



Land at Abby Waters, Stone Hill,
Sellindge, Kent TN25 6AJ

Archaeological Desk-Based Assessment

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NGR Site Centre: 609090 139042



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Land at Abby Waters, Stone Hill, Sellindge, Kent

Summary

SWAT Archaeology has been commissioned to prepare an Archaeological Desk-Based Assessment relating to the proposed development area (Site) of Land at Abby Waters, Stone Hill, Sellindge in Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the impact of the proposed development on any particular designated archaeological assets that may have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

The PDA (Proposed Development Area) is located north of Cooper's Lane and south of Stone Hill. The OS coordinates are NGR 609090 139042.

The map regression show that the PDA has been open ground from 1895 to about 2007 when a number of buildings were erected on site (MAPS 1-5).

The proposed development is for the redevelopment of existing 3no. dwellings alongside demolition of other buildings on site to provide 4no. dwellings alongside other associated works.

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT Archaeology) was commissioned by DHA Planning (the 'Client'), to carry out an Archaeological Desk-Based Assessment relating to a proposed development area of land at Abby Waters, Stone Hill, Sellindge, Kent centred on National Grid Reference (NGR) 609090 139042 (Figure 1).

1.1.2 In acknowledgement that the proposal site lies within an area of Kent with multi-period archaeological potential, where groundworks could impact any surviving archaeological remains at the site. It was recommended that a desktop archaeological report taking into consideration all known historic records relating to the site and gauging the archaeological potential of a site and its significance and assessing the level of harm to the heritage asset that would result from the development should accompany an application.

1.1.3 This document has been prepared to support the planning application to Folkestone & Hythe District Council and to assess the impact of the proposed development on any archaeological remains.

1.2 Site Description

The PDA (Proposed Development Area) is located to the south of Stone Hill and north of Cooper's Lane. The OS coordinates are NGR 609090 139042. (Figure 1).

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of Folkestone Formation- Sandstone. Superficial Deposits are not recorded

1.3 Scope of Document

1.3.1 This archaeological assessment was requested by the Client in order to determine, as far as is possible, the nature, extent of the development impacting on any known or unknown archaeological remains. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with

decisions regarding heritage and archaeological assets and is to be used in the support of planning applications associated with the proposed development.

1.3.2 The assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the examination of available cartographic and documentary sources
- an assessment of known archaeological assets

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

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

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

2.2 National Planning Policy Framework (NPPF)

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

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human

activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

2.3 Designated Heritage Assets

2.3.1 Designated heritage assets are defined in NPPF Annex 2 as:

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

2.3.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.3.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

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

2.3.4 There are a number of criteria to address, and they include the impact of the proposed development on the significance of the Heritage Assets or known archaeological sites.

- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric and potential for below ground remains.

2.4 Planning Policy Guidance

Planning Policy Guidance that helps to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help ensure consistency of approach in carrying out the role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.5 Sources

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

Archaeological databases

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

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

Cartographic and Pictorial Documents

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

Aerial photographs

- 2.5.5 The study of the collection of aerial photographs held by Google Earth was undertaken (AP's 1-3).

Secondary and Statutory Resources

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

ARCHAEOLOGICAL AND HISTORICAL RESOURCE

2.6 Introduction

A search has been made of historic archive material pertaining to this site in the County museums and the results are below-

2.7 Kent County Council Historic Environment Record (KHER)

- 2.7.1 A search of the KCC HER was carried out on the 20th February 2025, centred on the proposed site with a search radius of 500m. The search provided five records of Listed Buildings and these include about 140m SSE Stone Hill Mill (TR 03 NE 255). At about 250m from the PDA (Proposed Development Area) is 'Belle View' a Wealden Hall House (TR 03 NE 76). There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens in the near vicinity of the PDA.

- 2.7.2 A through search was made of archaeological records held by Historic England and KCC and no archaeology has been found in the vicinity of the PDA.

2.8 Historical Map Progression

Ordnance Survey map 1895

- 2.8.1 This map first published in 1895 shows the location of the PDA (red line circle) and is open ground. To the west is Stone Hill and to the north Mount Pleasant (MAP 1).

Ordnance Survey map 1907

2.8.2 There has been little change at the PDA and still open ground (MAP 2).

Ordnance Survey map 1946

2.8.3 There is little change at the PDA and shown as open ground but with a small square building on the south boundary (MAP 3).

2.8.4 KCCHER map showing the known archaeology and Listed Buildings in the vicinity of the PDA (MAP 4).

2.9 Aerial Photographs

AP 2008

The aerial photograph (AP 1) shows a residential building to the north and farm buildings to the south.

AP 2013

The aerial photograph (AP 2) shows little change but has extensive terracing to the centre of the site.

AP 2023

Little change but more extensive car parking.

3 ASSESSMENT OF HERITAGE ASSETS

3.1 Introduction

3.1.1 There are a number of designated heritage assets that are in the periphery of the Proposed Development Area (PDA). However, on the PDA itself none of the buildings qualify as Heritage Assets and there are no archaeological sites within the vicinity of the PDA.

4 CONCLUSION

4.1 Introduction

4.1.1 The purpose of this Archaeological Desk-Based Assessment was to assist the Local Authority to understand the impact of the proposed development as required by the

NPPF on the significance of any archaeological remains affected, including any contribution made by their setting. This DBA has been prepared by SWAT Archaeology for Upton Architects in support of the application for proposed developments of land on land at Abby Waters, Stone Hill, Sellindge in Kent.

4.1.2 The proposed development site is not a designated heritage asset and is not in a Conservation Area.

4.1.3 The map regression show that the PDA has been open ground since at least the early 19th century.

4.1.4 The proposed development is for the redevelopment of existing 3no. dwellings alongside demolition of other buildings on site to provide 4no. dwellings alongside other associated works.

4.1.5 The Archaeological Desk Based Assessment has found that investigation in the vicinity of the PDA (Proposed Development Area) has revealed no archaeological remains.

5 OTHER CONSIDERATIONS

5.1 Archive

5.1.1 Subject to any contractual requirements on confidentiality, two copies of this Archaeological DBA will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

5.2 Reliability/Limitations of Sources

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

5.3 Copyright

5.3.1 SWAT Archaeology 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 Upton Architects (and represent) for the use of this document in all matters directly relating to the project.

5.3.1.1 REFERENCES

5.4 Bibliographic

CIFA (2014, revised 2017) Standard and guidance for historic environment desk-based assessment

National Planning Policy Framework 2021

Kent Heritage Environment Record

English Heritage Guidance (2014) The setting of the Heritage Assets

Hasted. 1789. The History and Topographical Survey of the County of Kent, Volume 6

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Historic England (2015) Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management. Available at:

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

Historic England (2016) Advice Note 2: Making Changes to Heritage Assets. Available at:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>



Figure 1. Site location at NGR 609090 139042 (red line)

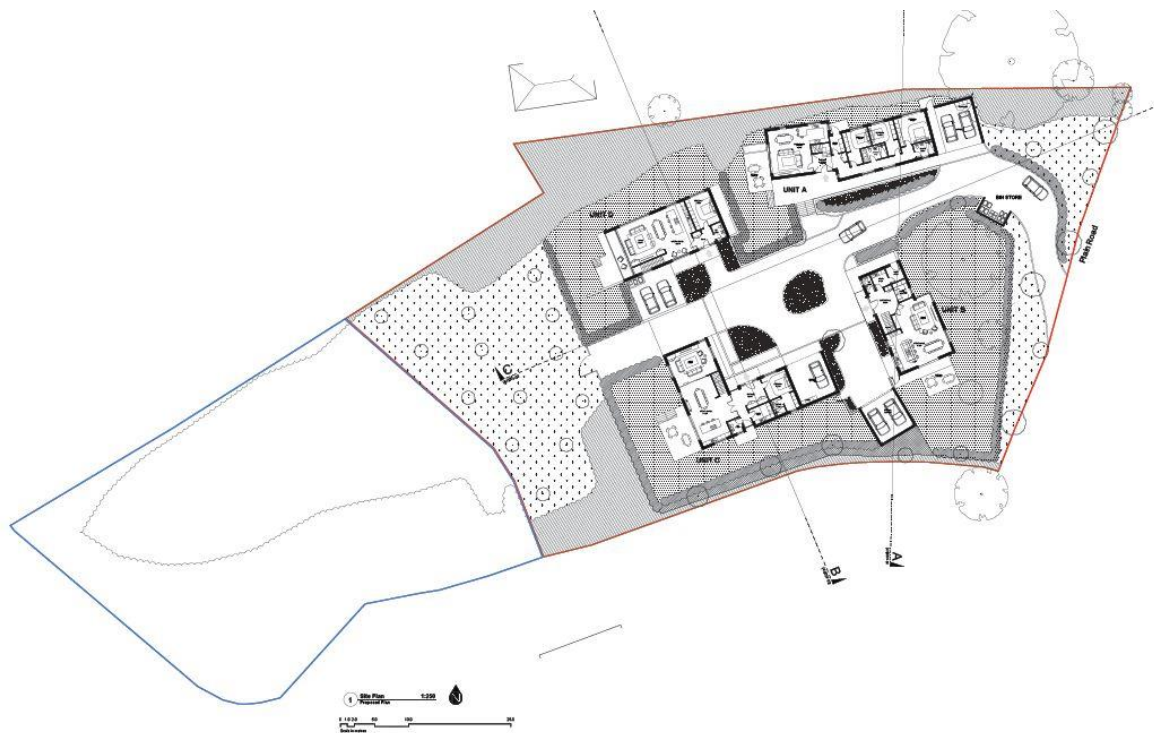


Figure 2. Proposed plan of development



AP 1. 2007 Google Earth



AP 2. 2013 Google Earth



AP 3. 2024 Google Earth



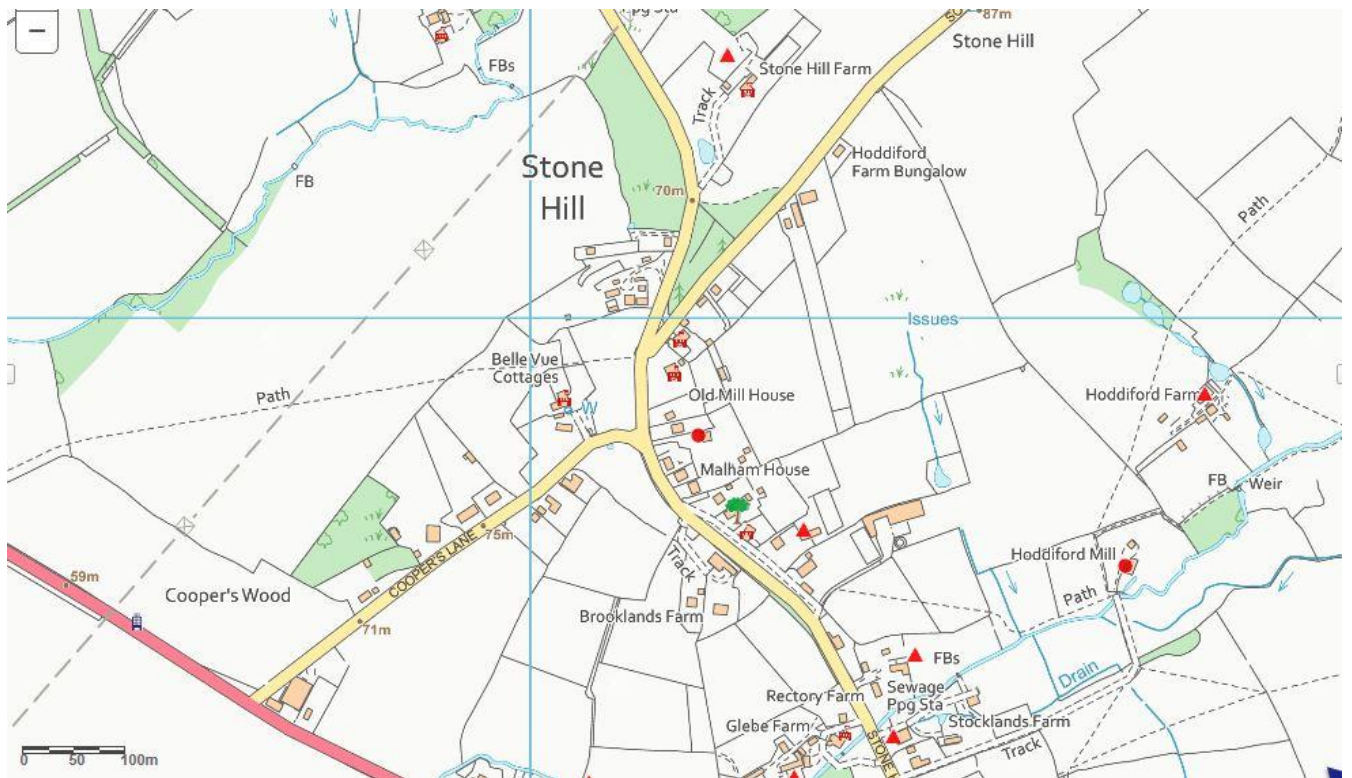
MAP 1. OS 1895



MAP 2. (OS 1907)



MAP 3. (OS 1946)



MAP 4. (KCCHER)



MAP 5. (KCCHER detail)