



2025

Archaeological Desk-Based Assessment for land near The Cottage On the Green, Church Road, Warehorne, Kent, TN26 2LL



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Report Reference: KAS006-DBA
5 November 2025

**Proposal for erection of a detached home
bakery on land near The Cottage On The
Green, Church Road, Warehorne, Kent,
TN26 2LL**

NGR: 598965 132557

SITE CODE: CRW25-DBA

**Archaeological Desk-Based
Assessment**

Report prepared for Abi Beale (Client)

By Jacob Scott, KAS Archaeological Services

Report Number KAS006-DBA v2.1

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Summary

Abi Beale commissioned KAS Archaeological Services to prepare an Archaeological Desk-Based Assessment of the area for the construction of a detached home bakery on the site of a flat-roofed garage and a greenhouse and land used as an allotment serving the client's property, to the north of Church Road, Warehorne, Kent, centred on (NGR) 598965 132557, as per a pre-application planning enquiry submitted in 2025 .

This study aims to assess the available and potential heritage resources within the site and the surrounding area, and the likely impact of the development proposals on these resources. The effect of any future development proposals on the historic environment resource will be a material consideration in determining the planning application. This study has identified potential archaeological mitigation which is likely to impact development.

This assessment has established that there is an archaeological interest within the site. This is defined as potential underground archaeological features/remains relating to the Iron Age, Roman and Medieval period, and those relating to Post Medieval activity centred on the village of Warehorne. The site lies within the 'Warehorne – The Green' Conservation Area and is adjacent to The Woolpack, a Grade II listed public house and Pilgrim Cottage, a Grade II listed dwelling. Opposite the site lies the Church of St Matthew, a Grade I listed building.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed upon through consultation with the statutory bodies and the client. It is proposed that an archaeological watching brief be employed during the early construction phase to allow the recording and surveying of all surviving heritage assets impacted by the development proposals before they are built upon/incorporated within the planned structures.

1. Introduction

1.1. Project background

1.1.1. KAS Archaeological Services was commissioned by Abi Beale to prepare an Archaeological Desk-Based Assessment for Construction of detached home bakery on plot of land next door but one to the client's house, on land by Church Road, Warehorne, Kent, centred on (NGR) 598965 132557 (**Figs. 1, 2 & 3**).

1.1.2. A pre-application planning enquiry (PRE/2025/0045) was submitted to Ashford Borough Council in 2025 to construct the buildings mentioned in 1.1.1 (**Fig. 7**).

1.2. The Site

1.2.1. The Proposed Development Area (PDA) associated is a private garden with a 5m² 20th-century flat-roofed garage and greenhouse, located on the north side of Church Road, Warehorne, Kent. The site neighbors the Woolpack Inn to the east and is located on the opposite side of the road to St Matthew's Church (**Plates 1 – 4**).

1.2.2. The PDA is situated within the Conservation Area 'Warehorne – The Green'.

1.2.3. The PDA is at an elevation of approximately 20m above Ordnance Datum (aOD). The British Geological Survey shows underlying bedrock throughout the proposed development area and the vicinity. It is mapped as 'Tunbridge Wells Sand Formation – Sandstone'; sedimentary bedrock formed between 139.4 and 133.9 million years ago during the Cretaceous period. Much of Warehorne also sits atop the 'Weald Clay Formation – Mudstone'; sedimentary bedrock formed between 133.9 and 126.3 million years ago during the Cretaceous period.

1.3. Development Proposals

1.3.1. The PDA comprises the erection of a detached home bakery on land near The Cottage On The Green, Church Road, Warehorne, Kent, TN26 2LL, centred on (NGR) 598965 ,132557 (fig. 7).

1.4. Scope of document

1.4.1. The client requested this assessment to determine, as far as possible from existing information, the nature, extent and significance of the historic environment resource within the PDA and its environs and to provide an initial assessment of the potential impact of the development on the heritage assets that embody that significance.

1.4.2. This assessment focuses on the PDA on land near The Cottage On The Green, Church Road, Warehorne, Kent, TN26 2LL.

2. Planning background

2.1. Introduction

2.1.1. There is national legislation and guidance relating to the protection of and proposed development on or near important archaeological sites or historic buildings within planning regulations defined under the Town and Country Planning Act 1990. Additionally, local authorities are responsible for protecting the historic environment within the planning system.

2.2. Designated Heritage Assets

2.2.1. Designated heritage assets with the assessment area are defined in NPPF Annex 2 as:

- *'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'*

2.2.2. Designation can be defined as:

- *'The recognition of particular heritage values(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p71.)*

2.2.3. Statutory protection is provided to certain classes of designated heritage assets



under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979;
- Protection of Wrecks Act 1973

2.3. National Planning Policy Framework (NPPF)

2.3.1. NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.2. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers, and owners of heritage assets adopt a consistent and holistic approach to their conservation and reduce complexity in planning policy relating to their proposals.

2.3.3. To summarise, government guidance provides a framework that:

- recognises that heritage assets are an irreplaceable resource.
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting
- places weight on the conservation of designated heritage assets in line with their significance; and
- requires developers to record and advance their understanding of the significance of any heritage assets to be lost (wholly or partly) proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

3. Methodology

3.1. Introduction

3.1.1. The methodology employed during this assessment has been based upon relevant professional guidance from Kent County Council Senior Archaeologist Wendy Rodgers and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (CIfA, 2014).

3.2. Study Area

3.2.1. A Study Area was established within a 1.0km radius of the Site boundary. The recorded historic environment resource within the Study Area provided a context for discussing and interpreting the known potential heritage resource within the PDA (**Fig. 5**).

3.3. Sources

3.3.1. Several publicly accessible sources of primary and synthesized information were consulted. These comprised:



- The National Heritage List for England (NHLE) is the only official and up-to-date database of all nationally designated heritage assets.
- The Kent Historic Environment Record (HER) comprises a database of recorded archaeological sites, find spots, and archaeological events within the county.
- Relevant primary and secondary sources are held at the Kent Records Office, Gravesend Historical Society and the Kent Archaeological Society Library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the PDA were studied.

3.3.2. This report's References section includes a bibliography of the consulted documentary, archive and cartographic sources.

3.4. Site Visits

3.4.1. The site visit aimed to assess the PDA's general aspect, character, condition and setting and to identify any prior impacts not evident from secondary sources. The site visit also sought to ascertain if the site contained any previously unidentified features of archaeological, architectural, or historic interest.

3.4.2. The Site was visited on 29th September 2025. Weather conditions were dry and clear, resulting in good visibility (**Plates 1 – 4**).

3.5. Assessment criteria – Significance

3.5.1. The NPPF Annex 2 defines 'significance' as:

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

3.5.2. Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England (2008, 28-32), where significance is weighed by consideration of the potential for the assets to demonstrate the following value criteria:

- **Evidential value** derives from a place's potential to yield evidence about past human activity.
- **Historical value** derives from how past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- **Aesthetic value** derives from how people draw sensory and intellectual stimulation from a place.
- **Communal value** derives from the meanings of a place for the people who relate to



it or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have more specific aspects.

3.5.3. The overall significance of heritage assets has been determined following the categories listed below in Table 1 (after Highways Agency, 2007; Table 5.1, 6.1 and 7.1).

Significance	Categories
International	World Heritage Sites (including nominated sites) Assets of recognized international importance Assets that contribute to international research objectives
National	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical association Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets comprised of poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological, architectural, or historical interest
Unknown	The importance of the asset has not been ascertained from the available evidence

(Table 1: Categories of heritage assets classified according to significance)

3.6. Setting Assessment

3.6.1. Annexe 2 of the NPPF defines the heritage asset 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.’

3.6.2. The aim of the setting assessment, presented in Section 6 below, was to explore the potential effects of the proposed development on the settings of designated and non-designated heritage assets situated within the broader context of the Site.



3.6.3. How the setting assessment was undertaken was guided by the recommendations outlined in *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets* (Historic England, 2017).

3.6.4. The guidance mentioned above issued by Historic England requires a staged approach to assessing the impacts of development in terms of their effects on the setting of heritage assets. Table 2 below provides the criteria for such an approach.

Step	Approach	Definition
1	Identifying the heritage assets affected and their settings (p9)	<ul style="list-style-type: none"> Indicated whether it considers a proposed development has the potential to affect the location of (a) particular heritage asset(s), or Specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or Advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development to identify better heritage assets and settings that may be affected.
2	Assess the degree to which these settings and views contribute to the significance of the heritage asset(s) or allow significance to be appreciated (p10)	<ul style="list-style-type: none"> The physical surroundings of the asset, including its relationship with other heritage assets The asset's intangible associations with its surroundings and patterns of use The contribution made by noises, smells, etc., to significance, and The way views allow the significance of the asset to be appreciated
3	Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it (p12)	<ul style="list-style-type: none"> Location and siting Form and appearance Additional effects Permanence
4	Explore ways to maximise enhancement and avoid or minimize harm (p14)	<ul style="list-style-type: none"> Removing or re-modelling an intrusive building or feature Replacement of a detrimental feature by a new and more harmonious one Restoring or revealing a lost historical feature or view Introducing a wholly new feature that adds to the public appreciation of the asset Introducing new views (including glimpses or better-framed views) that add to the public experience of the asset, or Improving public access to, or

		interpretation of, the asset, including its setting
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5	Make and document the decision and monitor outcomes (p15)	<ul style="list-style-type: none"> • Report requirements
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(Table 2: Criteria for the assessment of the impacts of development in terms of their effects on the settings (HE, 2017))

3.6.5. Steps 1 to 5 of the assessment have been followed for this assessment.

3.7. Assumptions and limitations

3.7.1. Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for this Study. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate.

3.7.2. The records held by the HER are not a record of all surviving heritage assets but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these databases is incomplete and does not preclude the subsequent discovery of other elements of the historic environment that are currently unknown.

3.7.3. Although every effort was made to gather data associated with the development site and its surrounding area, it was only possible to visit some archives personally. Nevertheless, a high confidence rating is applied to this assessment.

4. Archaeological and historical resource

4.1. Introduction

4.1.1. The following summarises the historical and archaeological background of the site and its immediate environs to place the PDA in context.

4.1.2. The PDA lies on slightly raised ground along the northern edge of Romney Marsh, an area long utilised as a routeway and settlement focus overlooking the reclaimed wetlands. The position has likely attracted activity from at least the later prehistoric period, as indicated by the Iron Age gold coin from the vicinity, and continued through the early medieval and medieval periods with the establishment and consolidation of Warehorne around the Church of St Matthew. The Royal Military Canal, local lanes, historic farmsteads and the pattern of fields and tracks all reflect a long history of movement, drainage, enclosure and agricultural exploitation along the marsh margin.

4.1.3. Today, the PDA is set within a predominantly rural landscape of pasture, arable fields and dispersed farmsteads, interspersed with historic buildings and post-medieval/modern infrastructure. Nearby designated heritage assets—including St Matthew’s Church, associated monuments, traditional inns, farmhouses, oasts and the Canal—demonstrate the time-depth of the surrounding settlement and land use. Modern military features and transport routes add a further layer of historic interest, underlining the need to consider the archaeological potential and built heritage sensitivity of the area in assessing any



development proposals.

4.2. Archaeological context and historical map regression

Introduction

4.2.1. The following section will chronologically summarise heritage assets within the study area. Maps provided by the KCC HER and local historical societies are provided within this assessment (**Fig. 4, 5 and 6**) and should be used as a reference for the following section. A complete list of sites is provided as a gazetteer in **Appendix 1**.

Iron Age (800 BC – AD 43) & Roman (AD 43 – AD 410)

The Iron Age (800 BC–AD 43) and Roman period (AD 43–410) in Kent saw a transition from later prehistoric, enclosure-based farming landscapes to increasingly organised rural exploitation under Roman influence.

Evidence for later prehistoric activity in the study area is slight but significant, represented by an Iron Age gold coin found c. 500m west of the site (MKE56202). This high-value object indicates movement, exchange, or votive deposition within the local landscape, suggesting that the higher, drier ground here formed part of a wider prehistoric routeway or occupied zone. No Roman-period assets are recorded within the immediate study area, indicating either limited Roman settlement focus or that any activity remains archaeologically elusive.



Medieval (AD 410 – 1485 AD)

Medieval England was a nation shaped by migration. Power rested with monarchs and the Church, always with the threat of rebellion. Most lived off the land, while the wool trade was vital to the economy.

Medieval occupation is anchored by the Church of St Matthew (TQ 93 SE 74), a key architectural and spiritual focus around which the historic core of Warehorne developed. A concentration of medieval finds to the northwest - including a coin weight, vessel fragment, and seal matrix (MKE109212–214), together with a medieval/post-medieval silver finger ring (MKE109270) - indicates sustained activity associated with this nucleated settlement and its fields. Early medieval metalwork and coin finds (MKE55599, MKE68596, MKE117739) further suggest continuity of use and status from the early medieval period onwards, reinforcing the long-lived ecclesiastical and agrarian character of the area.

Post-Medieval (AD 1485 – 1850)

The post-medieval period is characterized by a continuation of the medieval rural/agricultural settlement.

The post-medieval period is strongly represented and defines much of the present village and its setting. Numerous listed buildings cluster around St Matthew's and along the main routes, including The Woolpack Inn, Church Farmhouse, Pilgrims Cottages, 1-4 The Green, Churchfield Terrace, Burr Farmhouse, Leacon Hall, The Leacon, Mill House, Tinton, Mountfield and outlying farmhouses such as Stone Farmhouse, Leacon Farmhouse, Lilyfields, Bluebell Cottage and Burr Farm (TQ 93 SE refs; MKE farmstead records). These are complemented by oast houses, Warehorne Mill, the former National School, Providence Chapel and multiple recorded farmsteads and outfarms, illustrating a prosperous agricultural and brewing/hop-growing landscape. The Royal Military Canal (TQ 92 NW 18) forms a major engineered feature to the south, adding strategic and transport significance in the late 18th/early 19th century, while stray post-medieval finds (e.g. silver coin MKE109211) reflect everyday economic use of the surrounding fields.

Modern (20th century to present)

Modern heritage assets primarily relate to defence and infrastructure, highlighting the area's strategic role in the 19th and 20th centuries. Three World War II-era pillboxes (TQ 93 SE 25, 26, 28), a searchlight battery (TQ 93 NE 119) and the recorded crash site of a Hawker Hurricane (TQ 93 SE 91) collectively document Warehorne's position within the national defence network. The Ashford–Hastings Railway (TQ 92 NW 80) further emphasises improved connectivity and landscape change. Several buildings and oasts are recorded with Post-Medieval/Modern phasing, indicating continued adaptation of the historic built fabric, while retaining the essentially rural, farmed character established in earlier centuries.

4.3. Aerial Photographs

The land is within its current form in aerial photographs from 1946 but tree cover obscures the proposed development area.



4.4. Previous Archaeological Investigations

- 4.4.1. The archaeological investigations ('events' in the KentHER) relevant to this study area comprise a mix of intrusive investigation and broad-scale landscape research focused on the A2070 Hamstreet Bypass and the wider Romney Marsh. A geotechnical and borehole survey along the A2070 at Hamstreet (EKE5314, 1990) examined ground conditions for the bypass, with reference to the known line of a Roman road at Kingsnorth, providing baseline subsurface data but no detailed archaeological interventions.
- 4.4.2. Subsequent work has concentrated on characterising the geomorphology and historic land-use of Romney Marsh and adjacent parishes. The Fifth Continent Landscape Project geomorphological gap analysis (EKE15645, 2016) synthesised existing geoarchaeological data across a wide area including Orlestone, Warehorne and neighbouring parishes, clarifying the evolution of the marsh and highlighting zones of archaeological potential rather than recording site-specific discoveries.
- 4.4.3. Two non-intrusive surveys (EKE5189, EKE5766, 1991-1995) systematically assessed surviving earthworks and old pasture across Romney Marsh, mapping medieval and later field systems, hollow ways, embankments and possible farmstead sites. These projects collectively demonstrate that the study area lies within a historically managed and reclaimed wetland landscape of high archaeological sensitivity, particularly for medieval and post-medieval agricultural features and routeways, even where individual interventions close to the PDA have produced limited direct archaeological evidence.

4.5. Historical Narrative

- 4.5.1. The higher, drier ground at Warehorne occupies a natural route along the edge of Romney Marsh, overlooking the reclaimed lowlands to the south. Evidence for later prehistoric occupation is limited but telling: the recovery of an Iron Age gold coin in the vicinity indicates movement, exchange and possible high-status activity along this margin before the Roman conquest. Although no Roman sites are recorded immediately adjacent to the PDA, the setting - on firm ground above the marsh - would have offered an attractive corridor and grazing area throughout the early historic period.
- 4.5.2. By the early medieval period, Warehorne had begun to coalesce as a rural settlement focused on ecclesiastical and agricultural functions. Early medieval metalwork and coin finds around the village, together with later medieval artefacts such as a seal matrix and vessel fragments, point to continued occupation, local administration and landholding. The Church of St Matthew emerged as the dominant landmark, reflecting the village's spiritual and social focus on the ridge above the marsh. Its presence, and the associated burial monuments, confirms Warehorne's status as a long-lived parish community serving the surrounding farmland.
- 4.5.3. The post-medieval period saw Warehorne's landscape consolidate into a prosperous agrarian village framed by substantial farmsteads and inns. Buildings such as The Woolpack Inn, Church Farmhouse, Pilgrims Cottages, Leacon Hall, Burr Farm, Mill House, Stone Farm and their associated oasts and outfarms chart investment in mixed farming, hop cultivation and local trade. The Royal Military Canal to the south added both defensive and transport significance at the turn of the 19th century, while institutions like

the former National School and Providence Chapel reflect growing population, education and religious diversity within a still predominantly rural economy.

4.5.4. In the 19th and 20th centuries, Warehorne's strategic position was reaffirmed through new infrastructure and wartime defences. The Ashford-Hastings Railway enhanced regional connectivity, skirting the historic core. During the Second World War, pillboxes, a searchlight battery and the recorded crash of a Hawker Hurricane inscribed the village into the national defence network overlooking Romney Marsh. Many post-medieval buildings continued in use, some adapted or extended, preserving the historic layout of church, inn, farms and cottages. As a result, the PDA lies within a landscape where medieval origins, post-medieval prosperity and 20th-century strategic roles overlap, and where the surviving built fabric and earthworks collectively embody Warehorne's long, layered development.

5. Development proposal and assessment of impact

5.1. Introduction

5.1.1. This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be subject to physical impacts. The following predictions regarding the proposed development's potential effects are typically based on draft design proposals.

5.2. Development Proposals

5.2.1. The development will be on land by Church Road, Warehorne, as shown on maps and plans in this report (**Figs. 1, 2 and 3**).

5.2.2. The pre-planning application details proposals for the construction a single-storey building clad with feather edged weatherboarding (unpainted) and roofed with plain clay tiles and hogs back ridge tiles.

5.2.3. Plans and elevation drawings of the proposed construction are included here, courtesy of Olsen Timber Buildings (**Fig. 7**).

5.3. Assessment of Physical Impact



5.3.1. This section summarises the known potential elements of the historic environment resource within the site and its vicinity, which could be physically affected by the development proposals, based on the information presented in Section 4. A four-point scale has been used to assign the archaeological potential of the proposed development area, assigned under the following criteria:

- High Situations where heritage assets are known or strongly suspected to be present within the Site or its vicinity are likely to be well preserved.
- Moderate includes cases with grounds for believing that heritage assets may be present but for which conclusive evidence is not currently available. This category is also applied when heritage assets are likely to present, but their preservation state may have been compromised.
- Low Circumstances where the available information indicates that heritage assets are unlikely to be present or that their state of preservation is liable to be severely compromised.
- Unknown Cases where currently available information does not provide sufficient evidence to provide an informed assessment concerning the potential for heritage assets to be present.

5.3.2. The following section summarises the known potential elements of the historic environment resource within the site and its vicinity, which could be physically affected by the development proposals, based on the information presented in Section 4. A four-point scale has been used to assign the archaeological potential of the proposed development area, assigned following the following criteria:

Potential	Period and Description		Significance	Previous Impact
Low	Palaeolithic	PDA - surface and subsurface lithic finds	Regional	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.
Low	Neolithic	PDA - surface and subsurface lithic finds	Regional	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.

Low	Bronze Age	PDA - surface and subsurface finds and possible ploughed-out tumuli	Regional	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.
Low / Medium	Iron Age	PDA - surface and sub-surface finds and possible IA settlement features	Regional	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.
Low / Medium	Roman	PDA - surface and sub-surface finds and possible features associated with Romano-British roadside settlement features	Local	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.
Medium / High	Medieval	PDA - surface and sub-surface finds and possible features associated with Medieval (Manorial) agriculture and farming	Local	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.
Medium / High	Post-Medieval	PDA - surface and sub-surface finds and possible features associated with Medieval (Manorial) agriculture and farming	Local	Localised soil disturbance associated with the construction or adaptation of farmstead and other buildings, as well as ongoing agricultural activities.



5.3.3. An assessment of the physical impacts on the PDA will focus on the potential disturbance of previously unidentified archaeological deposits.

5.3.4. Consequently, the archaeological features/remains of nearby heritage assets are considered.

5.3.5. **Statement of Potential Physical Impact**

Designated and Non-Designated heritage assets

5.3.6. Implementing the development proposals would not physically impact nearby identified heritage resources.

5.3.7. The client has demonstrated an awareness and appreciation of the heritage resource and considered construction methods that will limit ground disturbance.

Archaeological remains

5.3.8. The implementation of any proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- Preliminary site investigation works
- Setting up a secure construction compound within the Site
- Plant movement
- Excavation of new foundation trenches and boreholes
- Hard and soft landscaping works (levelling, re-modelling); and
- Environmental enhancement works, including planting and fencing

5.3.9. The works mentioned above can damage or lose any existing or buried archaeological features that may be present within their footprint. This could result in a partial loss of significance of the heritage asset.

5.3.10. Any adverse impact on archaeological features would be permanent and irreversible. This potential adverse effect could be reduced by implementing an appropriate scheme of archaeological mitigation.

5.3.11. The most destructive elements of the development proposals in terms of below-ground archaeology (should any such remains be present within the site) would be likely associated with the main construction area.

5.3.12. Should excavation associated with foundations or landscaping be required, these activities could also result in widespread truncation of any archaeological remains within the working areas, depending on the construction methodologies employed.

6. Assessment of visual impact (setting assessment)

6.1. Introduction



6.1.1. This section assesses the potential effects of the development proposals concerning the settings of heritage assets per the methodology set out in Section 3.6.

6.1.2. The following statements should be provisional and may help with future development proposals.

6.2. Setting Assessment

6.2.1. The site lies within Warehorne Conservation Area adjacent to The Woolpack, a Grade II listed public house and Pilgrim Cottage, a Grade II listed dwelling. Opposite the site lies the Church of St Matthew, a Grade I listed building.

6.2.2. It is suggested that the proposed structures will not visually or materially impact on nearby existing heritage assets (**Plates. 1, 2, 3 and 4**).

6.2.3. Feedback from the pre-application planning inquiry notes 'Considering the proposed plans, it is my Officer level opinion that the proposal scheme would deliver a development which is of acceptable proportions and balanced in form. Set back from the edge of the road the proposed building would sit sympathetically within the wider landscape and would complement the architectural and historical character of the adjacent listed buildings, referencing the materials used, footprint, orientation, and general form. No adverse visual impact would be likely to be caused. The materials proposed are acceptable given the context of the site, and the character and appearance of the surrounding landscape would be preserved. Policies SP1, SP6 and ENV3a of the Development would be sufficiently met.

7. Conclusions and recommendations

7.1. Introduction

7.1.1. This archaeological desk-based assessment aims to assess the contextual archaeological record to determine the survival of an existing heritage resource and the potential survival of archaeological deposits that may be impacted during any proposed construction works.

7.1.2. It is concluded that the effect of any development proposals on the known archaeological resource will be a material consideration in determining the planning application. This Study has identified cultural heritage constraints that may impact the potential development.

Archaeological remains

7.1.3. The assessment has shown that the PDA is within an area of high archaeological potential for the Medieval and Post-Medieval periods.

7.1.4. The predominant archaeological resource would be any buried deposits relating to the nearby Church of St Matthew or the medieval and post-medieval Warehorne village which may survive but are now buried in and around the proposed structures.

Settings of the heritage assets

7.1.5. This assessment has determined that the existing heritage resource within the study area will not be adversely affected by any new structures within the proposed development area.

7.2. Recommendations

Archaeological remains

7.2.1. Any adverse impact on archaeological features resulting from implementing the development proposals would be permanent and irreversible. This potential adverse effect could be reduced by implementing an appropriate scheme of archaeological mitigation per national and local planning policy. The need for, scale, scope and nature of any further archaeological works should be agreed upon through consultation with the statutory authorities.

7.2.2. It is recommended that due consideration be given to the findings of this study, combined with the client's preferred options.

Proposed Archaeological Mitigation

7.2.3. An assessment of the chances of surviving archaeological remains at the site has been undertaken, and it is evident that there is not enough evidence to justify a full archaeological excavation. However, substantial signs indicate that buried archaeological materials, particularly from the Iron Age, Roman, Medieval, and Post-Medieval periods, are likely present. These findings could enhance our understanding of the area's historical story.

7.2.4. An archaeological watching brief is essential, with a qualified archaeologist present throughout all clearance work to record any standing Post-Medieval structures and all preparatory groundworks. This will ensure that any buried material culture or structural evidence from the Iron Age, Roman, Medieval, and Post-Medieval periods is carefully photographed and documented.

7.2.5. The commissioned archaeologist will submit a Written Scheme of Investigation beforehand, along with a Watching Brief Report upon completion, to the client, KCC Heritage, and the Local Planning Authority. The commissioned archaeologist will submit a full Watching Brief report to the client, KCC Heritage and the LPA.

Settings of heritage assets

7.2.6. This assessment has determined that the existing heritage resource within the study area will not be adversely affected by the development proposal.

8. Other considerations

8.1. Archive

8.1.1. Subject to any contractual requirement on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within six months of completion.

8.2. Reliability/Limitations of Sources

8.2.1. The sources that were used in the assessment were, in general, of high quality. Most of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held by Kent County Council, the Kent Archaeological Society and local history and archaeological groups, therefore considered reliable.

8.3. Copyright

8.3.1. KAS Archaeological Services shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, except that it hereby provides an exclusive license to Ashford Borough Council (and representative) for the use of this document in all matters directly relating to the project.

9. Acknowledgements

9.1.1. KAS Archaeological Services would like to thank Abi Beale (client) for commissioning the project.



0. References

0.1. Bibliography

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Archaeological Data Service and Digital Antiquity Guides to Good Practice

Butler, A., 2011, *How to Read Prehistoric Monuments: Understanding Our Ancient Heritage*

CIfA 2014a *Standard and Guidance for Archaeological Field Evaluation*. Reading, Chartered Institute for Archaeologists

CIfA 2014c *Standard Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*. Reading, Chartered Institute for Archaeologists

Department of Communities and Local Government (DCLG), (2012). *National Planning Policy Framework*.

English Heritage, 1991, Management of Archaeological Projects. *London*.

SMA 1995 *Towards an Accessible Archaeological Archive*. Society of Museum Archaeologists

0.2. Historic Environment Records

Kent Historic Environment Record (HER)

0.3. Online Resources

<https://geologyviewer.bgs.ac.uk/>

<http://historicengland.org.uk/listing/the-list/>

<http://old-maps.co.uk/index.html>

<http://planningguidance.planningportal.gov.uk>



1. Appendix 1: Gazetteer of heritage assets within the study area

HER REF	TYPE	PERIOD	DISTANCE	DESCRIPTION
TQ 92 NW 18	Monument	Post-Medieval	c. 0.5km S	The Royal Military Canal
TQ 93 SE 77	Listed Building	Post-Medieval	c. 0.1km S	Chest tomb to Hodges family, about 15 metres south of Church of St Matthew
TQ 93 SE 57	Listed Building	Post Medieval	c. 0.1km S	Headstone to Richard Jervis, about 10 metres south west of Church of St Matthew
TQ 93 SE 67	Listed Building	Post-Medieval	c. 0.1km NNE	1-4 The Green
TQ 93 SE 75	Listed Building	Post-Medieval	c. 900m NNE	Burr Farmhouse
TQ 93 SE 46	Listed Building	Post-Medieval	c. 10m W	The Woolpack Inn
TQ 93 SE 51	Listed Building	Post-Medieval	c. 0.1km ESE	Church Farmhouse
TQ 93 SE 31	Listed Building	Post-Medieval	c. 0.1km S	Headstone to Margaret Burges, about 4 metres south of Church of St Matthew
TQ 93 SE 35	Listed Building	Post-Medieval	c. 0.1km S	Chest tomb and headstone about 15 metres south west of Church of St Matthew
TQ 93 SE 36	Listed Building	Post Medieval	c. 1km WNW	House 30 metres west of Stone Farmhouse
TQ 93 SE 32	Listed Building	Post Medieval	c. 0.1km N	Churchfield Terrace
TQ 93 SE 38	Listed Building	Post Medieval	c. 600m NW	Leacon Hall
TQ 93 SE 39	Listed Building	Post Medieval	c. 900m NNE	Oasthouse about 25 metres north west of Burr Farmhouse
TQ 93 SE 40	Listed Building	Post Medieval	c. 900m NNW	The Leacon
TQ 93 SE 44	Listed Building	Post Medieval	c. 800m NW	Lilyfields
TQ 93 SE 49	Listed Building	Post Medieval	c. 1km WNW	Stone Farmhouse
TQ 93 SE 42	Listed Building	Post Medieval	c. 600m NW	Gold House
TQ 93 SE 34	Listed Building	Post Medieval	c. 0.1km S	Chest tomb to Hodges family, about 2 metres south of Church of St Matthew
TQ 93 SE 33	Listed Building	Post Medieval	c. 0.1km S	Two headstones to Down family about 20 metres south west of Church of St Matthew

TQ 93 SE 54	Listed Building	Post Medieval	c. 0.1km SSW	Chest tomb about 50 metres south west of Church of St Matthew
TQ 93 SE 66	Listed Building	Post Medieval	c. 250m SE	Tinton
TQ 93 SE 58	Listed Building	Post Medieval	c. 150m NNE	Mountfield
TQ 93 SE 63	Listed Building	Post Medieval	c. 600m NW	Mill House
TQ 93 SE 65	Listed Building	Post Medieval	c. 900m NNW	Leacon Farmhouse
TQ 93 SE 74	Listed Building	Medieval	c. 50m SSE	Church of St Matthew
TQ 93 SE 78	Listed Building	Post Medieval	c. 20m N	Pilgrims Cottages
TQ 93 SE 47	Listed Building	Post Medieval	c. 0.1km S	Chest tomb and headstone 1 to 3 metres south of Church of St Matthew
TQ 93 SE 29	Listed Building	Post Medieval	c. 800m NW	Bluebell Cottage
TQ 93 SE 25	Building	Modern	c. 700m SW	Pillbox (type FW3/22)
TQ 93 SE 26	Building	Modern	c. 0.6km SSW	Pillbox (type FW3/22)
TQ 93 SE 28	Building	Modern	c. 700m SE	Pillbox (type FW3/22)
MKE55599	Findspot	Early Medieval	c. 0.1km S	Early Medieval silver coin
MKE56202	Findspot	Iron Age	c. 500m W	Iron Age gold coin
TQ 92 NW 80	Monument	Modern	c. 250m SE	Ashford & Hastings Railway
MKE68596	Findspot	Early Medieval	c. 600m N	Early Medieval copper alloy stirrup
MKE83076	Farmstead	Post Medieval	c. 1km WNW	Stone Farm
MKE83077	Farmstead	Post Medieval	c. 800m NW	Bluebell Cottage (Bluebell)
MKE83078	Farmstead	Post Medieval	c. 500m NW	Bambridge Barn
MKE83079	Farmstead	Post Medieval	c. 600m NW	Mill House
MKE83080	Farmstead	Post Medieval	c. 600m NW	Leacon Hall
MKE83081	Farmstead	Post Medieval	c. 900m NNW	Leacon Farm post-medieval farmstead
MKE83117	Farmstead	Post Medieval	c. 900m NNE	Burr Farm

MKE88116	Farmstead	Post Medieval	c. 0.2km SE	Church Farm
MKE88117	Farmstead	Post Medieval	c. 0.2km SW	Tinton
MKE88158	Farmstead	Post Medieval	c. 800m NE	Outfarm south west of Ham Street
MKE88159	Farmstead	Post Medieval	c. 600m NNE	Outfarm south west of Burr Farm
MKE88702	Farmstead	Post Medieval	c. 0.7km SSE	Bridge Farm
TQ 93 SE 91	Crash Site	Modern	c. 0.7km S	Crash site of Hawker Hurricane I
TQ 93 SE 92	Building	Post Medieval / Modern	c. 600m NW	Former post-medieval Providence Chapel, Warehorne, Ashford
MKE109211	Findspot	Post Medieval	c. 500m NW	Post Medieval silver coin
MKE109212	Findspot	Medieval	c. 500m NW	Medieval copper alloy coin weight
MKE109213	Findspot	Medieval	c. 500m NW	Medieval copper alloy vessel
MKE109214	Findspot	Medieval	c. 500m NW	Medieval copper alloy seal matrix
MKE109270	Findspot	Medieval / Post Medieval	c. 600m NW	Medieval silver finger ring
TQ 93 SE 94	Monument	Post Medieval	c. 50m ESE	Site of former National School, Warehorne, Ashford
TQ 93 SE 96	Monument	Post Medieval	c. 600m NW	Warehorne Mill
TQ 93 SE 97	Building	Post Medieval / Modern	c. 600m NW	Oast at Leacon Hall, School Hill, Warehorne
MKE117739	Findspot	Early Medieval	c. 200m E	Early medieval silver strap end
TQ 93 SE 102	Building	Post Medieval / Modern	c. 900m NNW	Post-medieval oast house, Warehorne
TQ 93 NE 119	Monument	Modern	c. 0.2km W	Searchlight Battery Bh03 157



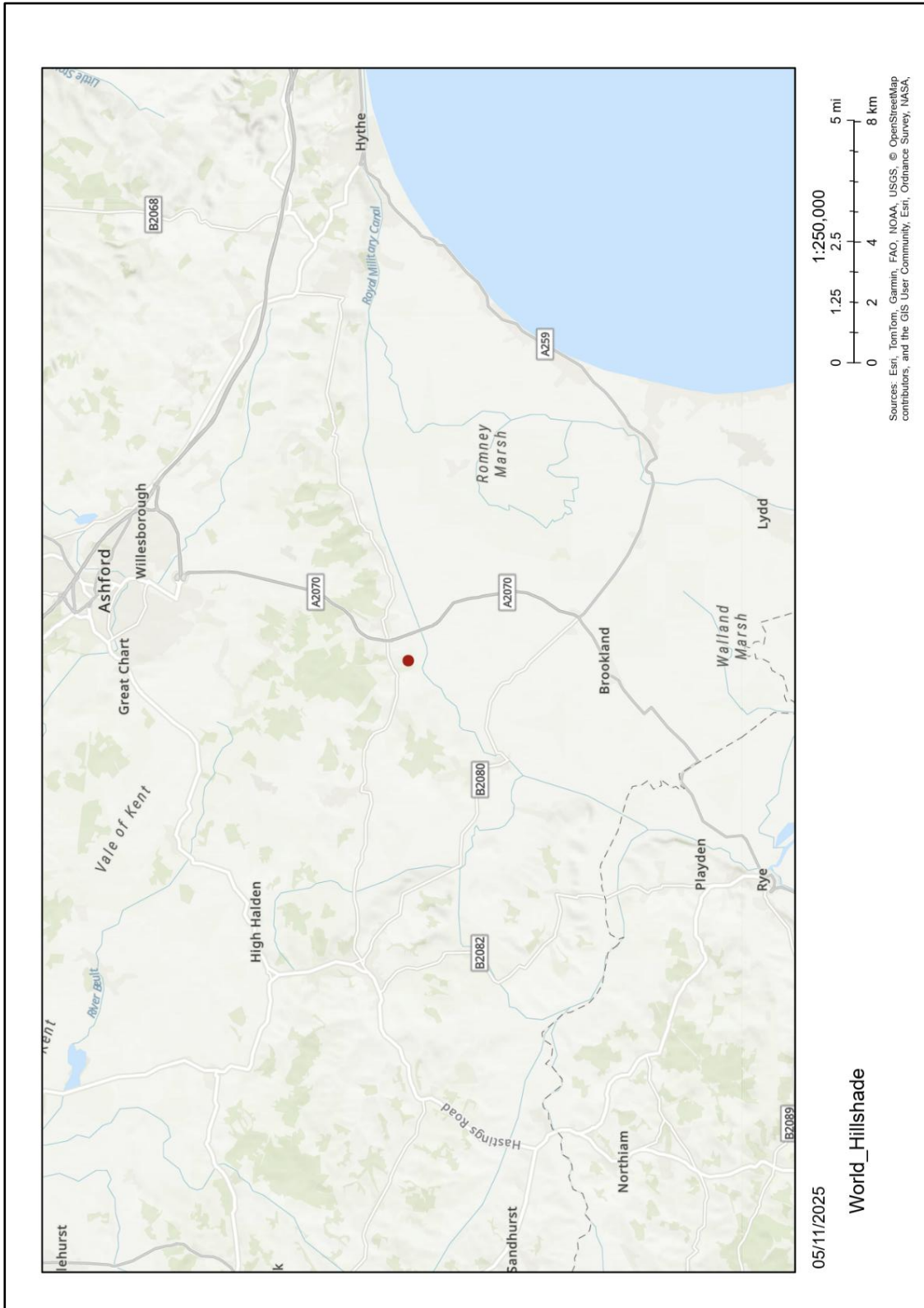


Figure 1: Site Location Regional 1:250000

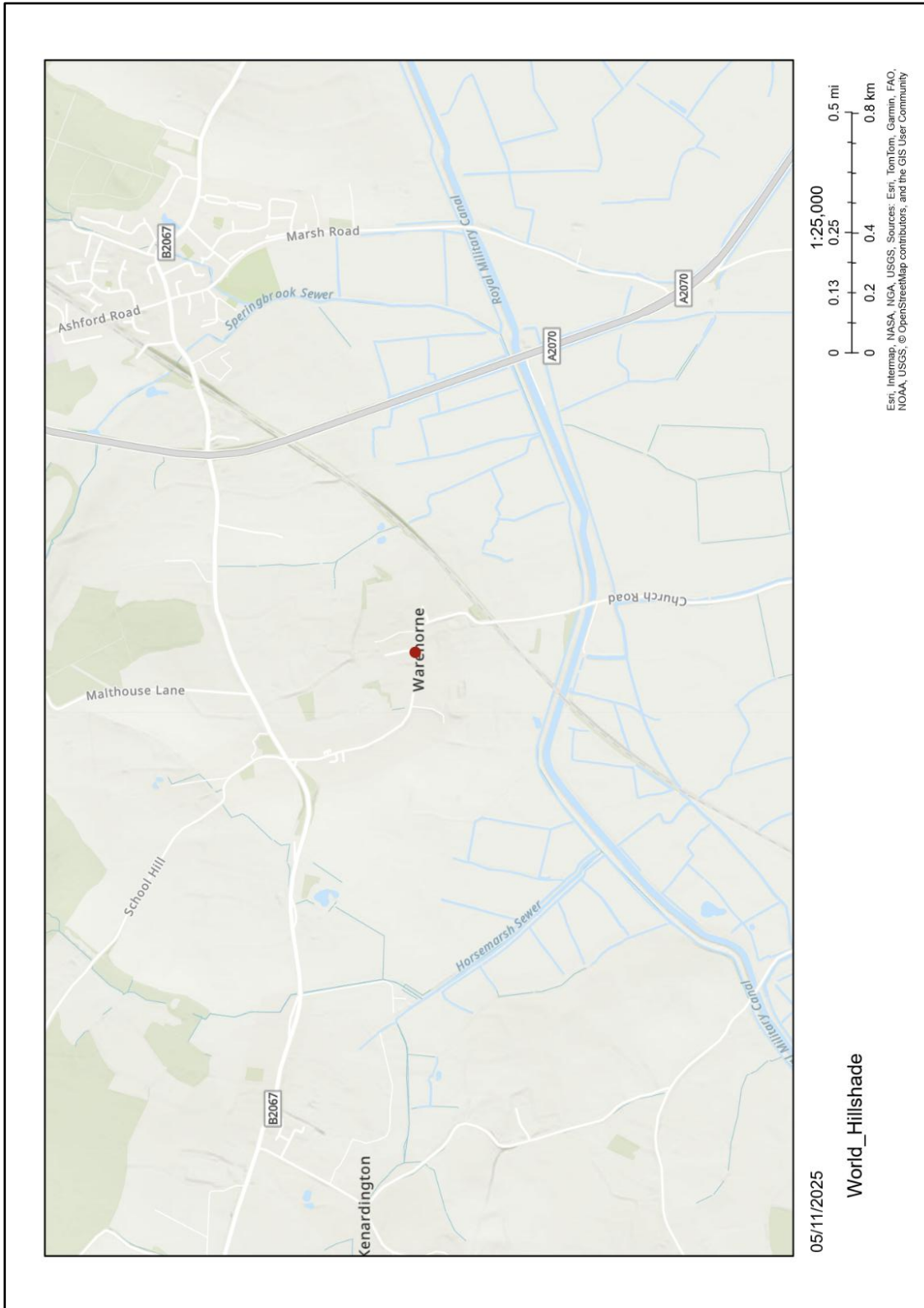


Figure 2: Site Location Local 1:25000





Figure 3: Site Location 1:3500 with satellite imagery



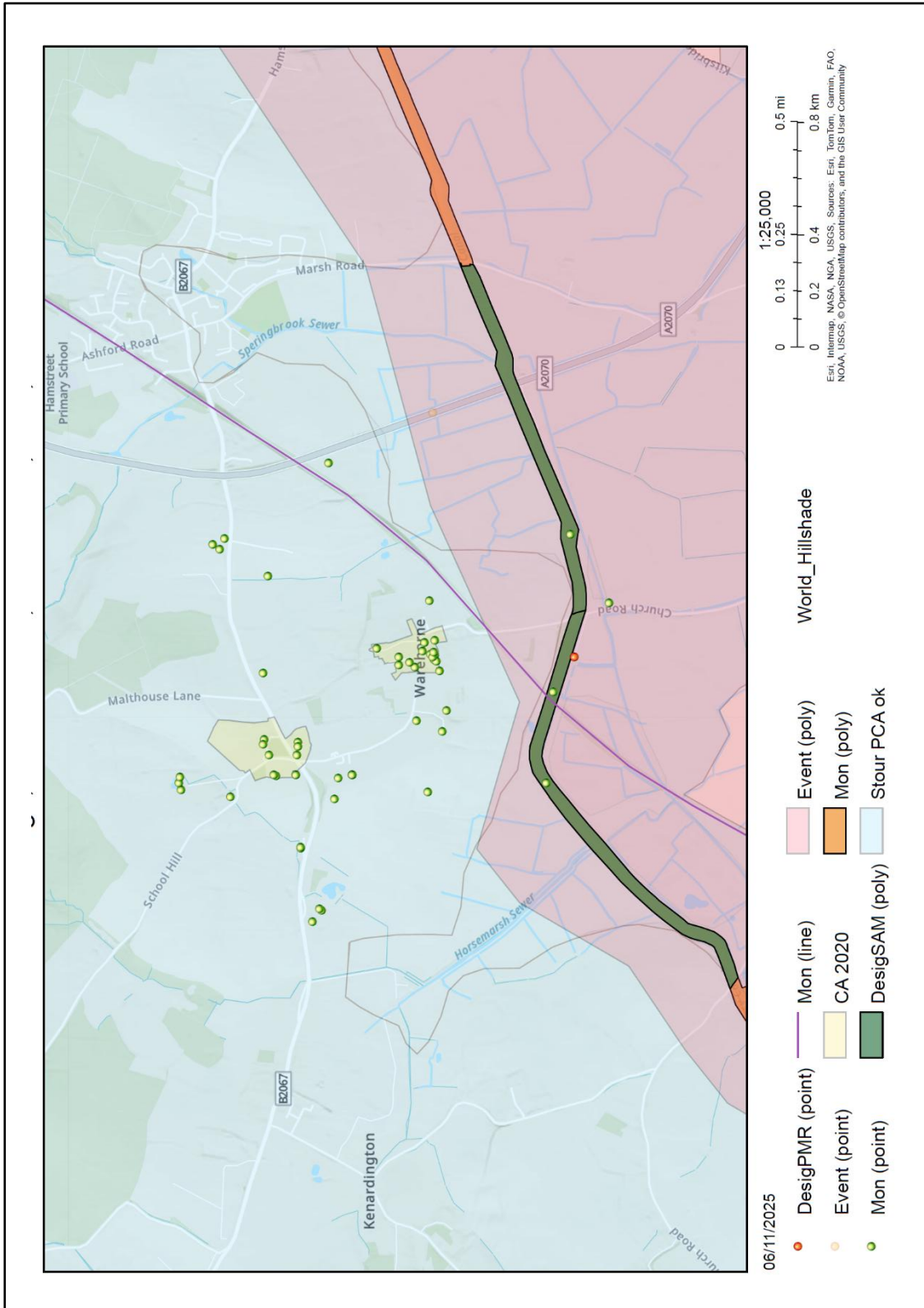


Figure 4: 1.0km HER Study Radius

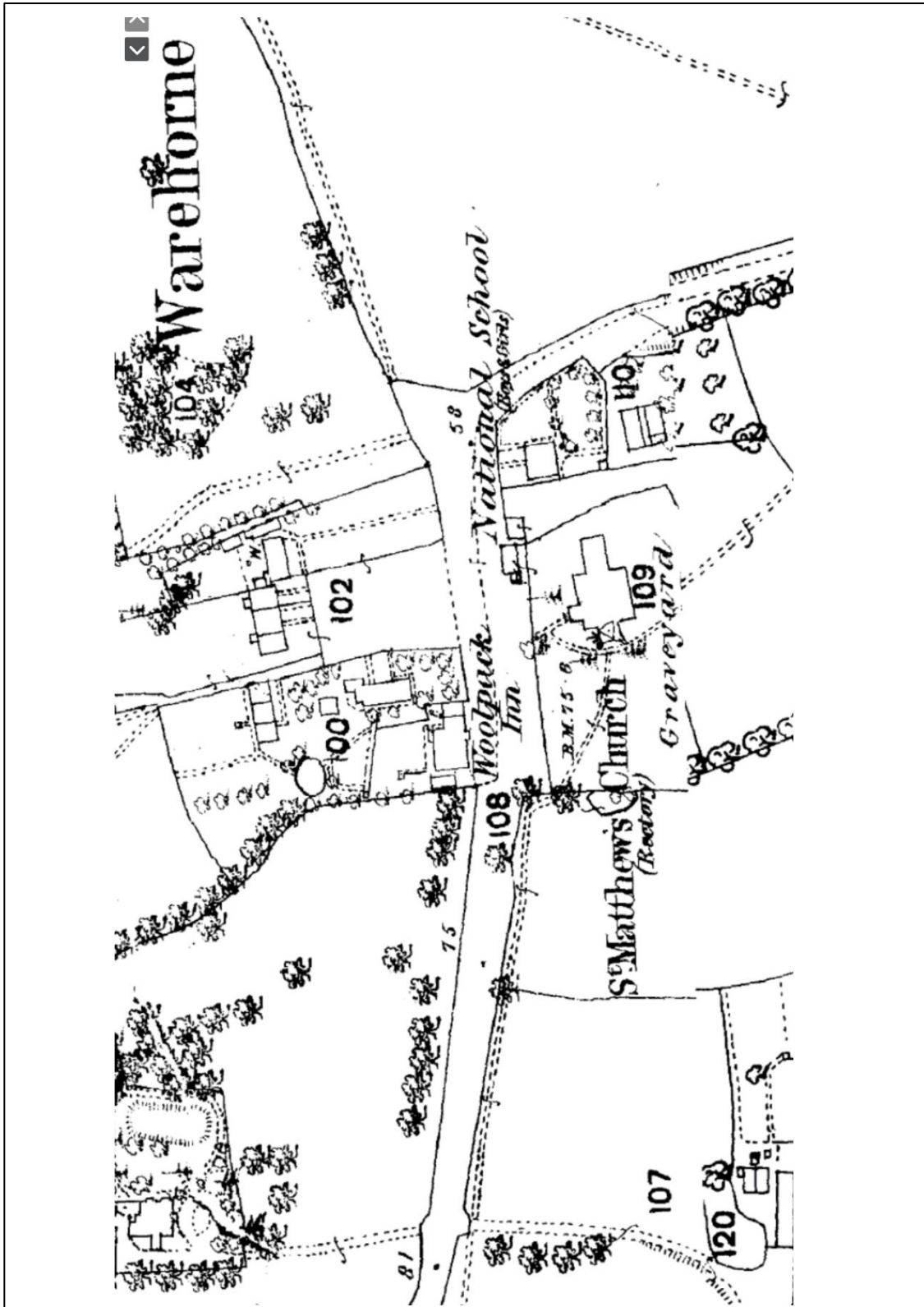


Figure 6: 1st edition OS map (1862-1875) (KentHER)

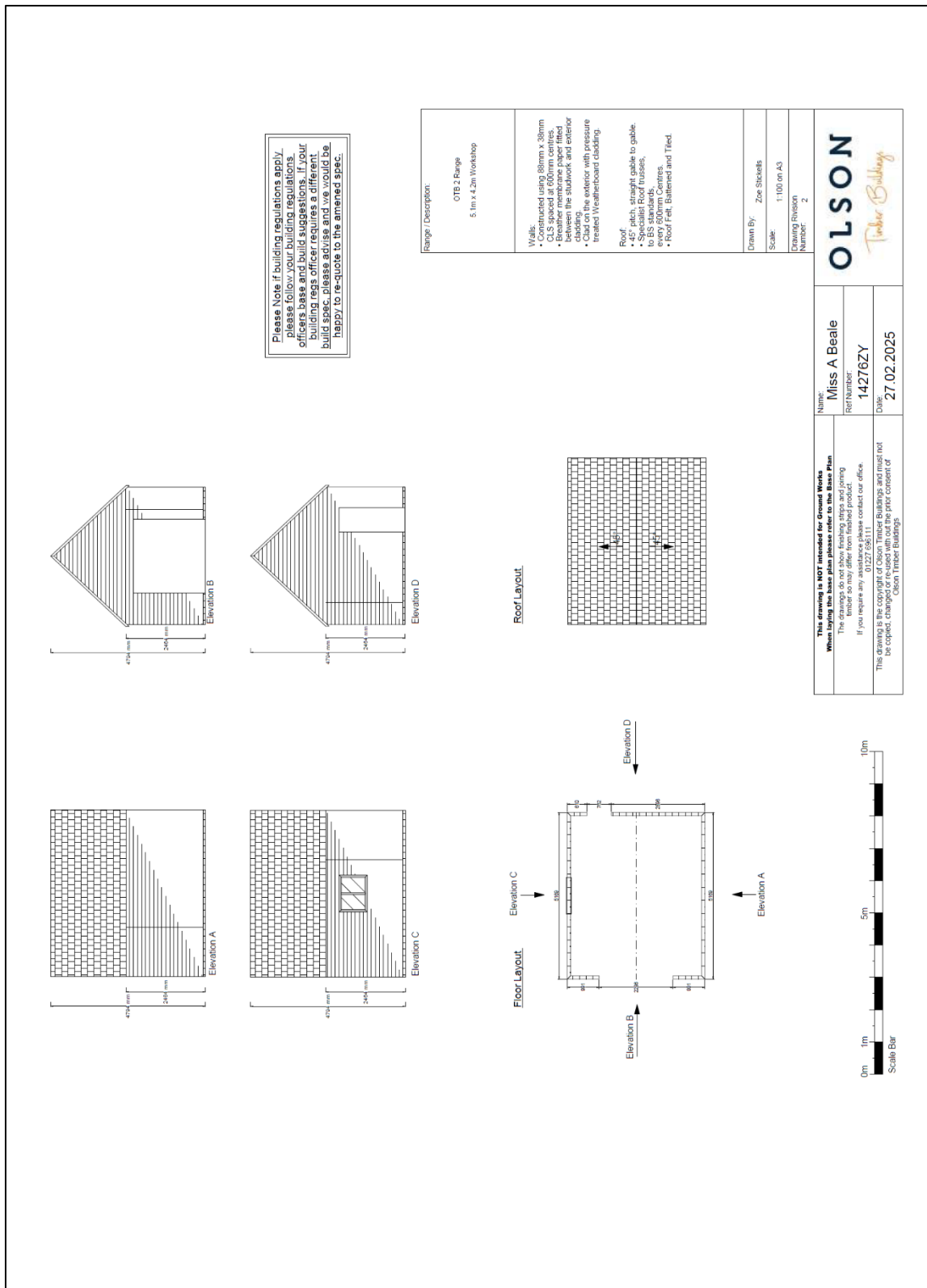


Figure 7: Elevations and plan drawings of proposed construction (Courtesy of Olsen Timber Buildings)



Plate 1: looking north-east across Church Road with the proposed development area beyond.





Plate 2: looking north west across Church Road with the proposed development area beyond.





Plate 3: looking east across The Green with the proposed development area beyond.





Plate 4: looking south across the proposed development area with Warehorne Church beyond.

