

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land on New Road, Egerton

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ARCHAEOLOGICAL DESK BASED ASSESSMENT

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EXECUTIVE SUMMARY

- Land on New Road, Egerton has been assessed for its below ground archaeological potential.
- A Scheduled Monument bowl barrow is recorded c.100m to the north east of the study site. The enhancement of existing tree and landscape screening along the site's eastern boundary, as well as the retention and enhancement of the public right of way through the site, is recommended to ensure that the public's ability to appreciate the Scheduled Monument is maintained.
- The study site is not located within an Area of Archaeological Potential as defined by Kent County Council.
- This assessment has identified a generally moderate archaeological potential at the site for the Bronze Age, with a low potential identified for evidence dating to all other past periods of human activity. If present, archaeological remains would most likely be of a local significance, although it is possible that well-preserved below ground remains associated with Bronze Age funerary activity could be of up to regional significance.
- The southern area of the study site appears to have undergone extensive past ground disturbance related to a former NE-SW trackway which bisected the site, and the likely removal of an area of woodland along this trackway in the mid-19th century.
- Given the site's archaeological potential, in particular for possible funerary remains, it is anticipated that the Kent County Council archaeological advisor to Ashford Borough will require further archaeological works in order to clarify the archaeological potential of the site and the likely significance of any surviving archaeological remains. It is suggested that in the first instance this could comprise a programme of geophysical survey, followed by a targeted programme of evaluation trenching.
- However, it is not anticipated that any archaeological remains which might preclude development would be present, and the site is allocated for residential development in the Ashford Borough Local Plan. Therefore, it is suggested that further archaeological work could be secured by an appropriately worded planning condition attached to the granting of planning consent.

Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK	2
National Planning Policy.....	2
Local Planning Policy	3
Relevant National and Local Designations	4
3 GEOLOGY AND TOPOGRAPHY	5
Geology	5
Topography	5
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE	6
Timescales used in this report.....	6
Introduction	6
Early Prehistoric – Palaeolithic & Mesolithic	6
Later Prehistoric – Neolithic, Bronze Age & Iron Age	7
Roman	7
Anglo-Saxon/Early Medieval & Medieval	8
Post Medieval & Modern (including map regression exercise)	8
Historic Landscape Characterisation.....	9
LiDAR Plot.....	9
Assessment of Significance (Designated Assets).....	9
Assessment of Significance (Non-Designated Assets).....	9
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	11
Site Conditions	11
Proposed Development.....	11
Review of Potential Development Impacts on Designated Archaeological Assets.....	11
Review of Potential Development Impacts on Non-Designated Assets.....	12
6 SUMMARY AND CONCLUSIONS	14

Figures

Figure 1: Site Location

Figure 2a: HER Plot (Data from Kent HER)

Figure 2b: HLC Plot (Data from Kent HER)

Figure 2c: Stour Valley Palaeolithic Character Areas (Data from Kent HER)

Figure 3: LiDAR Plot

Figure 4: 1769 Andrews, Dury & Herbert Map of Kent

Figure 5: 1789 Ordnance Survey Drawing

Figure 6: 1841 Egerton Tithe Map

Figure 7: 1868 Ordnance Survey (1:2500)

Figure 8: 1940 Aerial Photograph

Figure 9: 1960 Aerial Photograph

Figure 10: 1990 Aerial Photograph

Figure 11: 2003 Google Earth Image

Figure 12: Site as Existing

Figure 13: Indicative Proposed Development Masterplan

Plates

Plate 1: View of study site facing north from public footpath at New Road

Plate 2: View of existing tree screening along site's eastern boundary

Plate 3: View of southern part of study site from public footpath at site's eastern boundary

Plate 4: View of Bowl Barrow Scheduled Monument to east of study site

Plate 5: View showing Bowl Barrow Scheduled Monument in foreground and study site eastern boundary, with intervening orchard

Plate 6: View facing east from study site boundary showing intervening orchard between study site and Scheduled Monument

Appendices

Appendix A: Bowl Barrow 350m south east of Egerton Church Scheduled Monument Record

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched and prepared by James Archer of RPS Heritage on behalf of Jarvis Homes.
- 1.2 The subject of this assessment, also known as the study site, is Land on New Road, Egerton. The site is approximately 1.25ha in extent and is centred at TQ 90990 47252 (Fig. 1) within the administrative area of Ashford Borough.
- 1.3 A nationally designated Scheduled Monument bowl barrow is recorded c.100m to the north east of the study site.
- 1.4 Accordingly, Jarvis Homes has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Kent Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.7 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' 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 that heritage makes a contribution towards our knowledge and understanding of the past.
- 2.5 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. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *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.
- 2.10 *Setting of a heritage asset* 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 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

Ashford Borough

2.14 The site is located within the Ashford Borough Local Planning Authority. The Ashford Borough Local Plan to 2030 was adopted in February 2019 and contains the following policy relating to the historic environment:

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 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.

- 2.15 The site is allocated for residential development within the Local Plan under Policy S30. The policy notes that archaeological work will be required in advance of development:

Policy S30 - Egerton - Land on New Road The land north east of New Road is proposed for residential development for an indicative capacity of 15 units. Development proposals for this site shall:

...

e) Undertake Archaeological investigation work; and,

...

- 2.16 The Egerton Parish Design Statement provides no specific policy with regards below ground archaeology.

Relevant National and Local Designations

- 2.17 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. A Scheduled Monument bowl barrow is recorded c.100m to the north east of the study site (HE Desig. No. 1012266).
- 2.18 In terms of relevant local designations, the study site is not located within an Area of Archaeological Potential as defined by Kent County Council.
- 2.19 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is shown by the British Geological Survey (BGS Online 2020) as Hythe Formation, comprising interbedded Sandstone and Limestone. No superficial drift deposits are recorded within the site or nearby area.
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

- 3.3 Egerton is located on an area of higher ground overlooking the Great Stour river valley to the north east. The river is located c.1km north east of the site at its closest point.
- 3.4 The site itself is located on gently sloping ground, sloping down from higher ground at Egerton village to the north west, and at Stone Hill Farm to the south east. A height of circa 100m Above Ordnance Datum (AOD) is recorded at the site's southern corner, whilst a height of c.93m AOD is recorded at the site's north east boundary.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2a-c), also referred to as the study area, held on the Kent Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 In general, the majority of HER records within the study area comprise evidence for chance finds dating to the Roman, Medieval and Post Medieval finds, presumably a result of the spreading of manure during historic agricultural activity within the hinterland of Egerton.
- 4.4 The map regression exercise has demonstrated that a likely Post Medieval trackway once bisected the study site, and that the site itself was utilised as arable and pastoral land, as well as plantation woodland.
- 4.5 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Early Prehistoric – Palaeolithic & Mesolithic

- 4.6 The Kent HER records no evidence for Palaeolithic or Mesolithic activity within the study area. The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water.

- 4.7 The Stour Valley Palaeolithic Character Areas locate the study site within two character areas, with the majority of the site within an area of Hythe Formation and Head Deposits, and the south eastern corner of the site within an area where no Pleistocene deposits have been recorded (see Figure 2c). However, this does not match the available data from the British Geological Survey (see Section 3), as no superficial drift (head) deposits have been recorded within the site. It is suggested therefore that the site should be located within the character area described as general Weald without mapped Pleistocene deposits, which would suggest a low archaeological potential at the site for Palaeolithic evidence.
- 4.8 Overall, in the absence of a suitable underlying geological sequence at the study site, combined with the paucity of nearby finds, the archaeological potential of the site for the Early Prehistoric periods is defined as low.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.9 No evidence is recorded within 1km of the study site for Neolithic period activity.
- 4.10 The Egerton bowl barrow is recorded c.100m north east of the study site and comprises a nationally designated Scheduled Monument (HER Ref: TQ 94 NW 11 & HE Desig. No. 1012266, TQ 9110 4735). The Kent HER monument entry describes the barrow as located on the NW facing slope of a hill overlooking the Great Stour river, and the Historic England National Heritage List entry notes that the mound has a maximum diameter of circa 24m and the mound a maximum height of circa 2.5m (see Appendix 1).
- 4.11 Further Bronze Age finds within the nearby area comprise two copper alloy objects of uncertain function found within the area c.300-500m south of the study site (HER Refs: MKE109618 & MKE93733).
- 4.12 Finds dated to the Iron Age within the 1km study area comprise chance finds of coins and a harness fitting, found within the general area to the north east of the study site, likely during field walking exercises or metal detecting (HER Refs: MKE112966, MKE94234, MKE62791, MKE70299).
- 4.13 The study site is located at a similar topographic location as the Bronze Age barrow to the north east, on the side of a NW facing slope overlooking the Great Stour river to the north. Whilst it is perhaps more likely that evidence of settlement or occupation activity would be found down the valley closer to the river, at this stage evidence for further funerary monuments cannot entirely be ruled out at the study site given the similar topographic location. If present, any evidence would comprise extensively ploughed down monuments as no evidence for any such monuments is evident at the site (see LiDAR figure 3 and aerial photographs). Overall therefore, a generally moderate archaeological potential can be identified at the study site for the Bronze Age, with a low potential identified for evidence dating to the Neolithic or Iron Age periods.

Roman

- 4.14 No evidence for Roman occupation is known within the nearby area, and the site is located more than 10km from any known major Roman routeways (Margary 1955). Findspots within the 1km study area dated to the Roman period are limited to chance finds of coins, a bead, a key, a button and loop fastener and a brooch. These are generally focused within the fields to the north east of the study site and are likely representative of the spreading of manure for agricultural purposes. None have been found within immediate proximity of the study site.
- 4.15 Overall, the study site is unlikely to have been subject to occupation or settlement activity during the Roman period, although it may have been part of a wider settled agricultural landscape. Overall, the archaeological potential at the site for evidence of Roman settlement and occupation activity is low, with any finds present at the site likely to comprise evidence for land division, agricultural activity or chance findspots.

Anglo-Saxon/Early Medieval & Medieval

- 4.16 Evidence for Saxon period activity within the study area is limited to chance findspots, comprising a bridle bit within an area c.300m south of the study site (HER Ref: MKE109619), and a stirrup and brooches found within an area c.200m to the north east (HER Refs: MKE79245, MKE94441 & MKE94443).
- 4.17 The nearest estates to the study site that were recorded by the Domesday Survey of 1086 are at Pivington c.1km to the south east, and at Bowley c.2.7km to the north west (Domesday Online 2020).
- 4.18 Medieval monument records on the Kent HER are also limited to chance findspots, identified during programmes of metal detecting and field walking. These are generally focused to the north east of the study site, and comprise various coins, buckles, seals and other metal objects. A harness pendant was found c.500m to the south of the study site (HER Ref: MKE93409).
- 4.19 The density of Saxon and Medieval findspots within the study area is likely indicative of the spreading of manure during agricultural activity, rather than indicative of nearby areas of dense occupation. The Church of St James at Egerton c.200m to the north west of the study site originated as a chapel of ease to the manor of Charing. It is likely that the settlement at Egerton then expanded around this landmark during the later Medieval and into the Post Medieval period. The study site itself is likely to have remained agricultural or pastoral land within an area characterised by scattered, isolated settlement during the Saxon and Medieval periods.
- 4.20 Overall, a generally low archaeological potential is identified at the study site for Saxon and Medieval period occupation or settlement activity, with any activity present more likely to comprise evidence of land division, agricultural activity or chance finds.

Post Medieval & Modern (including map regression exercise)

- 4.21 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. These include a number of farmsteads dated to the Post Medieval period, suggesting that the character of the area around Egerton during this period remained one of scattered farming communities.
- 4.22 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.23 The earliest such cartographic source is the 1769 Andrews, Dury & Herbert Map of Kent (Fig. 4), which records the site within open land to the south east of the historic core of settlement at Egerton, which was situated along what is now The Street and Rock Hill Road. Two farmsteads are recorded immediately to the south of the site.
- 4.24 The 1789 Ordnance Survey Drawing (Fig. 5) is the first survey to provide more detail of the site and surrounding area. A road or trackway is shown on a roughly NE-SW alignment bisecting the study site, with a junction with a further trackway leading south at the site's south western boundary. Those parts of the site to the north and south of this NE-SW trackway comprise open land.
- 4.25 The 1841 Egerton Tithe Map (Fig. 6) shows the study site in detail, with the NE-SW trackway shown and the open parts of the site situated within four parcels of land. The trackway leading south appears to have been altered onto a more direct south easterly alignment, and likely as part of the same programme of works New Road was constructed by this time to form the site's western boundary. The associated Tithe Award describes those land parcels within the study site as follows:
- 189a – Plantation (Wood)

- 233 – North Field (Arable)
 - 234 – Shaw (Wood)
 - 235 – Holly Field (Arable)
- 4.26 By 1868 (Fig. 7), the study site had been cleared of all woodland, likely to enable the utilisation of the full site as arable or pastoral land, and the trackway previously shown within the site is now shown only as a minor footpath. The Bronze Age barrow is shown to the north east of the site on this map.
- 4.27 A 1940 aerial photograph (Fig. 8) shows the study site divided into a number of smaller parcels of arable land, indicating the site's use as an area of allotments. The character of the site remains unchanged throughout the 20th century (Figs. 9-10) and is shown as a single open pastoral field in 2003 (Fig. 11). No further change is shown within the study site, latest Ordnance Survey mapping shows the previous trackway within the study site as a public footpath (Fig. 12).
- 4.28 The map regression exercise has demonstrated that a likely Post Medieval trackway once bisected the study site, and that the site itself was utilised as arable and pastoral land, as well as plantation woodland. Overall, the archaeological potential of the study site for the Post Medieval period is generally considered to be low, with any archaeological remains likely to be limited to evidence of the former trackway, chance finds, and agricultural practice. The archaeological potential of the Modern period is considered to be low.

Historic Landscape Characterisation

- 4.29 The Kent Historic Landscape Characterisation data records the study site within an area of post 1800 scattered settlement and paddocks (Fig. 2b).

LiDAR Plot

- 4.30 No clear evidence for archaeological remains is shown within the study site on available Environment Agency LiDAR data.
- 4.31 Extensive disturbance is shown within the centre of the site, within the area of a former Shaw which lined the northern side of the former NE-SW trackway within the site. It is likely that this disturbance indicates excavation from the removal of this area of former woodland. In addition, the southern limit of the former trackway appears to be shown (Fig. 3).

Assessment of Significance (Designated Assets)

- 4.32 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.33 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within the study site. A Scheduled Monument bowl barrow is located c.100m to the north east and is considered a nationally significant heritage asset as a result of its designation (see Appendix A).

Assessment of Significance (Non-Designated Assets)

- 4.34 The study site is not located within an Area of Archaeological Potential as defined by Kent County Council. Additionally, there are no non-designated archaeological assets recorded on the study site in the HER.
- 4.35 Based on current evidence, a generally moderate archaeological potential has been identified at the study site for the Bronze Age, in particular evidence for funerary activity cannot be ruled out given the proximity of the study site to a nearby Bronze Age bowl barrow. The nearby bowl barrow

comprises a Scheduled Monument of national significance as noted above. However, the National Heritage List entry for this Scheduled Monument specifically notes that the nearby barrow is well preserved and therefore retains considerable archaeological potential. The extant barrow comprises an upstanding archaeological monument of up to 24m diameter and 2.5m in height. If any similar monument was located within the site, it does not survive as an upstanding monument and therefore would comprise below ground remains only of likely limited survival. Overall, it is likely that if present, Bronze Age funerary activity within the site would most likely be of low to medium significance, depending on the extent of survival of any remains.

- 4.36 A generally low archaeological potential is considered for evidence of occupation or settlement activity dating to all other past periods of human activity within the study site. Evidence for historic land division, agricultural activity or isolated chance finds of a limited significance cannot entirely be ruled out.
- 4.37 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance. If evidence for Bronze Age funerary activity were present, it is possible that such remains could be of local to regional significance depending on the quality of survival of any remains.
- 4.38 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Palaeolithic & Mesolithic	Low potential, Low (Local) Significance;
Neolithic	Low potential, Low (Local) Significance;
Bronze Age	Moderate potential, whilst funerary activity cannot be entirely ruled out, it is likely that if present any surviving remains would have been extensively ploughed down and not of comparable survival to the nearby bowl barrow. Therefore, surviving remains would likely be of Low (Local) or perhaps Medium (Regional) Significance depending on extent of survival;
Iron Age	Low potential, Low (Local) Significance;
Roman	Low potential for evidence of occupation activity and settlement (any evidence more likely to comprise evidence of land division or chance finds), Low (Local) Significance;
Anglo-Saxon & Medieval	Low potential for evidence of occupation activity and settlement (any evidence more likely to comprise evidence of land division, agricultural activity or chance finds), Low (Local) Significance;
Post Medieval	Low potential for evidence of occupation activity and settlement (any evidence more likely to comprise evidence of land division, agricultural activity, a former trackway, or chance finds), Low (Local) Significance;
Modern	Low potential (likely to be entirely invested in evidence of agricultural practice, allotment activity and land division), Negligible to Low Significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site currently comprises an open field at the south eastern extent of Egerton village (Fig.12 & Plates 1-6).
- 5.2 The presence of an NE-SW trackway within the study site during the Post Medieval and Modern periods is likely to have led to a minor below ground impact within the footprint of the trackway, whilst the later removal of the trackway may have had a below ground impact.
- 5.3 Past agricultural/horticultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing, the planting of trees, and, particularly, the later clearance and grubbing up of those trees (see land parcels 189a and 234 on Figure 6, and Figure 3 LiDAR plot).

Proposed Development

- 5.4 The study site is proposed for residential development with associated landscaping and car parking (Fig. 13).

Review of Potential Development Impacts on Designated Archaeological Assets

Bowl Barrow 350m south east of Egerton Church Scheduled Monument

- 5.5 The only nearby relevant designated archaeological asset comprises the Bronze Age Bowl Barrow Scheduled Monument c.100m north east of the study site (HE Desig. No. 1012266).
- 5.6 The relevant National Heritage List Scheduled Monument entry (Appendix A) notes that:

There are over 10,000 surviving bowl barrows recorded nationally, occurring across most of lowland Britain. Often occupying prominent locations, they are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection. The barrow near Egerton Church survives well despite the limited damage caused by agricultural activities. It retains considerable archaeological potential and its well-preserved condition is rare, as most examples have been severely disturbed in this part of Kent.
- 5.7 It is clear that the reasoning for the designation of this bowl barrow as a Scheduled Monument was vested in the archaeological interest of the barrow itself, and the potential for the barrow to contain well-preserved surviving archaeological remains relating to funerary activity at this time within south east England. The significance of the Scheduled Monument therefore lies primarily with the preservation in situ of the barrow and any future archaeological information that could be garnered from the monument.
- 5.8 The Scheduled Monument is located c.100m north east of the study site. There would be no direct impacts from development of the study site on the Scheduled Monument. Any impacts would therefore be solely related to the setting of the monument.

- 5.9 Having considered the available evidence for the Scheduled Monument within the framework provided by Historic England's guideline on 'The Setting of Heritage Assets' and the designation description, it is concluded that the immediate setting of the bowl barrow incorporates the below ground archaeological remains and upstanding barrow monument which were designated due to the potential for further archaeological investigations (see Figure 2a). This area is accessible to the public by a right of way which runs through the study site and then adjacent to the monument. Given that the monument comprises upstanding remains of up to 2.5m height, the primary significance of the monument can be appreciated at present from this public footpath (see Plate 4).
- 5.10 The wider setting of the Scheduled Monument is considered likely to have comprised its intentional location on a north facing slope overlooking the Great Stour river to the north. Whilst the surrounding landscape will have been dramatically altered since the Bronze Age, this wider setting can still be appreciated. Overall, given that the significance of the monument resides primarily with the below ground archaeological resource within the Scheduled area, the wider setting is considered likely to be only a minor contributor to the overall significance of the Scheduled Monument.
- 5.11 The study site itself is located to the south west of the Scheduled Monument, at a similar topographic location overlooking the Great Stour. It is likely that the site would have been located within the wider setting of the monument, however it is not located between the monument and the Great Stour to the north and therefore is not located within any primary views associated with the intentional siting of the barrow on a hillside overlooking the river (see Plates 2, 5 & 6).
- 5.12 Whilst the study site would have likely been located within the wider setting of the Scheduled Monument, it has been demonstrated that the significance of the Scheduled Monument is primarily derived from the physical preservation of the below ground remains and the evidential value which can be gained from their preservation and the potential for further investigation. The wider setting of the site is not considered to be a major contributor to the significance of the bowl barrow and is not mentioned as part of the reasoning for the designation of the monument. In addition, the proposed development of the study site would not impede upon primary views between the Scheduled Monument and the Great Stour river to the north.
- 5.13 Overall, it is considered that the proposed development of the study site would have a negligible impact upon the significance of the Scheduled Monument, as a result of negligible change to the setting of the monument. It is suggested that existing tree and landscape screening (see Plates 2 & 5) should be enhanced along the site's eastern boundary within development proposals, to ensure that visibility of the proposed development from the nearby Scheduled Monument is limited. In addition, the public right of way through the site which leads to the Scheduled Monument should be retained and enhanced where possible to maintain public access through the site towards the Scheduled Monument.

Review of Potential Development Impacts on Non-Designated Assets

- 5.14 This assessment has identified a generally moderate archaeological potential at the site for the Bronze Age, with a low potential identified for evidence dating to all other past periods of human activity. If present, archaeological remains would most likely be of a local significance, although it is possible that well-preserved below ground remains associated with Bronze Age funerary activity could be of up to regional significance.
- 5.15 The southern area of the study site appears to have undergone extensive past ground disturbance related to a former NE-SW trackway which bisected the site, and the likely removal of an area of woodland along this trackway in the mid-19th century.
- 5.16 Given the site's archaeological potential, in particular for possible funerary remains, it is anticipated that the Kent County Council archaeological advisor to Ashford Borough will require further archaeological works in order to clarify the archaeological potential of the site and the likely

ARCHAEOLOGICAL DESK BASED ASSESSMENT

significance of any surviving archaeological remains. It is suggested that in the first instance this could comprise a programme of geophysical survey, followed by a targeted programme of evaluation trenching.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land on New Road, Egerton is under consideration for residential development. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. A Scheduled Monument bowl barrow is recorded c.100m to the north east of the study site. The enhancement of existing tree and landscape screening is recommended along the site’s eastern boundary to ensure that visibility of the proposed development from the nearby Scheduled Monument is limited. The public right of way through the site towards the SM should be retained and enhanced to maintain public access through the site towards the SM.
- 6.3 In terms of relevant local designations, the study site is not located within an Area of Archaeological Potential as defined by Kent County Council.
- 6.4 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Palaeolithic & Mesolithic	Low potential, Low (Local) Significance;
Neolithic	Low potential, Low (Local) Significance;
Bronze Age	Moderate potential, whilst funerary activity cannot be entirely ruled out, it is likely that if present any surviving remains would have been extensively ploughed down and not of comparable survival to the nearby bowl barrow. Therefore, surviving remains would likely be of Low (Local) or perhaps Medium (Regional) Significance depending on extent of survival;
Iron Age	Low potential, Low (Local) Significance;
Roman	Low potential for evidence of occupation activity and settlement (any evidence more likely to comprise evidence of land division or chance finds), Low (Local) Significance;
Anglo-Saxon & Medieval	Low potential for evidence of occupation activity and settlement (any evidence more likely to comprise evidence of land division, agricultural activity or chance finds), Low (Local) Significance;
Post Medieval	Low potential for evidence of occupation activity and settlement (any evidence more likely to comprise evidence of land division, agricultural activity, a former trackway, or chance finds), Low (Local) Significance;
Modern	Low potential (likely to be entirely invested in evidence of agricultural practice, allotment activity and land division), Negligible to Low Significance.

- 6.5 However, the southern area of the study site appears to have undergone extensive past ground disturbance related to a former NE-SW trackway which bisected the site, and the likely removal of an area of woodland along this trackway in the mid-19th century.
- 6.6 Given the site’s archaeological potential, in particular for possible funerary remains, it is anticipated that the Kent County Council archaeological advisor to Ashford Borough will require further archaeological works in order to clarify the archaeological potential of the site and the likely significance of any surviving archaeological remains. It is suggested that in the first instance this could comprise a programme of geophysical survey, followed by a targeted programme of evaluation trenching.
- 6.7 As remains of a national significance which might preclude development are not anticipated at the study site, it is suggested that any further archaeological works could follow planning consent secured by an appropriately worded planning condition, in line with the site’s allocation for residential development in the Ashford Borough Local Plan.

Sources Consulted

General

British Library
Kent Historic Environment Record
The National Archive

Internet

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Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

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Cartographic

1769 Andrews, Dury & Herbert Map of Kent

1789 Ordnance Survey Drawing

1841 Egerton Tithe Map

1868 Ordnance Survey (1:2500)

1897 Ordnance Survey (1:2500)

1908 Ordnance Survey (1:2500)

1940 Aerial Photograph

1955 Ordnance Survey (1:10560)

1960 Aerial Photograph

1975 Ordnance Survey (1:2500)

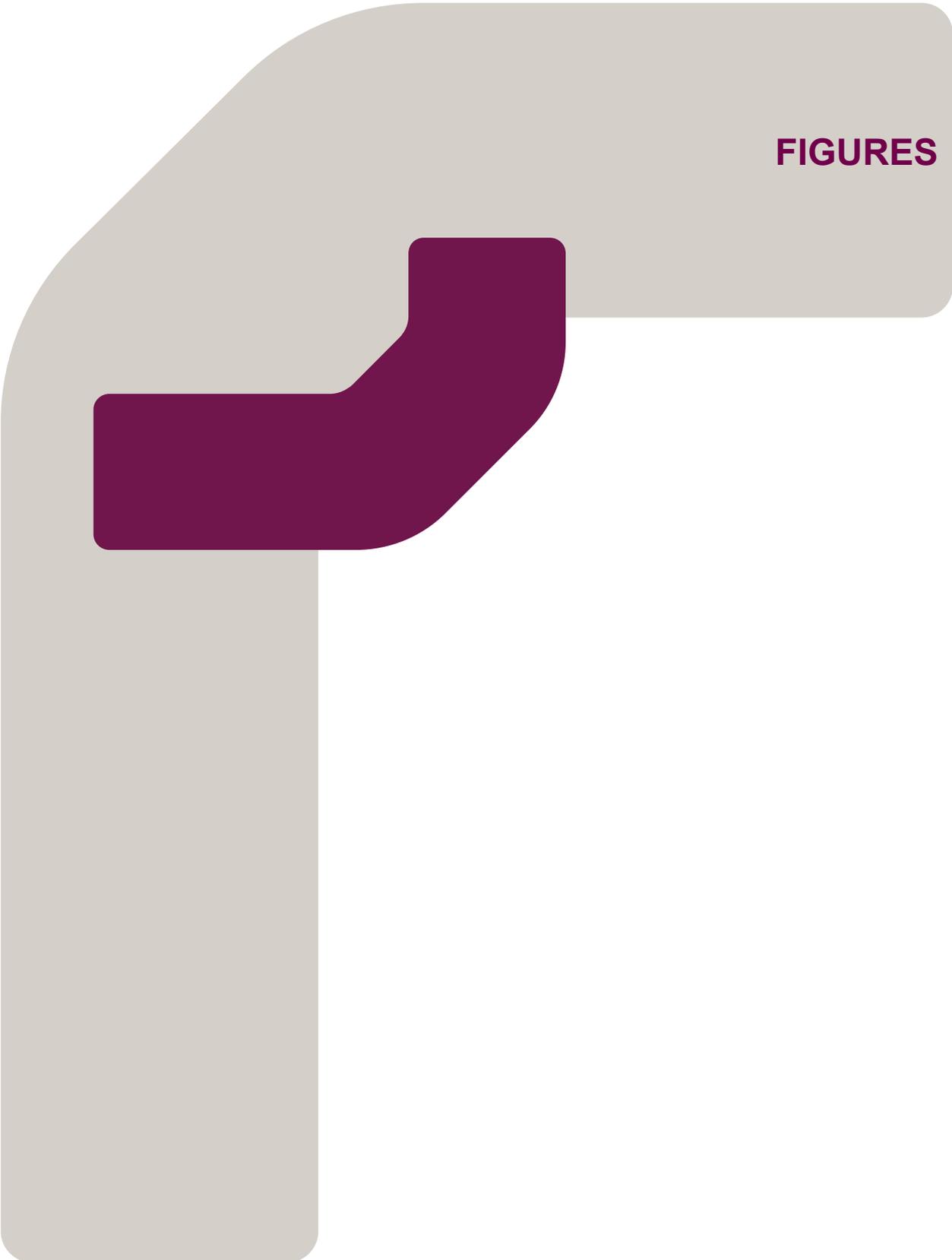
1990 Aerial Photograph

1993 Ordnance Survey (1:2500)

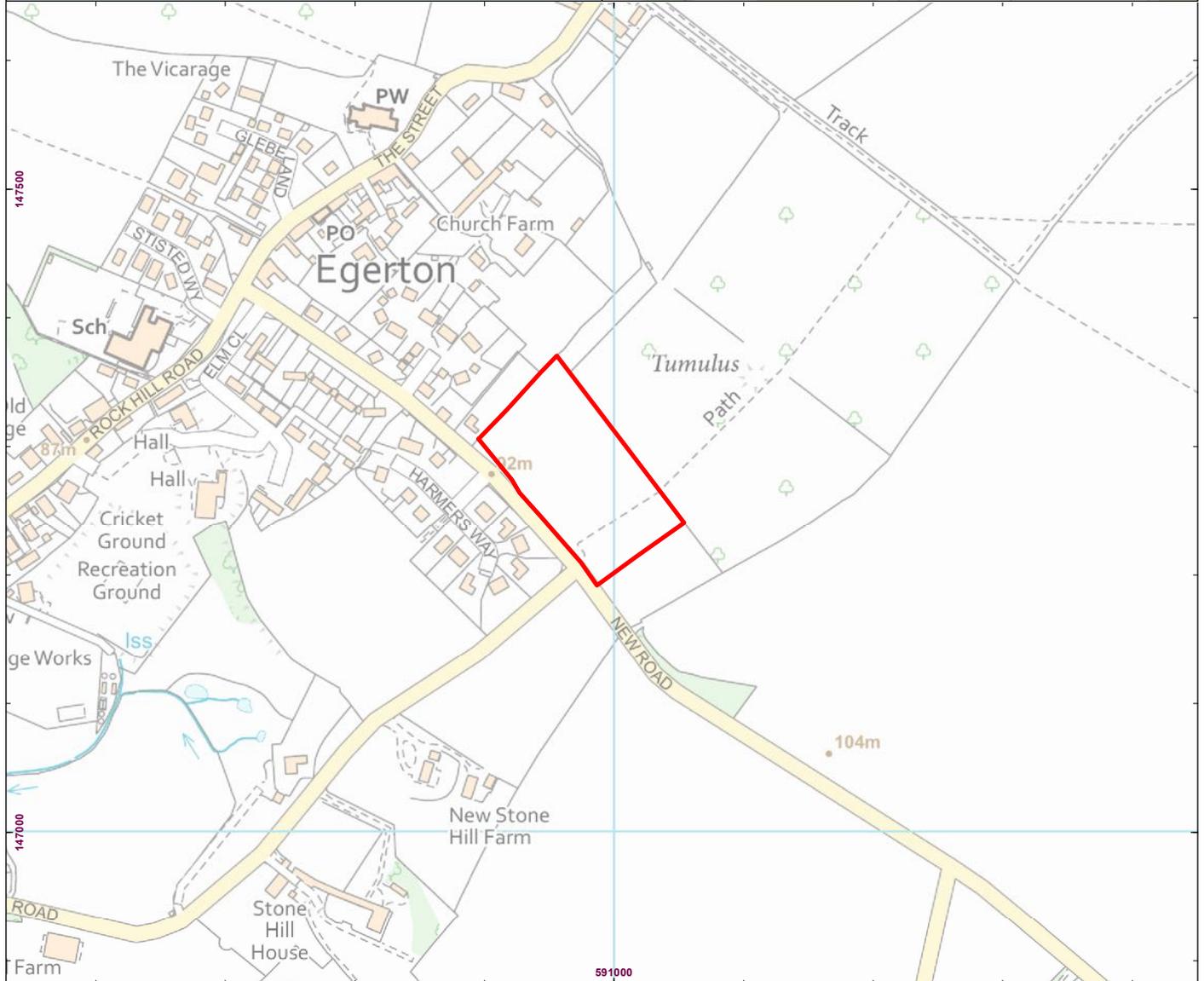
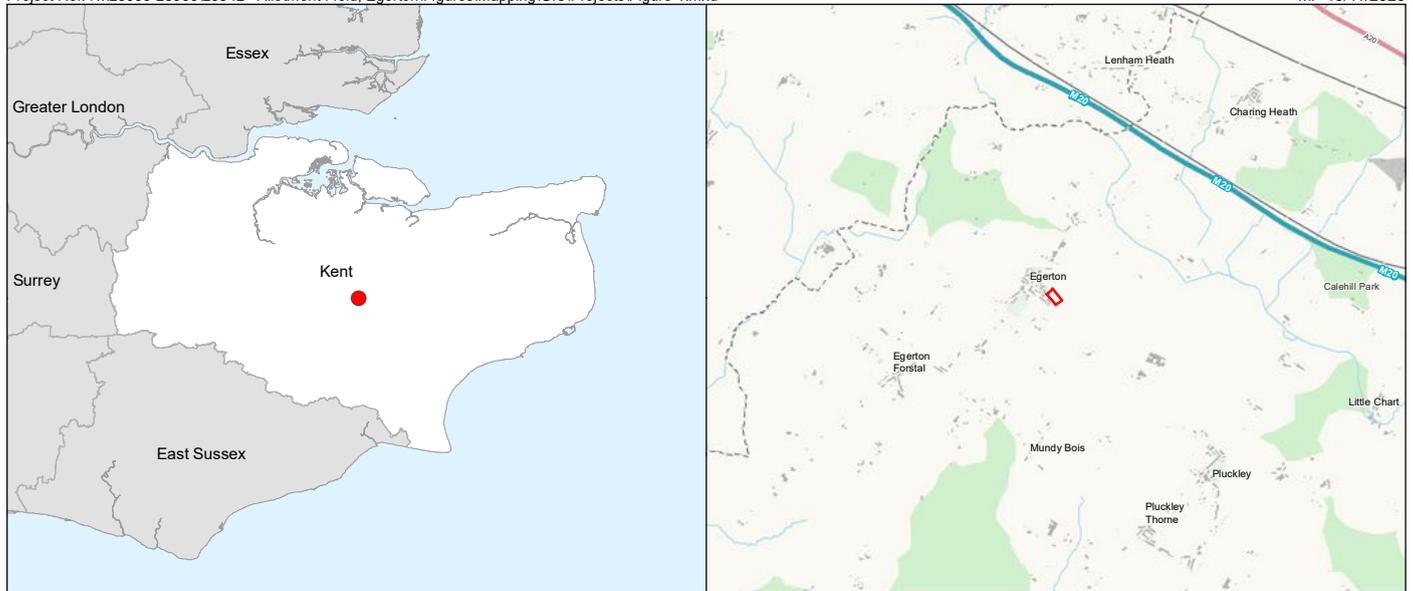
2003 Google Earth Image

2003 Ordnance Survey (1:2500)

2018 Google Earth Image



FIGURES



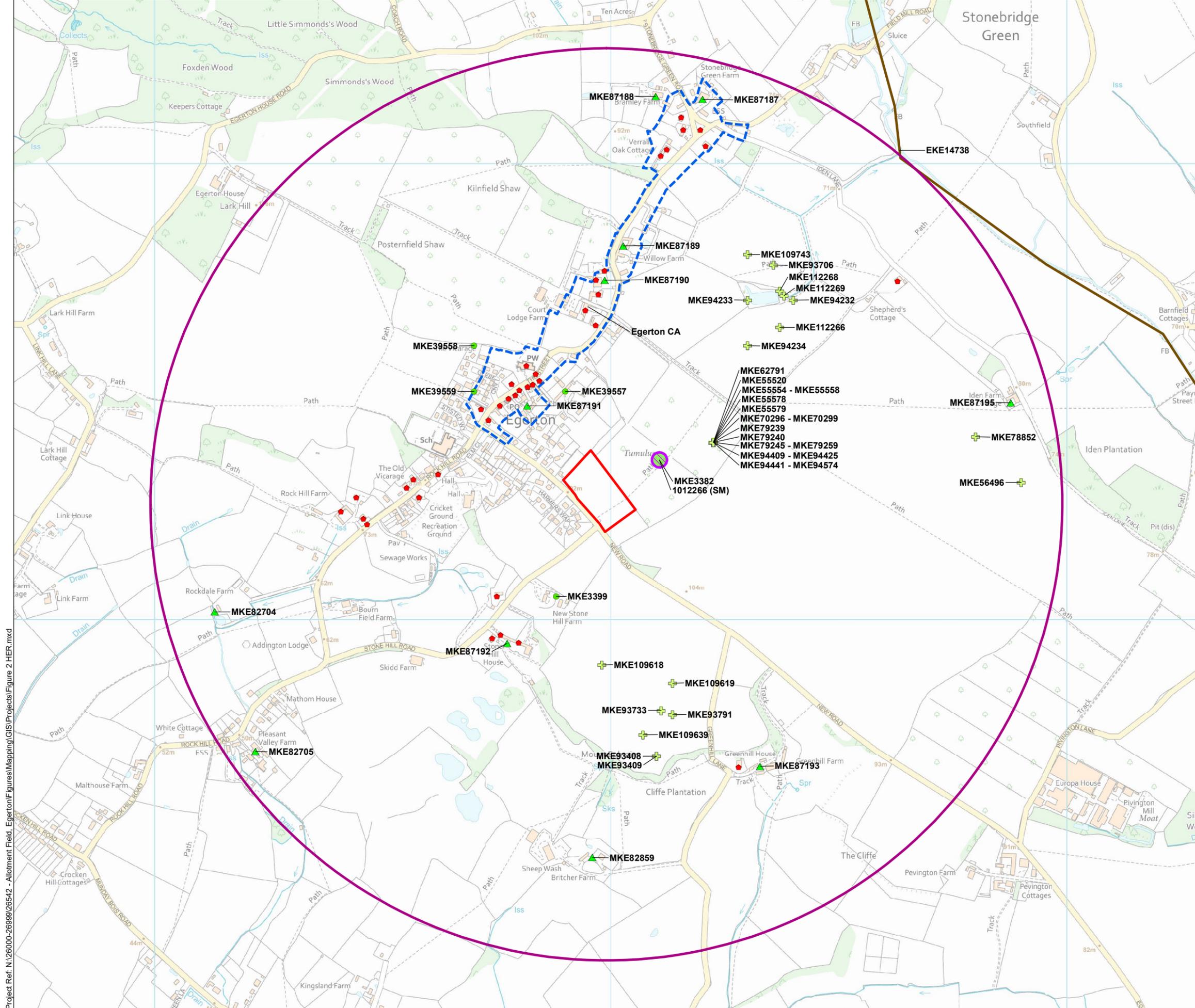
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 1
Site Location



Legend

- Site Boundary
- Search Radius 1km
- Designated Heritage Assets:**
- Scheduled Monument
- Conservation Area
- Listed Building
- Non-designated Heritage Assets:**
- HER Record (Point)**
- + Find Spot
- Monument
- ▲ Farm
- Building
- HER Record (Polygon)**
- Monument
- Previous Archaeological Work:**
- HER Event (Line)

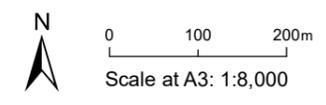
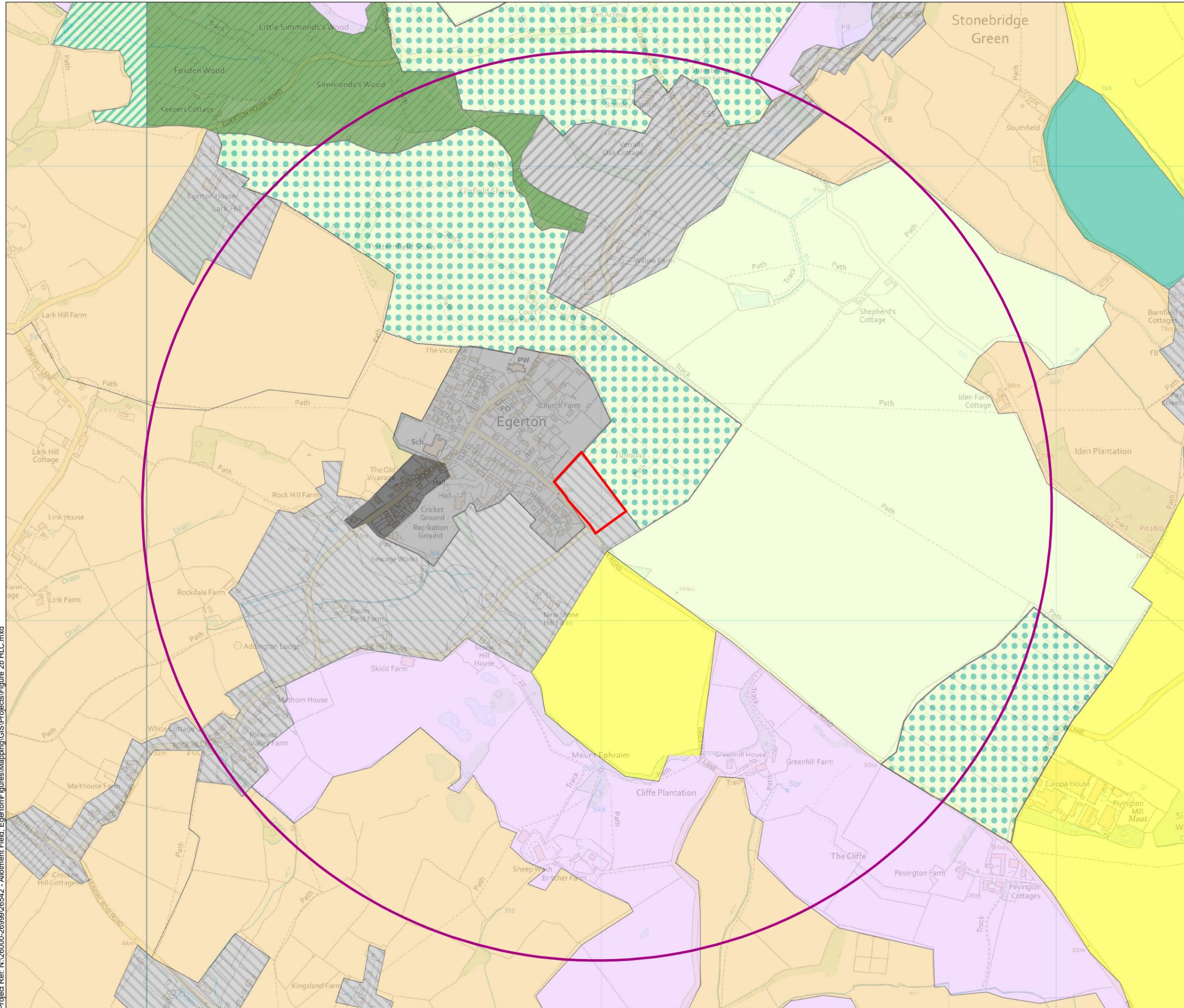


Figure 2a
HER Plot (Data from Kent HER)

Project Ref: N:\26000-26999\26642 - Allotment Field, Egerton\Figures\Maping\GIS\Projects\Figure 2 HER.mxd



Legend

- Site Boundary
- Search Radius 1km
- Historic Landscape Characterisation:**
- Miscellaneous valley bottom paddocks and pastures
- Pre-1810 scarp & steep valley-side woodland
- Pre 19th century Coppices
- Orchards
- Rectilinear with wavy boundaries (?late medieval to 17th / 18th century enclosure)
- Small rectilinear with wavy boundaries
- Prairie fields (19th cent enclosure with extensive boundary loss)
- Small regular with straight boundaries (parliamentary type enclosure)
- Village/hamlet 1810 extent
- Scattered settlement with paddocks 1810 extent
- Scattered settlement with paddocks (post 1800 extent)
- Post 1810 settlement (general)

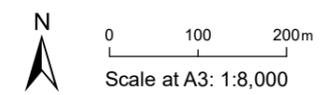
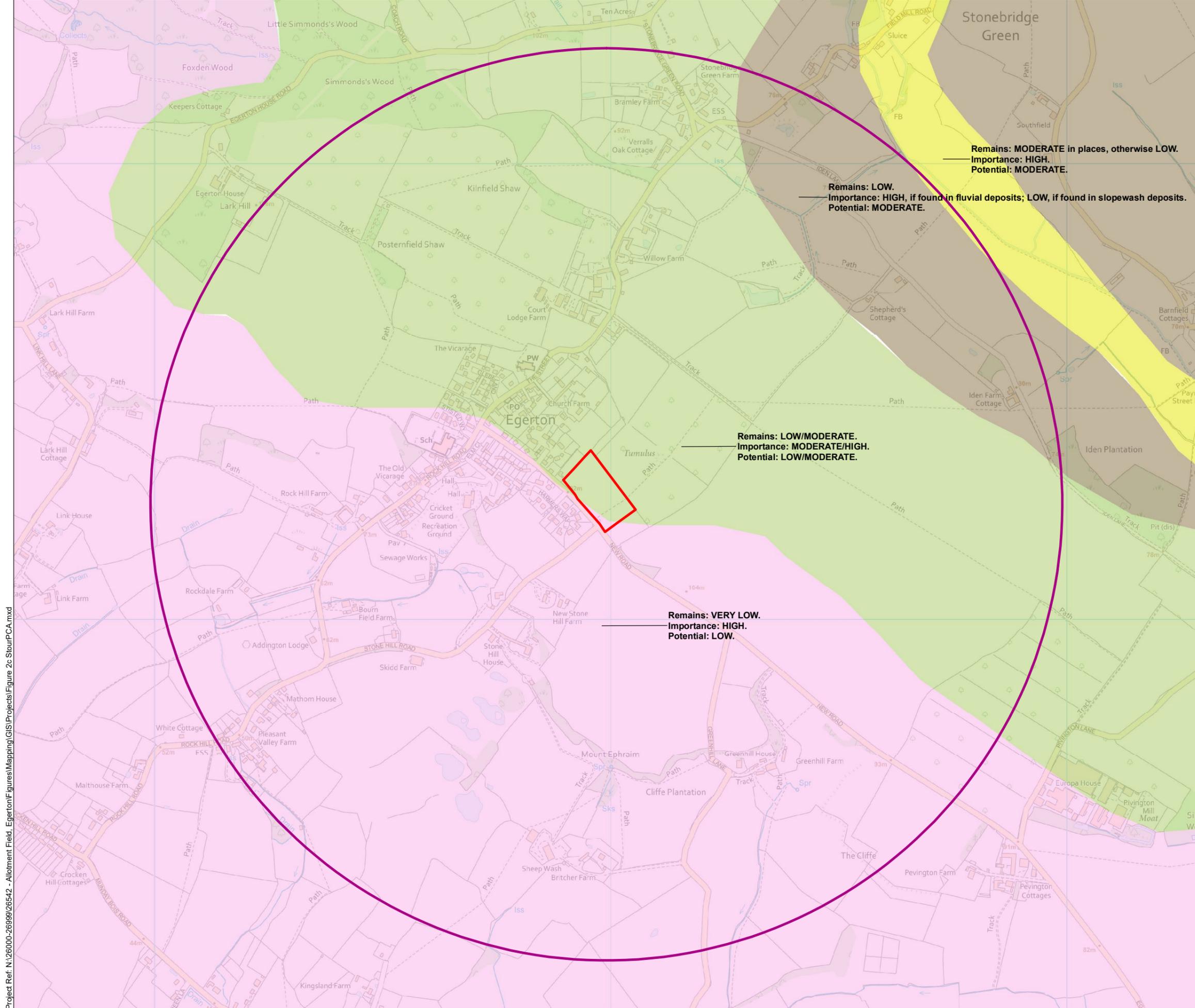


Figure 2b
 Historic Landscape Characterisation (Data from Kent HER)

Project Ref: N:\26000-26999\26642 - Allotment Field, Egerton\Figures\Mapping\GIS\Projects\Figure 2b.HLC.mxd



Legend

- Site Boundary
- Search Radius 1km

Stour Valley Palaeolithic Character Areas:

- Brickearth patches and Upper Stour terraces, northwest of Ashford, towards Charing Heath
- General Weald, without mapped Pleistocene deposits
- Stour alluvium, within Wealden basin
- Wealden basin, Head deposits over Hythe Beds plateau

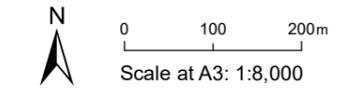
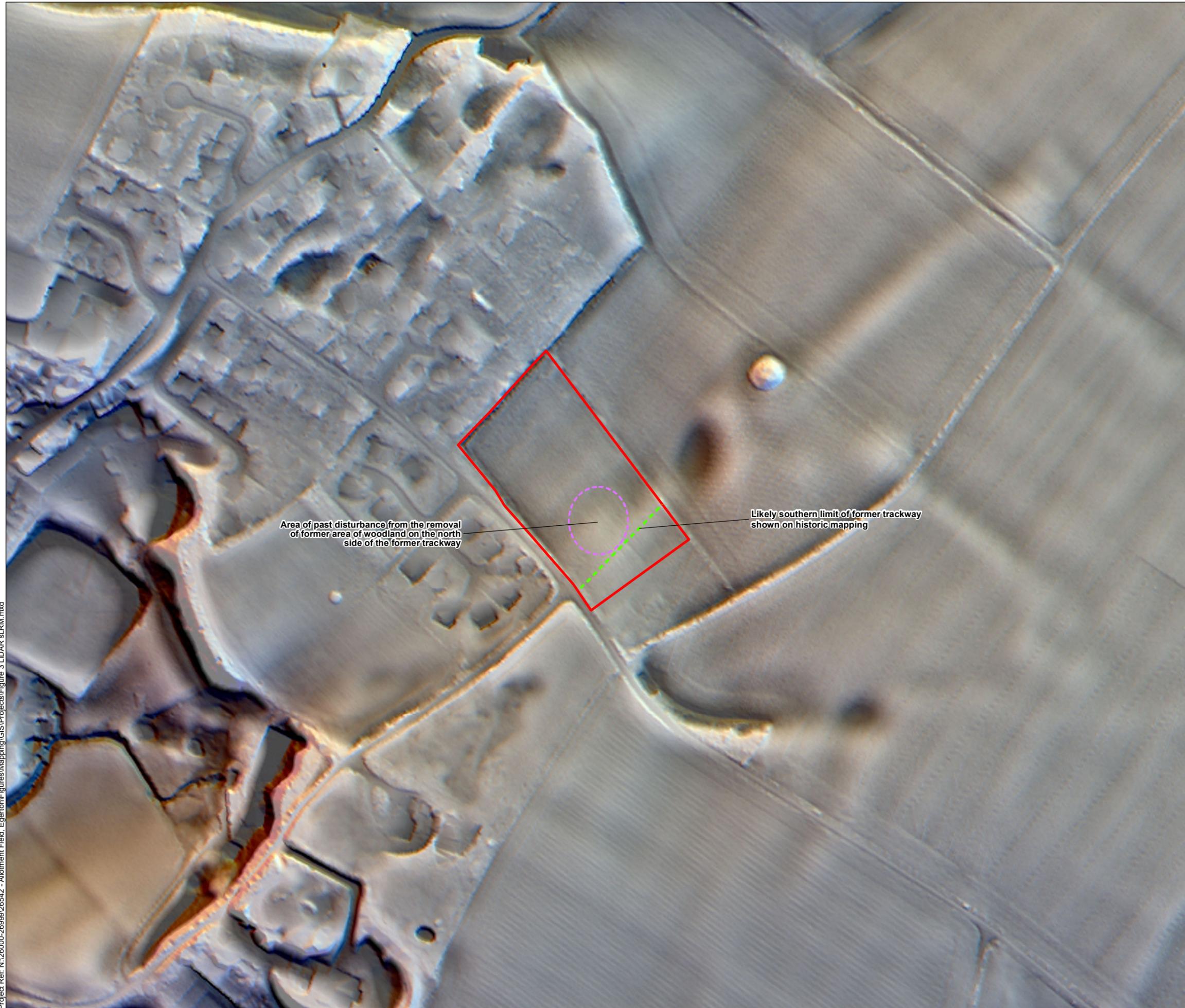


Figure 2c

Stour Valley Palaeolithic Character Areas (Data from Kent HER)



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
Dec 2015

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade

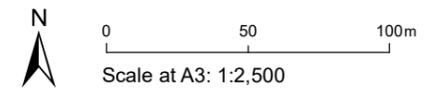
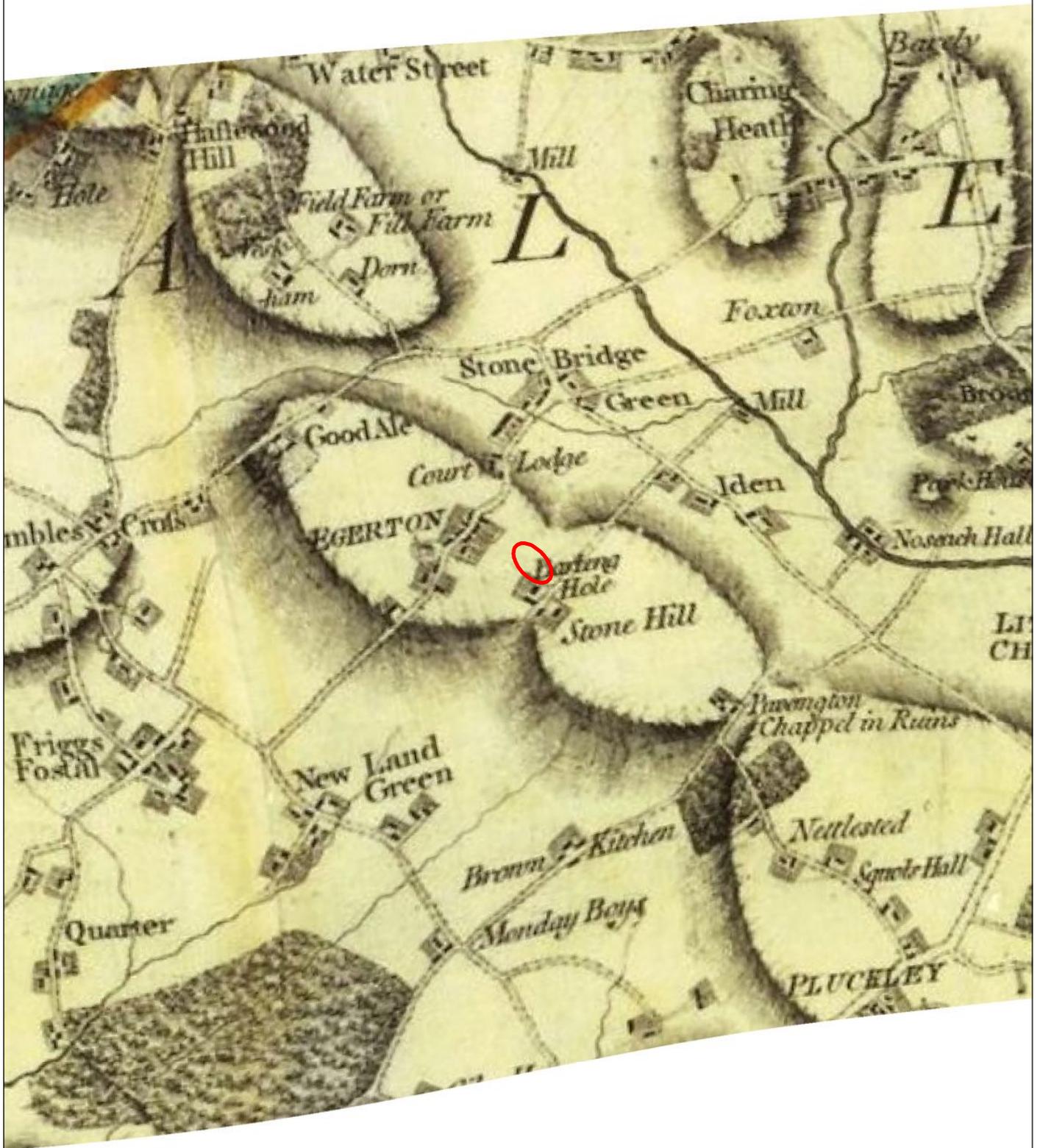


Figure 3

LiDAR Plot



 Approximate Site Location



0 250 500 750m
Scale at A4: 1:25,000 approx.



Figure 4

1769 Andrews, Dury & Herbert Map of Kent



 Approximate Site Location

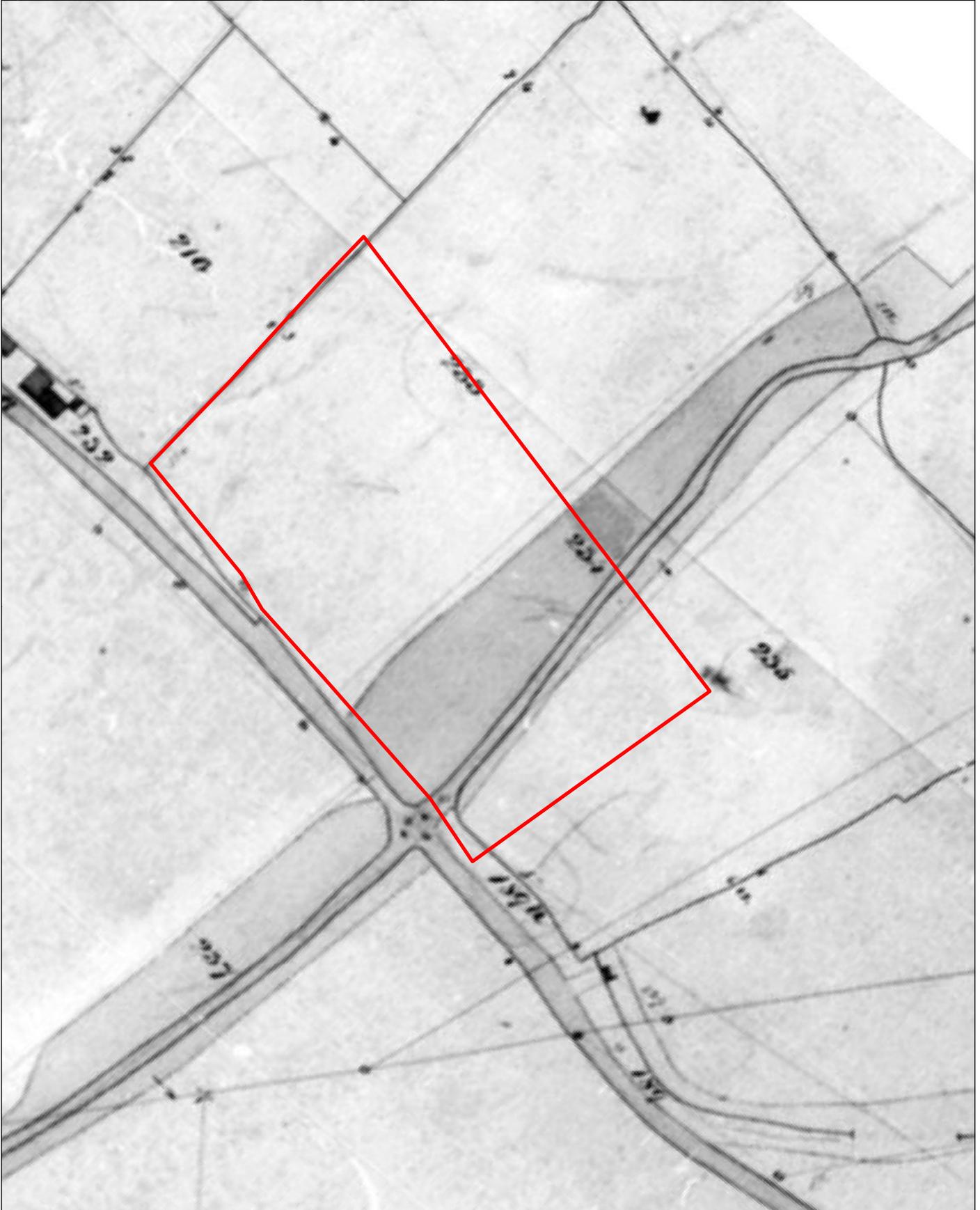


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Scale at A4: 1:10,000 approx.



Figure 5

1789 Ordnance Survey Drawing



 Site Boundary

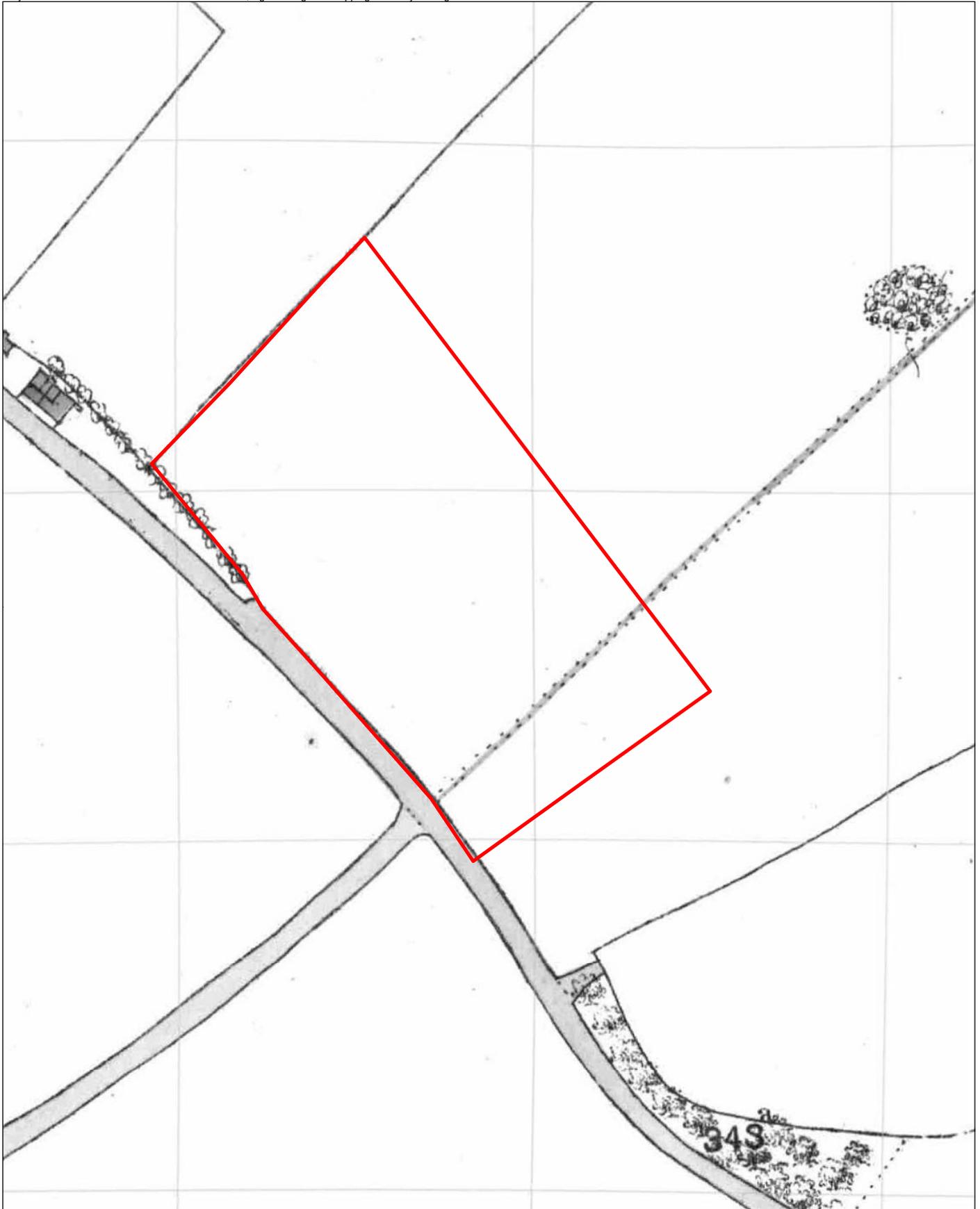


0 10 20 30m
Scale at A4: 1:1,500



Figure 6

1841 Egerton Tithe Map



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 7

1868 Ordnance Survey (1:2500)



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 8

1940 Aerial Photograph



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 9

1960 Aerial Photograph



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 10
1990 Aerial Photograph



 Site Boundary

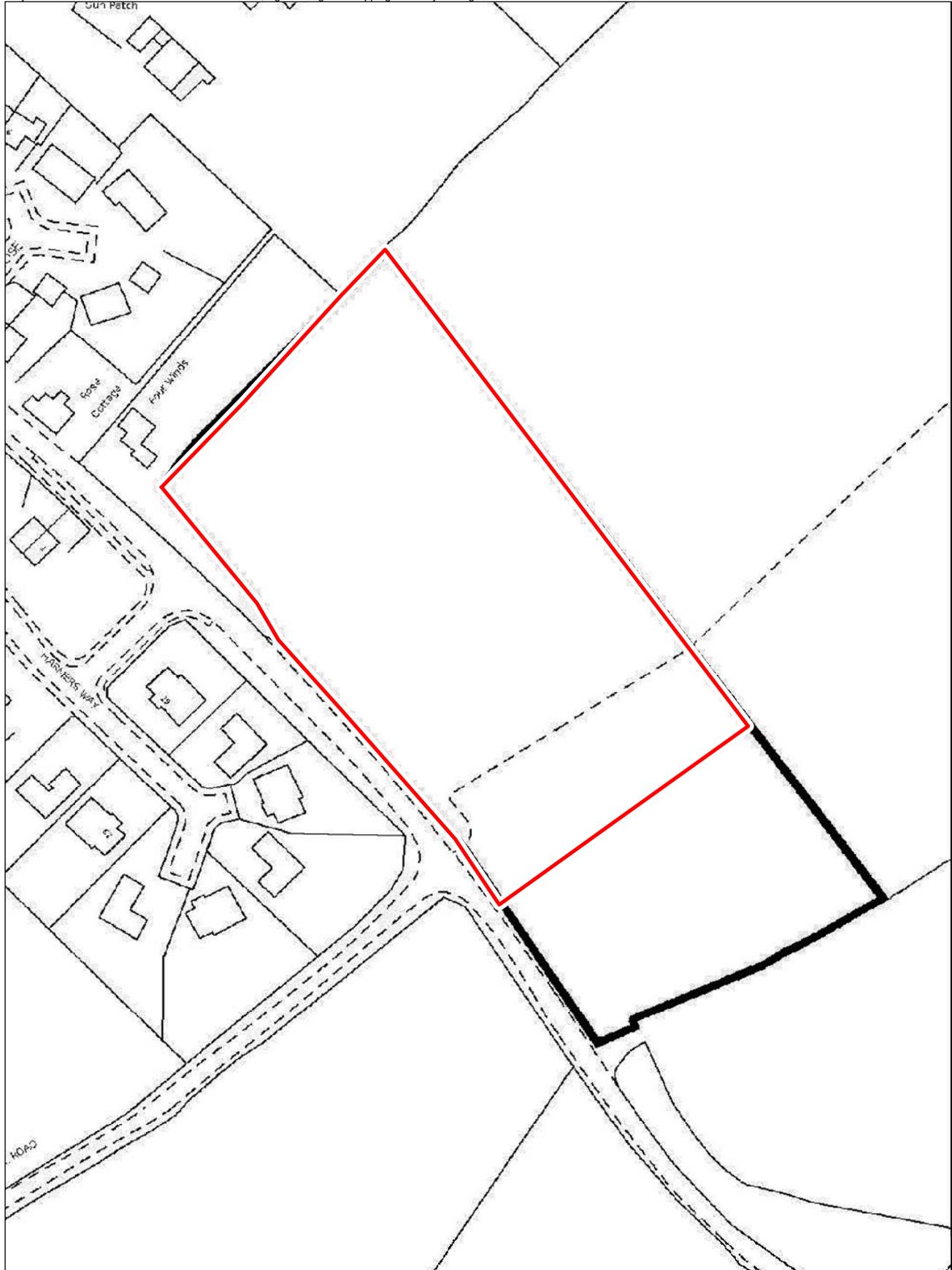


0 10 20 30m
Scale at A4: 1:1,500



Figure 11

2003 Google Earth Image



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 12

Site as Existing



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 13

Indicative Proposed Development Masterplan



Plate 1: View of study site facing north from public footpath at New Road



Plate 2: View of existing tree screening along site's eastern boundary



Plate 3: View of southern part of study site from public footpath at site's eastern boundary



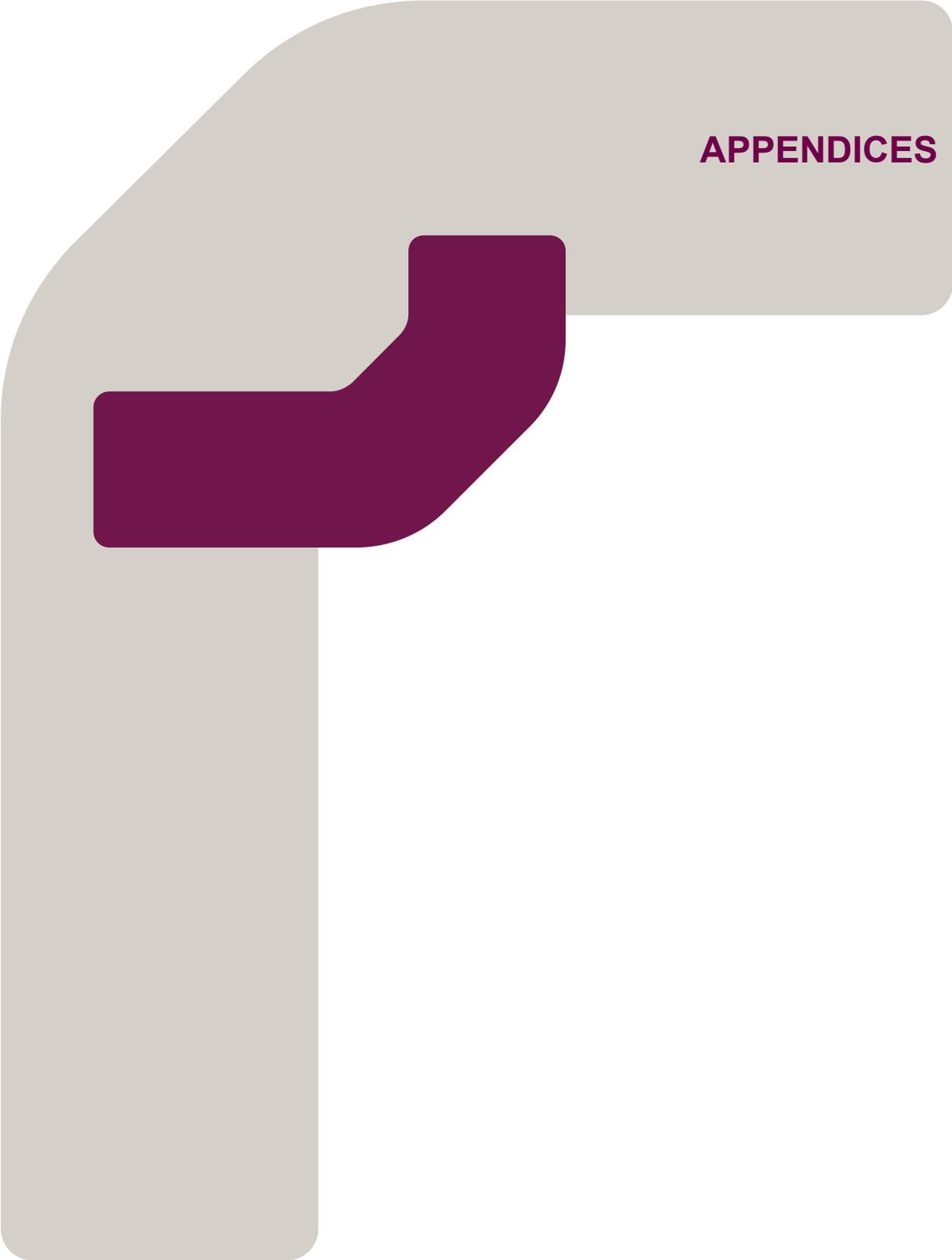
Plate 4: View of Bowl Barrow Scheduled Monument to east of study site



Plate 5: View showing Bowl Barrow Scheduled Monument in foreground and study site eastern boundary, with intervening orchard



Plate 6: View facing east from study site boundary showing intervening orchard between study site and Scheduled Monument



APPENDICES

Appendix A

Bowl Barrow 350m south east of Egerton Church Scheduled Monument Record

Bowl barrow 350m south-east of Egerton Church

Overview

Heritage Category:

Scheduled Monument

List Entry Number:

1012266

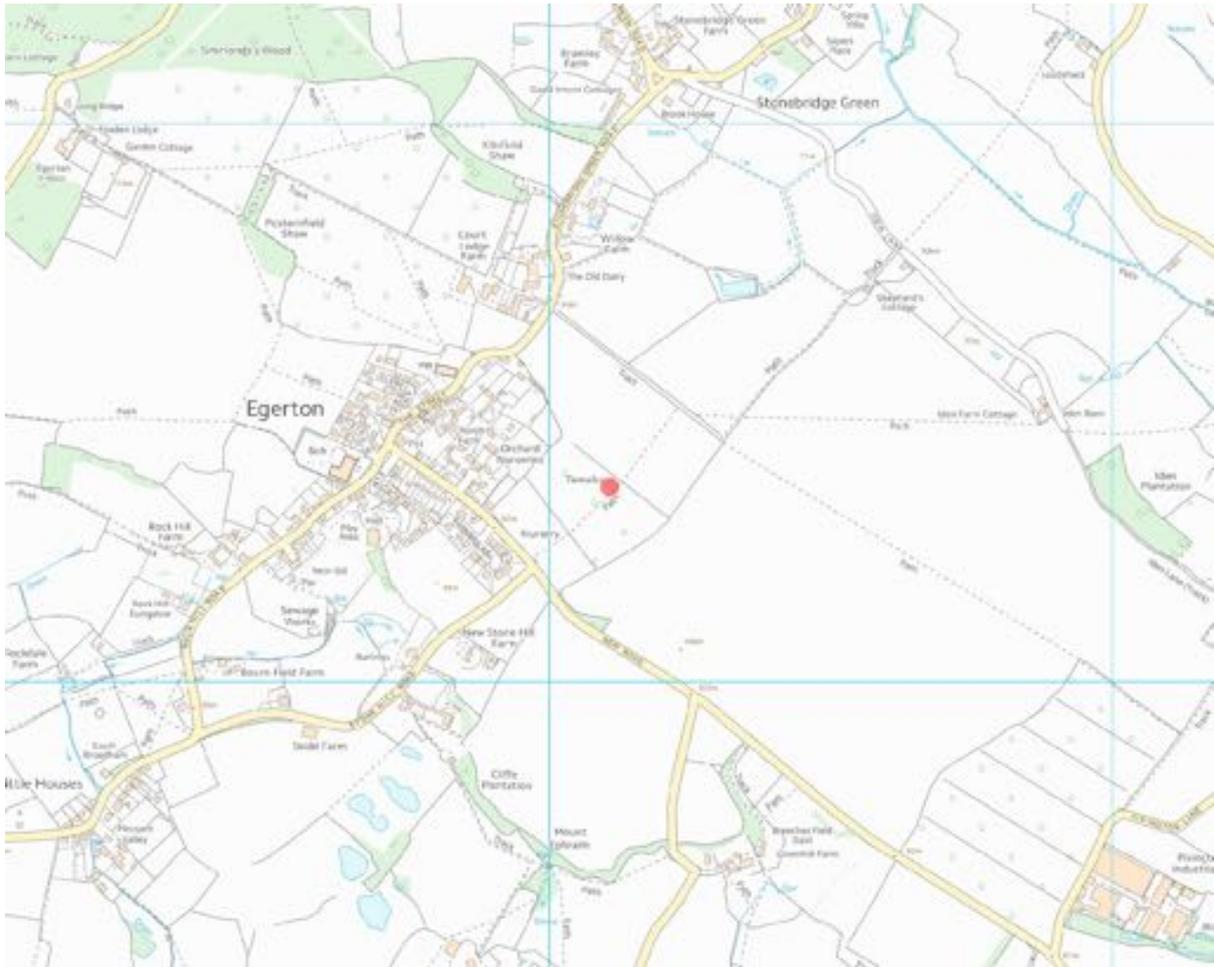
Date first listed:

04-Dec-1951

Date of most recent amendment:

18-Jul-1991

Map



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Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1012266.pdf \(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 22-Jul-2020 at 11:51:47.

Location

The building or site itself may lie within the boundary of more than one authority.

County:

Kent

District:

Ashford (District Authority)

Parish:

Egerton

National Grid Reference:

TQ 91106 47350

Reasons for Designation

Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. Often superficially similar, although differing widely in size, they exhibit regional variations in form and a diversity of burial practices. There are over 10,000 surviving bowl barrows recorded nationally (many more have already been destroyed), occurring across most of lowland Britain. Often occupying prominent locations, they are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection.

The barrow near Egerton Church survives well despite the limited damage caused by agricultural activities. It retains considerable archaeological potential and its well-preserved condition is rare, as most examples have been severely disturbed in this part of Kent.

Details

The monument includes a bowl barrow which comprises an earthen mound encircled by a now-infilled quarry ditch. The large and prominent mound measures 24m in diameter and stands to a maximum height of 2.5m above the level of the surrounding ground. The base of the mound has been truncated slightly but the mound appears to approximate closely to its original dimensions. The surrounding ditch has been completely infilled and is no longer visible. The mound and ditch together have a diameter of 29m.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

12836

Legacy System:

RSM

Sources

Other

Darvill, T, Monument Class Description - Bowl barrows, 1988,
TQ 94 NE,

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

