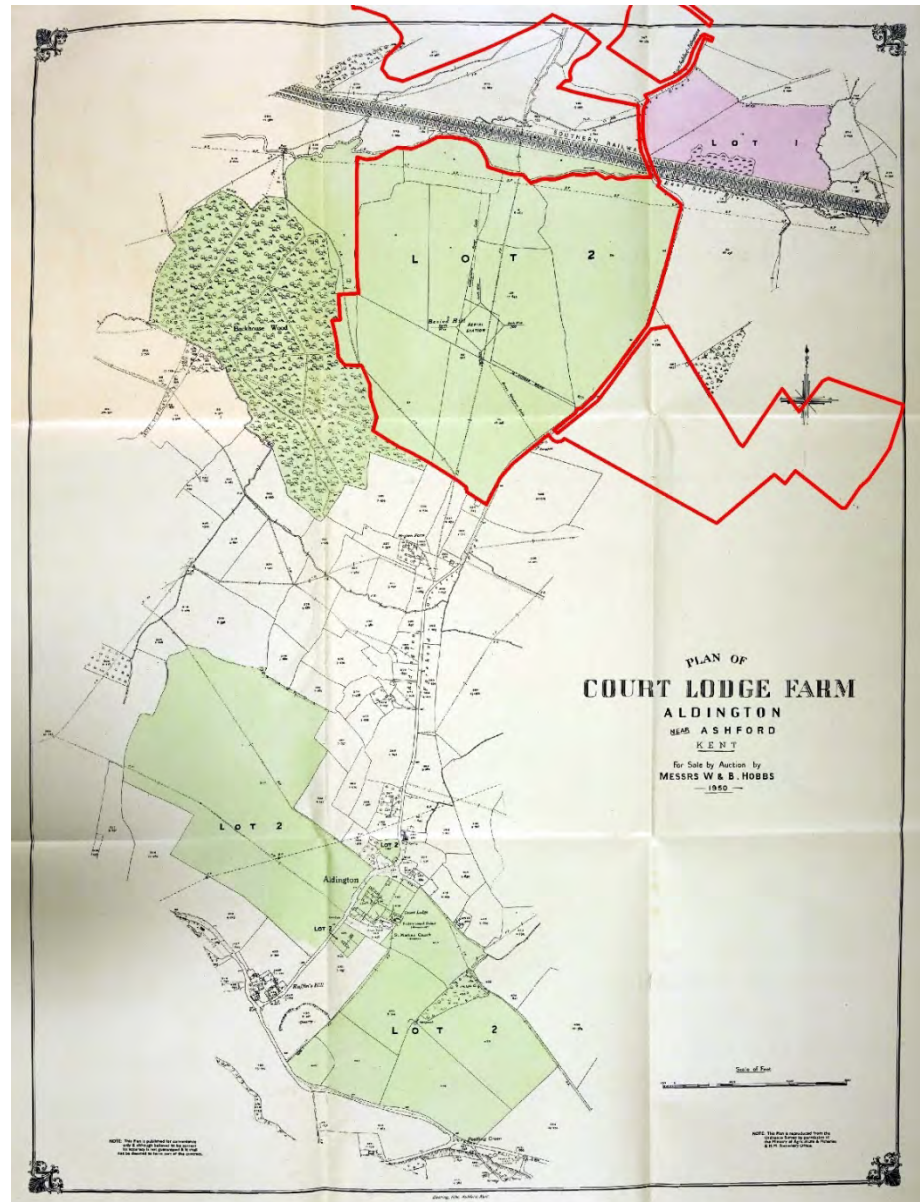


Plate 4 Court Lodge Farm 1950 Sale Plan

- 5.17 The rural and agricultural wider context of the landscape generates a degree of illustrative context to the farmhouse. Under the proposed development the field boundaries would remain intact, therefore the legibility of historic field parcels remains unchanged, leaving the illustrative historic value to Court Lodge Farmhouse unaffected. The historic ownership link has been severed for 70 years and no functional connection to the study site remains. The study site in its current state is considered to make a neutral contribution to the setting, with no material contribution to the significance of the asset.

Evegate Manor (Grade II, NHLE 1362798)*

- 5.18 Evegate Manor is a Grade II* listed building located c.550m west of the study site's northern area and the listing describes it as follows:

II Originally a manor house, later farmhouse, now house. Remains of early C14 open hall and service end with contemporary south western crosswing. Early*

C16 south western wing first floor and roof and early C16 north eastern wall which is now internal. Northern range extensively refurbished in early C17 and south eastern range added in C18. Circa 1965 refenestration. Mainly Kentish ragstone rubble with red brick dressings but crosswing part timberframed and first floor of part of west side red brick and tile hung. Plain tiled roofs with brick chimneystacks. Two parallel ranges and south western crosswing. Northern range originally comprised the open hall with service end which was later truncated and adapted to form a lobby entrance house in the early C17. South eastern range is C18. Two storeys: irregular fenestration, mainly C20 wooden mullioned and transomed casements with leaded lights...¹¹ Evegate Manor is recorded in Domesday Book and later became a sub-manor of the Archbishop of Canterbury's manor of Aldington. From at least 1307 to 1452/3 it was held by the Passele or Pashley family. The stone open hall may have been built for Sir Edmund Pashley, who inherited it in 1341 and died in 1361. After the mid-C15 it passed first to the Pimpes of Nettlestead Place and then to the Scotts of Scott Hall. The will of Sir Thomas Scott, dated 17 Dec 1954 has this codicil "That my executors shall finish the buildings which I have begonne at Thevegate for Dame Dorotheie, my wife" (this may refer to the late C16 and early C17 refurbishment of Evegate Manor. The Scotts of Scott Hall held the manor until the late C18. In 1965 the building was sold off separately from the adjoining farm).

- 5.19** The significance of Evegate Manor (sometimes 'Thevegate') resides in its archaeological, architectural and historic interest as a former 14th century manor house, part of which appears to have been demolished by 1975. It was first mentioned in the 993 charter of Monastery of Hyde.¹² The Domesday Book records Evegate as a settlement of only one household with one meadow of 8 acres, belonging to Hugh de Monfort.¹³ At some time after the compilation of the Domesday Book and the inquest of service in 1212, Evegate Manor was alienated from Constable's Honour and became a part of the Honour of the Archbishop of Canterbury.¹⁴ The 1840 tithe apportionments associated with the Smeeth tithe map list Evegate House as belonging to Sir Edward Knatchbull, Baronet. Sir Edward Knatchbulls' tenant, William W. Tilt. Knatchbull, owned the whole of the study site's northern area at that time, and plots 391 and 405 within the northern area were tenanted to William W. Tilt. This historic ownership link has since been severed.
- 5.20** Evegate Manor is located c.550m west of the study site's northern area. The house sits along the western plot boundary, with access from the north-west, off Station Road, and the garden to the east and south of the house. The setting of the house comprises its plot and the open countryside to the south. The plot is bounded by shrubs and trees and it is within it that the setting has a positive contribution to the significance of the house.
- 5.21** Due to topography and distance, only the top of the chimneystacks of Evegate Manor can be glimpsed from the northern area's western boundary within the study site. Due to vegetation and topography, there are no views of the study site's northern area from the house. The study site in its current state is

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1362798>

¹² Edwards, 1866, pp. 359-363

¹³ <https://opendomesday.org/place/TR0638/evegate/>

¹⁴ MacMichael, 1960, p. 2

considered to make a neutral contribution to the setting of Evegate Manor, with no material contribution to the significance of the asset.

Conservation Areas

Aldington – Church Area and Aldington – Clap Hill

- 5.22** Aldington – Church Area Conservation Area was designated in July 1996 and covers the historic core of the settlement of Aldington. Aldington – Clap Hill, designated in February 1985 lies to the west of the modern settlement and comprises three listed buildings and their grounds.
- 5.23** The Church Area Conservation Area covers an area of c. 12ha and contains fourteen listed buildings, including the Grade I listed Church of St Martin and the Grade II* listed Court Lodge Farm House assessed separately above. The remaining twelve buildings are listed at Grade II, and are dispersed as ribbon development along Church Lane which runs north-south through the conservation area. No conservation area appraisal is available for the asset, and a brief summary of its character and appearance is therefore given below.
- 5.24** The key characteristics of the area are considered to be:
- The historic and architectural special interest derived from the historic buildings within the conservation area, particularly the group associated with the church and Court Lodge Farm House.
 - The sinuous nature of the principal thoroughfare, Church Lane, which provides sequential glimpsed and clear views of the listed buildings within the conservation area.
 - The sloping topography of the landscape which allows for some long views north of the wider surrounding landscape. Although these are partial and glimpsed as one passes through the settlement, the views open out in the vicinity of St Martin’s Church.
- 5.25** The setting of the conservation area comprises the wider agricultural landscape and buildings within it, with the farm complex at Ruffin’s Hill (Comprising one Grade II* listed and three Grade II listed buildings) being of particular importance for its illustrative and architectural value. In its present state the study site makes a positive contribution to the wider setting of the asset though the provision of rural context.
- 5.26** The Clap Hill Conservation Area covers an area of c. 1.25ha and contains three Grade II listed buildings. Principal among these is Clap Hill House, an eighteenth century property, with the other two buildings dating from the early nineteenth century.
- 5.27** The key characteristics of the area are considered to be:
- The historic and architectural special interest derived from the historic buildings within the conservation area
 - The raised topography enabling views to the south-west.
- 5.28** The setting of the asset contributes illustrative value by way of rural context, although long views north are screened by belts of tree planting and the modern settlement of Aldington lies to the east. There are dispersed historic and designated farmsteads to the south-west of the conservation area and

these contribute illustrative value to the setting. There is no intervisibility with the study site owing to distance, intervening built form and tree-screening.

Locally Listed Heritage Assets

- 5.29** Ashford Borough Council does not hold a list of Locally Listed heritage assets; no locally listed heritage assets have been identified that have the potential to be affected by the scheme.

Other Non-Designated Heritage Assets

- 5.30** The study site contains no structures; the assessment has identified no non-designated heritage assets that have the potential to be affected by the scheme.

6.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 6.1 The site is currently in agricultural use as arable fields and pasture.

The Proposed Development

- 6.2 The proposals cover the installation and operation of a solar farm and associated infrastructure within the study site (Figure 18).

Potential Archaeological Impacts and Mitigation Measures

- 6.3 It is proposed to install and operate a solar farm within the study site, together with all associated works, equipment and necessary infrastructure. The panels would be mounted on small piled foundations which would be driven to the ground. On average the piled foundations for the solar arrays would be driven approximately 1.5m into the ground and each pile would measure no more than 0.01m² in area.
- 6.4 Foundations for the buildings to house welfare, store and substation are understood to be minimal (technical information is provided separately in the technical drawing pack). No large-scale ground reduction or landscaping is planned for the development.
- 6.5 The following outlines the areas of potential archaeology an assessment of potential magnitude of impact:
- The south-eastern part of Area 1 lies on quaternary sands and gravels which are considered to have moderate potential for Palaeolithic remains. This identified area of potential lies almost entirely outside the area of solar panels and infrastructure. Taking this and the anticipated depth of Palaeolithic remains the sensitivity of this archaeological remains is considered low and no magnitude of impact or environmental effect is expected.
 - High potential for prehistoric (or multi-period) occupation evidence in the centre of Area 2 [MS2a and 2b] of local to regional significance. The date and character of the linear anomalies of undetermined character [MS2c] in the west of Area 2 is currently unknown. As shown in Figure 2b these will be largely retained as open space as part of the proposed development. Two peripheral linear features lie within the area of the proposed solar panels which have the potential to be physically impacted by the proposed development. These remains are unlikely to be of more than local significance. Taking into consideration the proposed retention of the majority of the archaeological site and the limited impact of the proposed solar panels, the magnitude of change on this complex of archaeological remains is considered negligible: negligible perceptible change to the significance of an archaeological site from change in use, amenity or access. This effect is considered Negligible; not significant.
 - High potential for prehistoric – Romano-British (or medieval to post-medieval) occupation across Area 5 of local to regional heritage

significance; moderate sensitivity. As shown in Figure 2b these are located in an area proposed for solar panels. No substantial groundworks are proposed in this area, impacts are restricted to the erection of the panel piles. Taking into consideration the limited impact of the proposed solar panels, the magnitude of change on the potential archaeological resource within Area 5 is considered minor adverse: removal of a minor part of its total area but the site retains significant future research potential. This effect is considered Minor; not significant.

- 6.6 It is anticipated that a programme of archaeological evaluation will be required as a condition of planning to confirm the results of this assessment and supplement the existing record of the archaeological resource within the study site.
- 6.7 This would also allow an appropriate strategy for the conservation of the archaeological remains to be developed and agreed with the LPA, either by exclusion, protection via concrete foundations, archaeological recording, or a combination of these approaches.

Potential Impacts on Designated Heritage Assets

- 6.8 As outlined in section 5, the development of the study site has the theoretical potential to have indirect impacts on four designated heritage assets, which are the Grade I listed Church of St Martin (NHLE 1071208), the Grade II* listed Court Lodge Farmhouse (NHLE 1071209), the Grade II* listed Evegate Manor (NHLE 1362798) and Aldrington – Church Area Conservation Area.
- 6.9 As outlined in paragraphs 5.9 to 5.12, the Church of St Martin stands overlooking the wider surrounding countryside from an elevated position and its setting is formed by its immediate surroundings in the form of the churchyard and Court Lodge with its associated structures, as well as the wider agricultural/rural landscape surrounding the church, with its environs designated as the Church Area Conservation Area. While the views from parts of the study site towards the church are not designated views, the topography and sparse development do mean that they have a positive contribution to the significance of the church, as it allows for an appreciation of the church from a distance. The proposed solar farm would mean that views of the church tower will still be possible from parts of the study site but will be seen in the context of the solar farm. Due to this change, the contribution that this view makes to the significance of the church will be reduced, but not removed entirely. The effect of the proposed development on the view from the study site towards the church is considered to have a very minor visual impact on the setting and significance of the church. It is considered to be a less than substantial harmful effect on the lowest end of the scale.
- 6.10 As outlined in paragraphs 5.13 to 5.17 there is a historic ownership link between Court Lodge Farmhouse and the southern area of the study site, which has been severed for the last 70 years. The study site forms part of the wider countryside within which the farmhouse is located. Under the proposed development the field boundaries would remain intact, therefore the legibility

of historic field parcels remains unchanged, leaving the illustrative historic value to Court Lodge Farmhouse unaffected. It is considered that the proposed development would therefore have an impact which equates to the lowest level of less than substantial harm.

- 6.11** As outlined in paragraphs 5.18 to 5.22, the top of the chimneystacks of Evegate Manor can be glimpsed from the northern area's western boundary within the study site. Due to vegetation and topography, there are no views of the study site's northern area from the house. The historic ownership link with the study site's northern area has since been severed, with no contemporary connection to the study site. Therefore, the study site does not contribute to the significance of the farmhouse and the proposed development would have an impact of no harm on the asset's significance.
- 6.12** As identified above, it is considered that the development will cause the lowest levels of less than substantial harm to the Church of St Martin and Court Lodge Farm House, which in turn impacts on the significance of the Aldrington – Church Area Conservation Area, generating harm at the lowest level of less than substantial.

7.0 Summary and Conclusions

- 7.1** This historic environment desk-based assessment considers land at Sellindge, near Ashford, Kent (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Engena Ltd. The site (hereinafter referred to as the “Study Site”) is located at grid reference TR 07575 38043. The study site area is c.103.80ha, comprising three areas covering six agricultural fields. The northern part of the site is referred to as Area 1; the central part of the site is referred to as Area 2 and 5; and the southern part of the site is referred to as Area 3, 4 and 6 (Figure 1).
- 7.2** The assessment has been prepared to support a future planning application for the installation and operation of a solar farm and associated infrastructure within the study site. It forms an update to a previous Historic Environment DBA produced in May 2021 by Orion Heritage, following completion of geophysical survey of the study site (Magnitude Survey 2021). The HEDBA will form a technical appendix of an Environmental Statement.
- 7.3** The heritage desk-based assessment and the geophysical survey of the site concludes that the application site is considered to have a high potential for finds and features of prehistoric – Romano-British (or medieval to post-medieval) occupation across Area 5. Based on available evidence, this potential archaeological resource is considered likely to be of local to regional. The assessment has also identified potential for prehistoric to Romano-British remains of local significance in Area 2. In Area 2 the majority of the archaeological resource will be preserved in situ in open space. The archaeological resource in Area 5 is located in an area of proposed solar panels.
- 7.4** Taking into consideration the limited impact of the proposed solar panels, the magnitude of change on the potential archaeological resource within Areas 2 and 5 is considered minor adverse: removal of a minor part of its total area but the site retains significant future research potential. This effect is considered Minor; not significant.
- 7.5** It is anticipated that a programme of archaeological evaluation will be required as a condition of planning to confirm the results of this assessment and supplement the existing record of the archaeological resource within the application site.
- 7.6** This would allow an appropriate strategy for the conservation of the archaeological remains to be developed and agreed with the LPA, either by protection via concrete foundations, archaeological recording, or a combination of these approaches.
- 7.7** The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area has been assessed; none are considered sensitive to change by the proposed development.
- 7.8** On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and

the development made acceptable in terms of archaeological impacts. It, therefore, accords with the requirements in paragraph 203.

- 7.9** Development of the study site will have no direct physical impacts on any designated heritage assets. The assessment has considered the setting and significance of the Grade I listed Church of St Martin (NHLE 1071208), the Grade II* listed Court Lodge Farmhouse (NHLE 1071209) the grade II* listed Evegate Manor (NHLE 1362798) and the Aldrington – Church Area Conservation Area. It is considered that the proposed development will be likely to result in less than substantial harm on the lowest end of the scale as per NPPF paragraph 202.

Sources

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British Library

The National Archives

Kent Historic Environment Record

Kent Archives

Cartographic

1799 Hasted Map of Kent

1840 Smeeth Tithe Map

1842 Aldington Tithe Map

1876-1877 Ordnance Survey Map

1898-1899 Ordnance Survey Map

1908 Ordnance Survey Map

1939-1940 Ordnance Survey Map

Sales Particulars of Court Lodge

1961 Ordnance Survey Map

1975 Ordnance Survey Map

1989 Ordnance Survey Map

2006 Ordnance Survey Map

2021 Ordnance Survey Map

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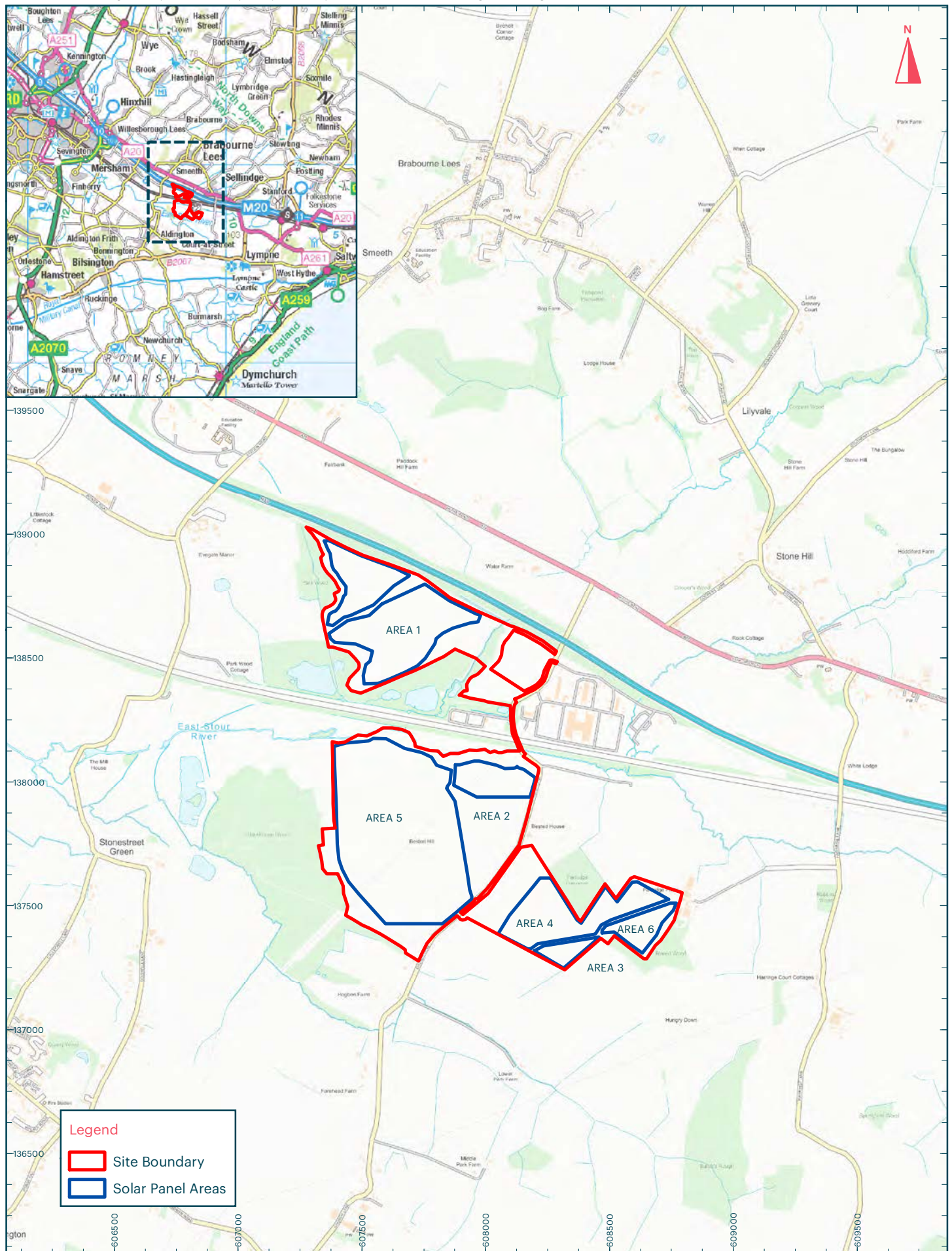
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Lidar

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<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
TRO3NE	2018	1
TR13NW	2018	1



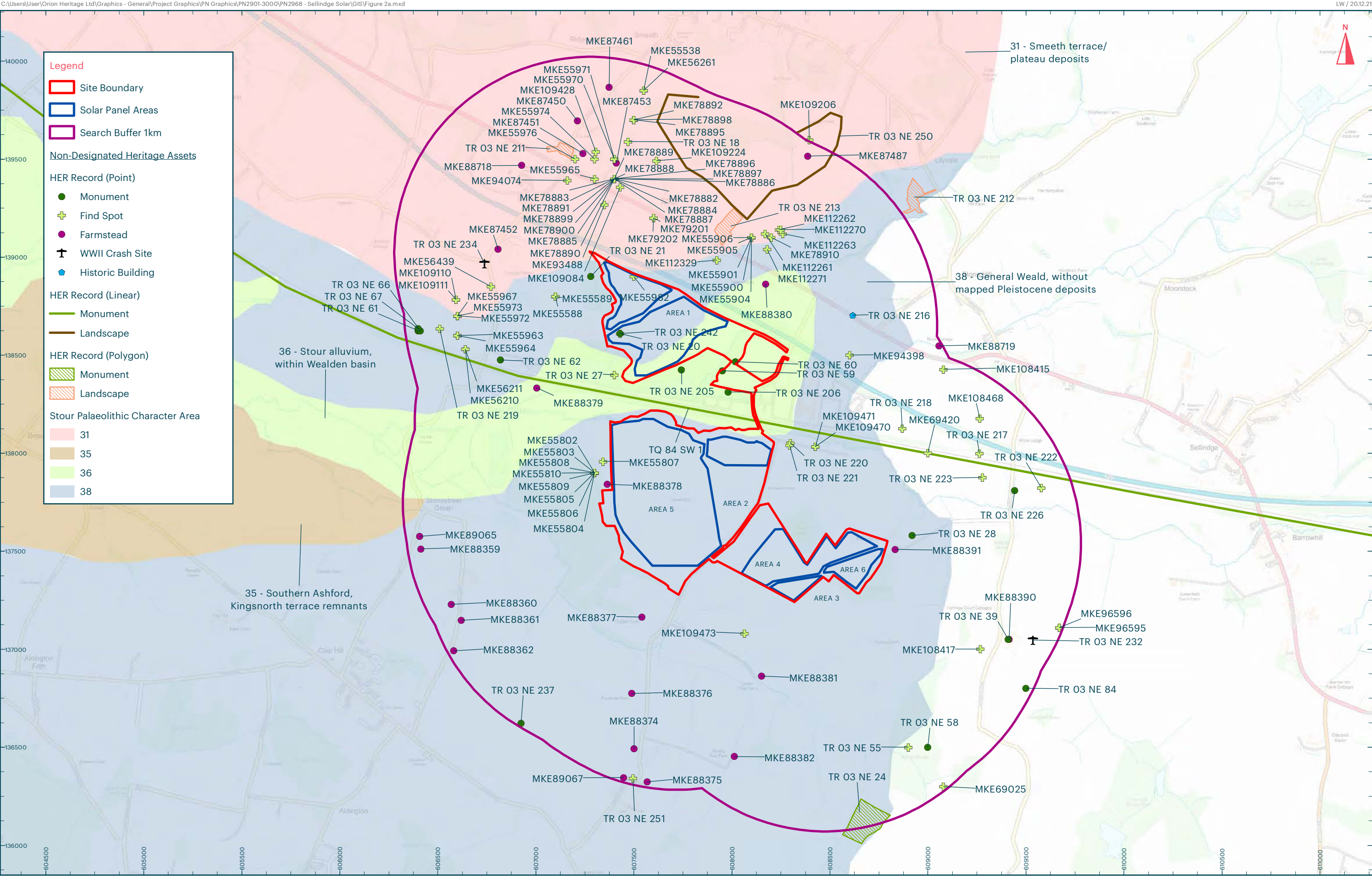
Title:
Figure 1: Site Location

Address:
Sellindge Solar Farm

Scale at A4: 1:20,000

0 500m

orion.



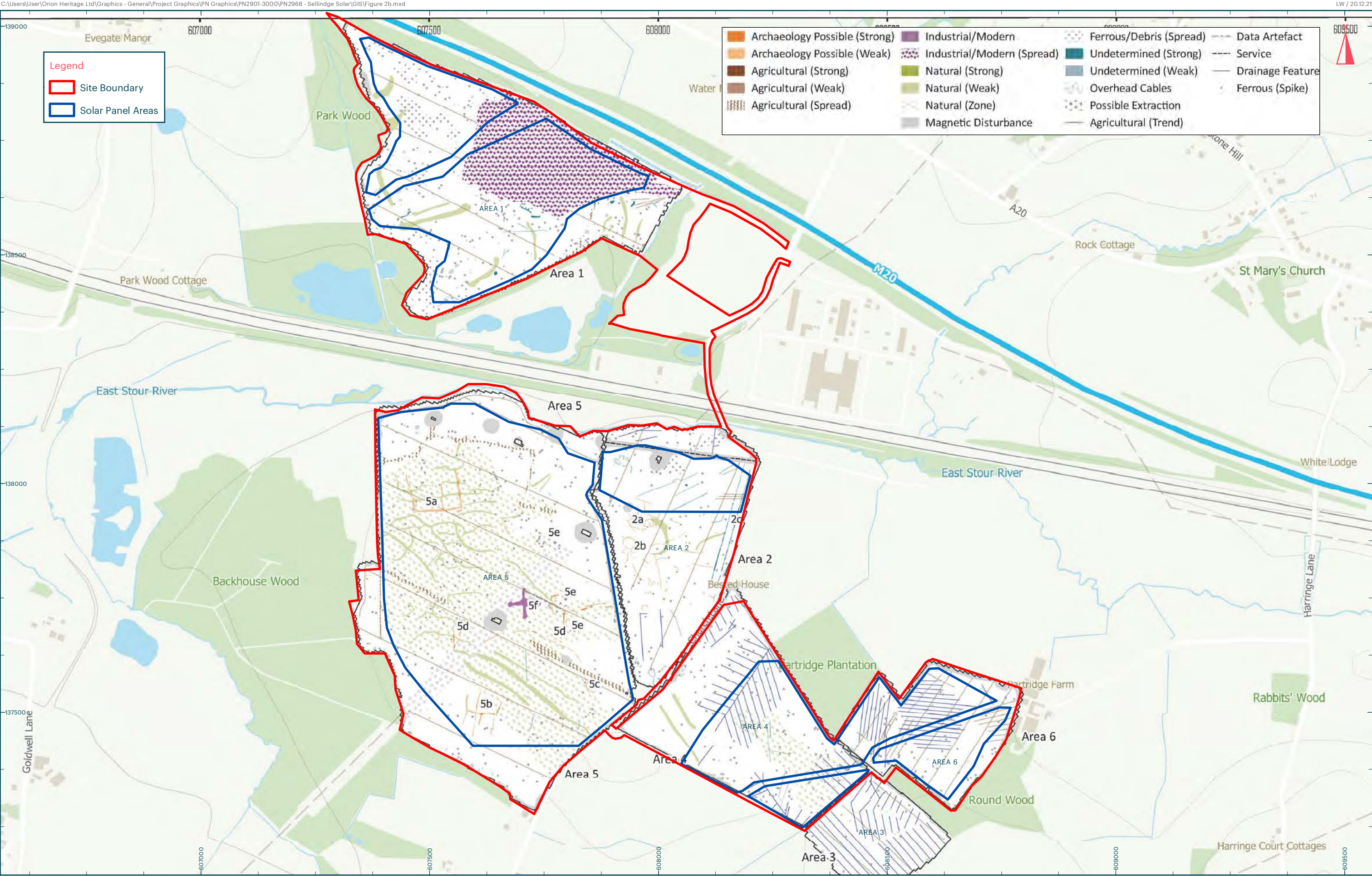
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Figure 2a: HER monuments data

Address:
Sellindge Solar Farm

Scale at A3: 1:17,500

0 500m





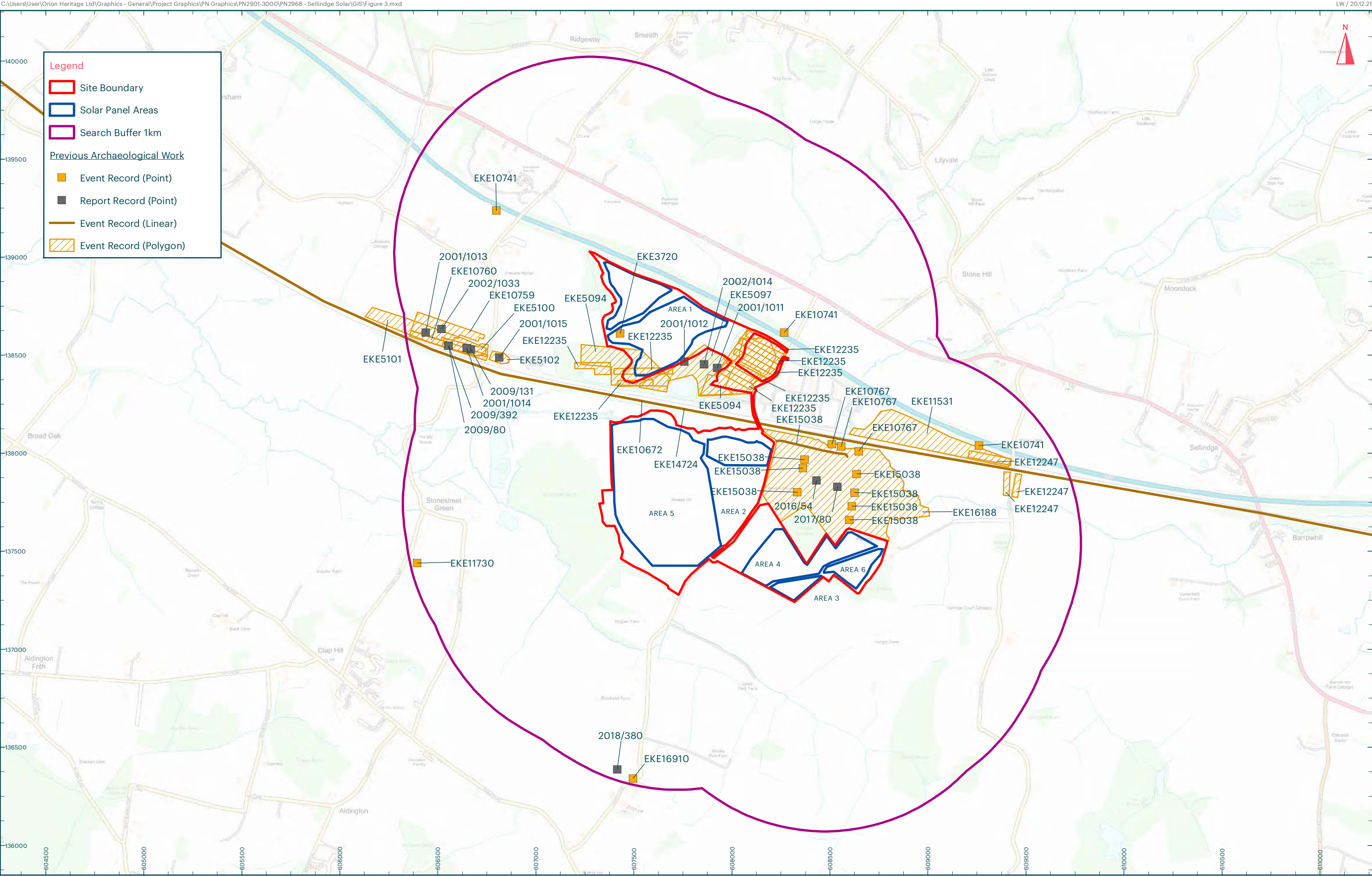
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Figure 2b: Geophysical Survey Interpretation Overview

Address:
Sellindge Solar Farm

Scale at A3: 1:7,500

0 250m



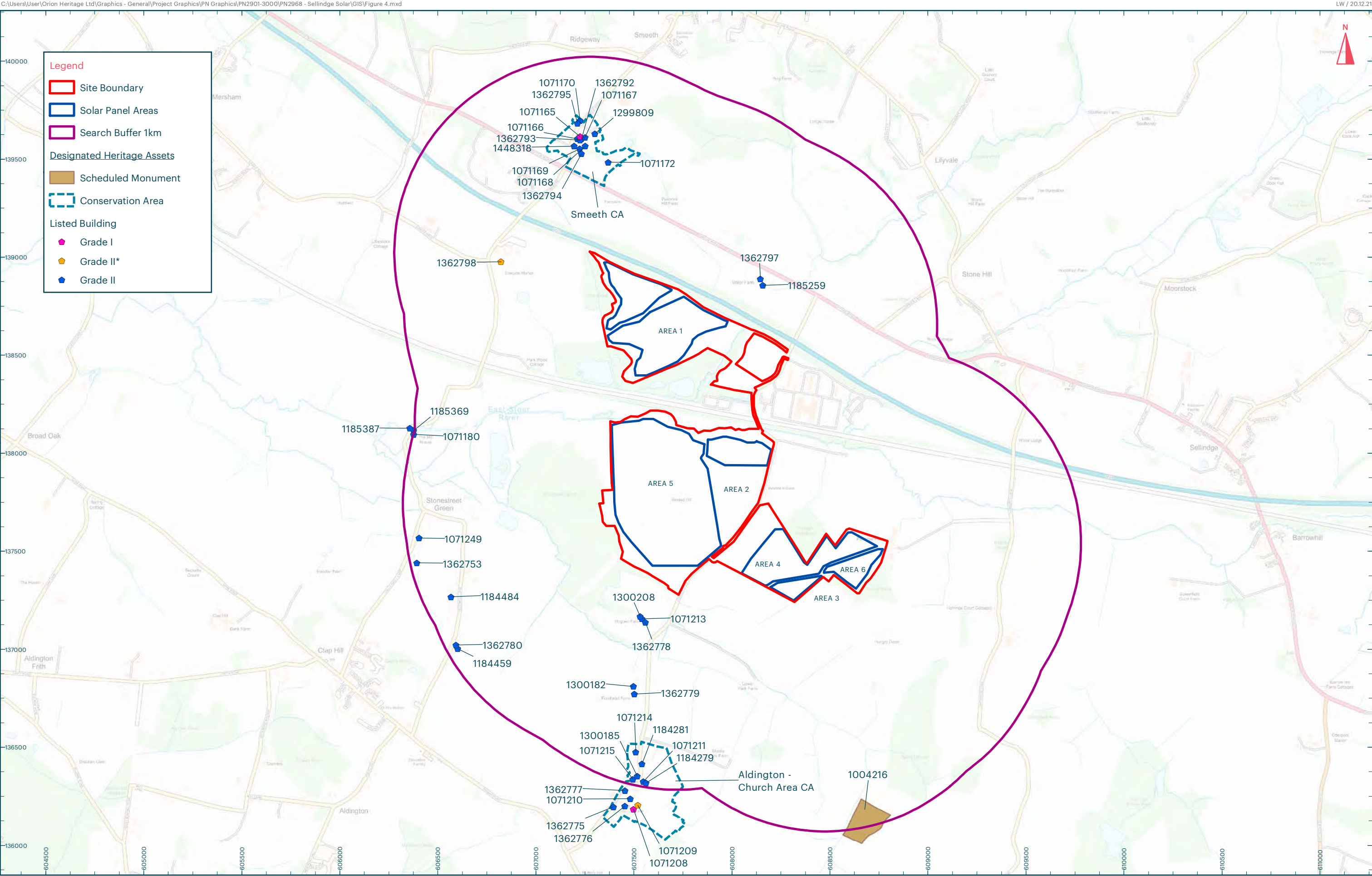


Title:
Figure 3: HER events data

Address:
Sellindge Solar Farm

Scale at A3: 1:17,500





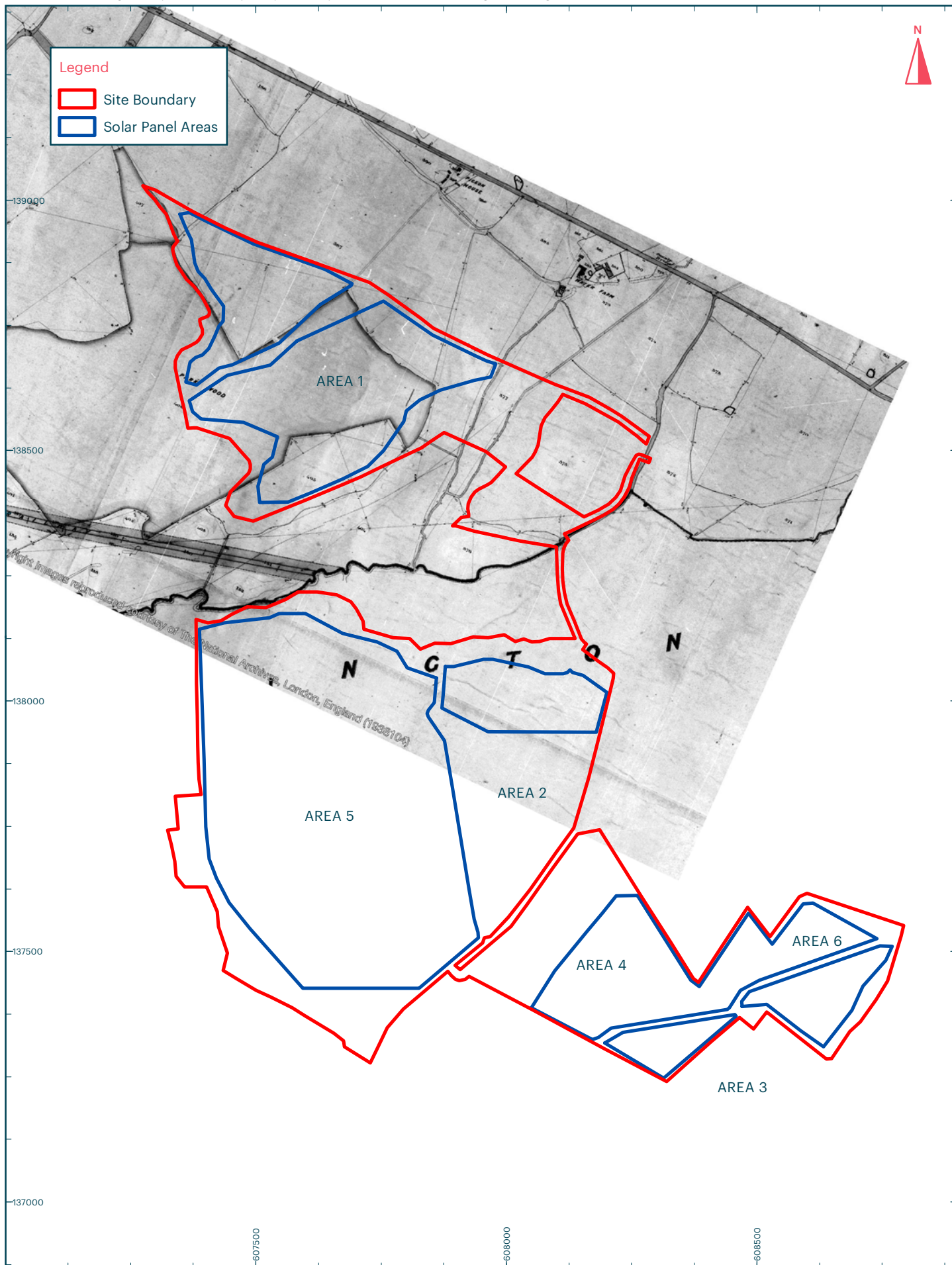
Title:
Figure 4: Designated heritage assets & conservation areas

Address:
Sellindge Solar Farm

Scale at A3: 1:17,500

0 500m



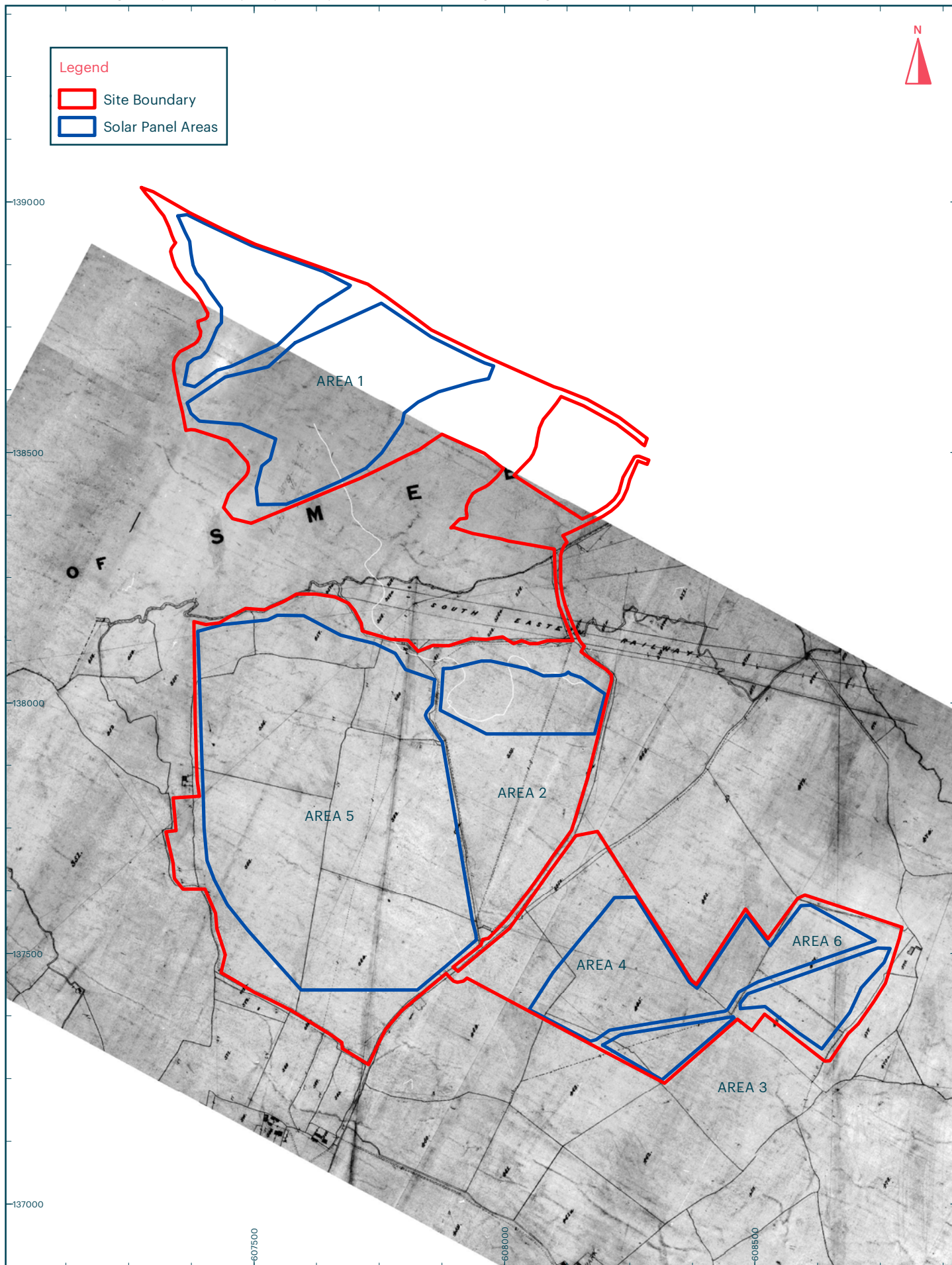


Title:
Figure 6a: 1840 Smeech Tithe Map
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000

0 300m

orion.



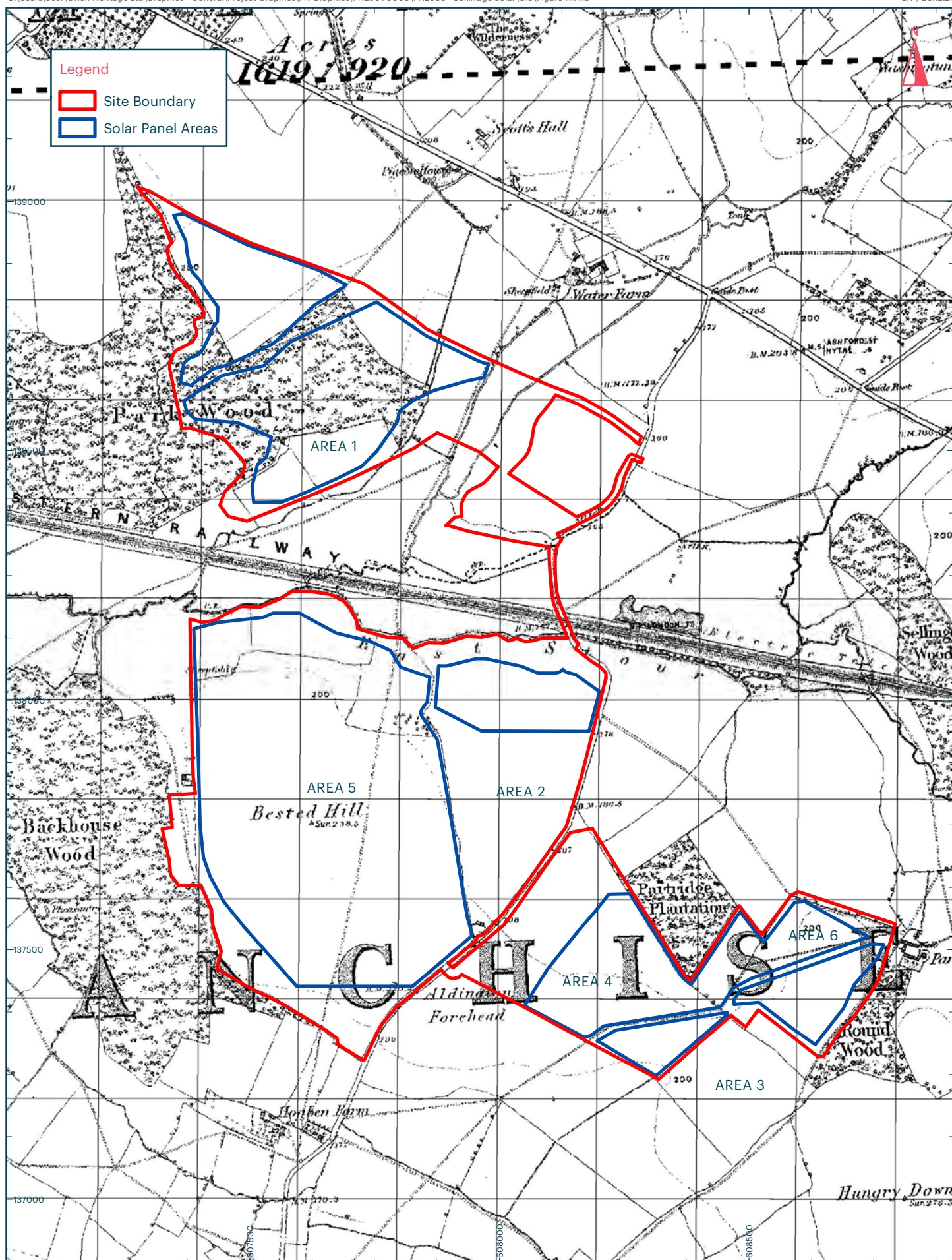
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Figure 6b: 1842 Aldington Tithe Map

Address:
Sellindge Solar Farm

Scale at A4: 1:10,000

0 300m

orion.

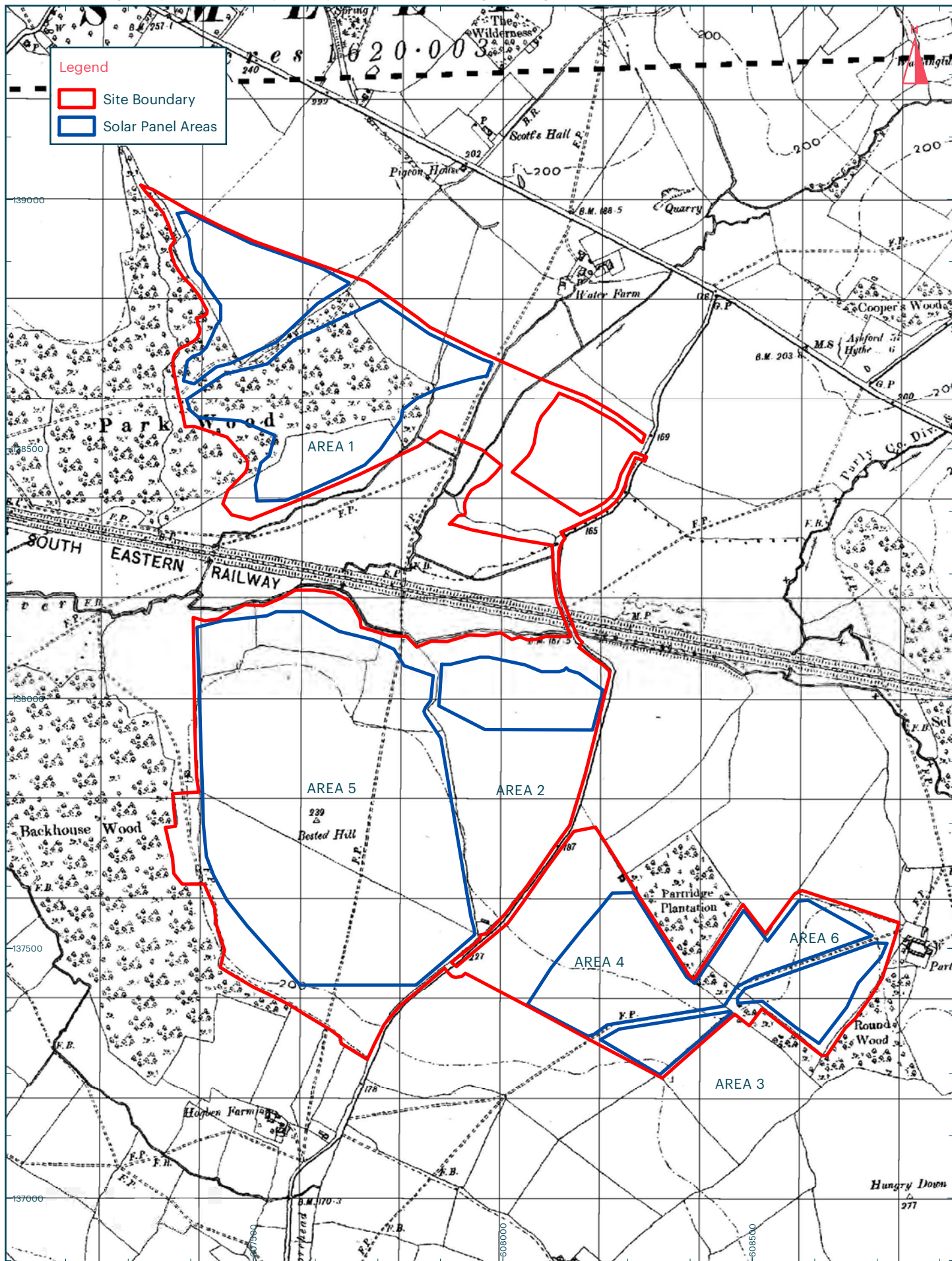


Title:
Figure 7: 1876-1877 Ordnance Survey Map
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000

0 300m

orion.

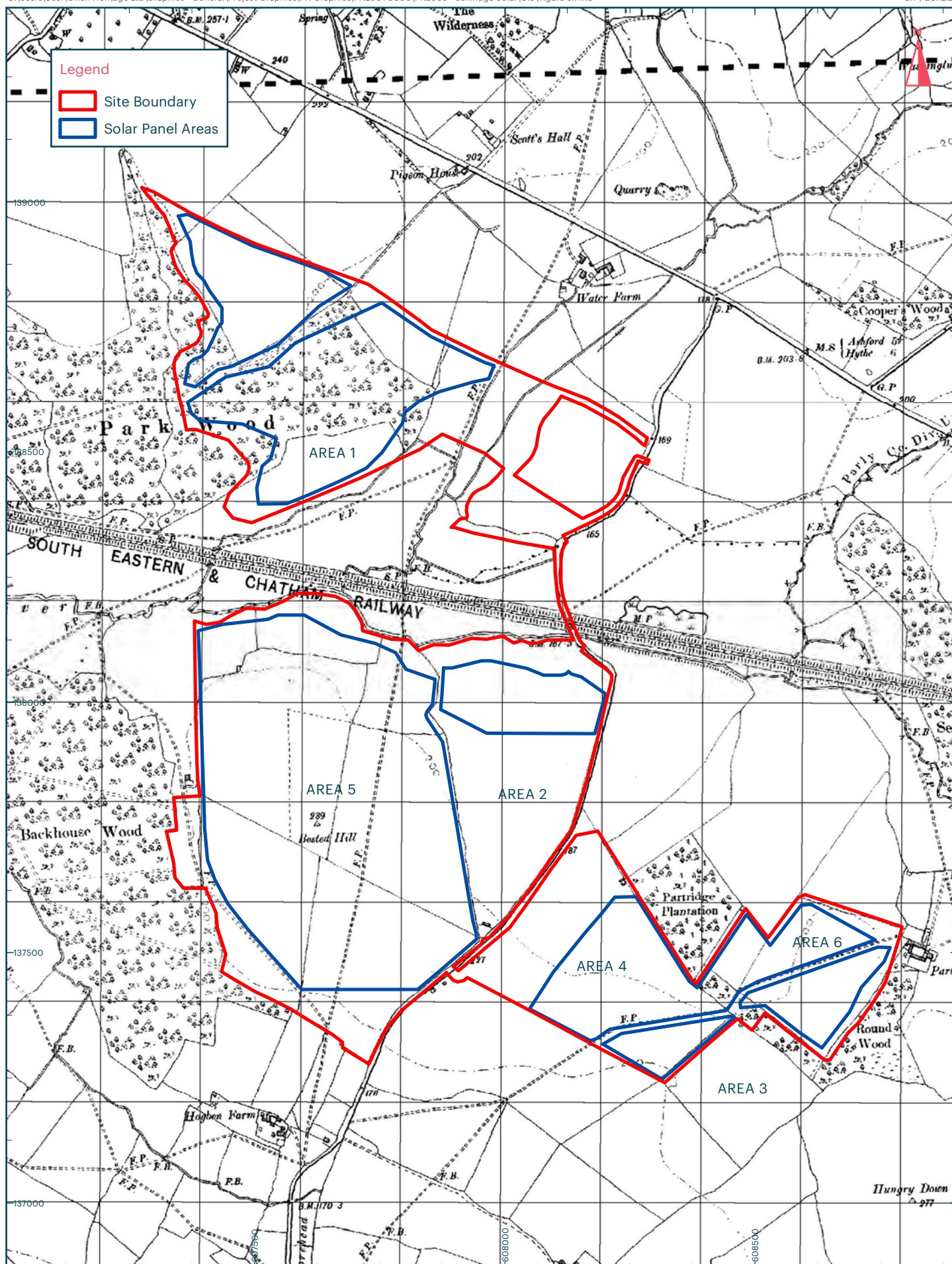


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Figure 8: 1898-99 Ordnance Survey Map
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000



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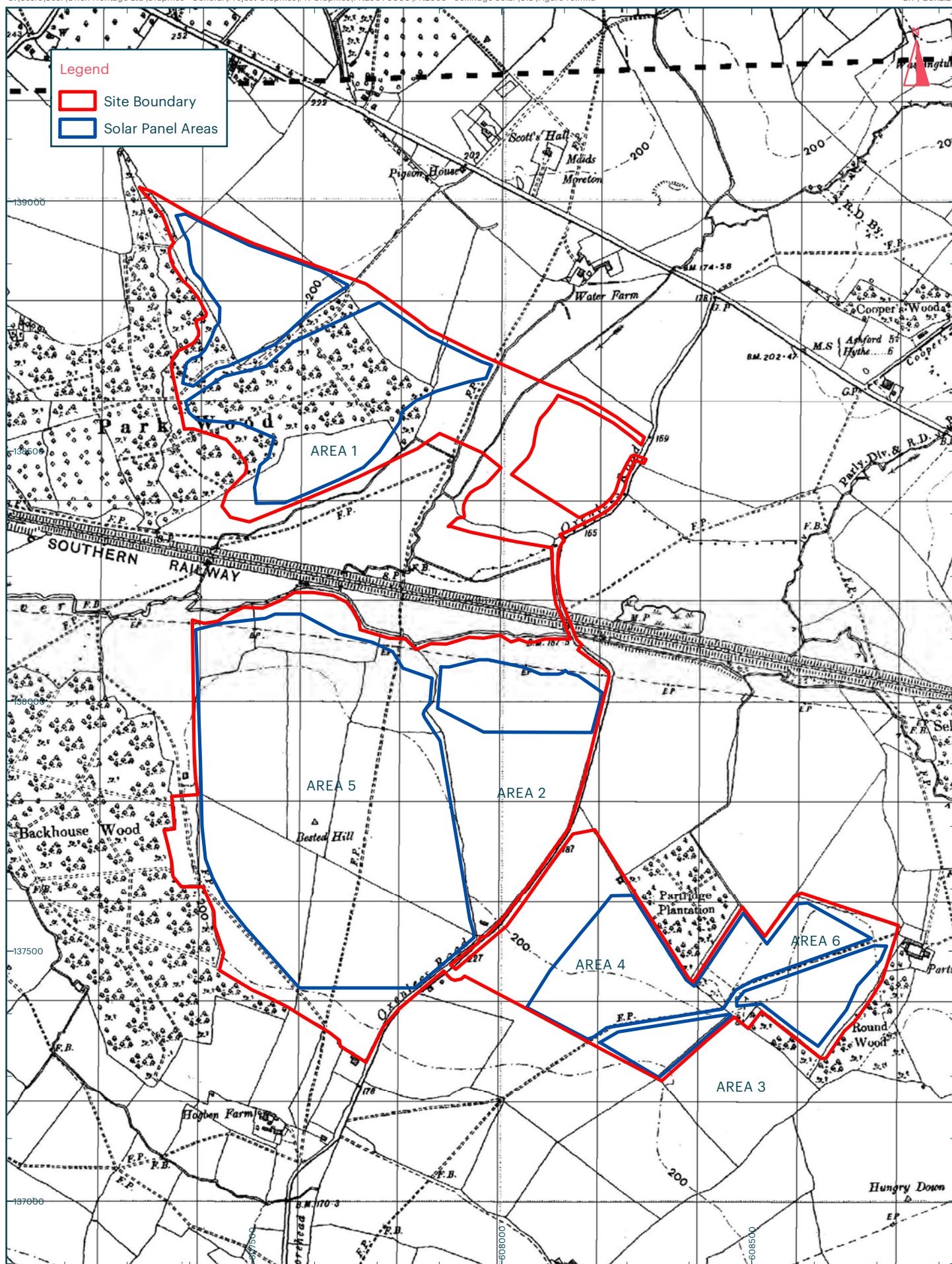
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Figure 9: 1908 Ordnance Survey Map

Address:
Sellindge Solar Farm

Scale at A4: 1:10,000



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Title:
Figure 10: 1939-40 Ordnance Survey Map
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000

0 300m

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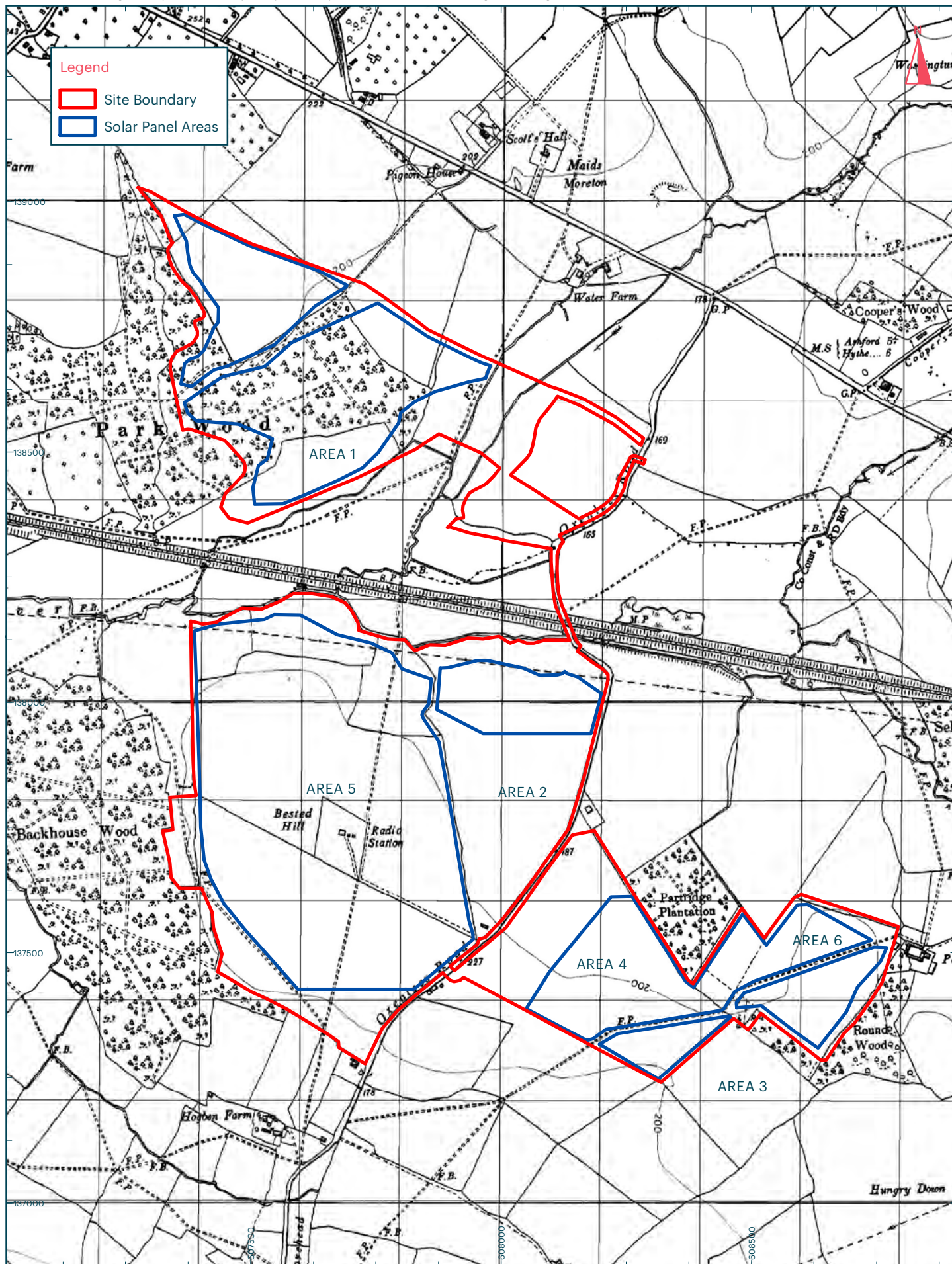


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Figure 11: 1945 Aerial Photograph
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Scale at A4: 1:10,000



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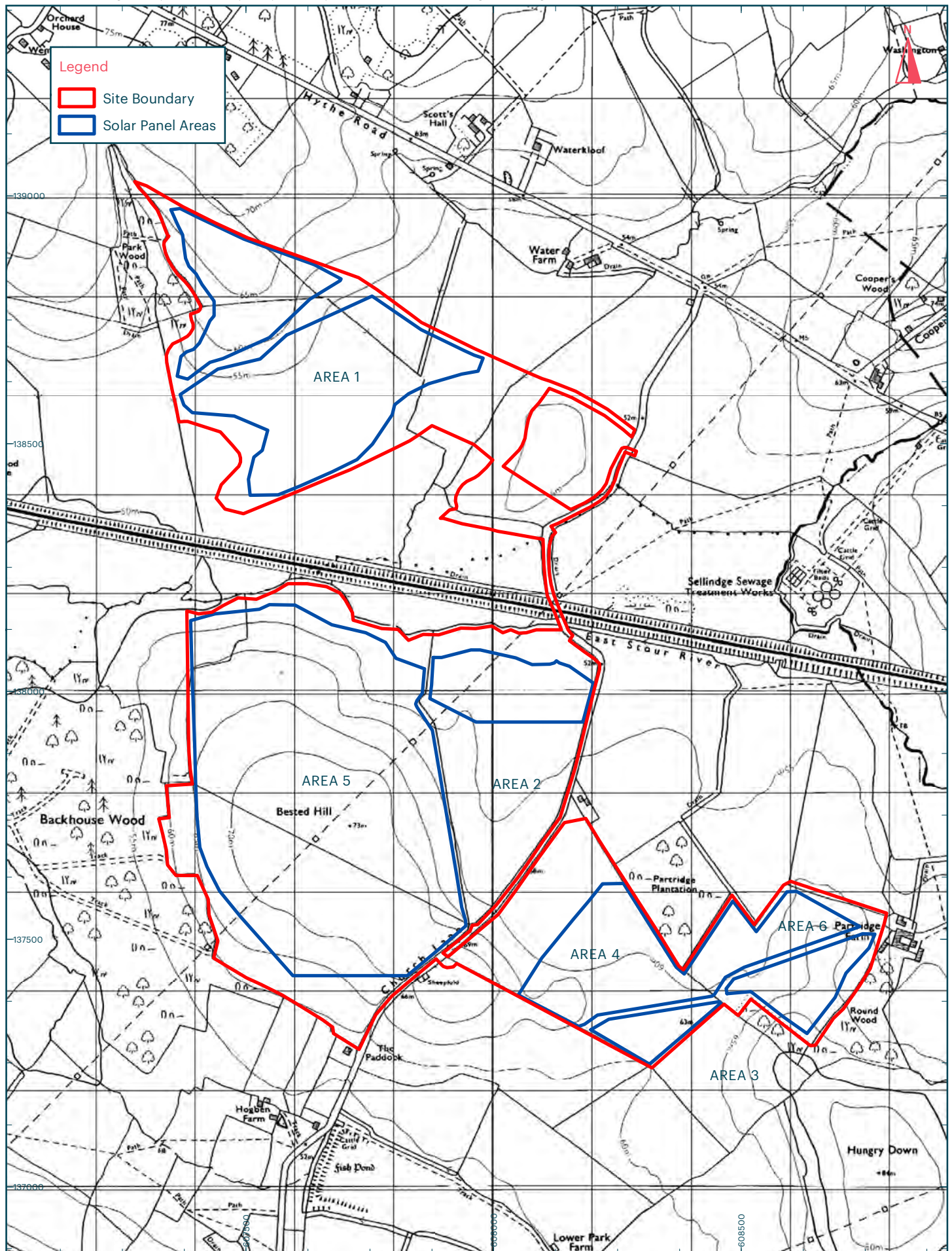


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Figure 12: 1961 Ordnance Survey Map
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000

0 300m

orion.

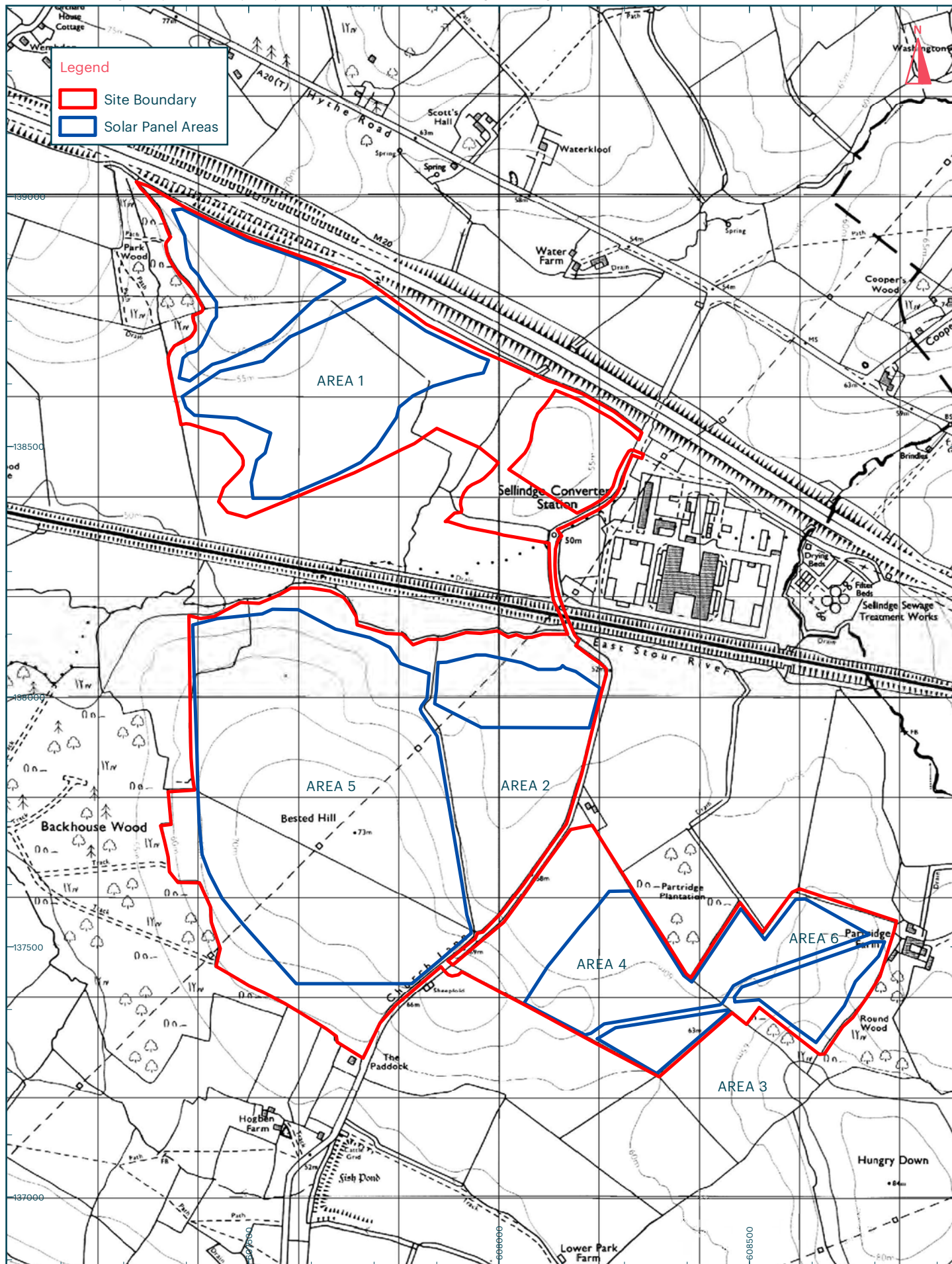


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Figure 13: 1975 Ordnance Survey Map
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000



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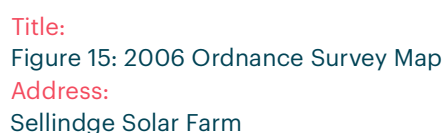


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Figure 14: 1989 Ordnance Survey Map
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Sellindge Solar Farm

Scale at A4: 1:10,000

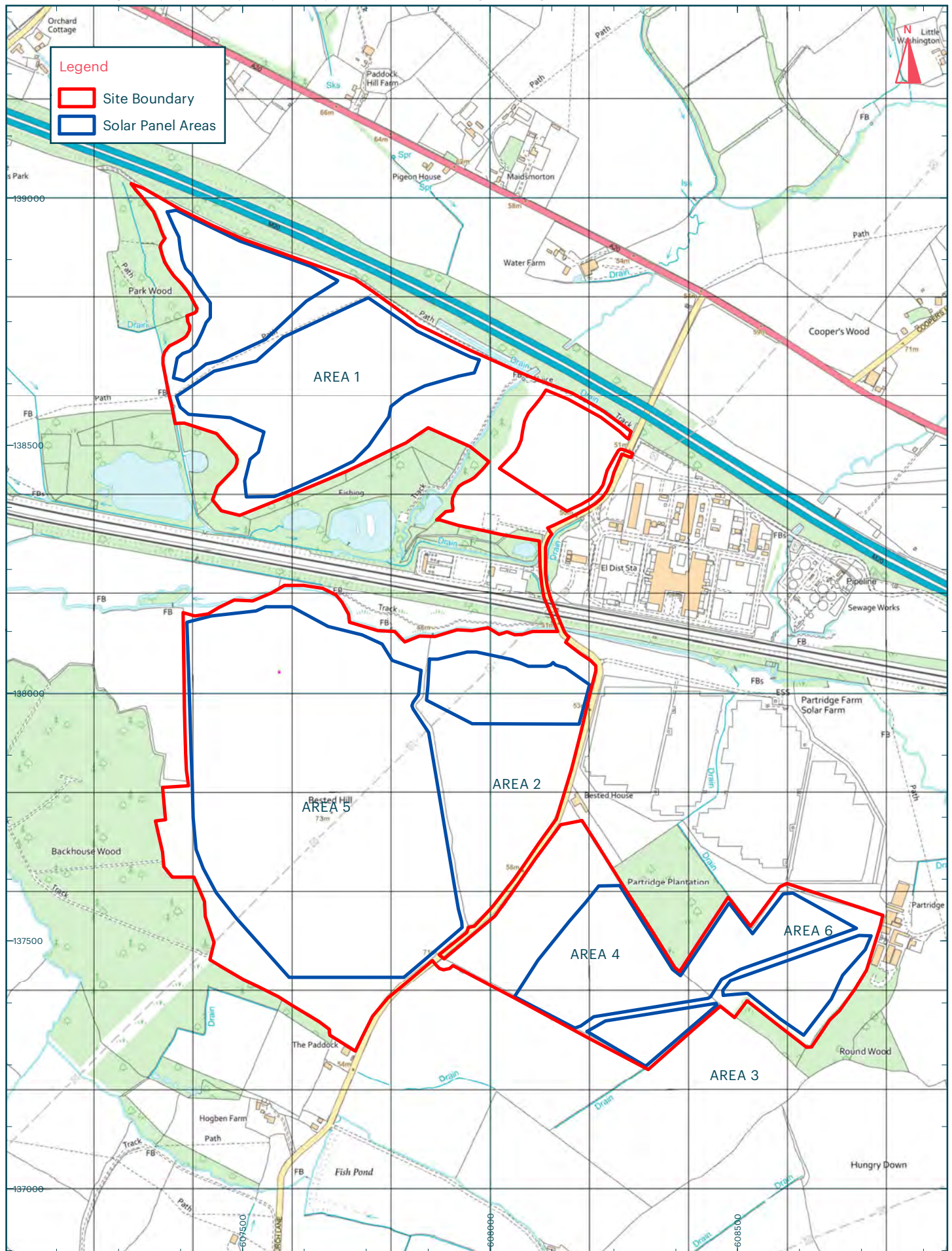


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0 300m

orion.



Title:
Figure 16: 2021 Ordnance Survey Map

Address:
Sellindge Solar Farm

Scale at A4: 1:10,000



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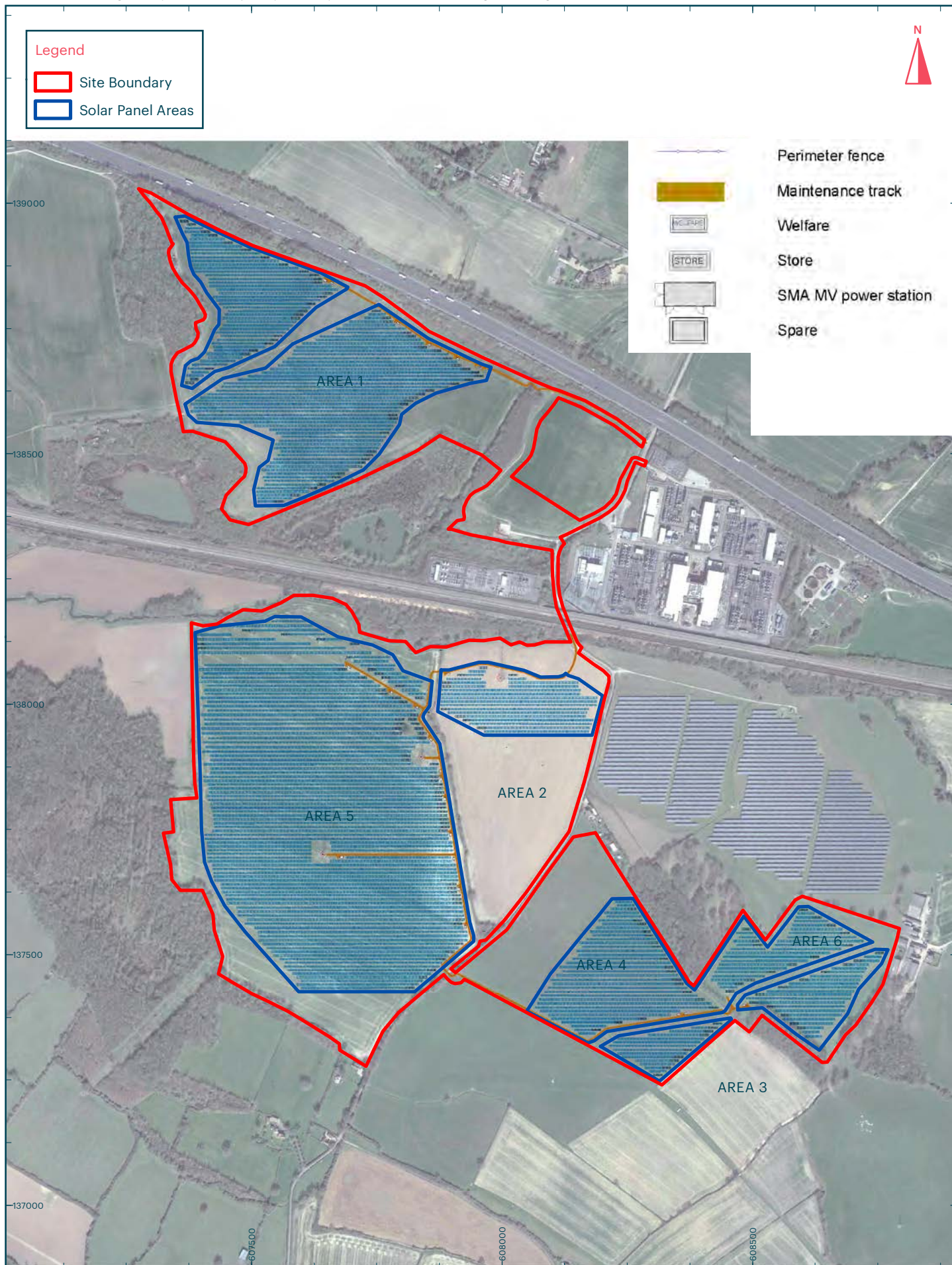


Title:
Figure 17: 2021 Google Earth
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000



orion.



Title:
Figure 18: Proposed Layout
Address:
Sellindge Solar Farm

Scale at A4: 1:10,000



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