

Archaeological Desk-Based Assessment in advance of the Proposed Development of land of Phase 2, Main Road, Sellindge, Kent TN25 6ET

NGR: 610900 137900



Report for Quinn Estates Ltd

Date of Report: 17/07/2023
Updated 08/11/2023

SWAT. ARCHAEOLOGY

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Contents

<i>Appendix 1 Archaeological Sites</i>	28
<i>List of Plates</i>	iii
<i>List of Figures</i>	iii
 1. SUMMARY.....	 5
 2. INTRODUCTION.....	 5
2.1 Geology and Topography.....	8
2.2 Planning Background.....	8
2.2.1 Conserving and Enhancing the Historic Environment.....	8
2.3 The Proposed Development.....	10
2.4 Project Constraints.....	10
 3. AIMS AND OBJECTIVES.....	 10
3.1 Introduction.....	10
3.2 Desktop Study – Institute For Archaeologists (revised 2017).....	10
 4. METHODOLOGY.....	 11
4.1 Desk-Based Assessment.....	11
4.1.1 Archaeological databases.....	11
4.1.2 Historical documents.....	11
4.1.3 Cartographic and pictorial documents.....	11
4.1.4 Aerial photographs.....	13
4.1.5 Geotechnical information.....	13
4.1.6 Secondary and statutory resources.....	14
 5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	 14
5.1 Introduction.....	14
5.2 History of the Site.....	14
5.3 Archaeological and Historical Development.....	17
5.4 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas.....	18

5.5	Walkover Survey.....	17
6.	ARCHAEOLOGICAL POTENTIAL.....	18
6.1	Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	18
6.2	Roman-British.....	19
6.3	Iron Age.....	19
6.4	Anglo-Saxon.....	19
6.5	Medieval.....	20
6.6	Post-Medieval and Modern.....	20
6.7	Summary of Potential.....	21
7.	IMPACT ASSESSMENT.....	22
7.1	Introduction.....	22
7.2	Existing Impacts.....	22
7.3	Proposed Impacts.....	22
7.3.1	The general development of the site.....	22
7.4	Proposed mitigation for the impact of the construction process.....	23
8.	MITIGATION.....	23
9.	OTHER CONSIDERATIONS.....	23
9.1	Archive.....	24
9.2	Reliability/limitations of sources.....	24
9.3	Copyright.....	24
10.	REFERENCES & BIBLIOGRAPHY.....	26

List of Plates

Plate 1. Google Earth view 1960

Plate 2. Google Earth view 1990

List of Figures

Fig.1 Historic mapping OS County Series 1:2500 1871

Fig.2 Historic mapping OS County Series 1:1000 1898

Fig.3 Historic mapping OS County Series 1:2500 1907

Fig.4 Historic mapping OS County Series 1:2500 1933

Fig.5 Historic mapping OS County Series 1:2500 1939

Fig.6 Historic Mapping OS County Series 1:2500 1970

Fig.7 Historic Mapping OS County Series 1:2000 1983

Fig.8 Historic Mapping OS County Series 1:2500 1985-89

Fig.9 Historic Mapping OS County Series 1:2000 1993

Fig.10 Historic Mapping OS County Series 1:2000 1994

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Phase 2. Main Road, Sellindge, Kent

NGR: 610900 137900

1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development of Phase 2. Main Road, Sellindge, Kent as part of the planning application submitted by Quinn Estates Ltd.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council, recent archaeological investigations by SWAT Archaeology and other sources.

The PDA is located in the south east of England, towards the south east of the county of Kent and within the village of Sellindge. The village is south of the Kent downs, located centrally between Ashford and Folkestone, on the A20/M20, 3.8 miles from the coastline at Hythe. The villages of Monks Horton, Stanford and Westenhanger lie 1 mile to the north, east and southeast respectively.

The PDA (NGR: 610900 137900) is located to the east of the village, bounded to the south by the M20. Open fields meet the northeast and southeast boundary and a high residential housing estate envelopes the western boundary with the Ashford Road (A20) and Swan Lane just beyond.

2 INTRODUCTION

SWAT Archaeology has been commissioned by Quinn Estates to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the Proposed Development at Phase 2. Main Road, Sellindge, Kent TN25 6ET (Figure 7). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference: 610900 137900.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

In 2023 SWAT Archaeology carried out a phased programme of archaeological investigation in Area 1 of the proposed development.

Archaeological investigation in Area 1e has exposed evidence for a Bronze Age and Iron Age field system overlain by Roman cremation cemetery. Six graves have been investigated revealing multiple cremations in most of the graves. The largest was 45cm-diameter ceramic bowl containing multiple cremation urns and glass vessels. One burial exposed Samien wares including a plate. The total number of individual urns is approximated as cremations were block-lifted and about 15 vessels.

Two flint arrowheads were retrieved from Area 1e and a bronze axe head. Just at the edge of adjacent field 4 a bronze age palstave axe head was found. One feature did not contain any cremated bone content but it exposed a bottom of square glass vessel, jet bracelet and jet necklace.

Area 4 west of the spine road revealed five rings barrows of which one contains Mid to Late Bronze Age inverted bucket cremation urns deposited in pit that was presumably left open. That is overlain by Late Iron Age field systems.

Archaeological investigation in Area 4 is completed and area designated for 20 houses has been sign-off by KCC for development and further area to the west containing two ring barrows has been designated for preservation in-situ under recently re-created mounds which become a permanent feature of proposed green space.

In 1999, a programme of archaeological investigations was commissioned by Union Railways (South) Ltd along the route of the Channel Tunnel Rail Link, East Stour Diversion. An evaluation (EKE5092) carried out by Canterbury Archaeological Trust, c.100m southeast of the site, revealed a feature that was identified as part of the old course of the East Stour River which had been filled in during the construction of the

present motorway. Further investigation revealed three archaic stages to the river course dating from the late post-medieval period (TR13NW64). An Alluvial Deposit Report (EKE5093) carried out by Wessex Archaeology, suggested that the archaic river course may be prehistoric. Geotechnical investigations (EKE10767) reported no features or deposits

In 2002, an evaluation (EKE10095) at Cedars, Barrow Hill, c.50m to the south, by CgMs Consulting, uncovered a possible Paleochannel (TR13NW173), based on mid-grey blue clay silt, however no other archaeological deposits or features were found.

Talbot House, a Grade II Listed Medieval hall house, c.50m to the south, was dismantled and relocated in advance of the construction of the Channel Tunnel Rail Link. A Building survey was carried out by Oxford Archaeology (EKE11015) and found that it was a four bay timber framed Wealden hall house dating from the mid 15th century with later alterations in the 16th and 17th and 19th centuries. The surviving medieval feature of five “combed daub panels are unusual and the representation of a human figure is unique (TR13NW147). A Dendrochronology report of the inserted floors (EKE11801) dated them to 1546-1566.

In 2013, a Desk Based Assessment (EKE14583) and a Detailed Gradiometer Survey Report (EKE14585) were carried out by CgMs Consulting in advance of a proposed development at Ashford Road. The results prompted an excavation (EKE14587) by Wessex Archaeology of 6 trial trenches measuring 25m x 1.8m and one trench of 3.5m x 2.6m, c.200m west of the PDA. Three of the trenches revealed archaeological evidence of intercutting medieval ditches with finds of pottery, roof tile, animal bone and iron objects, a cobbled surface of chalky limestone fragments and an undated drainage ditch and burnt pit. The results suggested there may have been a domestic structure nearby (TR13NW198).

A cropmark of a possible ring ditch is recorded to the south of Barrowhill (TR13NW190).

This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development of Phase 2.

It may be that intrusive investigations, such as a Strip, Map and Sample may be requested by the Local Planning Authority (LPA) as a Planning Condition.

2.1 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that Sellindge is situated on Bedrock Geology of Sandgate Formation- Sandstone, siltstone and mudstone - formed approximately 112 to 125 million years ago in the Cretaceous Period when shallow seas dominated the local environment. To the north of the PDA is a small area of Folkestone formation – Sandstone.

Superficial deposits found with the Sandgate Formation are Head – Clay and Silt, formed up to 3 million years ago in the Quaternary Period, when subaerial slopes dominated the local environment.

The PDA sits at an average height of 70m AOD.

2.2 Planning Background

The National Planning Policy Framework (2021) Section 16 is the relevant policy for the historic environment:

2.2.1 Conserving and Enhancing the Historic Environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

2.2.2 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF 2021).

The local planning authority will have a number of policies relevant to archaeology and these policies are likely to be discussed in other documents submitted with this planning application.

Regional Policies

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be

changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary 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”.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.3 The Proposed Development

The proposed development will comprise of a planning application for the full planning application for Phase 2 of Grove Park, comprising 128 homes (including affordable) and 4 Self/Custom Build Plots with associated access, parking, and landscaping. 20 houses proposed in Phase 1b have been relocated to be included in Phase 2 as shown on figures. Area containing 20 houses to the west of internal spine road have been archaeologically investigated and signed-off by KCC.

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Quinn Estates in order to supplement a planning application for the proposed development at Main Road, Sellindge, Kent TN25, to establish the potential for archaeological features and deposits.

3.2 Desktop Study – Institute for Archaeologists (revised 2017)

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

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

(2017:4)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological Databases

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Sellindge.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site.

Relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

4.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-14).

Map Regression 1789 - 1993

The Ordnance Surveyors' Drawings (OSDs), compiled between 1789 and c.1840, represent the first continuous topographic mapping of England and Wales and are the most detailed record of the landscape preceding full-scale industrialisation in the mid-19th century. These original manuscript maps, drawn primarily at scales of ca. 1:21,120 and 1:31,680, with the Kent series being the first maps produced. However, the map for this area has not survived and the published 1801 OS map at a scale of 1" to 1 mile is too small a scale to show the site in any detail.

In the OS Map of 1871 the PDA is made up of a patchwork of fields 332,333,334,335, 336,338,339,344,345,347 and 352. A pond is located in the centre between fields 338 and 339. Swan Lane can be found to the northwest bounded by smallholdings and a footpath leads from here to Carpenters wood to the northeast. A stream runs from the wood, through the PDA in a north south direction, to an undefined area that is separated from the PDA by a 3ft hedge line and joins a small cutting or embankment to the southeast. From this point a second footpath runs west to Rhodes farm. BM204.2 is in the southwest (Fig.1)

In the OS Map of 1898 the fields that make up the PDA have been redesignated as 222 (2.225), 223 (15.401), 224 (1.410), 225 (1.412), 279 (2.701), 281 (5.148), 282 (6.615), 283 (2.583), 284 (6.302), 285 (8.284). The undefined area to the east has become a parish boundary and a 'sheep wash' is located in a bend of the stream at

the southeast corner. The area to the south has developed into dwellings, orchards and outbuildings. BM241.3 is at the north boundary (Fig.2).

By the OS Map of 1907 the PDA and surrounding area remain unchanged (Fig.3).

In the OS Map of 1933 a small dwelling 'Woodside Cottage' has appeared to the north of Carpenters Wood (Fig.4).

In the OS Map of 1939 the fields have again been redesignated to 157 (1.410), 162 (2.002), 276 (1.570), 278 (5.148), 279 (6.615), 280 (14.074), 281 (2.225), 283 (6.302), 284 (2.583), 285 (8.086). Two lines of electricity pylons are running east west across the southern end of the PDA and a structure has been built adjacent to the northeast boundary. A second building has appeared in Carpenters wood and a third adjacent to the footpath (Fig.5).

In the OS Map of 1970 the fields have been redesignated once again to 8822 (0.664h), 9919 (0.627h), 8909 (5.612h), 2000 (1.887 & 1.577h), 7900 (0.842h), 7988 (1.000h), 0005 (1.521h), 9689 (2.128h), 9580 (2.379h), 7279 (0.664h) and the pond has disappeared. The area to the northwest has undergone significant medium density residential development and Carpenters Wood in the northeast has disappeared. The stream that runs north south across the PDA is marked as 'issues'. The two lines of electricity pylons have become one and have amalgamated with the telephone line and Rhodes farm has relocated to the south of the PDA (8278 (0.344h) and its former site in the west has become Rhodes House and Springfield Cottages (Fig.6).

In the OS Map of 1983 the M20 motorway has swept through the south boundary of the PDA (Fig.7).

By the OS Map of 1985-89, a footbridge has been installed to the southeast corner of the PDA and the construction of the M20 motorway has removed Rhodes Farm and the dwellings to the south (Fig.8).

By the OS Map of 1994, the M20 has been widened and the stream or ditch seems to run to a drain. An area of marsh can be found in the southeast corner (Figs.9 & 10).

4.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken. In 1940 the area is rural interspersed an area of woodland and a few smallholdings. The pond is visible in the centre of the PDA and the A20 is to the south. By 1960 Rhodes Manor Farm has been established to the south boundary. In 1990 the area has changed significantly with the construction of a medium density housing development to the north and the M20 motorway to the south. (Plates 1-2)

4.1.5 Geotechnical Information

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410

Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

Table 1 Classification of Archaeological Periods

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. The geographic and topographic location of the PDA is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on the previous page in **Table 1**.

5.2 History of the site

The name *Sellindge* may derive from the Anglo-Saxon family name of '*Sedl*', who were thought to originate from Bruges or from the old English '*Setl*' meaning a '*seat, abode or a dwelling*', therefore referring to "*those sharing a house or a building*" or "*a place characterized by a house or building.*"

It first appears in the Domesday Book of 1080 as *Sedlinges* and in later records as *Sellinge* and *Sellindge*. The Manor was under the ownership of Hugo de Montfort and had at that time two churches, one mill and thirty six acres of meadow, a wood for 6 pigs and seven carucates, a carucate being the area expected to be cultivated by one plough in one year and a day (120 acres).

Three streams feed the village; the '*Old Stour*' that begins at Postling, is joined at Stowting and Braborne and then flows on to Ashford. A tributary of the East Stour River runs through the PDA.

The village developed along a key route to London and this is reflected in its linear structure. It stretches from Stone Hill to Sellindge Lees, the village common, which was reclaimed when the M20 motorway was constructed. The Ashford Road that lead to Hythe follows in part the 18th century turnpikes created to improve coaching links between London and the Kent towns.

The Grade I parish church, dedicated to St Mary the Virgin dates to the 12th century and was given by Hubert de Burgh. It consists of two aisles and two chancels with a pointed turret at the western end. Four bells were recorded in 1552 and were later recast into a ring of five in 1723. In 1630, Walter Mantell of Horton Priory built a gallery and in 1909, Mears and Stainbank cast a treble bell. Two churches were recorded in the Domesday survey and it is thought that the current church may stand on the site of an earlier Saxon church and that part of the south wall may date to this period. Bombing during WWII damaged much of the stained glass. Horton Priory lays 800m north of the village and was founded as a Cluniac priory in 1142.

In the 1650's Oliver Cromwell is recorded as having his horse re-shoed at the Smithy at Stone Hill, for which he paid 4d.

Due to its inland position on the Romney Marsh, the village became a distribution point for smuggled goods, stored at The Whitehall and had connections with the 'Aldington Gang', thought to be the last major gang that existed in Kent. They were founded around 1817 and known as 'the blues', possibly because of the clothing they wore or the colour of the signalling flares they used, but were captured in 1827 and sentenced to transportation.

In 1840 the London to Dover Railway line came through the area and a plan to build a station at Sellindge was protested by local traders. The station was built at

Westenhanger and when the tradesmen realised their mistake they requested a station, but their request was declined.

On 1st June 1938 a Belgian plane crashed into the roof of a house and then at the Methodist church when trying to land in bad weather. One hundred women were saying grace at an anniversary tea in the local chapel when they heard the plane crash. It cartwheeled across the road, struck the chapel and landed right side up. The pilot and his radio operator were unhurt and stayed to take tea with the ladies.

5.3 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 14 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has **Low** archaeological potential.

5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

The site is located in the village of Sellindge where based on the Kent HER there are 17 farmsteads, 13 events, 11 listed buildings, 10 find spots, 8 monuments and 2 crash sites recorded with a 500m radius. No listed buildings, events, monuments, farmsteads, historic parks & gardens or conservation areas are recorded within the confines of the proposed development area (PDA).

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

5.5 WALKOVER SURVEY

A walkover survey by the writer of this report was accomplished on Wednesday 21st June 2023 in addition to archaeologically working on the adjacent areas. Weather conditions were dry and overcast. The reason for the survey was to:

1. Identify any historic landscape features not shown on maps
2. Conduct a rapid survey for archaeological features
3. Make a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey was not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts.

The PDA consists of one large field located north of the M20 motorway and set behind the ribbon development of Sellindge village. In the centre of the site is a single detached house accessed by a track from Swan Lane. To the east is wood, to the south-east arable fields and to the north-east more ribbon housing development. The entire field was sown with winter wheat at the time of the survey, and a detailed assessment of the ground difficult.

The field slopes from north to south with an OD height of 75.00m at the north side sloping up to 65.00mOD on the south side. A rapid field survey failed to see any obvious archaeological finds or features but noting the adjacent archaeology.

6. ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east Kent, especially along the Medway and Stour Valleys. A possible paeleo-channel was identified, c.200m south of the PDA, during an evaluation on land at Cedars (TR13NW173).

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is not represented within the assessment area.

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is represented with by a Bronze Age burial mound (TR13NW9) in the form of a bowl barrow, located in Mount field near Barrowhill, close to the A20 and c.300m south of the PDA. In addition, the SMS in the adjacent area to Phase 2 found Bronze Age field system and a Bronze Age axe head as well as a palstave axe head, along with three ring ditches containing bucket cremation urns.

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is considered **high**.

6.2 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury).

The Kent HER records several coin finds by metal detector. One coin of the Cantii tribe dating to 40-50BC (TR13NW34) and three gold coins (MKE67791/69390/69407) were uncovered c.200m west of the PDA. The adjacent SMS found evidence of an Iron Age field system.

Therefore, the potential for finding remains dating to the Iron Age period within the confines of the development site is also considered **high**.

6.3 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital.

Although the site is within 3 miles of the village of Lympne, a known Roman settlement, there is only one recorded find from this period of a copper alloy bead (MKE67991) uncovered c.200m southwest. Based on the adjacent excavations, where the Iron Age field system was overlain by a Roman cremation cemetery, where six graves were revealed accompanied with Roman vessels. The potential is therefore to be considered as **high** within the PDA.

6.4 Anglo-Saxon

There are no records from this period, within the assessment area; therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **low**.

6.5 Medieval

The early medieval period is represented with by several copper alloy finds of a stirrup (MKE67822) c.100m west of the PDA and a weight (MKE67915) c.400m west and a strap end (MKE68417) c.400 north east.

Archaic river courses (TR13NW64) that date to the medieval period were excavated c.100m south east of the PDA and medieval ditches containing, pottery, animal bone and iron were uncovered during an evaluation (TR13NW198) c.200m to the west. Talbot House (TR13NW147), a medieval hall house, was sited c.100m to the south before its relocation. Lees cottages (TR13NW125) can be found c.300m northwest

and a barn dating to this period (TR13NW98) can be found c.400m northwest. A copper alloy figurine (MKE67817) was uncovered c.400m to the southeast.

The presence of medieval archaeology within the assessment area is well represented and the potential for finding remains dating to the medieval period is therefore considered as **moderate**.

6.6 Post Medieval to Modern

The Post Medieval period is again well represented within the assessment area by several listed buildings and farmsteads. Rhodes House (TR13NW114) and Little Rhodes (TR13NW108) are Grade II Listed and both are located c.50m west of the PDA. Rhodes Farm (MKE88411) is found c.50m west and a small farmstead connected to Little Rhodes, is located c.50m north; both are loose courtyard plan.

Brook Farm (MKE88419) is found c.100m east and the remains of two farmsteads are located c.100m south (MKE88711) and c.100m south (MKE88712).

The London and Dover Railway (TQ84SW1) is c.300m to the southeast, a milestone (TR13NW168) is c.400m northwest and a coin (MKE67730) was uncovered c.400m east.

A category 'A' Nodal Point (TR13NW142), c.100m northwest formed part of the town's defences during WWII and there are two crash sites within c.500m.

A Supermarine Spitfire I X4018 of the 64th squadron at RAF Kenley crashed on 12th August 1940 (TR13NW181). The pilot bailed out. Following this a Supermarine Spitfire II P7375 of the 41st squadron at RAF Hornchurch crashed on 30th October at Church Farm. The pilot was killed (TR13NW182).

Evidence for post-medieval and modern occupation in the area is fairly abundant and the potential for finding remains dating to the post-medieval period is therefore considered as **moderate**.

6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **High**
- Iron Age: **High**
- Roman: **High**
- Anglo-Saxon: **Low**
- Medieval: **Moderate**
- Post-Medieval and Modern: **Moderate**

7. IMPACT ASSESSMENT

7.1 Introduction

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

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in

areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site has been the subject of agriculture, therefore, previous impacts to archaeological remains from construction are considered to be **negative**.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The site appears to have been used as pasture land and the effects of agricultural processes on buried archaeological features and deposits are considered to be **negative**.

7.3 Proposed Impacts

7.3.1 The general development of the site for residential housing along with access roads, services and landscaping will have a high proposed impact on and archaeological remains that survive in-situ. Therefore, extensive impact can be expected within the development area once construction begins.

8. MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the

potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential. With the proposed development likely to cause a high impact to any potential archaeology, the need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be a programme of archaeological works which can be secured by condition.

9. OTHER CONSIDERATIONS

Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

The following Listed buildings share intervisibility with the PDA:

Rhodes House (TR13NW114) and Little Rhodes (TR13NW108) are Grade II Listed and date to the 18th century. They are found c.50m to the west and share intervisibility with the PDA (Plates 3-6).

Somerfield Court (TR13NW110) and a barn complex within 66m of the house (TR13NW120) are located c.200m west on the other side of Swan Lane and Stream Cottage and Grove Bridge Cottage (TR13NW111) are found c.200m to the south on the other side of the motorway. Both properties share no intervisibility with the PDA (Plates 3-6).

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Kent County Council (Heritage) within 6 months of completion.

9.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

9.3 Copyright

Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Quinn Estates Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Dr Paul Wilkinson PhD., MCifA., FRSA.

8th November 2023

10 REFERENCES & BIBLIOGRAPHY

IFA (2017) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2021.

MAPS

PLATES



Plate 1. Google Earth 1960



Plate 2. Google Earth 1990

APPENDIX I – ARCHAEOLOGICAL SITES

KENT HER Reference	Type	Location	Period	Description
EKE10095	Event	c.50m S	Palaeolithic	2002 - Evaluation at Cedars, possible Palaeo channel.
EKE10672	Event	c.400m W	N/a	1994 – DBA – impact of CTRL
EKE10741	Event	c.100m SE	N/a	2010 - DBA - 29 sites – CCTV on M20
EKE10794	Event	c.50m S	Post-Med	1994 - Building Survey – Talbot House
EKE11015	Event	c.50m S	Post-Med	2000 - Building Survey – Talbot House
EKE11801	Event	c.50m S	Post-Med	2001 – Dendrochronology – Talbot House
EKE5092	Event	c.100m SE	N/a	1999 – Evaluation – East Stour Diversion
EKE5093	Event	c.100m SE	N/a	1999 – Alluvial Deposit Report
EKE10767	Event	c.50m S	N/a	1999 – Geotechnical Investigation
EKE14583	Event	c.200m W	N/a	2013 – DBA – Land at Ashford Road
EKE14724	Event	c.500m W	N/a	1999 – Geo-archaeological Evaluation
EKE14585	Event	c.200m W	N/a	2013 – Detailed Gradiometer Survey
EKE14587	Event	c.200m W	Medieval	2013 – Evaluation – 7 trenches – Medieval ditches – Land at Ashford Road
TR13NW9	Monument	c.300m S	Bronze Age	Possible Bronze Age burial mound, nr Barrowhill
TR13NW34	Findspot	c.200m W	Iron Age	Coin
TR13NW64	Monument	c.100m SE	Prehistoric	Archaic river courses
TR13NW106	Listed Building	c.400m NW	Post-Med	GII - Elm Tree Farm House
TR13NW108	Listed Building	c.50m W	Post-Med	GII - Little Rhodes
TR13NW111	Listed Building	c.200m S	Post-Med	GII - Stream Cottage and Grove Bridge Cottage
TR13NW99	Listed Building	c.400m N	Post-Med	GII - Holly Cottage
TR13NW100	Listed Building	c.400m NE	Post-Med	GII - Gibbons Brook Farmhouse Shalom
TR13NW98	Listed Building	c.400m NW	Med - Post-Med	GII - Barn c.5m north of Elm Tree Farmhouse
TR13NW110	Listed Building	c.200m W	Post-Med	GII – Somerfield Court
TR13NW120	Listed Building	c.200m W	Post-Med	GII – Barn complex c.66m west of Somerfield Court
TR13NW117	Listed Building	c.500m NW	Post-Med	GII – Guinea Hall
TR13NW114	Listed Building	c.50m W	Post-Med	GII – Rhodes House
TR13NW125	Listed Building	c.300m NW	Medieval	GII – Lees Cottages
TR13NW142	Monument	c.100m NW	Modern	Nodal Point – Category A – Towns defences
TR13NW173	Monument	c.200m S	Prehistoric	Possible Paleochannel – Cedars, Barrowhill
TR13NW147	Monument	c.100m S	Medieval	Site of Talbot House
TQ84SW1	Monument	c.300m SE	Post-Med	London & Dover Railway
MKE67730	Findspot	c.400m E	Post-Med	Silver Coin
MKE67791	Findspot	c.200m W	Iron Age	Gold coin
MKE67817	Findspot	c.400m SE	Medieval	Copper Alloy Figurine

MKE67822	Findspot	c.100m W	E Medieval	Copper alloy stirrup
MKE67915	Findspot	c.400m W	E Medieval	Copper Alloy weight
MKE67991	Findspot	c.200m SW	Roman	Copper Alloy bead
MKE68417	Findspot	c.400m NE	E Medieval	Copper Alloy strap end
MKE69390	Findspot	c.200m W	Iron Age	Gold coin
MKE69407	Findspot	c.200m W	Iron Age	Gold coin
TR14NW168	Building	c.400m NW	Post-Med	Milestone
MKE88400	Farmstead	c.500m NW	Post-Med	Guinea Hall
MKE88401	Farmstead	c.400m NW	Post-Med	Elm Tree Farm
MKE88402	Farmstead	c.500m W	Post-Med	Grove House
MKE88403	Farmstead	c.500m W	Post-Med	South of Grove House
MKE88404	Farmstead	c.400m W	Post-Med	South east of Grove House
MKE88408	Farmstead	c.400m S	Post-Med	Barrow Hill Farm
MKE88409	Farmstead	c.200m W	Post-Med	Sheepfold northwest of Barrowhill
MKE88410	Farmstead	c.200m W	Post-Med	Somerfield Court
MKE88411	Farmstead	c.50m W	Post-Med	Rhodes Farm
MKE88412	Farmstead	c.300m S	Post-Med	South east of Railway Cottage
MKE88413	Farmstead	c.50m N	Post-Med	Northeast of Little Rhodes
MKE88419	Farmstead	c.100m E	Post-Med	Brook Farm
MKE88420	Farmstead	c.400m NE	Post-Med	Gibbons Brook Farm
MKE88711	Farmstead	c.100m S	Post-Med	North of Barrowhill
MKE88712	Farmstead	c.100m S	Post-Med	Outfarm northeast of Stream Cottage
MKE88713	Farmstead	c.200m S	Post-Med	Southeast of Stream Cottage
MKE88723	Farmstead	c.300m N	Post-Med	Outfarm northwest of Holly Cottage
TR13NW182	Crash Site	c.500m E	Modern	Crash of Supermarine Spitfire II
TR13NW181	Crash Site	c.500m W	Modern	Crash of Supermarine Spitfire I
TR13NW190	Monument	c.300m S	Unknown	Cropmark - Ring Ditch
TR13NW198	Monument	c.300m W	Medieval	Ditches

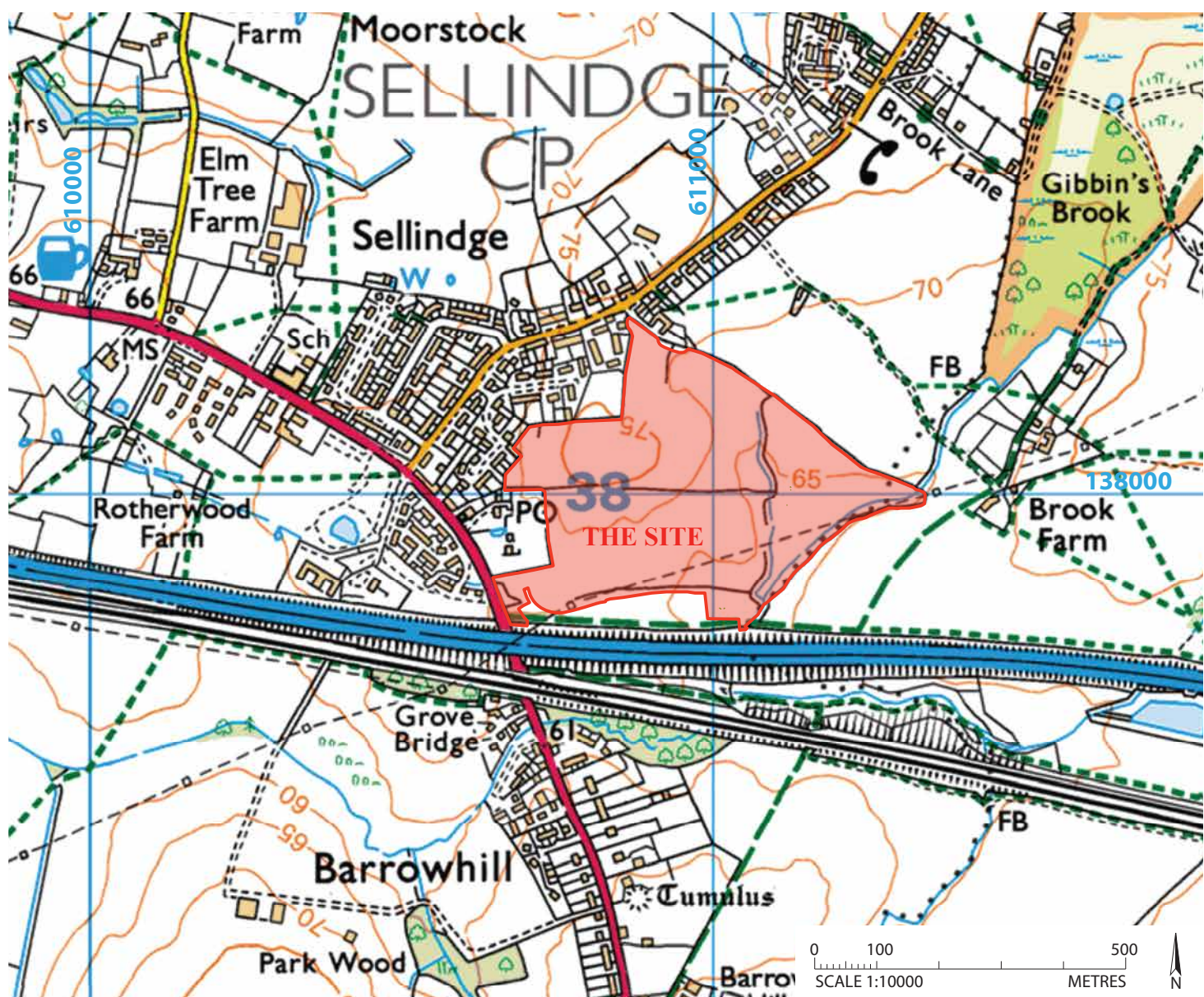
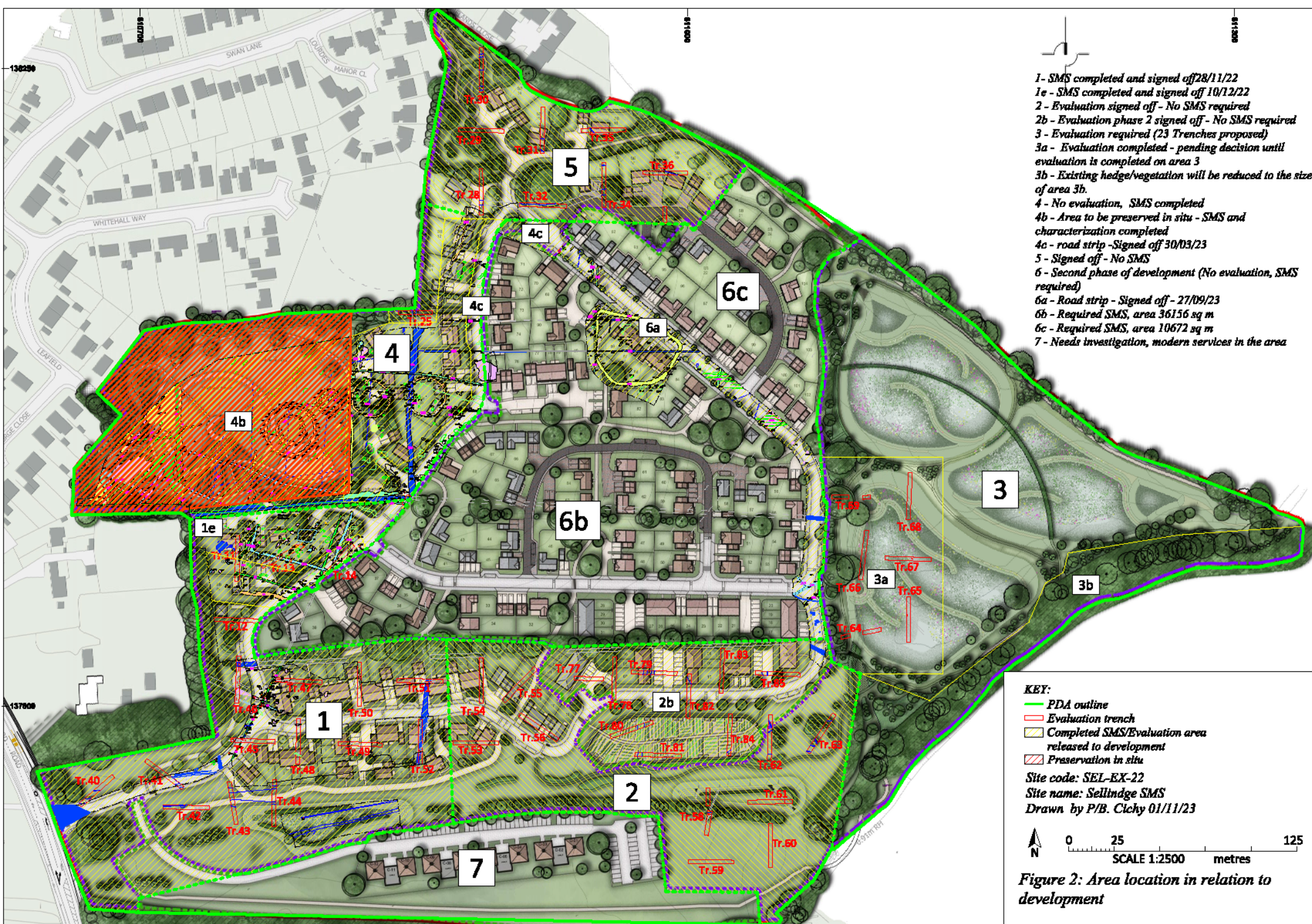


Figure 1: Site location map, scale 1:10000.



Figure 1b: Site boundary of Phase 1(blue) and Phase 2(red)



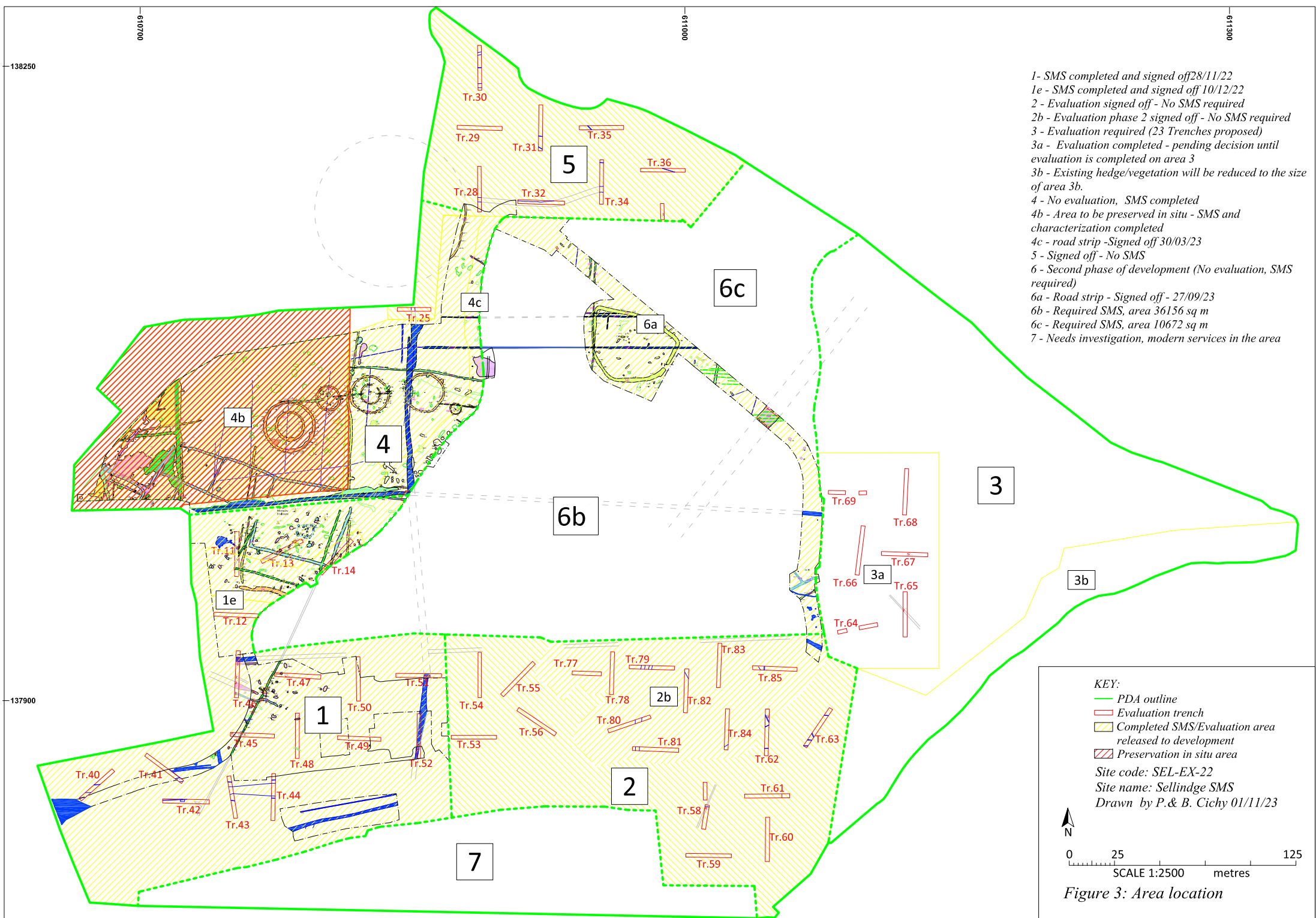
KEY:
 — PDA outline
 Evaluation trench
 Completed SMS/Evaluation area released to development
 Preservation in situ

Site code: SEL-EX-22
 Site name: Sellindge SMS
 Drawn by P/B. Cichy 01/11/23

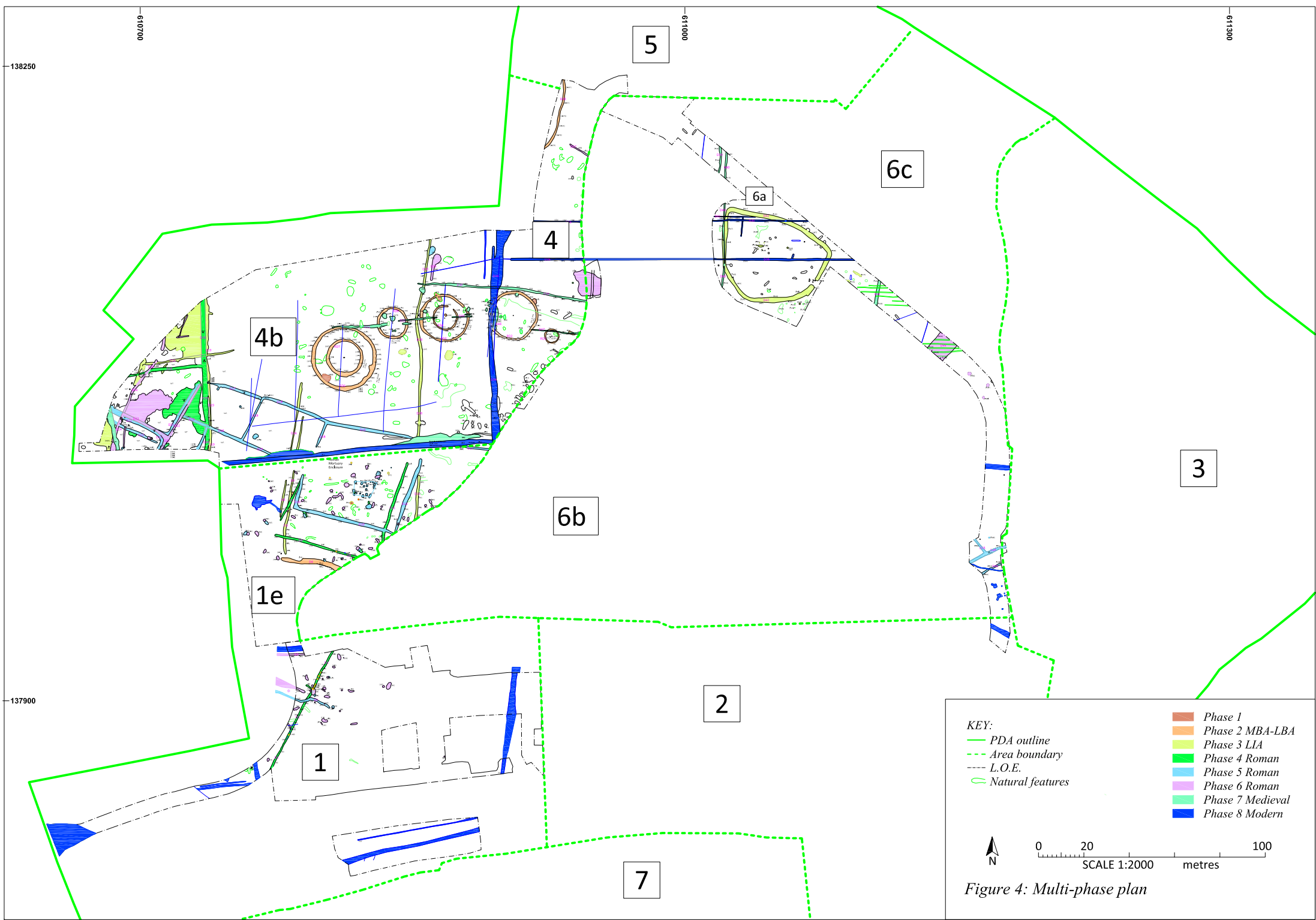
0 25 125
 SCALE 1:2500 metres

Figure 2: Area location in relation to development

- 1 - SMS completed and signed off 28/11/22
- 1e - SMS completed and signed off 10/12/22
- 2 - Evaluation signed off - No SMS required
- 2b - Evaluation phase 2 signed off - No SMS required
- 3 - Evaluation required (23 Trenches proposed)
- 3a - Evaluation completed - pending decision until evaluation is completed on area 3
- 3b - Existing hedge/vegetation will be reduced to the size of area 3b.
- 4 - No evaluation, SMS completed
- 4b - Area to be preserved in situ - SMS and characterization completed
- 4c - road strip - Signed off 30/03/23
- 5 - Signed off - No SMS
- 6 - Second phase of development (No evaluation, SMS required)
- 6a - Road strip - Signed off - 27/09/23
- 6b - Required SMS, area 36156 sq m
- 6c - Required SMS, area 10672 sq m
- 7 - Needs investigation, modern services in the area



- 1- SMS completed and signed off 28/11/22
- 1e - SMS completed and signed off 10/12/22
- 2 - Evaluation signed off - No SMS required
- 2b - Evaluation phase 2 signed off - No SMS required
- 3 - Evaluation required (23 Trenches proposed)
- 3a - Evaluation completed - pending decision until evaluation is completed on area 3
- 3b - Existing hedge/vegetation will be reduced to the size of area 3b.
- 4 - No evaluation, SMS completed
- 4b - Area to be preserved in situ - SMS and characterization completed
- 4c - road strip - Signed off 30/03/23
- 5 - Signed off - No SMS
- 6 - Second phase of development (No evaluation, SMS required)
- 6a - Road strip - Signed off - 27/09/23
- 6b - Required SMS, area 36156 sq m
- 6c - Required SMS, area 10672 sq m
- 7 - Needs investigation, modern services in the area



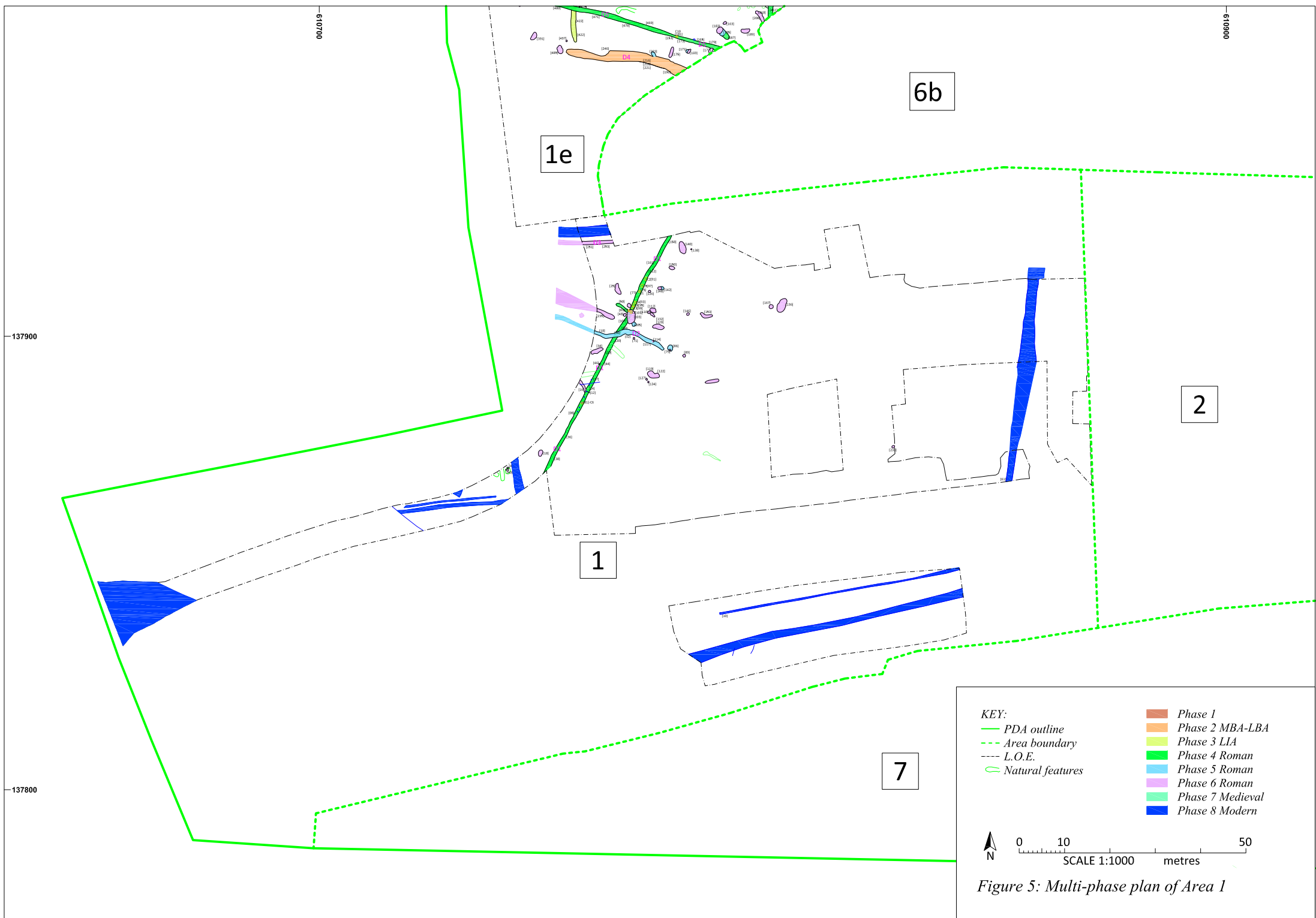
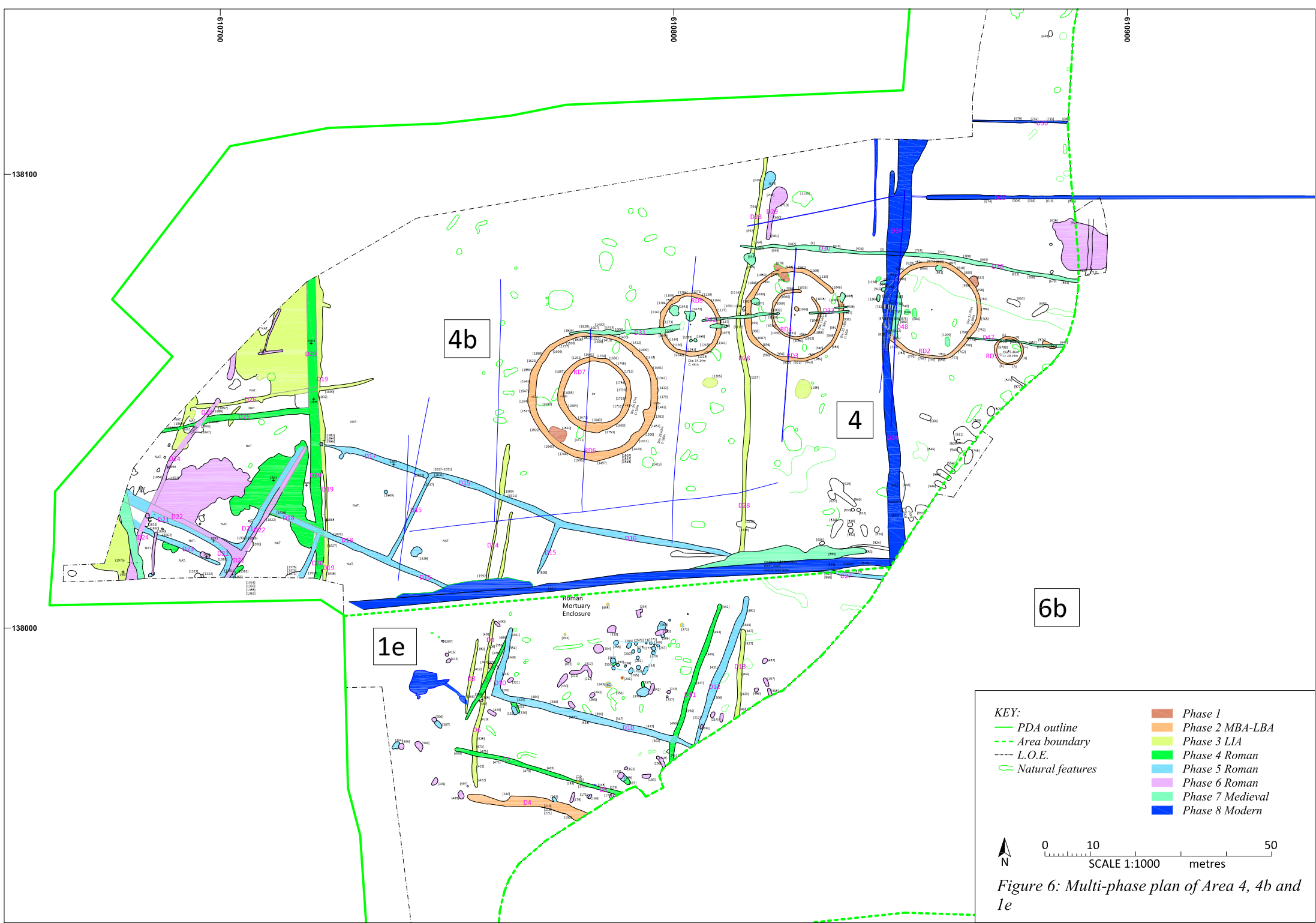
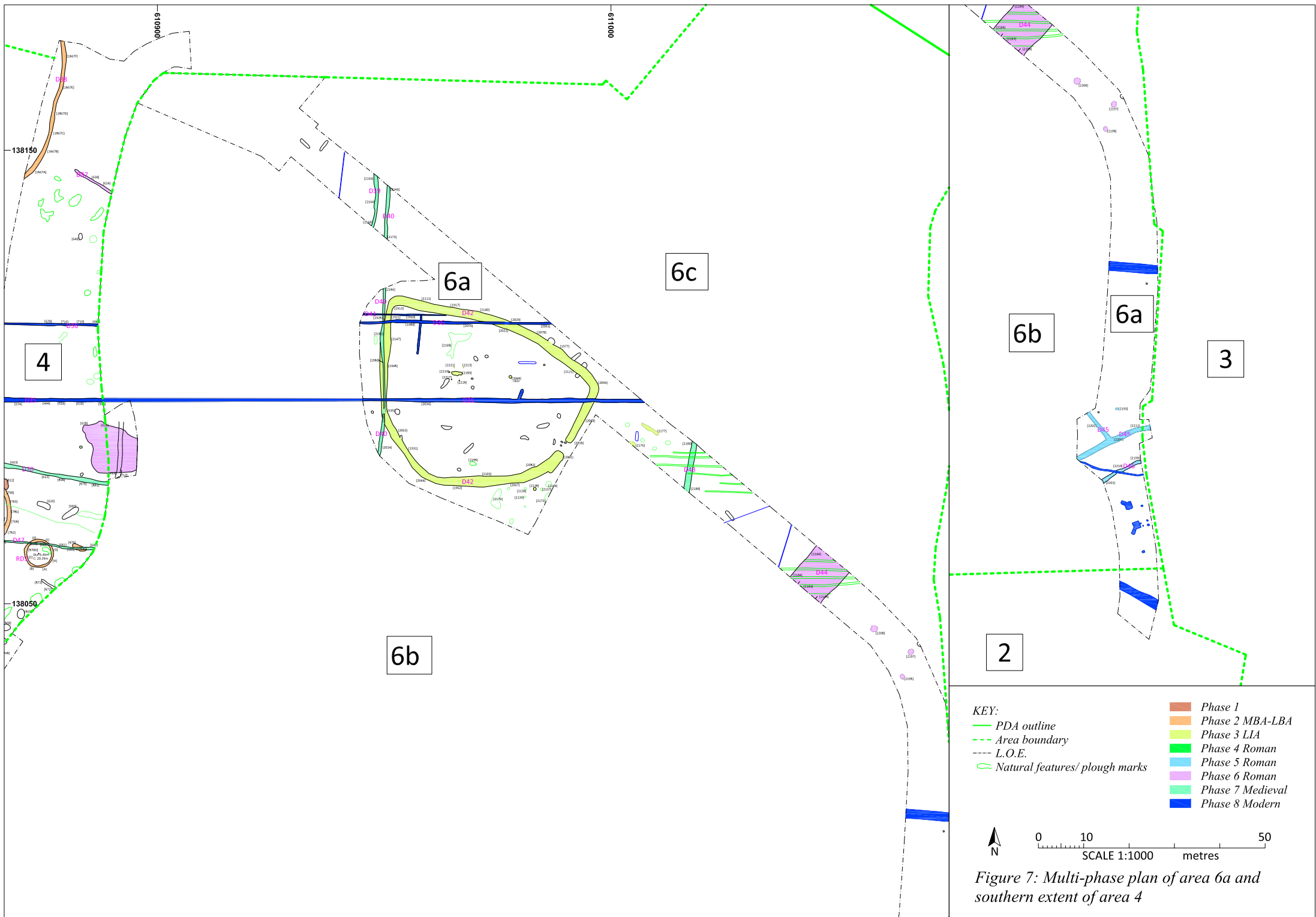


Figure 5: Multi-phase plan of Area 1





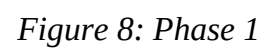


Figure 8: Phase 1

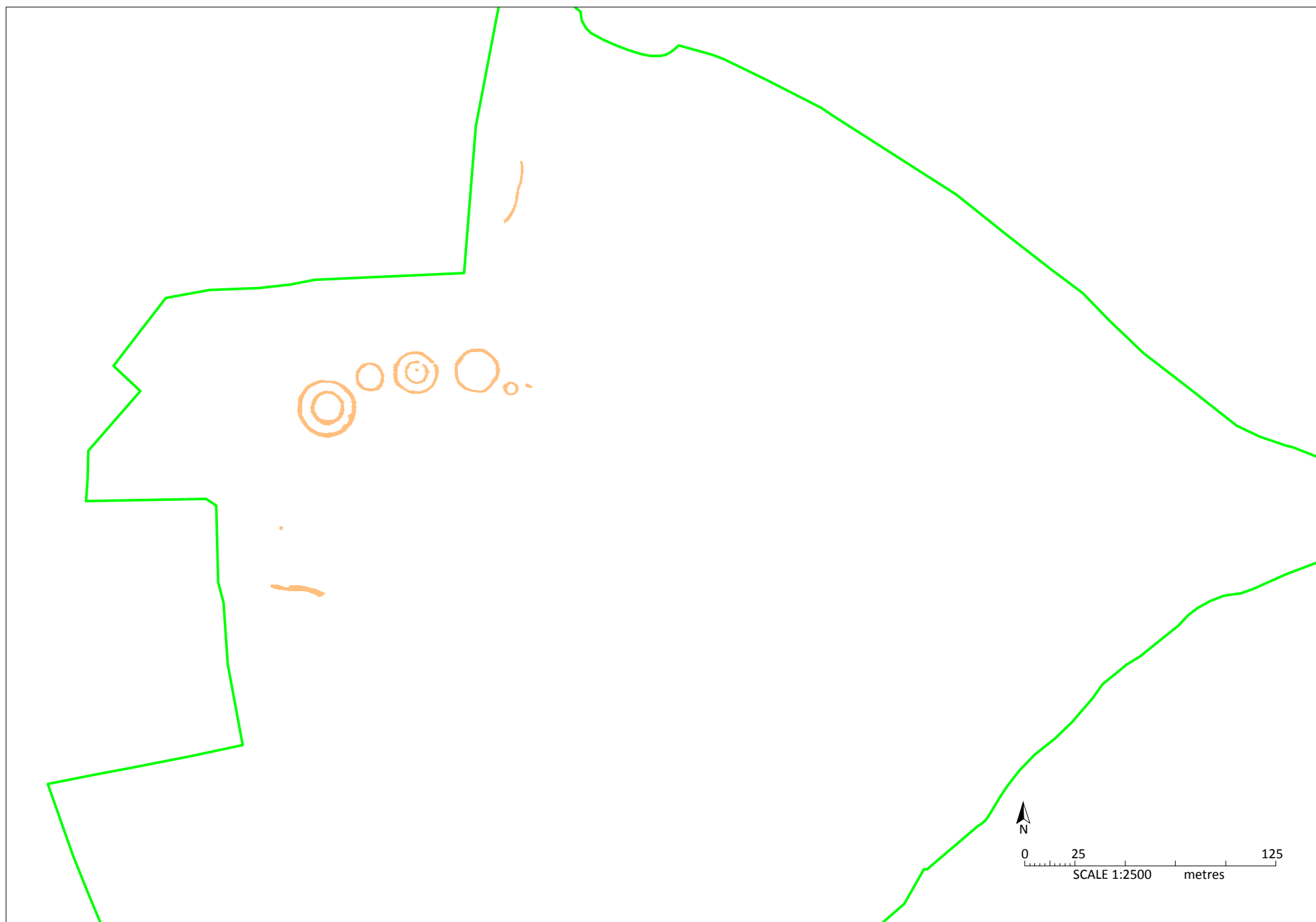


Figure 9: Phase 2



Figure 10: Phase 3



Figure 11: Phase 4

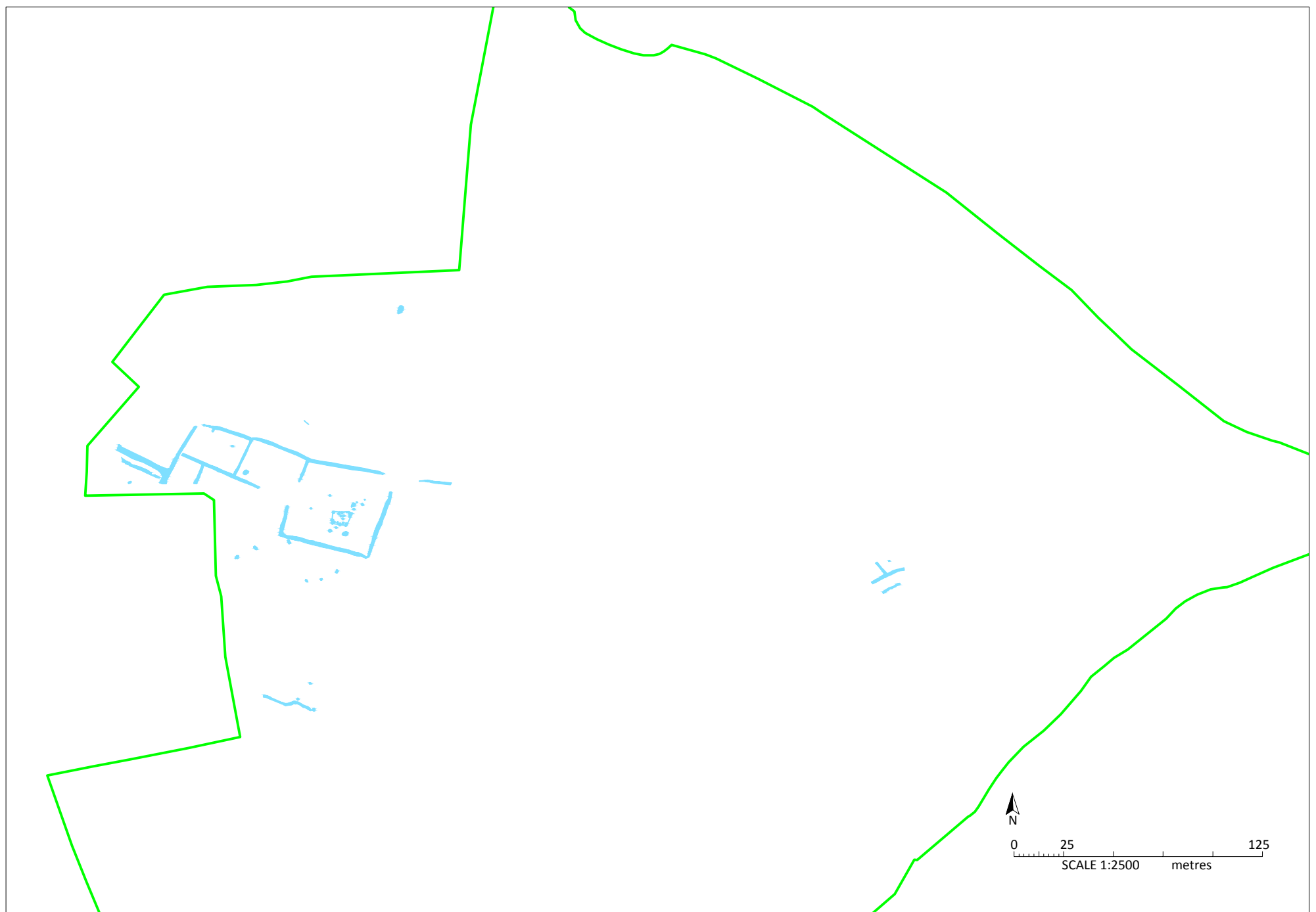


Figure 12: Phase 5



Figure 13: Phase 6



Figure 14: Phase 7



Figure 15: Phase 8 - Modern