



Cantium Land and Development Ltd

LAND SOUTH OF EYHORNE STREET, HOLLINGBOURNE, ME17 1XA

Archaeological Desk-Based Assessment

Local Planning Authority: Maidstone Borough Council

Internal Project Reference: 02096

Version 2: For Submission

Date: 24th October 2025

hello@hea-llp.com

0808 164 1288

hea-llp.com

© 2025 FullerLong Limited





Project Details

Project Name	Land South of Eyhorne Street, Hollingbourne, ME17 1XA
Scope of Report	Archaeological Desk-Based Assessment
Client	Cantium Land and Development Ltd
Local Planning Authority	Maidstone Borough Council
Planning Reference	n/a
Planning Condition Number	n/a
Internal Project Reference	02096
Project Contact	James Archer, BA (Hons), MCIfA
Contact Details	j.archer@hea-llp.com / 07470 381882
Researched By	Sarah Mahon MA (Hons), MLitt, PCIfA
Written By	Sarah Mahon MA (Hons), MLitt, PCIfA
Illustrations Produced By	Sarah Mahon MA (Hons), MLitt, PCIfA
Reviewed By	Alex Slater BA (Hons), ACIfA
Approved By	James Archer, BA (Hons), MCIfA
Issue Date	24 th October 2025
Version Number & Status	#2 For Submission

hello@hea-llp.com

0808 164 1288

hea-llp.com

© 2025 FullerLong Limited



1 EXECUTIVE SUMMARY

INTRODUCTION

- 1.1.1. HEA has been commissioned by Cantium Land and Development Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application for development at Land South of Eyhorne Street, Hollingbourne, ME17 1XA. This report draws together the available archaeological, historical, topographical, and land use information in order to clarify the archaeological potential of the Site. It is the intention that this report will address the information requirements as set out in the NPPF and the Maidstone Borough Council local planning framework.

DEVELOPMENT PROPOSALS

- 1.1.2. The Site is proposed for the development of 17 dwellings, with associated access, hard landscaping, and areas of soft landscaping.

RELEVANT ARCHAEOLOGICAL ASSETS

- 1.1.3. There are no designated archaeological assets that require consideration as part of this report. The Site is located within an Archaeological Notification Area associated with a perceived Palaeolithic potential, as well as an area of “background” archaeological potential. There has been no previous archaeological work conducted at the Site.
- 1.1.4. Based on current evidence, this assessment has identified a low archaeological potential for Early Prehistoric and Later Prehistoric evidence within the Site. A medium potential is considered for Roman, Anglo-Saxon/Early Medieval, and Medieval remains at the Site, most likely to comprise evidence for agricultural activity and land division rather than evidence for settlement. Evidence for Post-Medieval and Modern activity is anticipated at the Site, and would likely relate to past agricultural land-use, and the construction of the adjacent railway line, although the significance of such remains is considered likely to be nil to negligible. If present, archaeological remains would most likely be of generally low archaeological significance, although evidence associated with the nearby Snagsbrook Roman villa site or for settlement activity dating to the Saxon period may be of medium significance.

SUMMARY & RECOMMENDATIONS

- 1.1.5. On account of the identified archaeological potential of the Site, the likely limited extent of past ground disturbance, and the scale of the proposed development, it is anticipated that Maidstone Borough Council, as advised by their curatorial archaeologist, will require further archaeological measures to support the sustainable development of the Site. Remains of high archaeological significance which may preclude development or provide a material design consideration are not anticipated at the Site, and so it is suggested that any further archaeological measures required could take place post-consent, secured by an appropriately worded planning condition.



1 EXECUTIVE SUMMARY	3
2 INTRODUCTION	8
2.1 PROJECT BACKGROUND	8
2.2 AIMS AND OBJECTIVES	9
3 METHODOLOGY SUMMARY & BASELINE DATA COLLATION	10
3.1 INTRODUCTION	10
3.2 CONSULTATION	10
3.3 ASSESSING ARCHAEOLOGICAL POTENTIAL	11
3.4 ASSESSING HERITAGE SIGNIFICANCE	11
3.5 ASSESSING POTENTIAL DEVELOPMENT IMPACT AND HARM / BENEFIT	12
3.6 COLLATION OF BASELINE DATA	13
3.7 PREVIOUS DEVELOPMENT APPLICATIONS	13
3.8 ASSUMPTIONS AND LIMITATIONS	14
4 SITE LOCATION, DESCRIPTION, & CONTEXT	15
4.1 LOCATION, EXTENT, & LAND USE	15
4.2 GEOLOGY, TOPOGRAPHY, & LANDSCAPE CONTEXT	15
5 ARCHAEOLOGICAL & HISTORICAL CONTEXT	17
5.1 INTRODUCTION	17
5.2 DESIGNATED ARCHAEOLOGICAL HERITAGE ASSETS	17
5.3 ARCHAEOLOGICAL NOTIFICATION AREAS (ANAS)	19
5.4 ARCHAEOLOGICAL BACKGROUND	19
6 SUMMARY OF ARCHAEOLOGICAL POTENTIAL & ASSESSMENT OF SIGNIFICANCE	40
6.1 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE	40
7 SUMMARY OF POTENTIAL DEVELOPMENT IMPACTS	44
7.1 DEVELOPMENT PROPOSALS	44



7.2 POTENTIAL DEVELOPMENT IMPACTS	44
8 CONCLUSIONS	46
ACKNOWLEDGEMENTS	47
9 BIBLIOGRAPHY SOURCES	48
APPENDIX ONE: RELEVANT LEGISLATIVE & POLICY CONTEXT	50
<hr/>	
NATIONAL LEGISLATION, POLICY & GUIDANCE	50
LOCAL PLANNING POLICY	52
APPENDIX TWO: METHODOLOGY & BASELINE DATA COLLATION	55
<hr/>	
ASSESSING ARCHAEOLOGICAL POTENTIAL	55
ASSESSING HERITAGE SIGNIFICANCE	56
ASSESSING POTENTIAL DEVELOPMENT IMPACT AND HARM	58
COLLATION OF BASELINE DATA	59
APPENDIX THREE: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS	62
<hr/>	
RELEVANT DESIGNATED HERITAGE ASSETS	62
ARCHAEOLOGICAL NOTIFICATION AREAS	62
ARCHAEOLOGICAL EVENTS	64
OTHER SELECTED RECORDED HERITAGE ASSETS	65



FIGURES

Figure 1 Site Location	8
Figure 2 Historic Landscape Characterisation (data from KHER)	15
Figure 3 Designated Heritage Assets within the Study Area (data from NHLE and KHER)	17
Figure 4 Relevant Archaeological Notification Areas (data from KHER)	18
Figure 5 Previous Archaeological Evaluations (data from KHER)	20
Figure 6 Previous Geophysical Surveys (data from KHER)	20
Figure 7 Previous Watching Briefs (data from KHER)	21
Figure 8 Previous Borehole Surveys, Excavations, and Walkover Surveys (data from KHER)	21
Figure 9 Undated Archaeological Evidence within the Study Area (data from KHER)	24
Figure 10 LiDAR Data (data from Environment Agency)	25
Figure 11 Mesolithic Evidence within the Study Area (data from KHER)	26
Figure 12 Neolithic Evidence within the Study Area (data from KHER)	27
Figure 13 Bronze Age Evidence within the Study Area (data from KHER)	28
Figure 14 Iron Age Evidence within the Study Area (data from KHER)	29
Figure 15 Roman Evidence within the Study Area (data from KHER)	30
Figure 16 Anglo-Saxon/Early Medieval Evidence within the Study Area (data from KHER)	32
Figure 17 Medieval Evidence within the Study Area (data from KHER)	33
Figure 18 Post Medieval and Modern Evidence within the Study Area (data from KHER)	34
Figure 19 1596-1870 Map Progression (OS maps reproduced with the permission of the National Library of Scotland)	36
Figure 20 1897-1968 Map Progression (OS maps reproduced with the permission of the National Library of Scotland)	37
Figure 21 Development Proposals (Reproduced from GDM Architects)	44

TABLES

Table 1 Previous Archaeological Event Records	19
Table 2 Total Archaeological Monument Records	23
Table 3 Relevant Hollingbourne Parish Tithe Apportionments	38
Table 4 Archaeological Potential & Anticipated Significance of Finds or Features	42
Table 5 Definition of Levels of Archaeological Potential	55



Table 6 Archaeological Time Periods	55
Table 7 Sources of Information	59
Table 8 Cartographic Sources	60

2 INTRODUCTION

2.1 PROJECT BACKGROUND

INTRODUCTION

2.1.1. HEA has been commissioned by Cantium Land and Development Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application at Land South of Eyhorne Street, Hollingbourne, Kent, ME17 1XA centred at National Grid Reference (NGR) TQ 83870 54769, hereafter referred to as the Site (Figure 1). The Site is located within the administrative planning boundary of Maidstone Borough Council.

CURRENT SITE CONDITIONS

2.1.2. The Site presently comprises open agricultural land forming a single field parcel. It is bounded by a railway line to the north east, Eyhorne Street to the north west, residential development and areas of woodland to the west, and further open field parcels to the south and east.

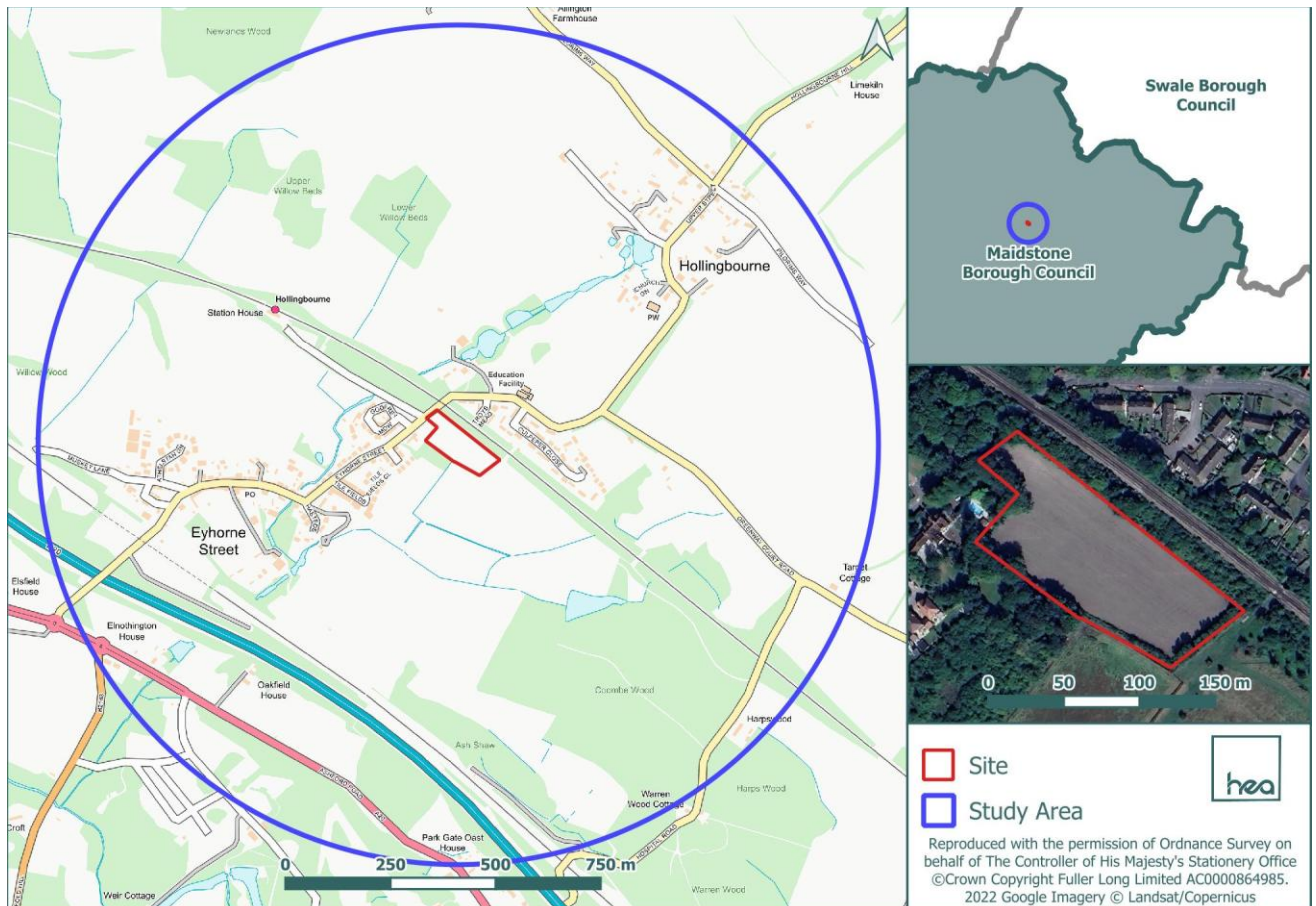


Figure 1 Site Location

CURRENT DEVELOPMENT PROPOSAL

2.1.3. The Site is proposed for the development of 17 units, with associated access, hard landscaping, and areas of soft landscaping. The Site has been highlighted during pre-application consultation with the Council as being located within an area of archaeological interest, and this report has therefore been produced to inform a planning application.



2.1.4. This report has been produced to comply with relevant national, regional, and local planning legislation, policy, as well as industry standards and guidance, as summarised in Appendix 1. The local development planning framework is provided by the Maidstone Borough Council planning framework.

2.1.5. For full details of the proposed scheme, reference should be made to the plans and documents submitted with the application. These should be fully viewed in tandem with this ADBA.

2.2 AIMS AND OBJECTIVES

2.2.1. The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015c) states that desk-based assessments should ‘determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment’. The Chartered Institute for Archaeologists (CIfA) states that a desk-based assessment should ‘enable reasoned ... decisions to be made as to whether to mitigate, offset or accept [archaeological impact] without further intervention’ (Chartered Institute for Archaeologists, 2020).

2.2.2. This ADBA will assess the archaeological potential within the Site, the potential impacts of the proposed development works upon either the known or anticipated archaeological resource, and provide recommendations for a suitable mitigation strategy, if required, as part of a planning application. This is achieved through five overarching objectives:

- identify the presence of any known or potential archaeological assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with relevant national, regional, and local planning legislation and policy, as well as industry standards and guidance;
- identify any factors which may have compromised an asset’s survival and / or significance;
- assess the likely impacts upon the significance of the asset(s) arising from the proposals;
- provide recommendations for further investigation and/or mitigation where considered appropriate, aimed at enhancing and / or preserving the asset(s) in the first instance, reducing or removing any adverse effects in the second instance, or finally, as outlined in relevant policy and guidance as the least preferred option, recording the asset(s) prior to its loss during development works.

2.2.3. The approach taken by this report, as well as the relevant legislation, policy, guidance, and source material, will be summarised further below.

2.2.4. This report was originally issued in October 2025 and has undergone a quality assurance process to ensure that the issued version meets the required guidelines and standards.

2.2.5. The relevant project contact is James Archer BA (Hons), MCIfA, Director at HEA.

2.2.6. The archive of data resulting from the completion of this report is anticipated to be entirely digital and will therefore be held centrally by HEA.



3 METHODOLOGY SUMMARY & BASELINE DATA COLLATION

3.1 INTRODUCTION

3.1.1. This ADBA will make an assessment of the likely potential for the site to contain archaeology, and the likely significance of this archaeology if present. It will summarise the archaeological and historic background of the Site, including an overview of previous land use and development, provide an assessment of the likely impacts of development upon archaeological remains if present, and conclude an overall effect of the development upon the archaeological resource.

3.1.2. This report has been produced to comply with relevant legislation, policy, standards and guidance, including:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979, as amended;
- The National Planning Policy Framework (NPPF), first published in March 2012 and has since been periodically updated;
- The Regional and Local Planning Policy Framework provided by the relevant regional and local administrative authorities;
- The National Planning Practice Guidance (PPG) was published in support of the NPPF and is available on the Government Gateway website. The PPG is separated into categories of which the relevant category for this report is the Historic Environment category, first published in April 2014 and has since been periodically updated;
- The Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020);
- Historic England Guidance, including:
 - Good Practice Advice Note 1: The Historic Environment in Local Plans (Historic England, 2015);
 - Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015);
 - Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017);
 - Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England, 2008); and
 - Historic England Advice Note 12: Statements of Heritage Significance (Historic England, 2019).

3.1.3. This section summarises the methodology that underpins this assessment, with further detail included at Appendix 2.

3.2 CONSULTATION

3.2.1. With due regard to commercial and sensitivity considerations as agreed with the client, the local curatorial archaeologist will be contacted to discuss the Site where possible. The curatorial archaeologist advises the relevant Local Planning Authority (LPA) on archaeological matters relating to planning and development applications and therefore will be consulted by the LPA throughout the archaeological process.

3.2.2. The Site is located within the administrative area of Maidstone Borough Council and has been highlighted during pre-application consultation with the Council as being located within an area of archaeological interest.

3.2.3. In addition, consultation with the Kent Historic Environment Record (KHER) confirmed that a 1km search radius from the centre point of the Site was appropriate for this project (pers. comm. 11th of September 2025, Wendy Rogers and Dr Rose Broadley).



3.3 ASSESSING ARCHAEOLOGICAL POTENTIAL

- 3.3.1. “Archaeological potential” refers to the possibility of currently unknown archaeological heritage assets being present at the Site. The nature of below-ground archaeological assets means that they remain unknown until discovered during either non-intrusive survey or intrusive excavation works.
- 3.3.2. There are a number of factors which affect an assessment of archaeological potential. These include:
- The distribution and character of known archaeological heritage assets from the nearby area;
 - The results of nearby archaeological fieldwork;
 - Environmental factors such as geology, topography, and soil quality, will have affected the way in which a site may have been utilised by past human populations, and may also affect the potential for the survival or visibility of archaeological features or finds.
 - Previous land-use and development history, such as agricultural plough activity and modern development, which may have reduced the potential for a site to contain surviving archaeological remains.
- 3.3.3. This assessment will make a judgement on the likely archaeological potential of the Site on the basis of each relevant archaeological time period. This potential will be defined as one of: Nil, Negligible, Low, Medium, High, or Certain.

3.4 ASSESSING HERITAGE SIGNIFICANCE

- 3.4.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’
- 3.4.2. A heritage asset is defined in the NPPF (Annex 2) 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 through local listing).’
- 3.4.3. The Framework (NPPF Annex 2) goes onto define significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’
- 3.4.4. The PPG (Paragraph: 006 Reference ID: 18a-006-20190723) expands upon the component interests that can contribute to significance:
- ‘archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’
 - ‘architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.’
 - ‘historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity’.



- 3.4.5. In addition, the non-statutory criteria for Scheduled Monuments established by the Secretary of State (DCMS 2013) outline several principles that aid in assessing the significance of a heritage asset. Whilst produced prior to the adoption of the NPPF and the PPG, Historic England’s Conservation Principles document (HE 2008) comprises an active guidance document, and includes guidance on understanding the physical structure of a “place” and its evolution over time, in order to understand its significance. The guidance outlines various heritage values that facilitate a systematic determination of asset significance, with four primary “heritage values” being Evidential, Historical, Aesthetic, and Communal. It should be noted that below ground archaeological remains will most often have evidential value only. In addition, the “setting” of a heritage asset will contribute towards its significance.
- 3.4.6. The setting of a heritage asset is defined in the NPPF 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.’ Crucially, setting is not an asset in itself but rather, ‘its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance’ (Historic England, Planning Note 3: The Setting of Heritage Assets (December 2017) p.4). Setting is distinguished from curtilage, character, and context. While primarily visual, setting, and consequently the way in which the asset is appreciated, understood, and experienced, can also be influenced by factors such as noise, vibration, odours, and more.
- 3.4.7. This assessment will make a judgement on the likely significance of archaeological remains which are either known or could be anticipated at the Site on the basis of each relevant archaeological time period. This significance will be defined as one of: Nil, Negligible, Low, Medium, High, or Very High.

3.5 ASSESSING POTENTIAL DEVELOPMENT IMPACT AND HARM / BENEFIT

- 3.5.1. Conservation is the process of managing change and the current guidance by Historic England is that ‘change’ does not equate to ‘harm’. This is consistent with the 1992 ‘South Lakeland’ House of Lord’s judgement, which states that in the context of heritage planning to ‘preserve’ means to ‘do no harm’.
- 3.5.2. In the case of designated heritage assets, the NPPF and the PPG distinguish between two degrees of harm – substantial and less than substantial. NPPF paragraphs 212-215 state that ‘any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.’ Where “substantial harm” is identified to a designated heritage, NPPF paragraph 214 states that consent should be refused, unless it ‘can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.’ Where “less than substantial harm” is identified to a designated heritage assets, NPPF paragraph 215 states that ‘this harm should be weighed against the public benefits of the proposals.’
- 3.5.3. Where designated heritage assets may be considered within this report, the potential harm to such assets will be considered in line with the NPPF using the two degrees of harm. In addition, where less than substantial harm might be identified, a scale of such harm will be considered at negligible, low, medium or high.
- 3.5.4. The NPPF does not provide guidance on the classification of harm to non-designated heritage assets. NPPF paragraph 216 states that ‘*in weighing applications that...affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.*’ Given that the vast majority of archaeological heritage assets are non-designated, it is therefore important to understand both the likely significance of the archaeology and also the scale of harm of the proposed development in order to enable the balanced judgement required by paragraph 216.
- 3.5.5. For the purposes of this test, the scale of any harm to non-designated heritage assets is identified as Nil, Negligible, Low, Medium or High in this report.



- 3.5.6. With regard to an evaluation of (any) harm to significance through changes to setting, the assessment will follow the methodology provided in 'The Setting of Heritage Assets'.
- 3.5.7. Accordingly, any impacts are described in terms of how they affect the significance of the heritage asset, whether this be through physical impacts or setting impacts.
- 3.5.8. It should be noted that potential impacts can be beneficial as well as harmful. Beneficial impacts can be assessed in the same manner.
- 3.5.9. Therefore, in accordance with relevant guidelines, this assessment undertakes a staged approach to understanding the significance / heritage value of relevant heritage assets, the impact of the development proposals, and the resultant potential for harm / benefits arising from the proposed development.

3.6 COLLATION OF BASELINE DATA

- 3.6.1. In line with industry standards, a number of key data sources used to inform the production of this report and these have been detailed at Appendix 2. These include, but are not limited to, local historic environment databases, national heritage databases, and historic documentary and cartographic sources.
- 3.6.2. Designated heritage assets are available online at the National Heritage List for England (NHLE), as maintained by Historic England. This List includes a record of the various heritage assets designated under national legislation, including Scheduled Monuments, Registered Parks and Gardens, Protected Wreck Sites, Registered Battlefields, and Listed Buildings. Conservation Areas are available from the relevant local administrative authority.
- 3.6.3. Information on the local archaeological and heritage resource is available via the Kent Historic Environment Record (KHER) database. A search request was issued to the relevant KHER officer, comprising a 1km radius from the central site point. This is considered to be a proportionate search radius to inform this assessment. This finalised search area will be referred to as the "study area". Upon receipt of this data, a full analysis of the records was undertaken, but only those records considered relevant to the archaeological baseline of the Site have been discussed in this report.

3.7 PREVIOUS DEVELOPMENT APPLICATIONS

- 3.7.1. There have been no previous planning applications at the Site.
- 3.7.2. Located to the immediate south west of the Site, a planning application (Ref: 25/502901/HYBRID) was submitted for a proposed development on a site known as Land South of Brickfields Close, Eyhorne Street, Hollingbourne, Kent ME17 1XA. This hybrid planning application was submitted on 11th July 2025 and is still awaiting a decision for the application consisting of a 'full planning application for the erection of 6no. dwellings and associated works, utilising the existing Brickfields Close access. Outline planning application (with all matters reserved except access) for a phased development of 2no. custom/self-build plots'. The County Archaeologist has advised that the proposed development site lies at the north-east extent of Eyhorne Street, a settlement of Medieval or earlier origin. Evidence for prehistoric and Roman activity is known in the surrounding area, and recent investigations to the east revealed a multi-period settlement and Anglo-Saxon cemetery. Early Ordnance Survey mapping indicates a former tile works to the south-west, and associated remains may extend into the site. Given this archaeological potential, it was recommended that an archaeological condition (AR1a) be attached to any planning consent, requiring a staged programme of archaeological work including evaluation, further investigation as necessary, and post-excavation assessment and publication. The condition was recommended to be applied to both the full and outline elements of the application and be completed prior to submission of detailed proposals for the outline area. In addition, an archaeological desk based assessment was submitted as a supporting document for this planning application. The desk based assessment concluded a low potential for Medieval, Post Medieval and Modern evidence; a moderate potential for Prehistoric, Iron Age and Anglo-Saxon evidence at the Site, and a high potential for Roman material.



- 3.7.3. The development at Brickfields Close to the immediate west has been undertaken since 2014 (Ref: 14/0475) and was consented with no archaeological conditions.
- 3.7.4. Development at Godfrey Meadow to the immediate north west was consented in 2018 (Ref: 16/50864). No archaeological conditions were included on this consent.

3.8 ASSUMPTIONS AND LIMITATIONS

- 3.8.1. It is assumed that the data relied upon in this report is accurate. However, as the data used is derived from secondary sources, such as the Kent Historic Environment Record (KHER) database, the accuracy of the data cannot be confirmed. The available archaeological data is a record of currently known archaeological assets and therefore is not a definitive list of all possible archaeological or historical assets from the nearby area. This data can be used to model the Site's archaeological potential; however, it does not preclude the discovery of further currently unknown heritage assets.
- 3.8.2. Whilst this assessment has utilised available sources to surmise the Site's potential for archaeological remains, there may be an element of uncertainty over the nature, extent and condition of the buried archaeological resource. Archaeological remains can be obscured by modern infrastructure, and / or give no visible indication of their presence at surface level.
- 3.8.3. The assessment of potential impacts is based on site plans provided by the client and assumes the accuracy of those plans.
- 3.8.4. Overall, it is anticipated that the methodology employed for this assessment is both suitable and as effective as possible, albeit based on currently available information, to address the professional requirements of this report. The confidence rating given to the conclusions of this assessment is therefore moderate.

4 SITE LOCATION, DESCRIPTION, & CONTEXT

4.1 LOCATION, EXTENT, & LAND USE

4.1.1. The Site measures c. 1.1ha in extent and is presently occupied by open pastoral land. Along the north eastern boundary, the Site is bounded by a railway line. To the south, further open land is present, while residential dwellings are present to the west and to the east across the railway. Eyhorne Street borders the Site to the north west.

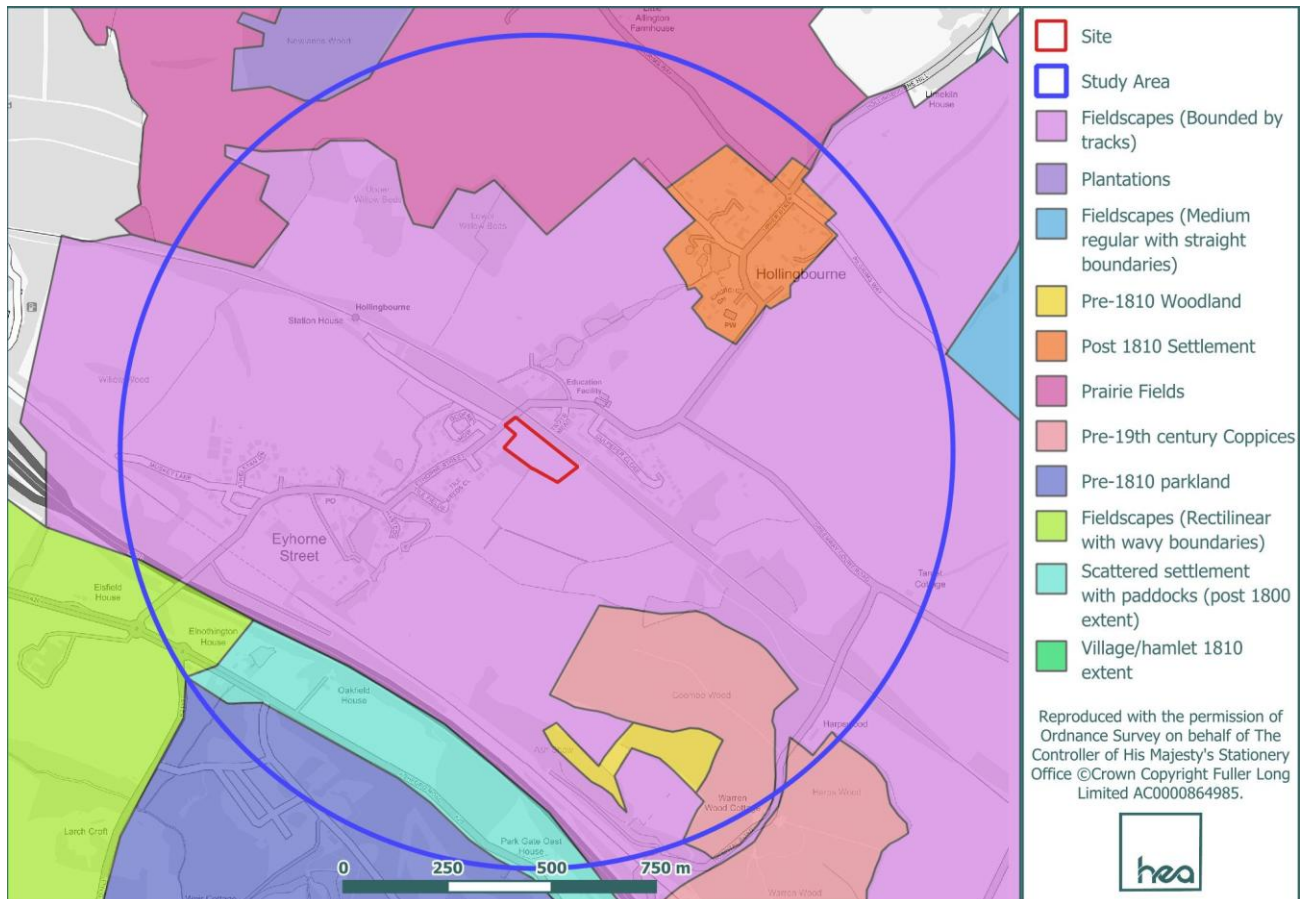


Figure 2 Historic Landscape Characterisation (data from KHER)

4.2 GEOLOGY, TOPOGRAPHY, & LANDSCAPE CONTEXT

4.2.1. The geology and topographical situation associated with a site can underpin the potential archaeological resource and give an indication of the character of archaeological remains that could be anticipated.

4.2.2. The underlying bedrock geology of the Site is recorded by the British Geological Society (BGS) as Gault Formation (Mustone), a sedimentary bedrock formed between 113 and 100.5 million years ago during the Cretaceous Period (British Geological Survey, 2025b). The bedrock geology is recorded to be overlain by superficial Head deposits (Clay, Silt, Sand, and Gravel) across the northern part of the Site; these Head deposits formed between 2.588 million years ago and the present during the Quaternary Period (British Geological Survey, 2025b). There are no superficial deposits recorded across the southern part of the Site.



- 4.2.3. The Site is located within the valley formed by the River Len, with the course of the river c.1.1km to the south west. This valley is located between the steep-sided south facing chalk escarpment forming part of the North Downs ridgeline, with the local topography extending very sharply upwards to the north east of the settlement at Hollingbourne, circa 1km to the north east of the Site. The topography then slopes more gently downwards towards the river course to the south west. The Site itself is situated approximately equidistant between the river and the escarpment, at a height of c.70m above Ordnance Datum (aOD). It would naturally slope towards the south west.
- 4.2.4. The landscape around the Site is recorded by the available Kent Historic Landscape Characterisation (HLC) data as largely comprised of 'Fieldsapes (Bounded by tracks)'.

5 ARCHAEOLOGICAL & HISTORICAL CONTEXT

5.1 INTRODUCTION

5.1.1. This section provides an overview of the Site's archaeological and historical background relevant to assessing its potential to contain archaeological features, finds, or deposits. This is based on accessible records and currently known and available evidence. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide a focused assessment of the archaeological potential of the Site itself in accordance with the NPPF. A gazetteer of Kent Historic Environment Record data can be found in Appendix 3 and can be used to cross-reference the following text and figures with the dataset.

5.2 DESIGNATED ARCHAEOLOGICAL HERITAGE ASSETS

5.2.1. There are no designated archaeological assets within 1km from the Site's central point.

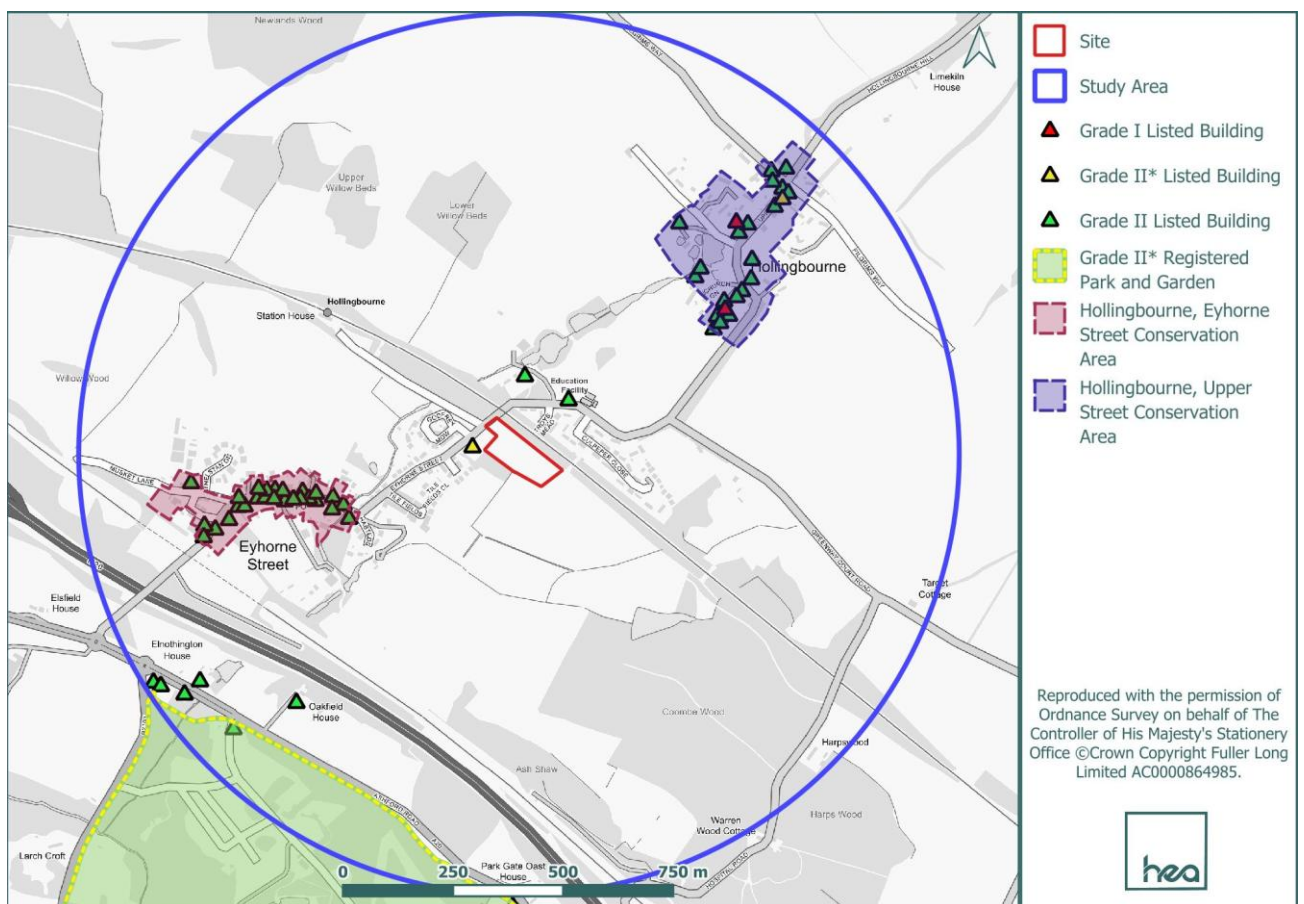


Figure 3 Designated Heritage Assets within the Study Area (data from NHLE and KHER)

5.2.2. The study area contains the following designated heritage assets, as shown on Figure 3 above:

- Registered Parks and Gardens: 1
- Listed Buildings of all Grades: 59
- Conservation Areas: 2

5.2.3. This report comprises an Archaeological Desk-Based Assessment only, and these assets will only be discussed if directly relevant to the archaeological baseline of this report.

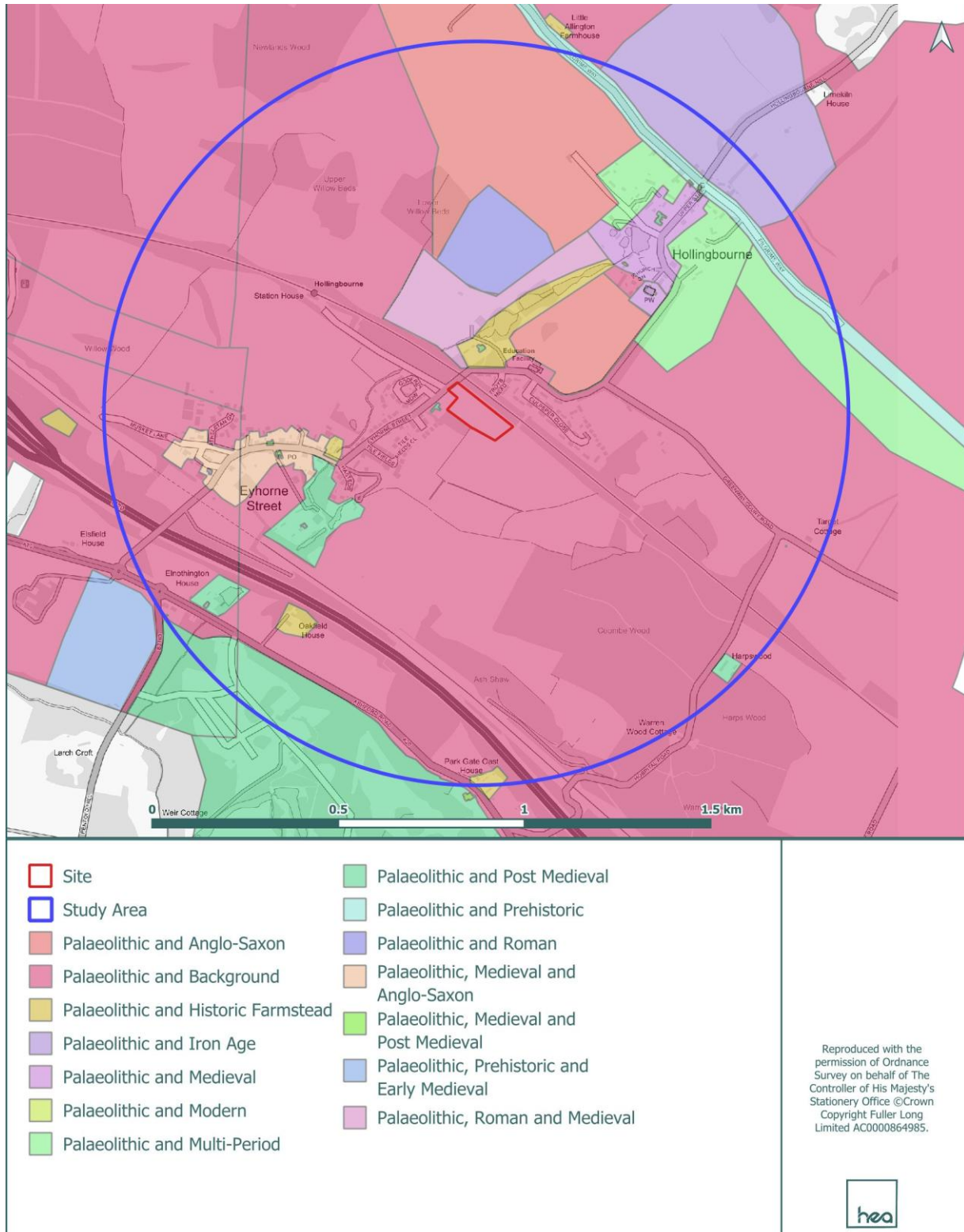


Figure 4 Relevant Archaeological Notification Areas (data from KHER)



5.3 ARCHAEOLOGICAL NOTIFICATION AREAS (ANAS)

- 5.3.1. The Kent County Council archaeology team advises Maidstone Borough Council on archaeological considerations associated with development applications. The Kent County Council archaeology team defines a series of areas of perceived or known archaeological potential across the various administrative authorities within Kent.
- 5.3.2. The Site is located within an Archaeological Notification Area (ANA) as defined locally by Kent County Council and as advised by their archaeological advisors. This ANA defines an area of perceived Palaeolithic potential, as well as an area of “background” archaeological potential.

5.4 ARCHAEOLOGICAL BACKGROUND

- 5.4.1. The following sections will present relevant archaeological and historic evidence for the Site and the defined study area, as available on the sources consulted and outlined previously. The archaeological time periods used throughout this assessment are detailed in Appendix 2. Professional judgement has been applied such that only the evidence relevant to an assessment of archaeological potential or historic development at the site have been summarised. Where possible, archaeological records have been grouped to create a more concise summary, for example where a series of records relate to the same settlement, landscape feature, or archaeological site. For the purposes of this assessment, archaeological evidence has been summarised as per the Historic England periods (available online).

RELEVANT PREVIOUS ARCHAEOLOGICAL EVENTS

- 5.4.2. The KHER database contains 24 archaeological events, although some records are repeated, within the study area and these events have been shown on Figures 5-8. The table below highlights the different types of events that have been undertaken. Only events relevant to this report are shown, and professional judgement has been applied to highlight which events can contribute towards an assessment of archaeological potential at the Site.

Table 1 Previous Archaeological Event Records

Type of Event	Total Number within Study Area	Number Shown on Figures 5-8
Building Survey (including historic building surveys, dendrochronology works, etc)	2	0
Desk Based Reporting (including archaeological reports, heritage reports, etc)	2	0
Excavations (including open area excavation, strip, map, and sample, etc	1	1
Intrusive Field Evaluation Work (including trial trenching, boreholes, etc)	4	4
Monitoring and Recording (including monitoring of groundworks, geotechnical works, etc)	5	5
Non-intrusive Field Evaluation Work (including geophysical survey, aerial photographic survey, field walking etc)	5	5

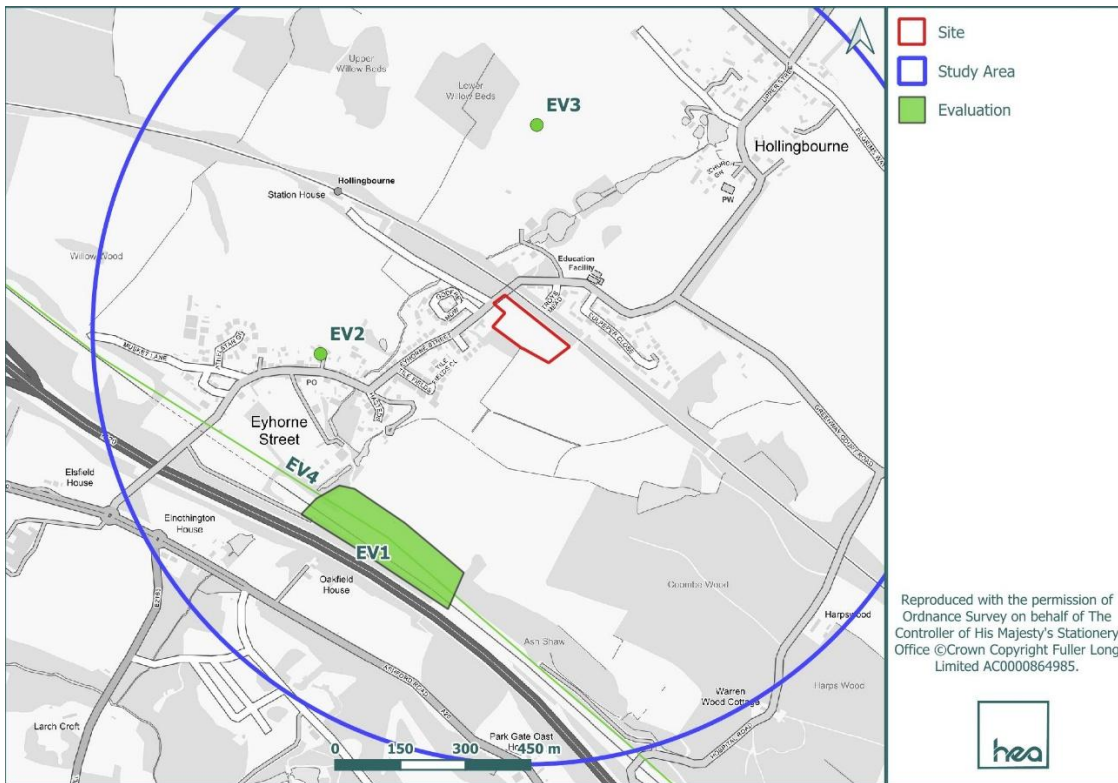


Figure 5 Previous Archaeological Evaluations (data from KHER)

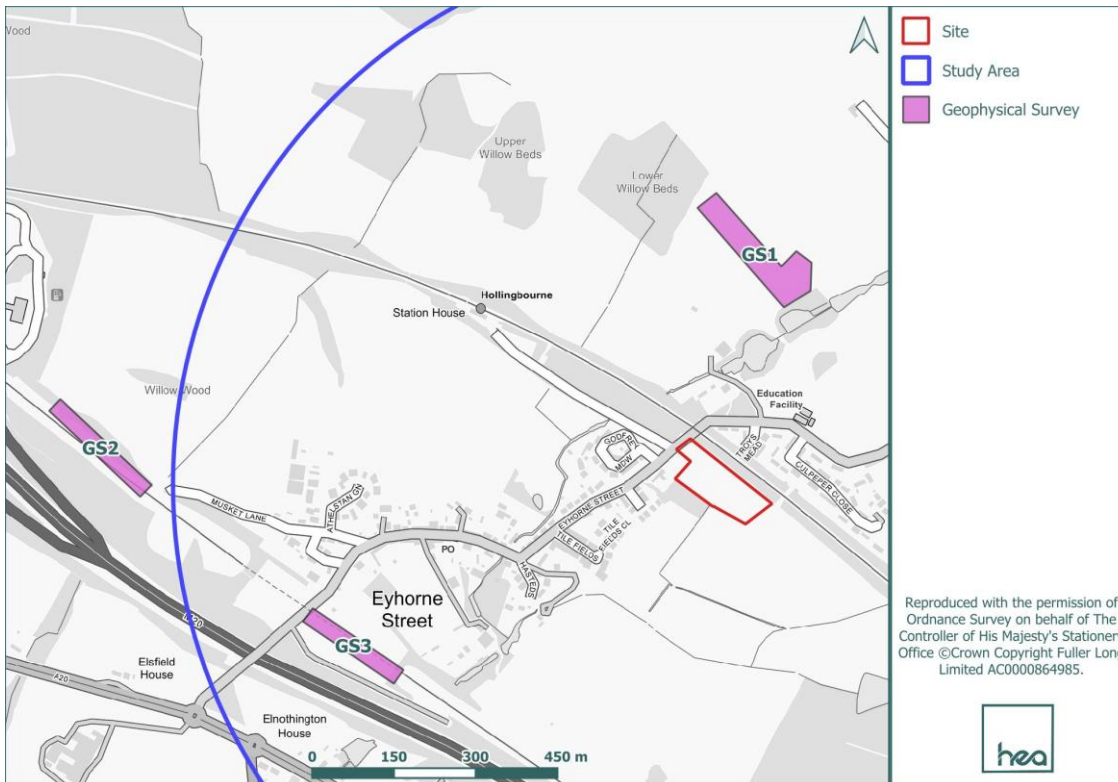


Figure 6 Previous Geophysical Surveys (data from KHER)

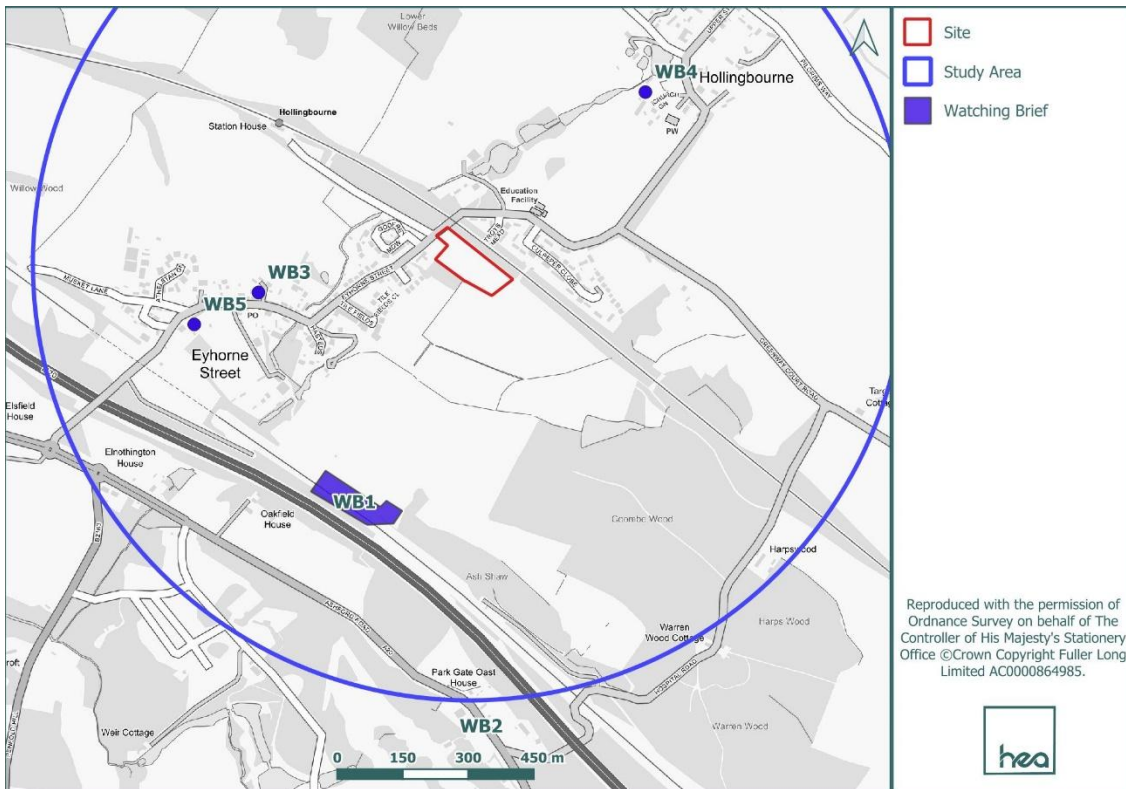


Figure 7 Previous Watching Briefs (data from KHER)

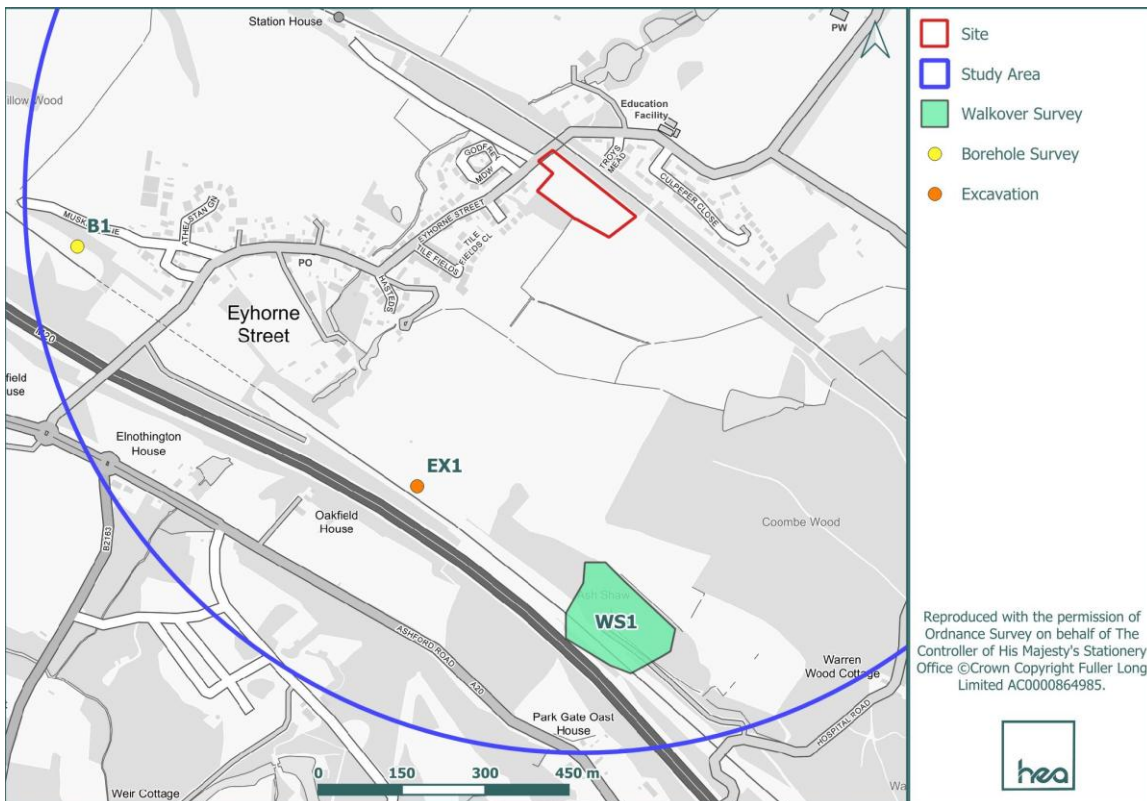


Figure 8 Previous Borehole Surveys, Excavations, and Walkover Surveys (data from KHER)



- 5.4.3. On land to the rear of The Limes, c. 400m south west of the Site, two evaluation trenches were excavated in 2004 which revealed a series of Post Medieval features, alongside a scatter of Late Iron Age and Medieval pottery which has been interpreted as from a hill wash deposit (HEA Ref: EV2). In 2012, a watching brief carried out at The Limes did not observe any archaeological finds or features (HEA Ref: WB3).
- 5.4.4. A magnetometer survey was conducted c. 300m north of the Site at Snagbrook Farm in 2006 (HEA Ref: GS1). Subsequent evaluation revealed evidence associated with the Roman villa at Snagbrook Farm (HEA Ref: EV3).
- 5.4.5. A borehole survey was conducted c. 830m south west of the Site sometime in 1994 (HEA Ref: B1). This borehole survey was undertaken along the route of the Channel Tunnel Rail Link, and three geotechnical ground investigations were monitored. A walkover survey was conducted at a similar time c. 585m south of the Site; this investigation identified some features observed in a wood but no further recording or investigation was carried out (HEA Ref: WS1). As part of the works for the Channel Tunnel Rail Link, two geophysical surveys were conducted in 1995 between c. 610m south and c. 960m south west of the Site (HEA Refs: GS2 and GS3). In 1998, an excavation was carried out during works for the Rail Link c. 565m south of the Site (HEA Ref: EX1). This investigation revealed evidence of Neolithic and Bronze Age occupation activity including lithic implements, pottery, cremation evidence, animal remains, and artefacts. Further to this, a geoarchaeological evaluation of the Thames and Medway Alluvial Corridor along the Rail Link was conducted in 1999 c. 545m south of the Site (HEA Ref: EV4).
- 5.4.6. As part of the Channel Tunnel Rail Link (CTRL) project, a strip, map, and sample excavation was undertaken at Snarkhurst Wood, c.1km west of the Site in 1999. The investigation formed part of a wider programme of archaeological mitigation along the CTRL route. Archaeological evidence from the site indicated intermittent activity from the Mesolithic period through to the Post Medieval period. Residual worked flint from later features suggests sporadic prehistoric activity within the area. Two pits and a possible gully contained middle Bronze Age pottery, potentially relating to wider settlement activity recorded nearby. The principal phase of occupation occurred during the late Iron Age to early Roman period (c. 50 BC–AD 50), comprising an enclosure defined by ditches and a probable trackway, with associated pits, postholes, a circular post-built structure, an oven, and several four-post structures likely representing raised granaries. These features indicate a small-scale, low-status rural settlement engaged in domestic and agricultural activity, with a cremation pit located c.200 metres to the northwest probably associated with this occupation. There is little evidence for significant change immediately following the Roman Conquest. During the early to middle Roman period (c. AD 50–250), the earlier enclosure system was replaced by a simplified arrangement of boundary ditches, accompanied by further pits and small enclosures. Although activity appears to have declined by the mid third century AD, artefactual evidence, including pottery and limited building material, suggests continued but diminishing use of the site, possibly as a peripheral area to a main settlement located to the south. Later evidence comprised a single Medieval boundary ditch and several Post Medieval field boundaries corresponding with historic mapping, reflecting the continued agricultural use of the landscape. Overall, the site represents the northern periphery of a wider late Iron Age and Romano-British rural settlement complex previously identified near the M20. The remains are characteristic of a modest agrarian settlement operating within a self-sufficient mixed farming economy, with occupation ceasing by the mid-third century AD and the area subsequently reverting to agricultural use (Diez, 2006).
- 5.4.7. Between 1999 and 2000, a watching brief at the land adjacent to All Saints Church, c. 530m north east of the Site, failed to observe any archaeological finds or features on the main site, however some possible stone foundations were noted to the north and a large quantity of Anglo-Saxon coins were found in a field to the south west (HEA Ref: WB4).
- 5.4.8. Although not yet recorded on the KHER database, archaeological evaluation trial trenching and subsequent archaeological strip, map and sample excavation works took place across an area of land to the west of Windmill Lane, c. 500m to the south west of the Site, in 2021, and in 2023-24 (CAT, 2024). These investigations recorded a range of Prehistoric, Roman, Early Medieval/Anglo-Saxon, Medieval, and Post Medieval remains.



- 5.4.9. A targeted watching brief was conducted c. 540m south of the Site in 1999 (HEA Ref: WB1). This investigation identified evidence of Late Neolithic to Late Iron Age activity, mostly in the form of pits.
- 5.4.10. At the Coach House, c. 570m south west of the Site, two pits, one of which pre-dates the Coach House and the other likely post-1200 AD in date, were identified during a watching brief between 2001-02 (HEA Ref: WB5).
- 5.4.11. At Park Gate Cottages, c. 1km south of the Site, an archaeological watching brief in 2011 failed to identify any archaeological finds, features or deposits (HEA Ref: WB2).
- 5.4.12. None of those archaeological events recorded on the KHER database are located within the Site or its immediate vicinity.
- 5.4.13. The results of these previous archaeological events will be discussed in more detail where relevant below within each archaeological time period section.

RELEVANT ARCHAEOLOGICAL MONUMENTS

- 5.4.14. The KHER database contains 268 archaeological monuments within the study area. An archaeological “monument” may refer to an individual archaeological feature or findspot, or a grouping of features and / or finds. The table below highlights the number of archaeological monuments contained on the KHER database, split by archaeological time period. Where not relevant to the site, most usually Modern buildings known from cartographic sources, archaeological monument records have not been discussed.

Table 2 Total Archaeological Monument Records

Period	Total Number within Study Area	Number Shown on Figures 9-18
Palaeolithic	0	0
Mesolithic	2	2
Neolithic	0	0
Bronze Age	0	0
Iron Age	13	13
Roman	16	16
Anglo-Saxon/Early Medieval	87	87
Medieval	43	43
Post-Medieval	56	34
Modern	10	7
Undated or General Prehistoric	7	7

- 5.4.15. The following sections will summarise the archaeological data by time period.

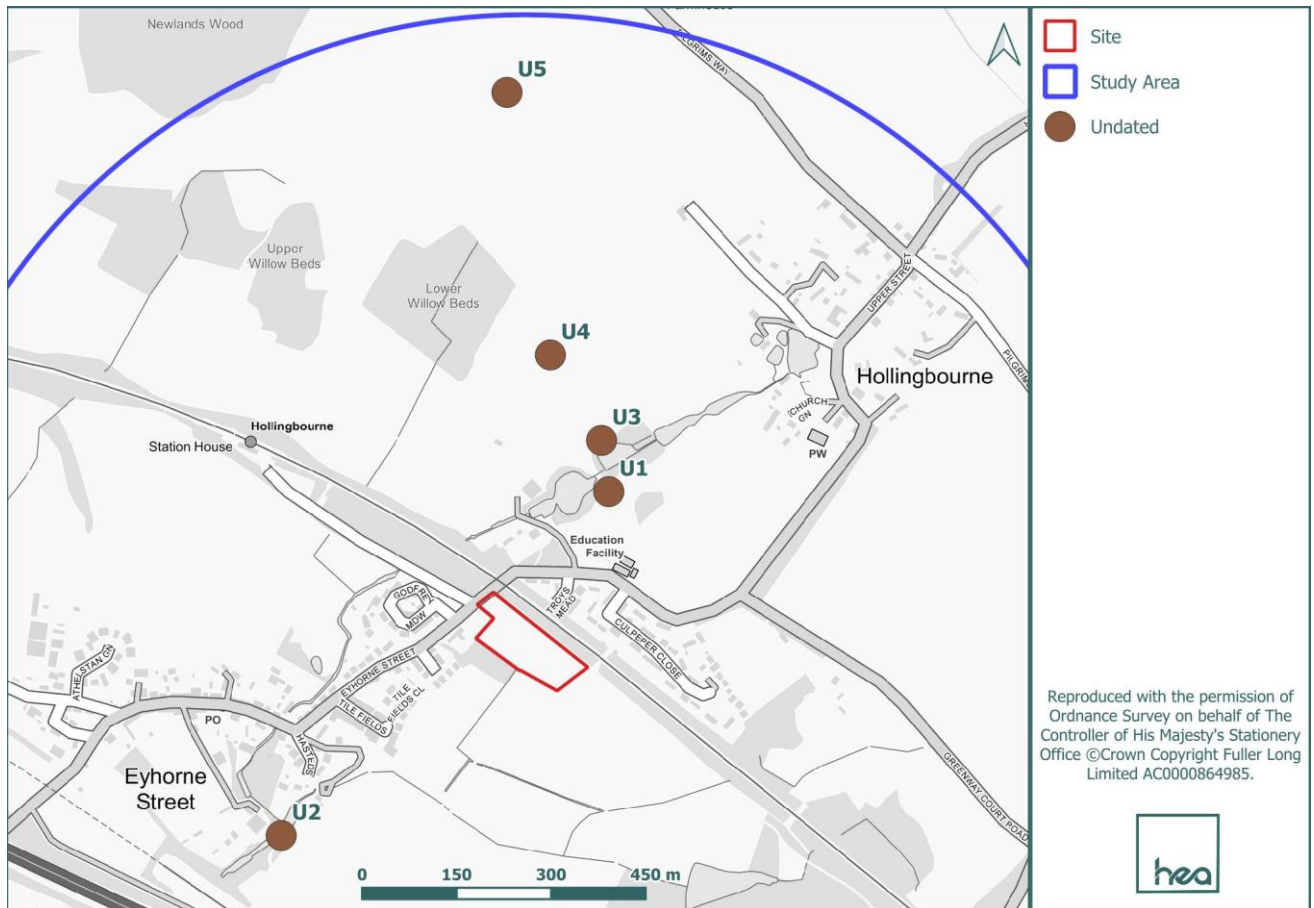


Figure 9 Undated Archaeological Evidence within the Study Area (data from KHER)

UNDATED FINDS AND FEATURES

- 5.4.16. An oak sword, battle axe, and a human skull, and undefined bones are recorded c. 245m north of the Site (HEA Ref: U1). The date of these finds is presently unknown and it is also likely that this represents a generalised findspot location.
- 5.4.17. A large building at Snagbrook, c. 315m north of the Site, was identified during a magnetometry survey, however the date of this structure cannot be certain (HEA Ref: U3). Nearby, a circular double ditched feature is recorded (HEA Ref: U4). This feature has been suggested as a ring ditch but its date is uncertain.
- 5.4.18. A possible paper mill of unknown date is recorded c. 460m south west of the Site (HEA Ref: U2).
- 5.4.19. A cropmark was identified via aerial photographs from 2007 c. 795m north of the Site (HEA Ref: U5), the date of these cropmarks is presently unknown but the feature is described as '55m across and consists of cross-like mark with interruptions preventing it from forming a number of rectilinear enclosures'.

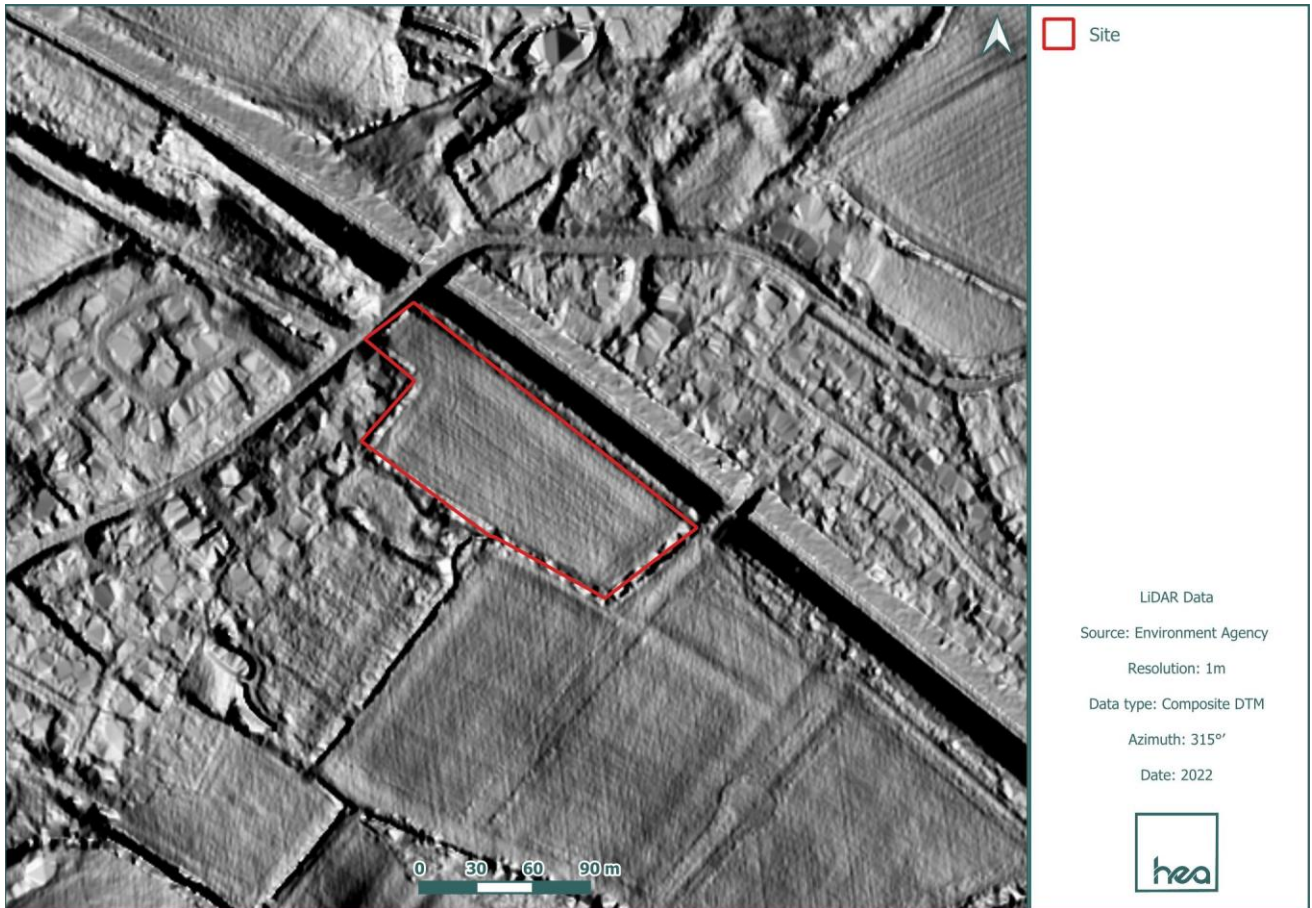


Figure 10 LiDAR Data (data from Environment Agency)

LIDAR ANALYSIS

- 5.4.20. The available LiDAR data (Environment Agency, 1m resolution, 2022) was examined to assess the topography of the Site and its immediate surroundings. The Site occupies a roughly rectangular parcel of land located immediately south of a railway line.
- 5.4.21. The LiDAR imagery indicates that the Site itself is relatively level, with north-west to south-east trends across the Site indicative of its present agricultural use. No clear anomalies, such as earthworks, banks, ditches, or depressions, are visible within the Site boundary. In contrast, the surrounding area exhibits a more varied relief, with clear field boundaries, drainage features, and built development features visible.

PALAEOLITHIC (1,000,000-10,000 BC)

- 5.4.22. The Palaeolithic period is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources (Bahn, 2002). As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.
- 5.4.23. There is an absence of Palaeolithic evidence recorded within the study area by the KHER database.

- 5.4.24. Archaeological excavation work c. 500m to the south west of the Site, on an area of land to the west of Windmill Lane, recovered an abraded and likely residual Palaeolithic flint handaxe from a superficial gravel deposit (CAT, 2024).

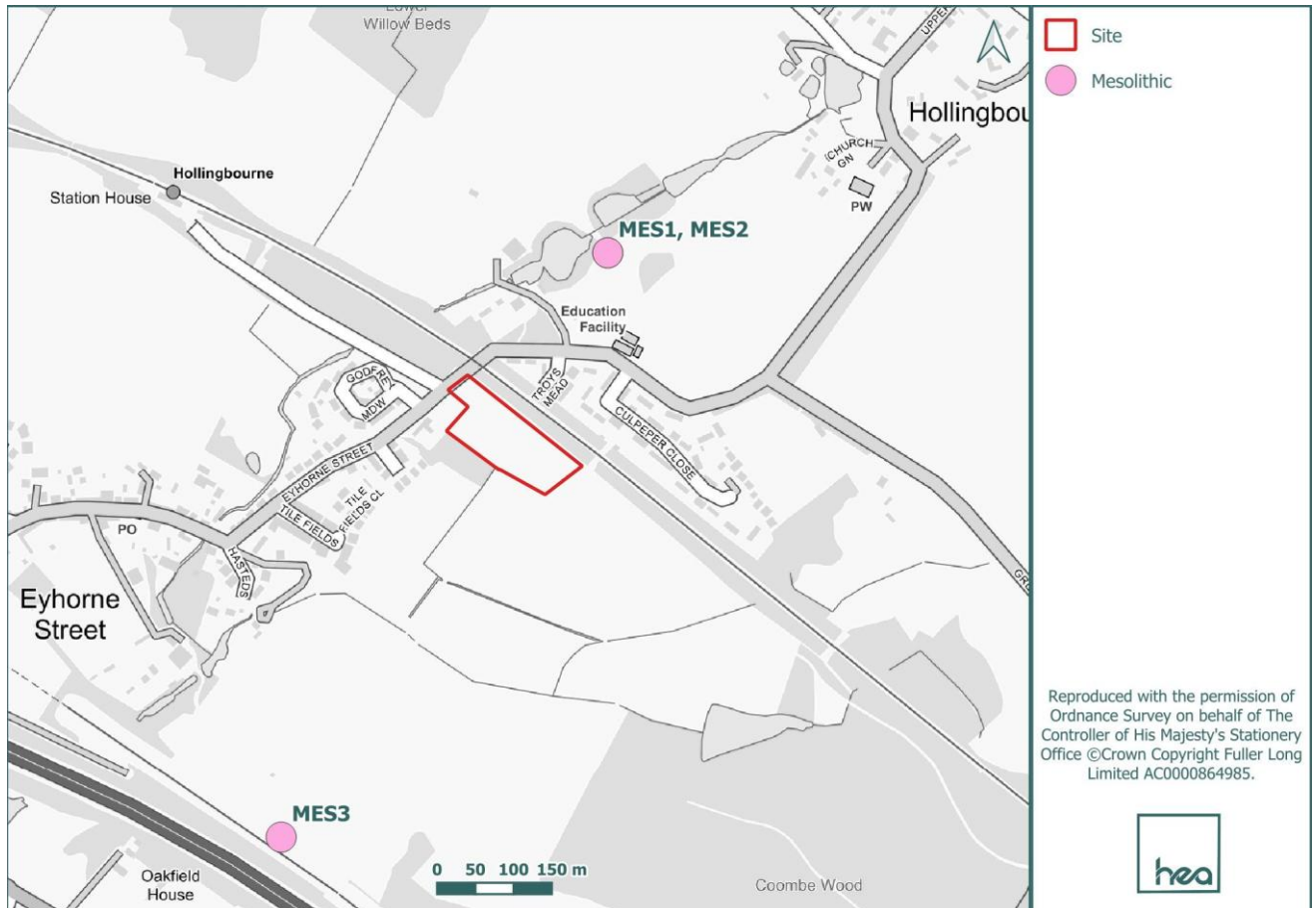


Figure 11 Mesolithic Evidence within the Study Area (data from KHER)
MESOLITHIC (10,000-4,000 BC)

- 5.4.25. Similar to the Palaeolithic, Mesolithic deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics (Bahn, 2002).
- 5.4.26. Mesolithic artefacts are recorded c. 240m north of the Site (HEA Refs: MES1 and MES2). These artefacts include a medium tranchet axe/adze, 81 blades, 5 cores, a scraper, and a worked piece of flint.
- 5.4.27. In the area c.560m south west of the Site, Mesolithic finds comprised residual flintwork found in later features of mainly Neolithic to early Roman date (HEA Ref: MES3).
- 5.4.28. The archaeological works undertaken c.500m south west of the Site in 2023-24, to the west of Windmill Lane, recorded a Mesolithic hollow, filled with charcoal rich lenses and an assemblage of flintwork, with surrounding post holes and a small pit (CAT, 2024). An intercutting group of seven pits, containing various worked flint tools and flint debitage, was also recorded, which cut the remnants of a possible buried ground surface with in situ flintwork. It was suggested this evidence represented a possible Mesolithic habitation site.
- 5.4.29. At Snarkhurst Wood, c. 1km west of the Site, Mesolithic activity is represented by residual flintwork in later features, including an opposed platform blade core and a small blade element (Diez, 2006).

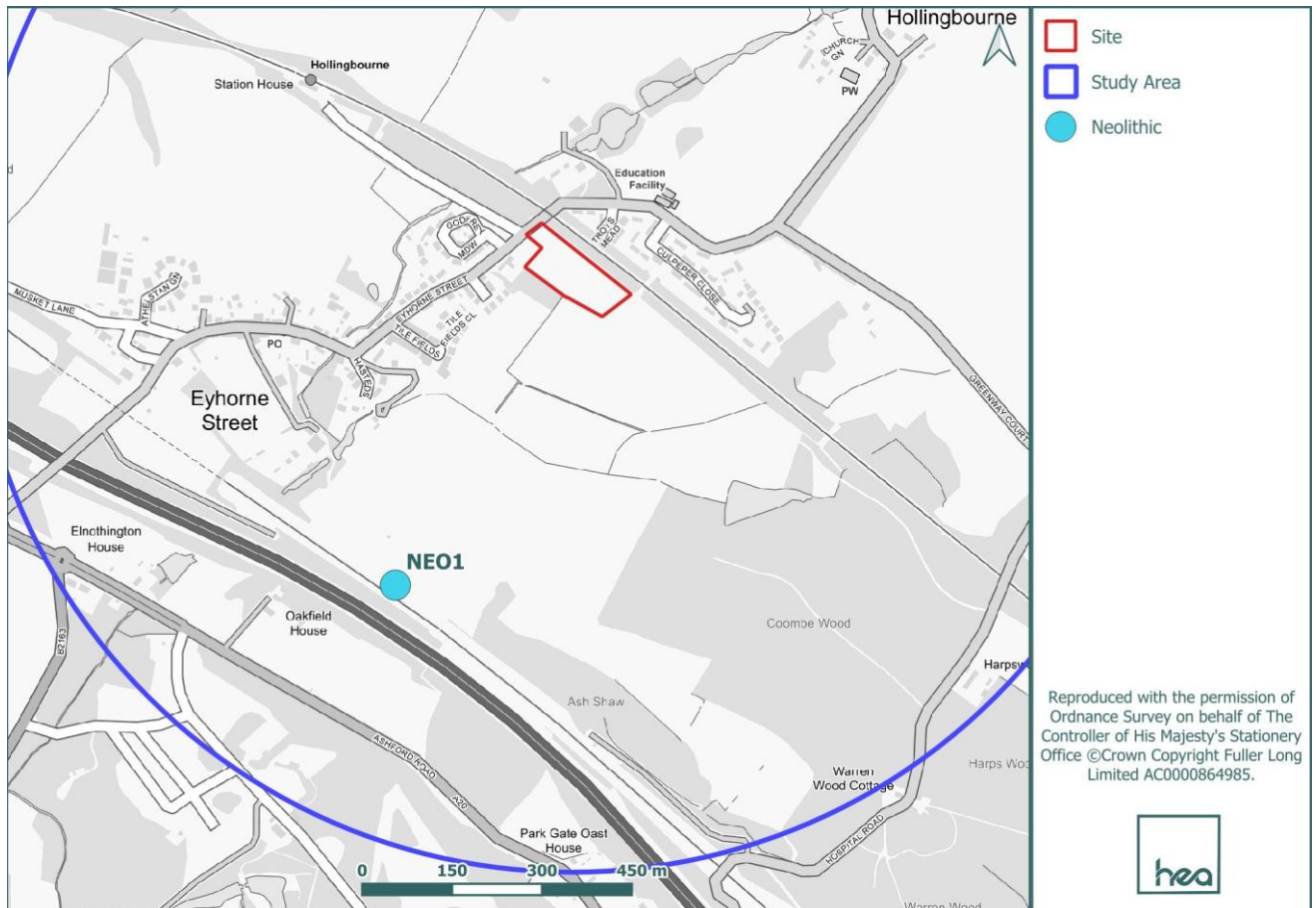


Figure 12 Neolithic Evidence within the Study Area (data from KHER)

NEOLITHIC (4,000-2,200 BC)

- 5.4.30. During the Neolithic period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crops resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and 'place making', this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows (Bahn, 2002).
- 5.4.31. During the Rail Link work c. 560m south of the Site, Late Neolithic pits were identified (HEA Ref: NEO1).
- 5.4.32. At Snarkhurst Wood, c. 1km west of the Site, Neolithic activity is indicated only by residual struck flint, mostly flakes, redeposited in later contexts. No in-situ Neolithic features or settlements were identified, implying only sporadic or low-intensity activity in the area (Diez, 2006). This event is associated with the Channel Tunnel Rail Link London and Continental Railways archaeological works undertaken between 1998 and 2006 (HEA Refs: EV1, EX1, WB1, GS3, WS1 and B1).

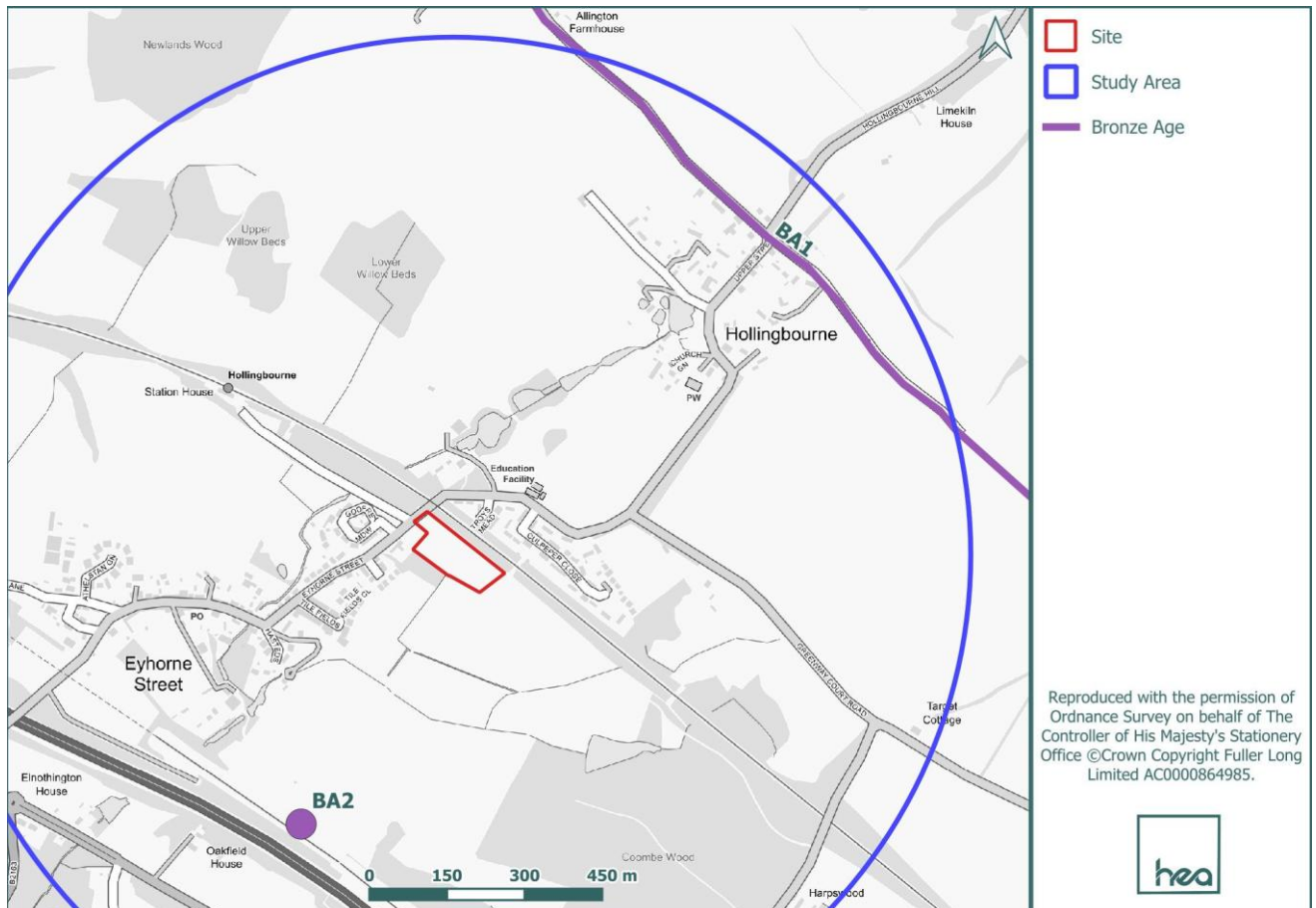


Figure 13 Bronze Age Evidence within the Study Area (data from KHER)

BRONZE AGE (2,200-800 BC)

- 5.4.33. The Bronze Age period is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use of bronze as a material, as the copper and tin ores required to produce bronze do not generally naturally occur in proximity to each other. Similarly to the Neolithic period, landscape monuments are also established during this period with round barrows being the most numerous (Bahn, 2002).
- 5.4.34. The Pilgrim's Way, or North Downs Way, is a Prehistoric trackway which follows the ridge of the North Downs escarpment, c. 820m north of the Site (HEA Ref: BA1).
- 5.4.35. As mentioned above, an area of Bronze Age activity is recorded to the south east of Eyehorne Street, c.560m south of the Site (HEA Ref: BA2). Evidence recorded dating from the Late Bronze Age included evidence for ditches, pits, post holes, a tree throw, lynchet earthworks, pottery, buried soil horizons, and flint flakes. It was thought that the Bronze Age features may be related to a nearby settlement potentially on higher ground to the north east.
- 5.4.36. Residual Late Bronze Age to Early Iron Age pottery was recovered during excavation work c.500m to the south west of the Site in 2023-24 (CAT, 2024). One of the features excavated which only contained pottery dating to this period also included an inhumation burial, located within the centre of a ring ditch; the pottery was interpreted as potentially being residual, with the burial also potentially either Later Prehistoric or later Anglo-Saxon/Early Medieval in date.

5.4.37. At Snarkhurst Wood, evidence for the Bronze Age is primarily residual, recovered from later contexts, and includes worked flint and small quantities of Middle Bronze Age pottery from pits and gullies. While limited, these finds indicate sporadic activity in the area, possibly linked to the contemporary settlement excavated at the Maidstone Motorway Service Area c. 1.3km west of the Site (Diez, 2006). This event is associated with the Channel Tunnel Rail Link London and Continental Railways archaeological works undertaken between 1998 and 2006 (HEA Refs: EV1, EX1, WB1, GS3, WS1 and B1).

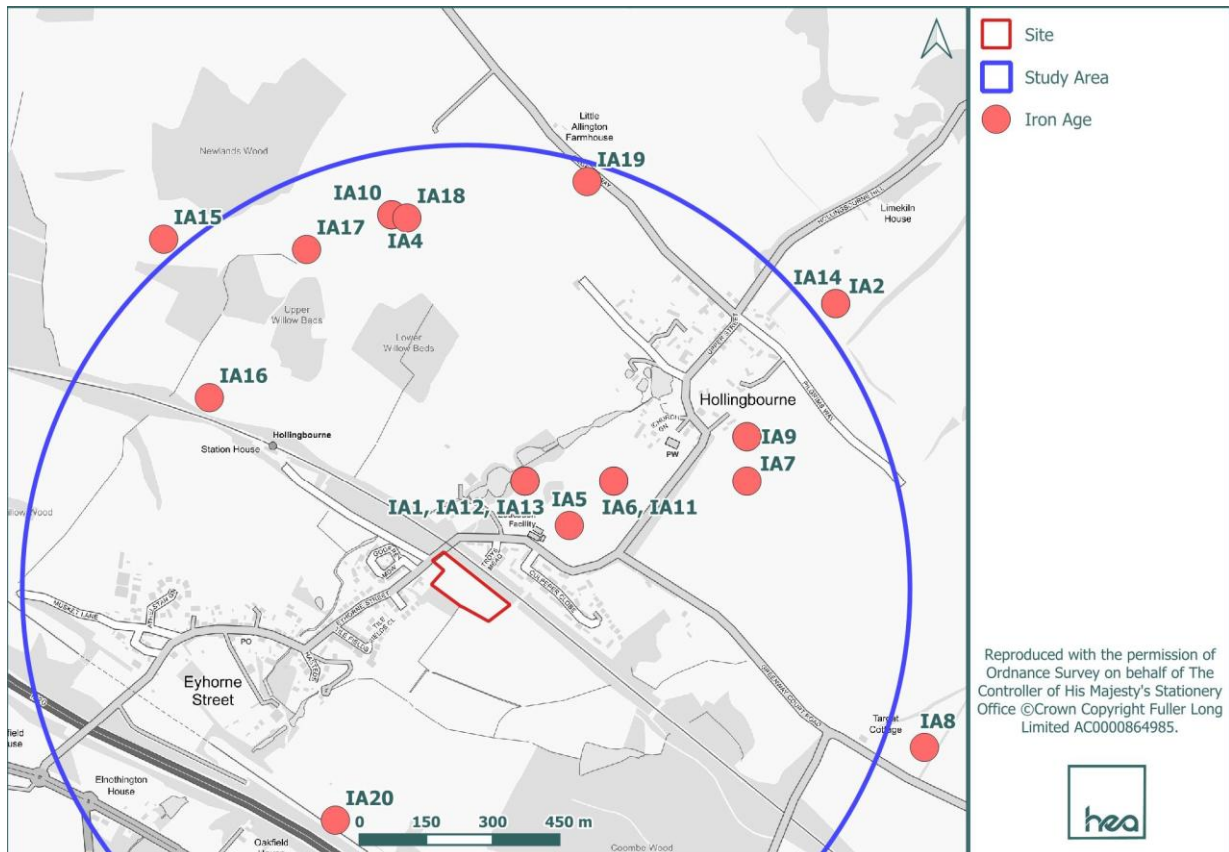


Figure 14 Iron Age Evidence within the Study Area (data from KHER)

IRON AGE (800 BC TO AD 43)

- 5.4.38. The Iron Age period is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures, and roundhouses which developed during this period (Bahn, 2002).
- 5.4.39. Various Iron Age coins of varying composition, including gold, copper alloy, and silver, are recorded to have been discovered from within the study area mostly as surface chance finds by the Portable Antiquities Scheme, and some from features identified during archaeological works within the study area (see above Events section; HEA Refs: IA1, IA2, IA3, IA4, IA5, IA6, IA8, IA9, IA10, IA11, IA12, IA13, IA14, IA16, IA17 and IA20). Of these, the nearest to the Site include a coin hoard, three silver coins, a copper alloy coin, and a gold coin located between c. 230m and c. 375m north of the Site (HEA Refs: IA1, IA5, IA6, IA11, IA12, and IA13).
- 5.4.40. There are two known findspots of Iron Age copper alloy brooches within the study area (HEA Refs: IA7 and IA19). A copper alloy bead of Iron Age date is recorded c. 1km north west of the Site (HEA Ref: IA15). Additionally, a miniature object created from lead alloy is recorded c. 760m north of the Site (HEA Ref: IA18).

- 5.4.41. As mentioned above, residual Late Bronze Age to Early Iron Age pottery was recovered during excavation work c.500m to the south west of the Site in 2023-24 (CAT, 2024). An inhumation burial from the centre of a ring ditch may also date to this period.
- 5.4.42. In the wider landscape, Iron Age features including enclosure ditches, postholes, four-post structures, pits, pottery and a possible trackway were discovered at Snarkhurst Wood, c. 1km west to north west of the Site. One cremation pit was also identified., suggesting local production. Evidence of agricultural activity, such as an iron rake prong, and small-scale craft or industrial activity, possibly including iron working, was also recovered during investigations. The settlement appears to have been small, rural, and partly self-sufficient, and it is likely associated with the northern edge of the settlement identified during the Maidstone Bypass excavations c.1.3km west of the Site (Diez, 2006). This event is associated with the Channel Tunnel Rail Link London and Continental Railways archaeological works undertaken between 1998 and 2006 (HEA Refs: EV1, EX1, WB1, GS3, WS1 and B1).

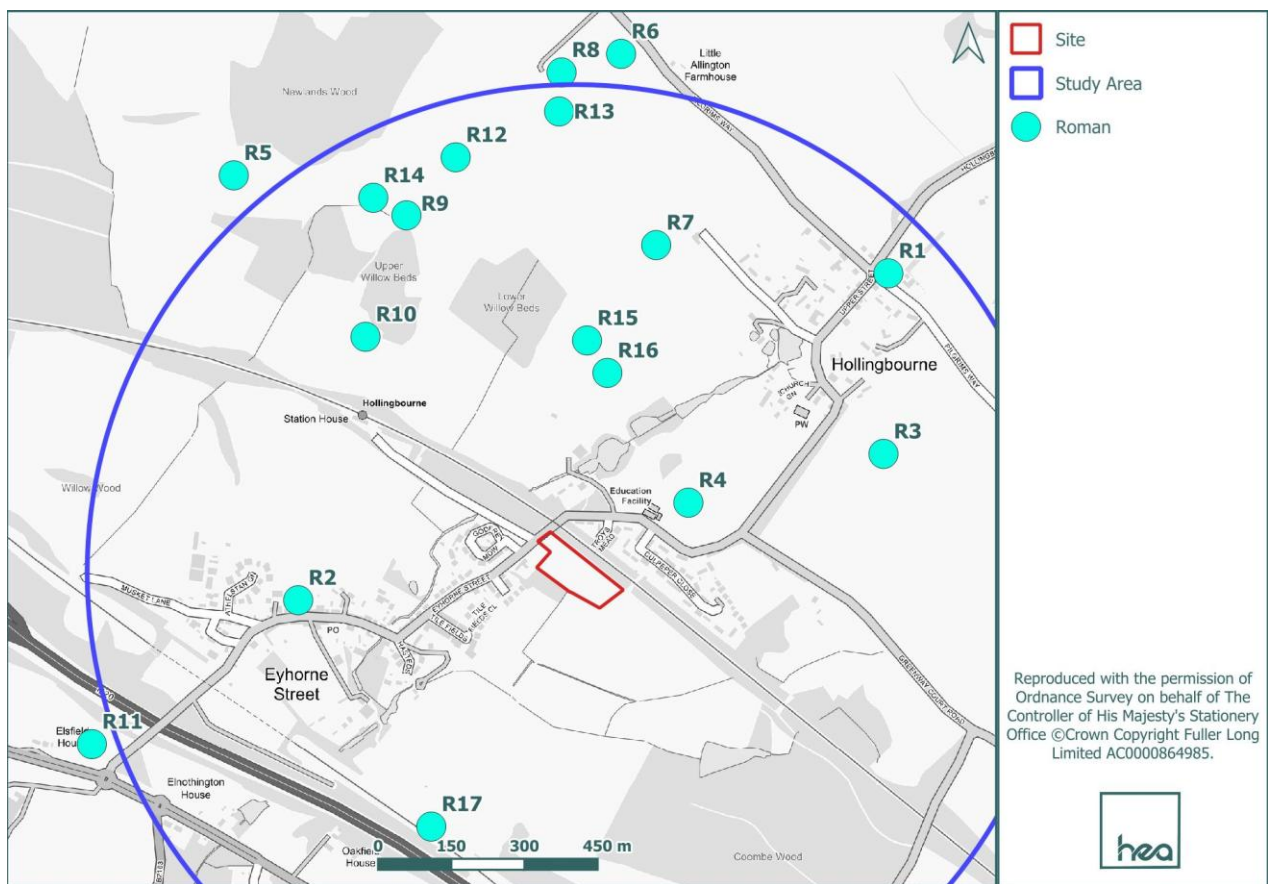


Figure 15 Roman Evidence within the Study Area (data from KHER)

ROMAN (AD 43-410)

- 5.4.43. During the Roman period, important areas of settlement were connected by a formal road network (English Heritage, 2025). The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads.
- 5.4.44. The Site does not lie in the vicinity of any known or projected major Roman road. The closest Roman road to the Site is located c. 5.8km south west of the Site, on a south east to north west alignment (Margary, 1955, pp. 43; Allen, et al., 2016). This road connected Maidstone to Dover (Dubris).



- 5.4.45. A parch mark observed in a field during August 2006 c.350m north of the Site, followed by a resistivity survey and limited trial trenching, revealed the foundations of a Roman villa measuring approximately 20–23m by 16–35m and orientated east to west (HEA Refs: R15-16). The building appears to have been of a corridor-type plan with several internal divisions and a possible north aisle, with indications of a second aisle and a curved apse at the west end. The foundations comprised unmortared ragstone walls around 0.7m wide, with no surviving floor surfaces. A rim sherd of Upchurch ware recovered from the site suggests a 2nd to 3rd century AD date. A rectangular enclosure extending to the southeast of the structure, interpreted as either a garden or an earlier building, was identified but not excavated. The evidence indicates the presence of a substantial Roman villa complex representing a significant component of the rural landscape during the Roman period.
- 5.4.46. On an area of land to the west of Windmill Lane, c. 500m to the south west of the Site, archaeological excavation work recorded a north-south aligned ditch which was dated to the Roman period (CAT, 2024). This feature was potentially related to two parallel east-west aligned ditches which were also found, being likely indicative of Roman or early post-Roman agricultural land-use
- 5.4.47. Features identified on the land south east of Eyhorne Street c.560m south west of the Site included early Roman features, as well as Iron Age or Roman pottery within a tree throw (HEA Ref: R17).
- 5.4.48. There is an extensive record of Roman findspots of material within the study area; namely, various finds including coins, brooches, pottery, pins, and strap fittings (HEA Refs: R1-R14).The nearest of these to the Site comprises a copper alloy coin found c.225m north of the Site (HEA Ref: R4).
- 5.4.49. In the wider landscape, Roman settlement activity can be seen c. 1km west to north west of the Site at Snarkhurst Wood (Diez, 2006). This event is associated with the Channel Tunnel Rail Link London and Continental Railways archaeological works undertaken between 1998 and 2006 (HEA Refs: EV1, EX1, WB1, GS3, WS1 and B1). Existing enclosures were partially replaced by a simpler system of ditches and trackways were no longer evident. Features included pits and three four-post structures, with small quantities of Romanised pottery. Most activity seems to have ceased by the late 2nd century AD, with only limited or sporadic occupation continuing into the early 3rd century. Evidence suggests that this area may have become peripheral to the main settlement, which is consistent with nearby findings of a small stone-founded building dating to the 1st and early 2nd century AD.

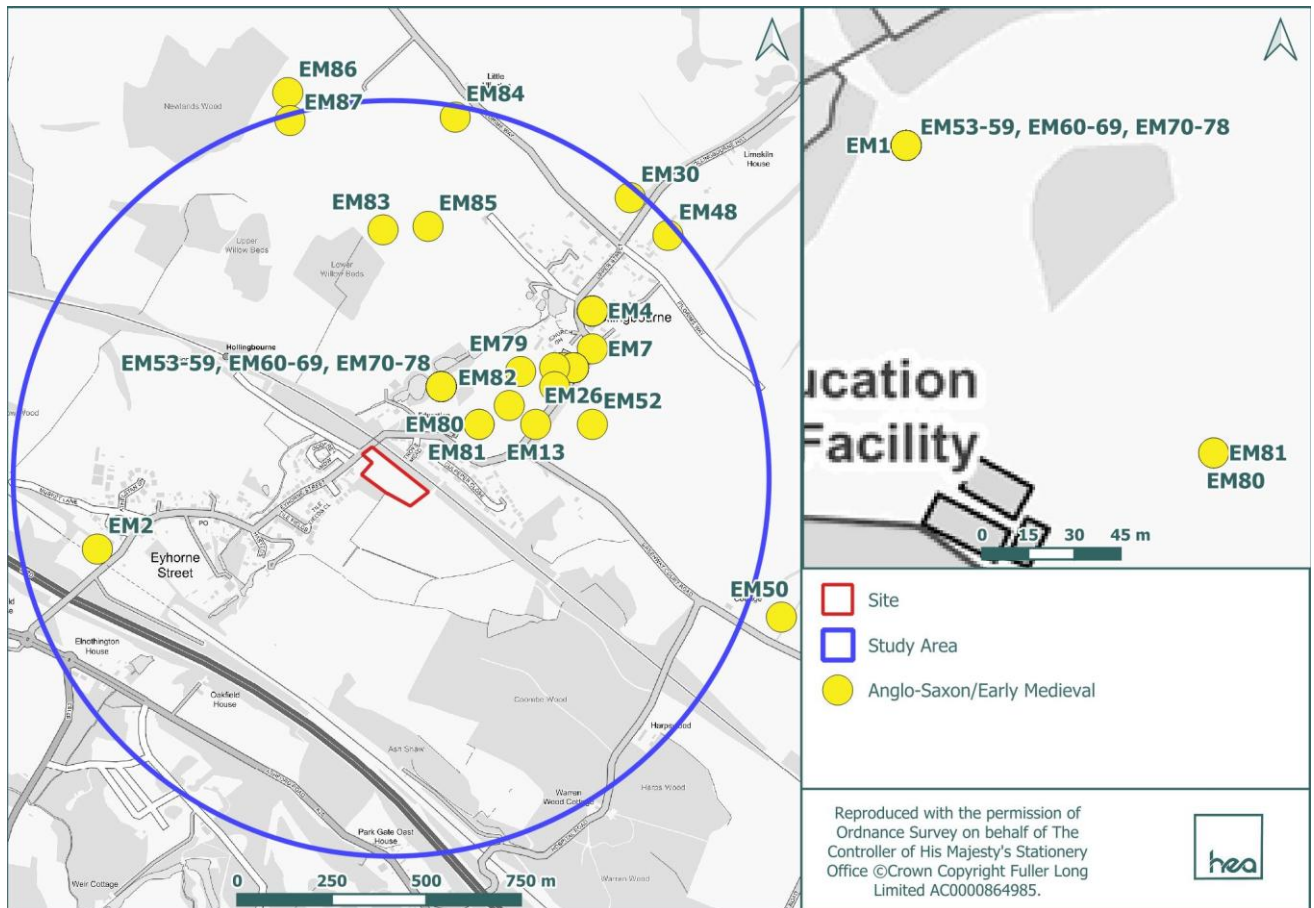


Figure 16 Anglo-Saxon/Early Medieval Evidence within the Study Area (data from KHER)

ANGLO-SAXON/EARLY MEDIEVAL (AD 410-1066)

- 5.4.50. After the decline of Roman rule in the 5th century, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain (Morris, 2022). Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England (Stenton, 1970). Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity (Yorke, 2006).
- 5.4.51. An abundance of Anglo-Saxon/Early Medieval evidence is recorded within the study area on the KHER database, primarily in the form of material findspots recorded on the Portable Antiquities Scheme database, including coin hoards, individual coins, and other artefacts (HEA Refs: EM1-EM47, EM53-EM78 and EM87). Further findspots include brooches (HEA Refs: EM48 and EM85), strap ends (HEA Refs: EM49, EM83 and EM86), a pendant (HEA Ref: EM50), a silver scabbard (HEA Ref: EM51), an iron sword pommel (HEA Refs: EM52), a copper alloy mount (HEA Ref: EM79), copper alloy tweezers and a buckle (HEA Ref: EM80), a glass bead (HEA Ref: EM82), and a stirrup (HEA Ref: EM84).
- 5.4.52. Recent archaeological excavation work in 2023-24 on the area of land to the west of Windmill Lane, c. 500m to the south west of the Site, has recorded an Anglo-Saxon/Early Medieval inhumation cemetery, with some potential evidence for an area of habitation (CAT, 2024). The inhumation cemetery was found to comprise 120 earth-cut graves. They survived as rectangular cuts, orientated north-west to south east, and north-east to south-west, and were enclosed by at least five ring ditches. The cemetery was provisionally dated to the 7th to 8th centuries AD. To the south of the cemetery area was

a north-east to south-west aligned ditch, which contained a quantity of animal bone, focussed towards the south-west part of the feature..

- 5.4.53. The settlement name 'Hollingbourne' is believed to originate from the Anglo-Saxon leader Hola, who is suggested to have owned the area around the stream, or 'bourne', during this period, giving the name deriving from 'Hola's bourne'; it is first referred to as 'Holingeburna' in the 10th century (Hollingbourne Parish Council, n.d.; Mills, 2011). Additionally, the name Eyhorne is likely derived from the old English word 'haegthorn' or hawthorn (Hollingbourne Parish Council, n.d.).

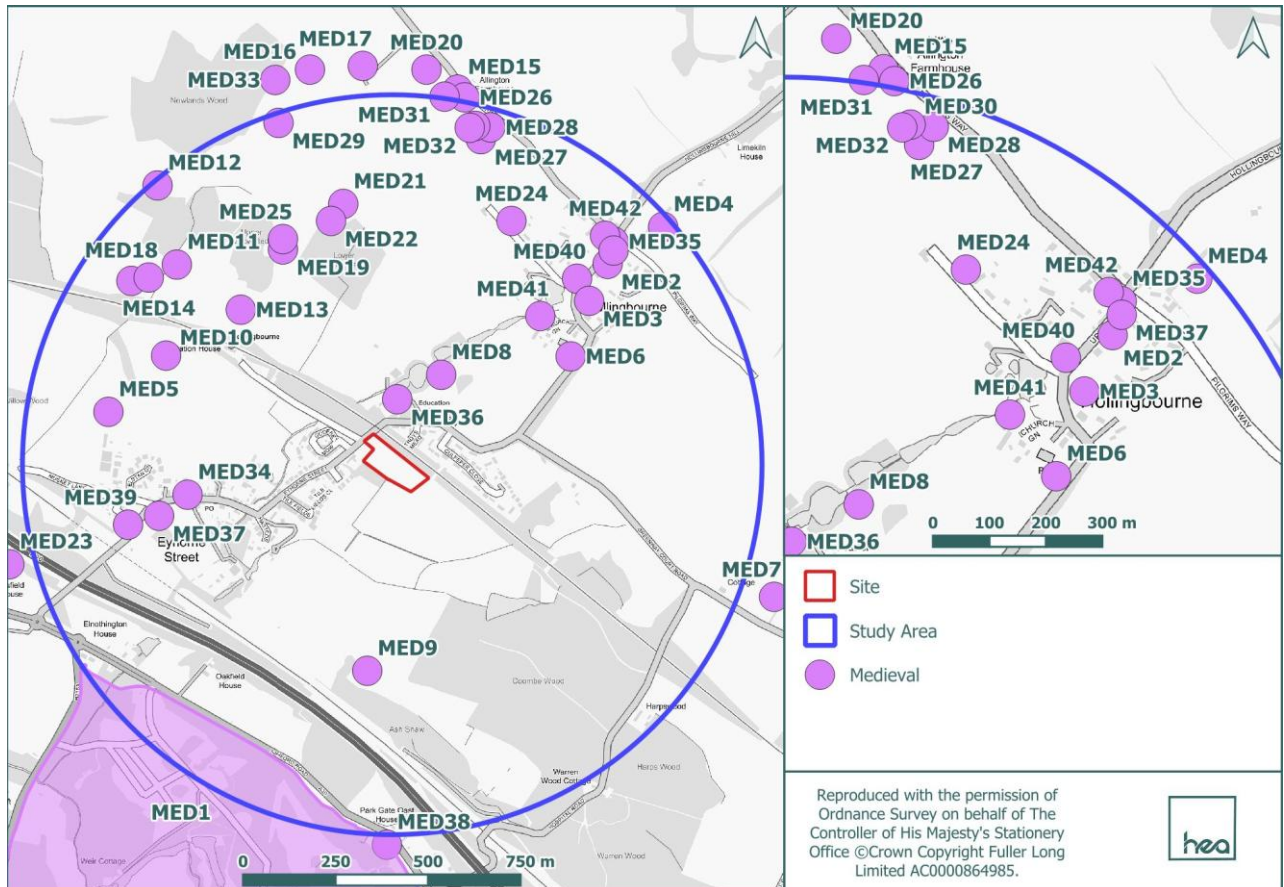


Figure 17 Medieval Evidence within the Study Area (data from KHER)

MEDIEVAL (AD 1066-1540)

- 5.4.54. During the Medieval period settlements developed, both within areas that had been settled in earlier periods (London, Colchester etc) and in entirely new areas. These settlements, which were generally focused around manors, trade routes and churches, are the origin of many hamlets, villages and towns throughout the country (Historic England, 2018). Around these settlements, agricultural hinterlands were established to provide resources for use within these settlements, and commodities to trade with the wider area.
- 5.4.55. The Domesday Book is a detailed record of manorial landholdings which was compiled in 1086 (Williams, 1999). Hollingbourne, presently located c. 400m north east of the Site and was under the ownership of the Archbishop of Canterbury (Powell-Smith, 2025). It had a recorded population of 89 households which is above average for the period, and the land and resources were described as ploughland, meadow, and woodland. The Domesday Book also mentions the presence of two mills and one church.

- 5.4.56. Various Medieval finds including rings, coins, seal matrixes, scabbards, buckles, ewer spouts, spurs, jettons, keys, mounts, tokens, and book fittings are recorded to have been discovered within the study area. Additionally, features including pits are also recorded alongside known Medieval buildings (HEA Refs: MED1-MED42).
- 5.4.57. Evidence for Medieval occupation activity was recorded during archaeological investigation works adjacent to Windmill Lane, c. 500m to the south west of the Site in 2021, and subsequently in 2023-24 (CAT, 2024). The excavations revealed a possible sunken lane, dated to between the 11th century and 14th century, with a series of parallel ditches running perpendicular to the lane likely representing boundaries or enclosures. Within one of the enclosures was evidence for two potential sunken feature buildings, which were also recorded elsewhere within the excavation area. Various Medieval pits and post holes were also recorded.
- 5.4.58. Leeds Castle Park, which is thought to have been first landscaped during the reign of Edward the 1st (AD 1272-1307), is a Grade II* Registered Park and Garden located c. 830m south of the Site (HEA Ref: MED1; NHLE No. 1000184).
- 5.4.59. Snagbrook, a Grade II listed building c.115m north of the Site, was constructed between 1500 and 1899 and has undergone various stages of development include a later 19th century addition of a façade (HEA Ref: MED36; NHLE No. 1344359).

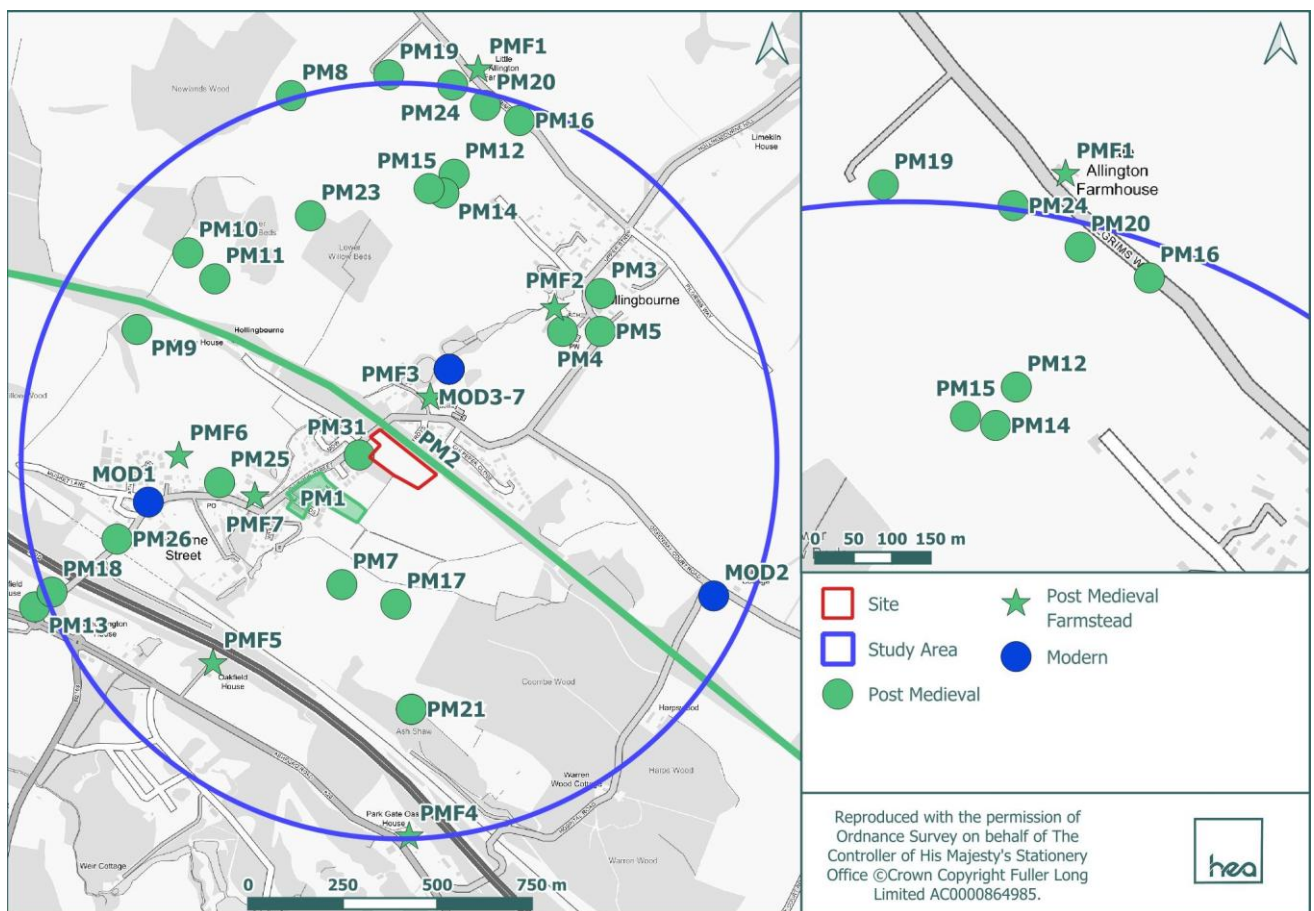


Figure 18 Post Medieval and Modern Evidence within the Study Area (data from KHER)
POST-MEDIEVAL (AD 1540-1901) AND MODERN (AD 1901 TO PRESENT)

- 5.4.60. There are various finds and features dating to the Post Medieval period which have been recorded within the study area. These findspots of material are largely surface finds recorded by the Portable Antiquities Scheme, and some were



identified during archaeological works in the study area; this evidence include spurs, mounts, tokens, coins, buckles, seal matrixes, tokens, book fittings, equestrian ware, jettons, pottery, belts, and dress hooks (HEA Refs: PM1, PM3-PM30). Additionally, seven Post Medieval farmsteads are recorded within the study area (HEA Refs: PMF1-PMF7).

- 5.4.61. The most relevant Post Medieval monument records to the Site, based on proximity, include the Sevenoaks, Maidstone, and Tunbridge Wells Branch railway line, which runs immediately adjacent to the north eastern boundary of the Site (HEA Ref: PM2). This railway line was opened to run between Swanley and Sevenoaks in 1862, and was extended to Maidstone in 1874. Adjacent to the southern boundary of the Site is Godfrey House (HEA Ref: PM31). Godfrey House was constructed in 1587 and restored in 1859 and was listed as Grade II* in 1952 (NHLE Ref: 1054873).
- 5.4.62. Additionally, the site of a former Post Medieval tile works is located c. 130m south of the Site (HEA Ref: PM1). This tile works was associated with a kiln located in Eyhorne Street, however this area has now been developed for residential properties. Finally, the Post Medieval farmstead known as Snagbrook is located c. 150m north of the Site (HEA Ref: PMF3). The farmstead is described as 'a loose courtyard plan farmstead with buildings to three sides of the yard' and 'additional detached elements to the main plan'.
- 5.4.63. A pillbox dating to the Second World War (1939-45) is located c. 600m south west of the Site (HEA Ref: MOD1).
- 5.4.64. Various aeroplane crash sites of Modern date are recorded within the study area; the locations of these crash sites are protected under the Protection of Military Remains Act 1986, and the shapefile locations of these monument records are generalised in the area north of the Site (HEA Refs: MOD2-7). It is unlikely that these crash sites were located at the Site, as many of them are described as 'near Hollingbourne'.

MAP PROGRESSION

- 5.4.65. In the Post Medieval and Modern periods, cartographic sources and aerial photographs are useful in illustrating the development of the Site and study area over time. It is possible to use these sources to understand the development and land use changes at the Site starting from the earlier mapping and progressing through to the present day.
- 5.4.66. The 1596 Symonson Map of Kent shows the Site within the general vicinity of *Hollyngbourne*, an earlier name of Hollingbourne, located to the north of the Site. Nearby settlements can be seen on this map including *Leedes*, or Leeds, to the south west and Lenham to the south east. *Maydston*, or Maidstone, can be seen to the west. The 1769 Andrews, Dury and Herbert Map of Kent (not reproduced) shows the Site in a similar landscape with Leeds Castle to the south and Maidstone to the west. On this map, Eyhorne Street is labelled as 'Iron Street', and further smaller settlements including Hollingborne Hill and Wormsell Street are shown to the north east.
- 5.4.67. The 1797 Ordnance Survey Drawing shows that the Site was located within open fields. An area of development can be seen to the immediate west of the Site, likely representing Godfrey House. The settlement of Hollingbourne is clearly shown to the north east and Eyhorne Street is shown to the south west. The road known as Eyhorne Street formed the Site's north western boundary at that time.

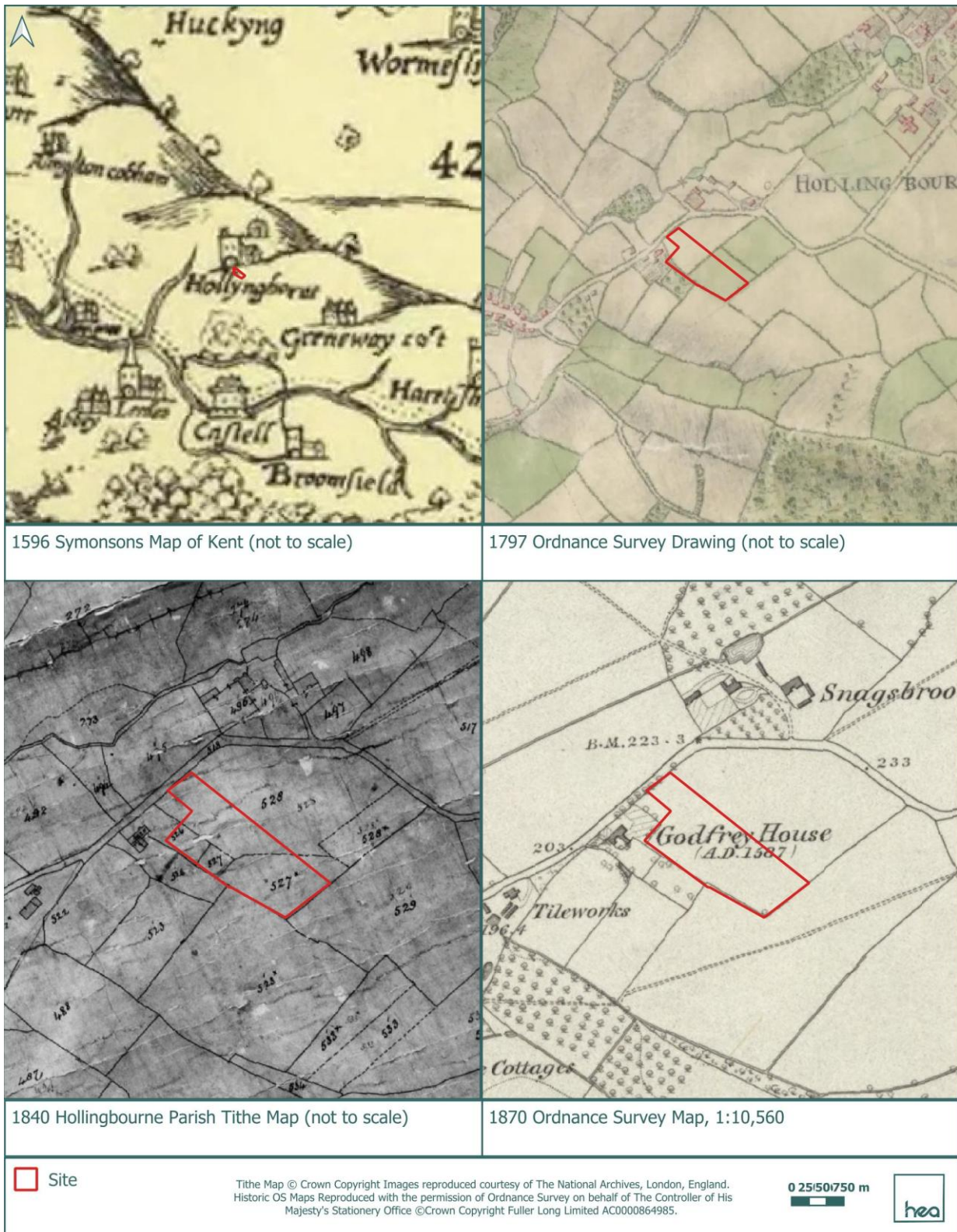


Figure 19 1596-1870 Map Progression (OS maps reproduced with the permission of the National Library of Scotland)

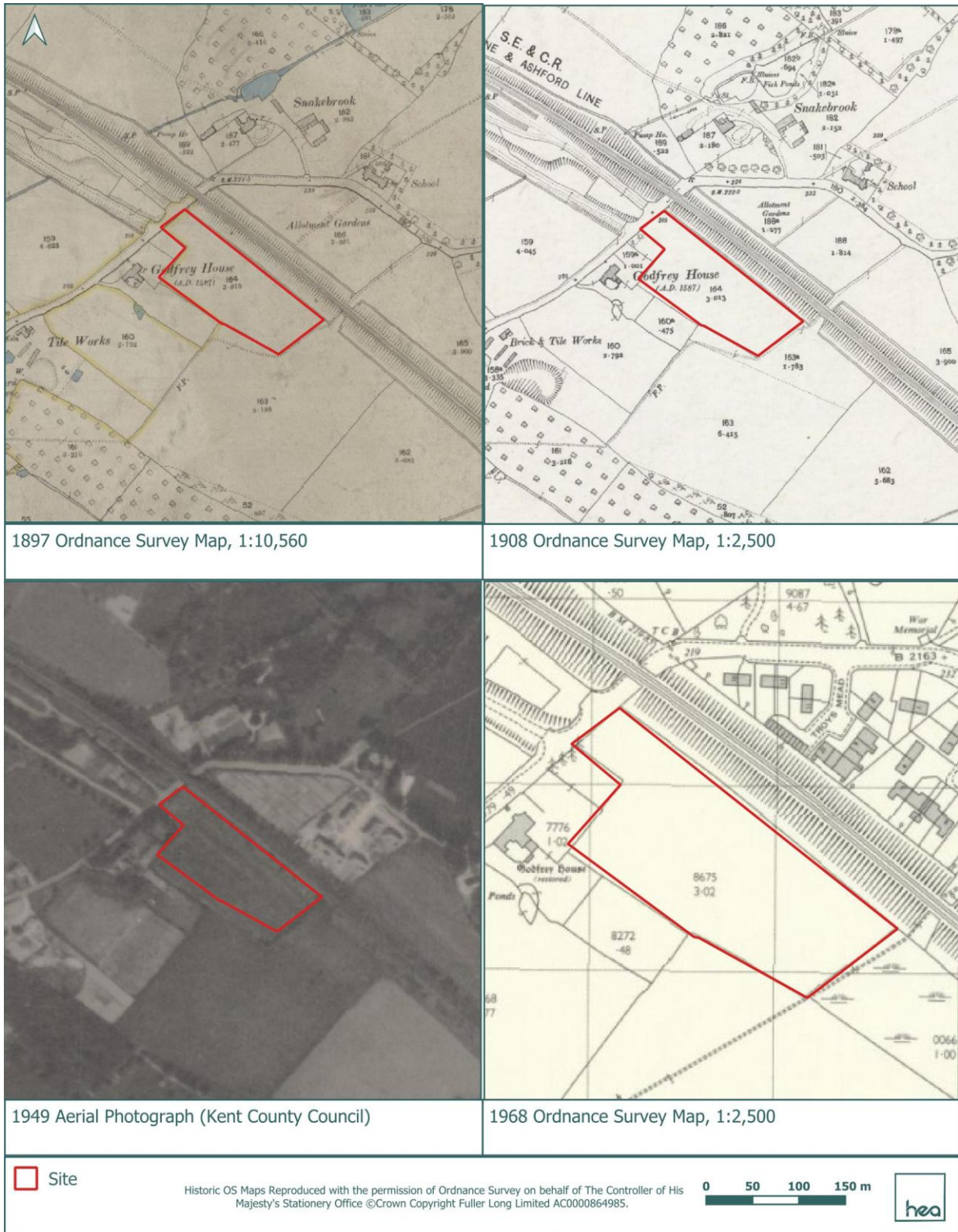


Figure 20 1897-1968 Map Progression (OS maps reproduced with the permission of the National Library of Scotland)



- 5.4.68. Tithe maps were prepared following the Tithe Commutation Act 1836, which facilitated the payment of tithes in money as opposed to goods. They were accompanied by a schedule, known as apportionments, which gave the names of all owners and occupiers of land in the relevant parish, as well as descriptions of land use (The National Archives, 2025).
- 5.4.69. The Site is located within four plots of land on the 1840 Hollingbourne Parish Tithe Map: 526, 527, 527x, and 528. These plots were associated with Godfrey House, located immediately adjacent to the western boundary of the Site, and were recorded on the accompanying apportionment information as gardens, meadow, and arable land (Table 3). Within the wider area, Snagsbrook Farm is shown to the north.

Table 3 Relevant Hollingbourne Parish Tithe Apportionments

Apt. No.	Land Parcel Name	Land Parcel Land Use	Land Parcel Owner(s)	Land Parcel Tenant(s)
526	Godfrey House and Buildings	Garden	Francis Armstrong	William Harrison
527	Godfrey House and Buildings	Garden	Francis Armstrong	William Harrison
527x	The Meadow	Meadow	Francis Armstrong	William Harrison
528	The 5 Acres	Arable	Francis Armstrong	William Harrison

- 5.4.70. The 1870 Ordnance Survey Map shows that the Site was undeveloped at the time, and likely still associated with Godfrey House which is clearly depicted and labelled as ‘Godfrey House A.D. 1587’ on this map. The former land parcels within the Site are also shown to have been amalgamated to form a single open field by this time. The settlement of Eyhorne Street is shown to the south west with little change to the extent of development shown on this map.
- 5.4.71. A railway line was subsequently constructed to form the Site’s north eastern boundary in the 1870s. This shown on the 1897 Ordnance Survey Map. The Site itself appears unchanged at that time. The railway was constructed on an embankment and material used to create the embankment may have been obtained locally, potentially suggesting disturbance of the Site for this purpose. The 1908 Ordnance Survey Map shows no change to the Site.
- 5.4.72. The 1949 aerial photograph and the 1968 Ordnance Survey map clearly shows that the Site remained an open field, likely used for agriculture or pasture. There have been no further changes within the Site to the present day.

IMPACTS OF PREVIOUS SITE DISTURBANCE

- 5.4.73. Historic cartographic and aerial evidence indicates that the Site has remained largely undeveloped from at least the 18th century, and likely earlier, to the present day. The earliest available mapping shows the Site within a wider rural landscape on the periphery of established settlements at Hollingbourne and Eyhorne Street. Subsequent mapping consistently shows the Site as undeveloped, open land likely forming part of the agricultural landholding associated with Godfrey House to the west.
- 5.4.74. The long term agricultural use of the Site suggests that ground disturbance has primarily resulted from ploughing and related cultivation activity. Such disturbance is likely to have been widespread but shallow, affecting only the upper soil horizons. No evidence has been identified for any more intensive land uses, such as quarrying, extraction, or development, which would have caused significant or deep ground disturbance.
- 5.4.75. The proximity of the railway line to the north, constructed by the late 19th century, may have resulted in some localised disturbance from associated works or landscaping, in particular to obtain material to create the embankment on which the railway sits, however, there is no evidence for this shown on historic mapping.



- 5.4.76. Overall, the Site has most likely experienced low levels of previous ground disturbance, primarily from agricultural activity, with no clear evidence for substantial truncation that would have significantly impacted any surviving archaeological deposits. If present, archaeological features may survive beneath a topsoil / subsoil sequence.



6 SUMMARY OF ARCHAEOLOGICAL POTENTIAL & ASSESSMENT OF SIGNIFICANCE

6.1 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

6.1.1. The archaeological potential of the Site, as well as the likely significance of any archaeology which may be anticipated, is summarised below, by archaeological time period. This potential will be defined as one of: Nil, Negligible, Low, Medium, High, or Certain.

6.1.2. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’. This significance will be defined as one of: Nil, Negligible, Low, Medium, High, or Very High.

EARLY PREHISTORIC – LOW POTENTIAL FOR FEATURES AND FOR FINDS

6.1.3. Although the Site is situated within a locally defined Archaeological Notification Area (ANA) associated with a perceived Palaeolithic potential, the only evidence for Palaeolithic activity recorded in the study area comprises a residual flint handaxe from within a gravel deposit during archaeological work c.500m to the south west of the Site (CAT, 2024). This general paucity of remains may indicate that Palaeolithic activity during this period was likely very limited. In addition, the underlying head deposits recorded across the northern part of the Site are considered unlikely to retain any in situ Palaeolithic material, as a result of the unsorted and unstratified nature of their formation.

6.1.4. Findspots of Mesolithic flint artefacts, including a medium tranchet axe or adze, blades, cores, a scraper, and an undiagnostic worked piece of flint, are recorded to have been found from the wider study area, with residual flintwork also recovered from later features during intrusive archaeological investigation work c.560m south west of the Site. More recent archaeological excavation works to the west of Windmill Lane, c.500m south west of the Site, have revealed a possible Mesolithic habitation site.

6.1.5. On account of the available evidence, it is considered reasonable to suggest that the archaeological potential for Early Prehistoric evidence within the Site is low, reflecting the general paucity of evidence, and the likelihood that any surviving artefacts, should they be present, would most likely be residual in later contexts rather than in situ. The anticipated significance of any such remains is likely to be generally low, with isolated lithic finds potentially still able to contribute to a broader understanding of the Early Prehistoric environment.

NEOLITHIC AND BRONZE AGE – LOW POTENTIAL FOR FEATURES AND FOR FINDS

6.1.6. Evidence for Neolithic activity within the study area is limited to some pits and a possible ditch found during archaeological evaluation and excavation work c.560m to the south of the Site. Bronze Age features including ditches, pits, postholes, buried soil horizons, and lynchet earthworks were also recorded during the archaeological works here, and suggested to have potentially been related to a nearby settlement on an area of higher ground to the north east.

6.1.7. Elsewhere within the study area is the Pilgrim’s Way, which represents a likely later Prehistoric trackway along the North Downs ridgeway, and a circular double ditched possible ring ditch which may represent the remains of a Bronze Age barrow, however this feature remains undated. A ring ditch with a central inhumation burial found during excavation work c.500m to the south west of the Site may also represent the remains of a Later Prehistoric funerary monument.

6.1.8. Overall, given the limited available evidence for activity dating to the Neolithic and Bronze Age periods within the wider study area, a generally low archaeological potential can be considered at the Site, for remains of likely low archaeological significance.



IRON AGE – LOW POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.9. A substantial number of findspots of Iron Age material are recorded to have been recovered from the wider study area, including gold, silver, and copper alloy coins, as well as brooches, beads, and other metal objects. The density and diversity of these finds is likely indicative of some form of settlement activity in the wider landscape. As highlighted above, residual Late Bronze Age to Early Iron Age pottery was recovered during excavation work c.500m to the south west of the Site, whilst an inhumation burial and associated ring ditch found here too may also date to this period.
- 6.1.10. Outside the study area, evidence for Iron Age activity appears to be focussed around Snarkhurst Wood, where a small rural settlement site is recorded in the form of enclosure ditches, postholes, four-post structure, pits, including one cremation pit, and a possible trackway (Diez, 2006). The Site may have formed part of the wider rural Iron Age landscape to this small settlement, and accordingly the potential for Iron Age finds or features within the Site is considered to be generally low. If present, any surviving remains would be of likely low archaeological significance, potentially related to rural Iron Age activity and land use within the area surrounding Hollingbourne and Eyhorne Street.

ROMAN – MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.11. During the Roman period, the Site likely remained within a largely rural landscape, situated away from any known major road or settlement. The Site is situated c.350m to the south of the Roman villa complex at Snagbrook Farm, which was likely the focus for settlement related activity in this period; the Site itself, along with the surrounding area, likely formed part of the broader agricultural or estate landscape associated with this villa. The numerous and varied findspots of Roman material from across the study area further attest to Roman activity within the study area.
- 6.1.12. Overall, it is therefore considered that the Site has a medium archaeological potential for the Roman period, and any remains, should they be present, would likely comprise evidence for agricultural activity and land division in the environs of the nearby villa complex, potentially of a similar nature to the possible Roman field system recorded c.500m to the south west of the Site.
- 6.1.13. The anticipated significance of any Roman remains which may be present at the Site would likely be generally low, with some potential to contribute to an understanding of the wider rural Roman landscape of the area, particularly in the context of the nearby villa site.

ANGLO-SAXON/EARLY MEDIEVAL – MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.14. There is an abundance of Anglo-Saxon/Early Medieval findspots of material recovered from across the study area, including coins, gold and silver objects, brooches, strap ends, pendants, scabbard fittings, and a range of copper alloy artefacts. Recent archaeological excavation to the south west of the Site, in proximity to Windmill Lane, has recorded evidence of settlement activity in the form of an inhumation cemetery, with an adjacent area of possible habitation. CAT (2024) highlight that the cemetery population was likely associated with a local settlement focussed along Eyhorne Street, between the 6th century to 8th century AD.
- 6.1.15. No finds or features of Anglo-Saxon/Early Medieval date are recorded to have been recovered from the Site itself, although the proximity of the Site to the course of Eyhorne Street, the likely focus for settlement activity during this period, and the cemetery site to the south-west, suggests that the Site formed part of this settled landscape, with Hollingbourne to the north-east recorded as a settlement in the later part of this period.
- 6.1.16. Overall, the archaeological potential for Anglo-Saxon/Early Medieval remains within the Site is assessed as being medium, in particular for evidence of agricultural activity and land division. Any remains could contribute towards an understanding of settlement and land-use in the area, particularly with regard to the extent, economy, and character of the wider Anglo-Saxon/Early Medieval landscape. As such, any remains would likely be of low to potentially medium archaeological significance.



MEDIEVAL – MEDIUM POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.17. By the Medieval period, the local landscape was likely well established. The Domesday Book of AD 1086 records Hollingbourne as a large estate under the ownership of the Archbishop of Canterbury, with a substantial population, agricultural resources, mills, and a church.
- 6.1.18. Archaeological evidence within the wider study area include numerous findspots for a wide range of artefacts, including coins, buckles, rings, seal matrices, ewer spouts, spurs, jettons, and domestic fittings. Various Medieval features and structural remains have also been recorded from across the study area, with recent excavations adjacent to Windmill Lane, to the south west of the Site, providing evidence for occupation activity between the between the 11th century and 14th century. In addition, Leeds Castle Park, a Grade II* Registered Park and Garden, dating to the reign of Edward I, to the south of the Site, reflects elite landholding and landscape management practices during this period, whilst Hollingbourne developed as a settlement to the north-east.
- 6.1.19. The potential for Medieval remains within the Site is assessed as being generally medium, with the Site appearing to have been situated between known and recorded settlement areas, possibly adjacent to the connecting roadway. If present, any remains would most likely represent evidence for agricultural land use and land division within the wider landscape, although there remains a more limited potential for possible roadside settlement activity. Any remains, should they be present, would likely be of likely low archaeological significance.

POST MEDIEVAL AND MODERN– HIGH POTENTIAL FOR FEATURES AND FOR FINDS

- 6.1.20. The Post Medieval period saw continued agricultural use of the Site, as indicated by historic cartographic evidence; the Site historically formed part of the agricultural landholding associated with Godfrey House, a Grade II* Listed building constructed in 1587 and restored in 1859. A former Post Medieval tile works and associated kiln were located nearby to the Site, adjacent to Eyhorne Street, representing small-scale industrial activity. Development towards the end of the Post Medieval period includes the construction of a railway line and its embankment to the immediate north of the Site.
- 6.1.21. Modern features recorded within the wider study area include a Second World War pillbox and several aircraft crash sites protected under the Protection of Military Remains Act 1986.
- 6.1.22. The potential for Post Medieval and Modern remains within the Site is considered to be high, particularly for evidence of land division and agricultural activity, however such evidence would likely be of negligible to nil archaeological significance. The potential location of the Second World War aircraft crash sites may need to be ascertained in case there is any potential for these to be located within the Site, although at present, on balance, this is considered unlikely.

ARCHAEOLOGICAL POTENTIAL AND ANTICIPATED SIGNIFICANCE SUMMARY TABLE

- 6.1.23. The identified archaeological potential of the Site is therefore summarised in the following table:

Table 4 Archaeological Potential & Anticipated Significance of Finds or Features

Period	Potential	Anticipated Significance of Finds or Features (if present)
Early Prehistoric (Palaeolithic and Mesolithic)	Low for features and finds	Low
Later Prehistoric (Neolithic, Bronze Age, and Iron Age)	Low for features and finds	Low



Roman	Medium for features and finds, likely to comprise evidence for agricultural activity and land division rather than settlement	Low; possibly medium for evidence associated with Snagsbrook Roman villa
Anglo-Saxon/Early Medieval	Medium for features and finds, particularly for agricultural activity and land division;	Low; possibly medium for occupation related evidence associated with known settlements nearby
Medieval	Medium for features and for finds relating to land division and agricultural activity; low for localised settlement evidence	Low
Post Medieval	High for features and finds relating to land division, agricultural activity, and for evidence associated with railway construction	Negligible/nil
Modern	High for features and finds relating to land division, agricultural activity	Nil

7 SUMMARY OF POTENTIAL DEVELOPMENT IMPACTS

7.1 DEVELOPMENT PROPOSALS

7.1.1. The Site is proposed for the development of 17 units, with associated access, hard landscaping, and areas of soft landscaping. The proposed development plan has been reproduced below at Figure 21.



Figure 21 Development Proposals (Reproduced from GDM Architects)

7.2 POTENTIAL DEVELOPMENT IMPACTS

7.2.1. This assessment has identified a low archaeological potential for Early Prehistoric and Later Prehistoric evidence within the Site. A medium potential is considered for Roman, Anglo-Saxon/Early Medieval, and Medieval remains at the Site, most likely to comprise evidence for agricultural activity and land division rather than evidence for settlement. Evidence for Post-Medieval and Modern activity is anticipated at the Site, and would likely relate to past agricultural land-use, and the construction of the adjacent railway line, although the significance of such remains is considered likely to be nil to negligible.

7.2.2. For the Early and Later Prehistoric periods, and for the Medieval period, a low level of archaeological significance for any remains which may be present is anticipated. Roman and Anglo-Saxon/Early Medieval remains are also considered to hold a generally low archaeological significance, though this may reach the threshold for medium significance, for any



evidence associated with the Snagsbrook Roman villa site, or for activity related to known Anglo-Saxon/Early Medieval settlement areas.

- 7.2.3. Where archaeological remains may be present within the Site, the development may have an adverse impact through the removal of part or the entirety of an archaeological feature or a grouping of archaeological features. This would primarily result from groundworks associated with construction works as follows:
- Pre-construction impacts associated with ground investigation works;
 - Initial topsoil strip;
 - Construction groundworks including excavation of building foundations, service trenches, and new areas of hardstanding; and
 - Soft landscaping and planting.
- 7.2.4. Groundworks undertaken in relation to the proposed development have the potential to result in the damage to or loss of buried archaeological remains which may be present within the Site.
- 7.2.5. On account of the identified archaeological potential of the Site, the likely limited extent of past ground disturbance, and the scale of the proposed development, it is anticipated that Maidstone Borough Council, as advised by their curatorial archaeologist, will require further archaeological measures to support the sustainable development of the Site.



8 CONCLUSIONS

INTRODUCTION

- 8.1.1. HEA has been commissioned by Cantium Land and Development Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application for development at Land South of Eyhorne Street, Hollingbourne, ME17 1XA. This report draws together the available archaeological, historical, topographical, and land use information in order to clarify the archaeological potential of the Site. It is the intention that this report will address the information requirements as set out in the NPPF and the Maidstone Borough Council local planning framework.

DEVELOPMENT PROPOSALS

- 8.1.2. The Site is proposed the development of 17 units, with associated access, hard landscaping, and areas of soft landscaping.

RELEVANT ARCHAEOLOGICAL ASSETS

- 8.1.3. There are no designated archaeological assets that require consideration as part of this report. The Site is located within an Archaeological Notification Area associated with a perceived Palaeolithic potential, as well as an area of “background” archaeological potential. There has been no previous archaeological work conducted at the Site.
- 8.1.4. Based on current evidence, this assessment has identified a low archaeological potential for Early Prehistoric and Later Prehistoric evidence within the Site. A medium potential is considered for Roman, Anglo-Saxon/Early Medieval, and Medieval remains at the Site, most likely to comprise evidence for agricultural activity and land division rather than evidence for settlement. Evidence for Post-Medieval and Modern activity is anticipated at the Site, and would likely relate to past agricultural land-use, and the construction of the adjacent railway line, although the significance of such remains is considered likely to be nil to negligible. If present, archaeological remains would most likely be of generally low archaeological significance, although evidence associated with the nearby Snagsbrook Roman villa site or for settlement activity dating to the Saxon period may be of medium significance.

SUMMARY & RECOMMENDATIONS

- 8.1.5. On account of the identified archaeological potential of the Site, the likely limited extent of past ground disturbance, and the scale of the proposed development, it is anticipated that Maidstone Borough Council, as advised by their curatorial archaeologist, will require further archaeological measures to support the sustainable development of the Site. Remains of high archaeological significance which may preclude development or provide a material design consideration are not anticipated at the Site, and so it is suggested that any further archaeological measures required could take place post-consent, secured by an appropriately worded planning condition.



ACKNOWLEDGEMENTS

- 8.1.6. The author(s) would like to extend thanks to all those involved in the production of this report, including but not limited to the Historic Environment Record officer, the County Archaeologist, and colleagues here at HEA.
- 8.1.7. This report has been prepared for the exclusive use of our client in line with our instruction. No other party may use, copy, make use of, or rely on the contents of this report. HEA has undertaken this report in accordance with the scope of work agreed with our client and accepts no liability or responsibility for the use of this report by any third party unless otherwise agreed. All copyright and intellectual property rights are retained by FullerLong Limited.
- 8.1.8. If you would like to discuss this report, or our other services, please do not hesitate to get in touch with our office(s) on: 0808 164 1288. HEA are a specialist Heritage and Archaeology consultancy, with an expert team that stands ready to assist with your development projects.



9 BIBLIOGRAPHY SOURCES

- The Forge Field Society, Martin Barraud and Robert Rees v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle, 1895 (EWHC June 12, 2014).
- Allen, M., Blick, N., Brindle, T., Evans, T., Fulford, M., Holbrook, N., . . . Smith, A. (2016). *The Rural Settlement of Roman Britain: An Online Resource*. Retrieved from Archaeology Data Service: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>
- Bahn, P. G. (2002). *The Penguin Archaeology Guide*.
- British Geological Survey. (2025a). *GeoIndex Onshore*. Retrieved from British Geological Survey: <https://mapapps2.bgs.ac.uk/geoindex/>
- British Geological Survey. (2025b). *Geology Viewer*. Retrieved from British Geological Survey: <https://geologyviewer.bgs.ac.uk/>
- CAT. (2024). *Land to the west of Windmill Lane, Eyhorne Street, Hollingbourne, Kent, ME17 1TR*.
- Catesby Estates Ltd v. Steer, 1697 (EWCA Civ July 18, 2018).
- Chartered Institute for Archaeologists. (2020). *Standard and guidance for historic environment desk-based assessment*. CIfA.
- Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government. (2019). Historic Environment. In *National Planning Policy Guidance*.
- Diez, V. (2006). *Channel Tunnel Rail Link London and Continental Railways Oxford Wessex Archaeology Joint Venture: The Late Prehistoric and Roman Landscape at Snarkhurst Wood, Hollingbourne, Kent*.
- English Heritage. (2025). *Roads in Roman Britain*. Retrieved from English Heritage: <https://www.english-heritage.org.uk/learn/story-of-england/romans/roman-roads/>
- Historic England. (2008). *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*. Swindon: Historic England.
- Historic England. (2015a). *Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans*. Swindon: Historic England.
- Historic England. (2015b). *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment*. Swindon: Historic England.
- Historic England. (2015c). *The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*. Swindon: Historic England.
- Historic England. (2017). *Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*. Historic England.
- Historic England. (2018). *Introductions to Heritage Assets: Medieval Settlements*.
- Historic England. (2019). *A Charter for the Greater London Archaeological Advisory Service (GLAAS)*.
- Historic England. (2019). *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*.
- Historic England. (2025a). *England's Historic Periods*. Retrieved from Historic England: <https://historicengland.org.uk/listing/the-list/historic-periods/>
- Hollingbourne Parish Council. (n.d.). *History of Hollingbourne*. Retrieved from <https://www.hollingbournepc.co.uk/ourvillage/history/>
- Margary, I. (1955). *Roman Roads in Britain. Vol 1. South of the Foss Way - Bristol Channel*.



- Mills, A. (2011). *A Dictionary of British Place Names*. Retrieved from Oxford Reference: <https://www.oxfordreference.com/display/10.1093/acref/9780199609086.001.0001/acref-9780199609086>
- Ministry for Housing, Communities and Local Government. (2024). *National Planning Policy Framework*.
- Morris, M. (2022). *The Anglo-Saxons: A History of the Beginnings of England*.
- Portable Antiquities Scheme. (2025). *Database*. Retrieved from Portable Antiquities Scheme: <https://finds.org.uk/database>
- Powell-Smith, A. (2025). Retrieved from OpenDomesday: <https://opendomesday.org/>
- South Lakeland District Council Appellants v Secretary of State for the Environment and Another Respondents, AC 141 (House of Lords January 30, 1992).
- Stenton, F. M. (1970). *Anglo-Saxon England (Oxford History of England Book 2)*.
- The National Archives. (2025). *Tithes*. Retrieved from The National Archives: <https://www.nationalarchives.gov.uk/help-with-your-research/research-guides/tithes/>
- Williams, A. (1999). Domesday Book. In M. Lapidge, *The Blackwell Encyclopaedia of Anglo-Saxon England* (pp. 143-144).
- Yorke, B. (2006). *The Conversion of Britain: Religion, Politics and Society in Britain, 600-800*.



APPENDIX ONE: RELEVANT LEGISLATIVE & POLICY CONTEXT

In determining any planning application, the Local Planning Authority (LPA) will be guided by current national legislation and planning policy, as well as the policy and guidance set by the relevant LPA at either a regional or local level. The legislative and policy framework insofar as it relates to the historic environment, as well as industry guidance, applicable to this assessment is summarised below.

NATIONAL LEGISLATION, POLICY & GUIDANCE

ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979, AS AMENDED

National legislation regarding archaeology is contained within the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979, and as amended by the National Heritage Act 1983, and updated in 1997 and 2002. These Acts provide specific protection for archaeological monuments of national significance.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) was first published in March 2012 and has since been periodically updated. The Framework sets out the Government's planning policies for England and how these should be applied. The Framework recognises the need for the planning system to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 11 states that 'plans and decisions should apply a presumption in favour of sustainable development'.

Section 16, paragraphs 202 to 221, sets out the national planning policy basis for conserving and enhancing the historic environment.

Heritage assets are defined in the NPPF (Annex 2) 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)'.

Paragraph 202 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.

Paragraph 207 states that '*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets, 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.*' This paragraph further states that the relevant historic environment record database should be consulted as a minimum and assessed by professionals with appropriate expertise. An appropriate desk based



assessment, and where necessary field evaluation, will be required on sites for which development includes, or has the potential to include, heritage assets with archaeological interest.

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting is therefore fundamental to understanding the scope for and acceptability of change.

Annex 2 provides a number of definitions which are relevant to this assessment:

- The Historic Environment is defined as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'
- Archaeological Interest is defined as a heritage asset which 'holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point'.
- A 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'.
- Significance (for heritage policy) 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'.
- 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'.

In accordance with the NPPF, this report is intended to provide a proportional assessment of the potential development impacts on relevant heritage assets. Paragraphs 212-215 relate to potential harm to designated heritage assets and require that 'any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.' Paragraph 216 states that '*in weighing applications that...affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.*'

Where an application is permitted, Paragraph 218 states that developers will be required to '*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact.*' This paragraph also states that the 'ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.' In practice, this means that development consents should include a requirement to advance our understanding of the significance of the archaeological resource within a development site in a proportionate manner. It is important to note that the ability to undertake such measures is not a factor in the determination of a planning consent.

NATIONAL PLANNING PRACTICE GUIDANCE

The National Planning Practice Guidance (PPG) was published in support of the NPPF and is available on the Government Gateway website. The PPG is separated into categories of which the relevant category for this report is the Historic Environment category, first published in April 2014 and has since been periodically updated. These categories build upon the framework outlined in the NPPF for 'decision-making in respect of applications...to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.'



The guidance states that, ‘where the complete or partial loss of a heritage asset is justified... the aim then is to capture and record the evidence of the asset’s significance which is to be lost, to interpret its contribution to the understanding of our past, and to make that publicly available.’

The significance of a heritage asset is further defined in the PPG, relative to its archaeological, architectural and artistic, or historic interest as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The setting of a heritage asset is also further defined in the PPG. It is stated that all heritage assets have a setting, irrespective of their survival and designation. In addition to a visual relationship, the way in which we experience an asset and its setting can also be influenced by other factors such as noise, dust, smell, vibration from nearby land uses, and historic relationships.

The PPG further states that where potential harm to heritage assets is identified, it should be categorised as either less than substantial harm or substantial harm in line with the NPPF. It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed. Harm may arise as a result of works directly to the asset or within its setting. To be considered “substantial harm” is a high bar and may not arise in many cases. This judgment is to be made by the decision-maker, with regard to the circumstances of the case and relevant policy.

Where any harm is identified, this is to be weighed against the public benefits of the development proposal. The PPG defines public benefits as anything that delivers economic, social or environmental objectives as described in the NPPF. It is important to note that public benefits do not always have to be visible or accessible to the public and could, for example, comprise works to secure the ongoing preservation or enhancement of a privately owned heritage asset.

LOCAL PLANNING POLICY

The local planning framework is provided by Maidstone Borough Council. Maidstone Borough Council adopted the Local Plan Review 2021-2038 document in March 2024. It contains the following policy relevant to this assessment:

Policy LRPSP14 (B): The Historic Environment

To ensure their continued contribution to the economy, culture and image of Maidstone Borough, the characteristics, distinctiveness, diversity, and quality of heritage assets will be conserved and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:



Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including proposals for conservation and appropriate re-use of historic assets (especially as drivers for local regeneration) and bids for funding;

Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings and positively incorporates heritage assets into wider development proposals. This includes the potential public benefits from development impacting a heritage asset;

Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and broad locations identified in the local plan;

Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the Local Plan and that specialist officers will be consulted at an early stage in the preparation of plans;

Through the reallocation of Non-Designated Heritage Assets to the Local List;

Through the review and reduction of assets recorded in the list of Heritage Assets at Risk held by Historic England;

Through reference to the Heritage Asset Assessment and Heritage Assessment of Proposed Housing Allocations matrix in all individual site policies;

Through the protection, conservation and enhancement of the historic environment and archaeological landscapes appropriate to their significance.

Policy LPRENV1: Development Affecting Heritage Assets

Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and its setting. This includes responding positively to views of and from that asset. This also includes the potential public benefits from development impacting heritage asset.

Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:

- a. Any heritage assets, and their settings, which could be impacted by the proposals;*
- b. The significance of the assets; and*
- c. The scale of the impact of development on the identified significance.*

Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit a proportionate assessment by way of an appropriate desk-based assessment and, where necessary, a field evaluation. This will be used to inform development and identify opportunities to enhance awareness, understanding and enjoyment of the historic environment to the benefit of the community.

The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting. This includes applying this policy to non-designated heritage assets where a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment t.



APPENDIX TWO: METHODOLOGY & BASELINE DATA COLLATION

ASSESSING ARCHAEOLOGICAL POTENTIAL

The following table adds additional detail to the criteria used in this report to assess the archaeological potential of the Site to contain remains dating to each relevant archaeological time period:

Table 5 Definition of Levels of Archaeological Potential

	Definition
Certain	Archaeological heritage assets are known to be present
High	It is very likely that currently unknown archaeological heritage assets will be present
Medium	It is likely that currently unknown archaeological heritage assets will be present
Low	It is unlikely that currently unknown archaeological heritage assets will be present
Negligible	It is very unlikely that currently unknown archaeological heritage assets will be present
Nil	There is no possibility that currently unknown archaeological heritage assets will be present

It is acknowledged that these time periods are only approximately utilised across the various archaeological and historic databases, and that there may be differences across the country. For the purposes of this assessment, archaeological evidence has been summarised in line with the archaeological time periods as used by Historic England (Historic England, 2025a) as follows:

Table 6 Archaeological Time Periods

Archaeological Period	Archaeological Sub-Period	Date Range
Early Prehistoric Periods		
Palaeolithic	Lower Palaeolithic	1,000,000 to 150,000 BC
	Middle Palaeolithic	150,000 to 40,000 BC
	Upper Palaeolithic	40,000 to 10,000 BC
Mesolithic	Early Mesolithic	10,000 to 7,000 BC
	Late Mesolithic	7,000 to 4,000 BC
Later Prehistoric Periods		
Neolithic	Early Neolithic	4,000 to 3,300 BC
	Middle Neolithic	3,300 to 2,900 BC
	Late Neolithic	2,900 to 2,200 BC



Bronze Age	Early Bronze Age	2,600 to 1,600 BC
	Middle Bronze Age	1,600 to 1,200 BC
	Late Bronze Age	1,200 to 700 BC
Iron Age	Early Iron Age	800 to 300 BC
	Middle Iron Age	300 to 100 BC
	Late Iron Age	100 BC to AD 43
Cultural Periods		
Roman	n/a	AD 43 to 410
Early Medieval	n/a	AD 410 to 1066
Medieval	n/a	AD 1066 to 1540
Post Medieval	The Post Medieval period is divided into various sub-periods named after ruling monarchs.	AD 1540 to 1901
20-21st Century	n/a	AD 1901 to the present day

ASSESSING HERITAGE SIGNIFICANCE

According to Historic England's Conservation Principles document (Historic England, 2008), discerning the significance of a place requires initially understanding its physical structure and the reasons behind its evolution over time. Subsequently, it involves considering:

- Understand the fabric and evolution of the place;
- Identify who values the place, and why they do so;
- Relate identified heritage values to the fabric of the place;
- Consider the relative importance of those identified values;
- Consider the contribution of associated objects and collections;
- Consider the contribution made by setting and context;
- Compare the place with other places sharing similar values;
- Articulate the significance of the place.



The guidance outlines various heritage values that facilitate a systematic determination of asset significance, with four primary "heritage values" being Evidential, Historical, Aesthetic, and Communal. These values can be summarised as follows:

- **Evidential Value:** this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
- **Historical Value:** this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- **Aesthetic Value:** derives from the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value:** this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
- **Setting:** this is defined in the NPPF 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.'* Setting is not an asset in itself.

Historic England's guidance concerning the management of change within the setting of heritage assets aims to offer a definition for the term 'setting' while providing councils and applicants with direction on assessing the impact of development on the setting of heritage assets (Historic England 2017).

This document offers guidance on pragmatic and balanced decision-making concerning proposed development and the impact on the setting of heritage assets. It emphasises that safeguarding a heritage asset's setting does not necessarily hinder change and highlights that decisions should be guided by the nature, extent, and level of the significance of the heritage asset, while also considering the potential public benefits of the proposals. Additionally, it notes that change within the setting of a heritage asset could yield positive or neutral effects.

The guidance outlines a five-stage process for evaluating the effects of proposed development on the setting of heritage assets:

1. Identify which heritage assets and their settings are affected. The guidance indicates that if a proposed development location has the potential to alter the contribution of a heritage asset's setting to its significance or the understanding of its significance, it can be categorised as part of the asset's setting. It is crucial to note that an impact on the setting does not always equate with harm and could be beneficial or neutral. This assessment of impact relies on a thorough comprehension of the particular heritage asset's significance, to which the contribution made by its setting may be variable.
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. This hinges on comprehending the site's history and evolution, utilising cartographic sources when available. Additionally, this evaluation should consider the asset's physical surroundings, including its interactions with other heritage assets, how it is experienced, and its associations and patterns of use. All of this information contributes to assessing the impact of a proposed development on the significance of a heritage asset.
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it. Based on the data collected in Stage 2, it becomes feasible to pinpoint various impacts that



development might have on setting, which will be assessed as beneficial, neutral, or harmful to the significance of the heritage asset. Factors such as the location, extent, form, appearance, permanence, and other consequences of proposals will guide the assessment procedure.

4. Explore ways to maximise enhancement and avoid or minimise harm. Strategies to mitigate harm might involve relocating all or portions of a development, adjusting the layout, implementing screening measures, and more. In cases where harm cannot be completely removed, the design quality of the proposed development could become a key consideration in weighing the balance between harm and benefit. If modifications to the development are unfeasible and some level of harm to the setting of heritage assets is unavoidable, appropriate screening might be necessary to minimize the extent of the harm incurred.
5. Make and document the decision and monitor outcomes. Decisions are made on an individual basis, acknowledging that not all heritage assets carry the same weight in terms of significance, and that the contribution made by their setting to their significance can vary.

A Court of Appeal judgment (Ref: [2018] EWCA Civ 1697) confirmed that whilst issues of visibility are important when assessing setting, other factors should also be considered.

Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (Historic England, 2008) and Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015b).

ASSESSING POTENTIAL DEVELOPMENT IMPACT AND HARM

In line with the NPPF, the following levels of harm to designated heritage assets can be identified:

- Substantial harm or total loss - It has been clarified in a High Court Judgement of 2013 (Ref: [2013] EWHC 2847 (Admin)) that this would be harm that would *'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'*;
- Less than substantial harm - Harm of a lesser level than that defined above. The PPG stipulates that the extent of the harm within this category should be clearly articulated. Where less than substantial harm might be identified, a scale of such harm will be considered at negligible, low, medium or high; and
- No harm (preservation) - The principle that preserving means doing no harm was clearly articulated by the House of Lords in 1992 (Refs: [1992] 2 W.L.R. 204 and [1992] 2 A.C. 141), as well as a High Court Judgement of 2014 (Ref: [2014] EWHC 1895 (Admin), 2014 WL2558107) which concluded that with regard to preserving the setting of a Listed Building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'. This can also be applied to other designated heritage assets.

With regard to an evaluation of (any) harm to significance through changes to setting, the assessment should follow the methodology provided in 'The Setting of Heritage Assets', as described above.

In determining the effects of the Proposed Scheme this report is cognisant of case law. Including the below:

A ruling at Flag Station, Mansel Lacy ([2015] EWHC 2688 (Admin)) has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'



The judgment was agreed at the Court of Appeal ([2016] EWCA Civ 1061), a ruling which stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

It should be noted that potential impacts can be beneficial as well as harmful. Beneficial effects can be assessed in the same manner, i.e. substantial benefit or less than substantial benefit. It has been established in relevant case law ([2020] EWHC 2292 (Admin)) that heritage benefits should be considered as public benefits for the purposes of the tests outlined in the NPPF.

Therefore, in accordance with relevant guidelines and using the above criteria, this assessment undertakes a staged approach to understanding the significance / heritage value of relevant heritage assets, the impact of the development proposals, and the resultant significance of the effects arising from the proposed development.

COLLATION OF BASELINE DATA

The table below provides a summary of the key data sources used to inform the production of this Archaeological Desk-Based Assessment.

Table 7 Sources of Information

Source	Data	Comment
Historic England	The National Heritage List of England (NHLE) includes information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; registered battlefields; protected wreck sites) can provide a significant constraint to development.
Kent Historic Environment Record (KHER)	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and watching briefs. To inform the production of this report, a 1km search of the KHER was requested. The search code is C1-NP9WKB.
Local Planning Authority	Locally defined areas such as Archaeological Priority Areas, Conservation Areas, Locally Listed Buildings Previous and ongoing planning application which may contain relevant data.	These defined areas can provide a constraint to development or an indication of potential known or anticipated heritage assets that required consideration. Previous or ongoing applications may include information on previous archaeological work or consultations.



South East Research Framework (SERF)	Regional research priorities.	The archaeological research framework will include information on research priorities and objectives for the region within which the Site is located. This can inform an assessment of the significance of any archaeological remains if present.
Cartographic and Aerial Photographic Sources	Ordnance Survey maps from the 1st edition (1860–70s) to present day. Other such sources including Ordnance Survey Drawings, Tithes Mapping, Enclosure Mapping, Parish Surveys, Site Sales Particulars, Manorial Estate Plans, Building Plans, Aerial Photographs.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Literary & Documentary Sources, including previous archaeological reporting	This may include historic documentary primary sources, or secondary sources.	This may include particular sources or reports which clarify the development of the Site, its relationship with nearby heritage assets, and its archaeological potential.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Plans, Sections and Elevations of the existing site / building(s) and proposed development.

A further list of cartographic sources reviewed as part of this report is as follows:

Table 8 Cartographic Sources

Year	Source / Description	Details
1596	Symonson's Map of Kent	Not reproduced to scale
1769	Andrews, Dury and Herbert Map of Kent	Not reproduced



1797	Ordnance Survey Drawing	Not reproduced to scale
1840	Hollingbourne Parish Tithe Map	Not reproduced to scale
1870	Ordnance Survey Map	Scale 1:10,560
1897	Ordnance Survey Map	Scale 1:2,500
1908	Ordnance Survey Map	Scale 1:2,500
1949	Aerial Photograph Kent County Council	RAF Imagery
1968	Ordnance Survey Map	Scale 1:2,500
1990	Google Imagery Aerial Photograph	Not reproduced
2007	Google Imagery Aerial Photograph	Not reproduced
2014	Google Imagery Aerial Photograph	Not reproduced
2018	Google Imagery Aerial Photograph	Not reproduced
2022	Google Imagery Aerial Photograph	Landsat/Copernicus



APPENDIX THREE: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

RELEVANT DESIGNATED HERITAGE ASSETS

	Name	Asset type and NHLE No	Grade	HEA Ref
	Godfrey House	Listed Building (1054873)	II*	PM31
	Snagbrook	Listed Building (1344359)	II	MED36
	Leeds Castle	Registered Park and Garden (1415052)	II*	MED1
	Hollingbourne War Memorial	Listed Building (1415052)	II	N/A
	Hollingbourne, Eyhorne Street	Conservation Area	N/A	N/A
	Hollingbourne, Upper Street	Conservation Area	N/A	N/A

ARCHAEOLOGICAL NOTIFICATION AREAS

	Name
	Area of general palaeolithic potential ; Area of background archaeological potential
	Area of general palaeolithic potential ; Area of background archaeological potential
	Area of general palaeolithic potential ; Area of background archaeological potential
	Area of general palaeolithic potential ; Area of Prehistoric and early medieval potential based on finds
	Area of general palaeolithic potential ; Parkland associated with Leeds Castle
	Area of general palaeolithic potential ; Former site of historic Farmstead - Musketstone
	Area of general palaeolithic potential ; Area of background archaeological potential
	Area of general palaeolithic potential ; The North Downs Way Pilgrims Way - Prehistoric Trackway
	Area of general palaeolithic potential ; Parkland associated with Leeds Castle
	Area of general palaeolithic potential ; Historic Farmstead - Little Allington
	Area of general palaeolithic potential ; Historic Farmstead - Parkgate
	Area of general palaeolithic potential ; Historic Farmstead - Oakfield
	Area of general palaeolithic potential ; Historic Farmstead - River Farm
	Area of general palaeolithic potential ; Infectious disease hospital



	Area of general palaeolithic potential ; Area of multi period potential including ring ditches and area surrounding Anglo Saxon cemetery
	Area of general palaeolithic potential ; Environs of Snagsbrook manor, Roman and medieval potential
	Area of general palaeolithic potential ; Area of multi period potential associated with Hollingbourne historic settlement and the line of the pilgrims way
	Area of general palaeolithic potential ; Area of multi period potential surrounding Hollingbourne
	Area of general palaeolithic potential ; Area of multi period potential associated with the line of the Pilgrims Way
	Area of general palaeolithic potential ; Area of possible Iron age activity based on findspots
	Area of general palaeolithic potential ; Area of possible Iron age activity based on findspots
	Area of general palaeolithic potential ; Environs of Snagsbrook manor, Roman and medieval potential
	Area of general palaeolithic potential ; Site of post medieval corn mill
	Area of general palaeolithic potential ; Historic core of Eyhorn Street - Conservation area, with Anglo Saxon potential
	Area of general palaeolithic potential ; Historic (medieval) core of Hollingbourne
	Area of general palaeolithic potential ; Graveyard surrounding Medieval church of All Saints
	Area of general palaeolithic potential ; Historic Farmstead - Snagbrook and water management features
	Area of general palaeolithic potential ; Site of post medieval corn mill
	Area of general palaeolithic potential ; Area of post medieval industrial activity including two corn mills and a possible tan yard
	Area of general palaeolithic potential ; Historic core of Eyhorn Street - Conservation area, with Anglo Saxon potential
	Area of general palaeolithic potential ; Area of Anglo Saxon potential absed on concentration of find spots
	Area of general palaeolithic potential ; Historic (medieval) core of Hollingbourne
	Area of general palaeolithic potential ; Site of Roman building and ring ditches
	Area of general palaeolithic potential ; Historic (medieval) core of Hollingbourne
	Area of general palaeolithic potential ; Graveyard surrounding Medieval church of All Saints
	Area of general palaeolithic potential ; Medieval/early post medieval building - Park Gate Inn
	Area of general palaeolithic potential ; Early post medieval building - Godfrey House
	Area of general palaeolithic potential ; WWII Aircraft crash site



	Area of general palaeolithic potential ; Medieval building - Eyhorne Manor
	Area of general palaeolithic potential ; Post medieval Mill - Park Mill House
	Area of general palaeolithic potential ; Medieval/early post medieval building - The Old Forge
	Area of general palaeolithic potential ; Medieval/early post medieval building - Forge Cottages
	Area of general palaeolithic potential ; Medieval/early post medieval building - Park Gate Inn
	Area of general palaeolithic potential ; Early post medieval building - Hollingbourne Manor
	Area of general palaeolithic potential ; Medieval church of All Saints, Hollingbourne
	Area of general palaeolithic potential ; Medieval building - The Malt House Hollingbourne
	Area of general palaeolithic potential ; Medieval/early post medieval building - Meadow Way Cottage
	Area of general palaeolithic potential ; Medieval/early post medieval building - The Old Forge
	Area of general palaeolithic potential ; Medieval/early post medieval building - The Windmill Public House
	Area of general palaeolithic potential ; Medieval/early post medieval building - Forge Cottages
	Area of general palaeolithic potential ; Medieval/early post medieval building - Manor Farmhouse
	Area of general palaeolithic potential ; Medieval/early post medieval building - Snagbrook
	Area of general palaeolithic potential ; Post Medieval Grove Mill
	Area of general palaeolithic potential ; Medieval/early post medieval building - The Old Forge
	Area of general palaeolithic potential ; Medieval/early post medieval building - Forge Cottages
	Area of general palaeolithic potential ; Area of background archaeological potential

ARCHAEOLOGICAL EVENTS

HEA Ref	Name	Type of Investigation	HER Ref
EV1	Evaluation south east of Eyhorne Street	Evaluation	EKE5167
EV2	Evaluation of land to the rear of 'The Limes', Eyhorne Street, Hollingbourne, Maidstone	Evaluation	EKE10021
EV3	Test pits at Snagbrook over parch marks	Evaluation	EKE10598
EV4	A Geoarchaeological Evaluation of the Thames/Medway Alluvial Corridor of the Channel Tunnel Rail Link	Evaluation	EKE14724
B1	Boreholing for the Channel Tunnel Rail Link: Supplementary Fieldwork	Borehole Survey	EKE11613



EX1	CTRL excavation at Eyhorne Street, 1998	Excavation	EKE22378
GS1	Magnetometer survey Hollingbourne	Geophysical Survey	EKE10597
GS2	Geophysical survey west of Eyhorne Street	Geophysical Survey	EKE12227
GS3	Geophysical survey east of Eyhorne Street	Geophysical Survey	EKE12228
WS1	Walkover survey for the Channel Tunnel Rail Link: Supplementary Fieldwork	Walkover Survey	EKE11612
WB1	Targeted watching brief at Eyhorne Street, Hollingbourne	Watching Brief	EKE10747
WB2	Archaeological watching brief at Park Gate Cottages, Hollingbourne (2011)	Watching Brief	EKE13352
WB3	Watching brief at The Limes, 53 Eyhorne Street, Hollingbourne	Watching Brief	EKE13090
WB4	Watching Brief on the Redevelopment of Land Adjacent to All Saints Church, Hollingbourne	Watching Brief	EKE5706
WB5	Watching Brief at the Coach House, Cotuams Hall	Watching Brief	EKE5926
N/A	Heritage Statement, Pear Tree Cottage, Hollingbourne	Desk Based Assessment	EKE20277
N/A	Historic environment analyses of 29 sites of CCTV upgrade works along the M20	Desk Based Assessment	EKE10741
N/A	Desk-based assessment of the impact of the CTRL	Desk Based Assessment	EKE10672
N/A	British Railways Board Rail Link Project Eastern Section Environmental Assessment Specialist Study of Historic and Cultural Impacts	Desk Based Assessment	EKE24767
N/A	Channel Tunnel Rail Link, Draft Landscape Assessment Report for Planning Department, 1994	Desk Based Assessment	EKE24796
N/A	Technical Report, Strategic Archaeological Plan, Medway to Eurotunnel Terminal	Desk Based Assessment	EKE24867
N/A	Rear of Brickfield close, Hollingbourne, Kent, ME17 1SF, Desk-Based Assessment, 2023	Desk Based Assessment	EKE22906
N/A	Land to the south of Brickfield Close, Hillingbourne, Kent, Built Heritage Statement, 2023	Desk Based Assessment	EKE22907

OTHER SELECTED RECORDED HERITAGE ASSETS

HEA Ref	Name	Period	HER Ref
U1	Oak sword, battle-axe, human skull and bones	Undated	TQ 85 NW 33
U2	Grove Mill, Hollingbourne	Undated	MKE118690



U3	Large building at Snagbrook, Hollingbourne	Undated	TQ 85 NW 242
U4	Possible ring ditch in Little Snagbrook Field	Undated	TQ 85 NW 243
U5	Cropmark of a field system to the north east of Hollingbourne	Undated	TQ 85 NW 258
MES1	Medium tranchet axe/adze	Mesolithic	TQ 85 NW 31
MES2	Mesolithic artefacts	Mesolithic	TQ 85 NW 32
MES3	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street	Mesolithic	TQ 85 SW 91
NEO1	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street	Neolithic	TQ 85 SW 91
BA1	PILGRIM'S WAY / NORTH DOWNS WAY	Bronze Age	TQ 55 SE 124
BA2	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street	Bronze Age	TQ 85 SW 91
IA1	Uninscribed gold stater	Iron Age	TQ 85 NW 14
IA2	Iron Age silver coin	Iron Age	MKE70173
IA3	Iron Age copper alloy coin	Iron Age	MKE70248
IA4	Iron Age silver coin	Iron Age	MKE70249
IA5	Iron Age silver coin	Iron Age	MKE70359
IA6	Iron Age silver coin	Iron Age	MKE70562
IA7	Iron Age copper alloy brooch	Iron Age	MKE70845
IA8	Iron Age copper alloy coin	Iron Age	MKE70861
IA9	Iron Age copper alloy coin	Iron Age	MKE71094
IA10	Iron Age silver coin	Iron Age	MKE71095
IA11	Iron Age silver coin	Iron Age	MKE71104
IA12	Iron Age copper alloy coin	Iron Age	MKE71129
IA13	Iron Age gold coin	Iron Age	MKE71194
IA14	Iron Age silver coin	Iron Age	MKE71242
IA15	Iron Age Copper alloy Bead	Iron Age	MKE120967
IA16	Iron Age Copper alloy Coin	Iron Age	MKE121109



IA17	Iron Age Copper alloy Coin	Iron Age	MKE121316
IA18	Iron Age Lead Alloy Miniature Object	Iron Age	MKE121396
IA19	Iron Age Copper alloy Brooch	Iron Age	MKE121402
IA20	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street	Iron Age	TQ 85 SW 91
IA	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street	Iron Age	TQ 85 SW 91
R1	Roman coin	Roman	TQ 85 NW 10
R2	Romano-British pot	Roman	TQ 85 SW 9
R3	Roman copper alloy pin	Roman	MKE70844
R4	Roman copper alloy coin	Roman	MKE110030
R5	Roman Copper alloy Strap Fitting	Roman	MKE120968
R6	Roman Copper alloy Brooch	Roman	MKE121063
R7	Roman Copper alloy Brooch	Roman	MKE121199
R8	Roman Silver Coin	Roman	MKE121246
R9	Roman Copper alloy Brooch	Roman	MKE121269
R10	Roman Copper alloy Brooch	Roman	MKE121311
R11	Roman Copper alloy Brooch	Roman	MKE121312
R12	Roman Silver Coin	Roman	MKE121383
R13	Roman Copper alloy Brooch	Roman	MKE121385
R14	Roman Silver Coin	Roman	MKE121399
R15	Roman villa at Snagbrook Farm, Hollingbourne	Roman	TQ 85 NW 240
R16	Roman building, Snagbrook Farm, Hollingbourne	Roman	TQ 85 NW 241
R17	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street	Roman	TQ 85 SW 91
EM1	Early-medieval Gold coin	Anglo-Saxon/Early Medieval	TQ 85 NW 21
EM2	Saxon coin found 1845	Anglo-Saxon/Early Medieval	TQ 85 SW 10



EM3	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70192
EM4	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70191
EM5	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70194
EM6	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70196
EM7	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70241
EM8	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70291
EM9	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70292
EM10	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70293
EM11	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70294
EM12	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70295
EM13	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70473
EM14	Early Medieval gold coin	Anglo-Saxon/Early Medieval	MKE70501
EM15	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70502
EM16	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70505
EM17	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70510
EM18	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70511
EM19	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70512



EM20	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70513
EM21	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70514
EM22	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70515
EM23	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70516
EM24	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70517
EM25	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70518
EM26	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70519
EM27	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70520
EM28	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70521
EM29	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70522
EM30	Early Medieval gold coin	Anglo-Saxon/Early Medieval	MKE70523
EM31	Early Medieval gold coin	Anglo-Saxon/Early Medieval	MKE70524
EM32	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70525
EM33	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70526
EM34	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70527
EM35	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70528
EM36	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70529



EM37	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70530
EM38	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70531
EM39	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70532
EM40	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70533
EM41	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70534
EM42	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70535
EM43	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70536
EM44	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70537
EM45	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70538
EM46	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70539
EM47	Early Medieval silver coin	Anglo-Saxon/Early Medieval	MKE70540
EM48	Early Medieval gold brooch	Anglo-Saxon/Early Medieval	MKE70650
EM49	Early Medieval copper alloy strap end	Anglo-Saxon/Early Medieval	MKE70843
EM50	Early Medieval copper alloy pendant	Anglo-Saxon/Early Medieval	MKE70858
EM51	Early Medieval silver scabbard	Anglo-Saxon/Early Medieval	MKE70980
EM52	Early Medieval iron sword pommel	Anglo-Saxon/Early Medieval	MKE70997
EM53	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 267



EM54	Anglo-Saxon silver penny, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 269
EM55	Anglo-Saxon gold shilling ('thrymsa'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 270
EM56	Merovingian gold tremissis, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 271
EM57	Anglo-Saxon silver penny, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 268
EM58	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 273
EM59	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 274
EM60	Merovingian gold tremissis, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 275
EM61	Early Denarial silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 276
EM62	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 277
EM63	Early Denarial silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 278
EM64	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 279
EM65	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 280
EM66	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 281
EM67	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 282
EM68	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 283
EM69	Anglo-Saxon silver penny, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 284
EM70	Anglo-Saxon silver penny, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 285



EM71	Anglo-Saxon silver penny, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 286
EM72	Anglo-Saxon gold shilling ('thrymsa'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 287
EM73	Anglo-Saxon silver early penny ('sceat'), Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 288
EM74	Anglo-Saxon silver penny, Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 289
EM75	Anglo-Saxon silver penny, near Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 290
EM76	Anglo-Saxon silver penny, near Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 291
EM77	Anglo-Saxon silver penny, near Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 292
EM78	Anglo-Saxon silver penny, near Hollingbourne	Anglo-Saxon/Early Medieval	TQ 85 NW 293
EM79	Copper alloy mount	Anglo-Saxon/Early Medieval	MKE95966
EM80	Early Medieval copper alloy tweezers	Anglo-Saxon/Early Medieval	MKE110031
EM81	Early Medieval copper alloy buckle	Anglo-Saxon/Early Medieval	MKE110032
EM82	Early Medieval glass bead	Anglo-Saxon/Early Medieval	MKE110033
EM83	Early Medieval Silver Strap End	Anglo-Saxon/Early Medieval	MKE121030
MED1	Leeds Castle Park	Medieval	TQ 85 SW 82
MED2	Medieval bronze ewer spout	Medieval	TQ 85 NW 30
MED3	Medieval silver coin	Medieval	MKE70195
MED4	Medieval silver coin	Medieval	MKE70204
MED5	Medieval copper alloy buckle	Medieval	MKE70380
MED6	Medieval copper alloy book fitting	Medieval	MKE70552



MED7	Medieval copper alloy mount	Medieval	MKE70862
MED8	Anglo-Norman silver penny, Hollingbourne	Medieval	TQ 85 NW 272
MED9	Post Medieval lead token	Medieval	MKE109949
MED10	Medieval Gold Finger Ring	Medieval	MKE121039
MED11	Medieval Copper alloy Strap End	Medieval	MKE121105
MED12	Medieval Silver Coin	Medieval	MKE121107
MED13	Medieval Silver Coin	Medieval	MKE121110
MED14	Medieval Lead Alloy Seal Matrix	Medieval	MKE121112
MED15	Medieval Copper alloy Scabbard	Medieval	MKE121183
MED16	Medieval Lead Alloy Seal Matrix	Medieval	MKE121185
MED17	Medieval Copper alloy Buckle	Medieval	MKE121203
MED18	Medieval Silver Coin	Medieval	MKE121212
MED19	Medieval Silver Coin	Medieval	MKE121213
MED20	Medieval Silver Coin	Medieval	MKE121226
MED21	Medieval Silver Coin	Medieval	MKE121237
MED22	Medieval Silver Coin	Medieval	MKE121238
MED23	Medieval Lead Alloy Bulla	Medieval	MKE121264
MED24	Medieval Silver Coin	Medieval	MKE121271
MED25	Medieval Copper alloy Spur	Medieval	MKE121270
MED26	Medieval Copper alloy Jetton	Medieval	MKE121298
MED27	Medieval Silver Coin	Medieval	MKE121313
MED28	Medieval Copper alloy Jetton	Medieval	MKE121321
MED29	Medieval Silver Coin	Medieval	MKE121332
MED30	Medieval Silver Coin	Medieval	MKE121384
MED31	Medieval Copper alloy Key (Locking)	Medieval	MKE121397



MED32	Medieval Copper alloy Buckle	Medieval	MKE121401
MED33	Medieval Gold Coin	Medieval	MKE121422
MED34	MEADOW WAY COTTAGE	Medieval	TQ 85 SW 211
MED35	THE OLD FORGE	Medieval	TQ 85 NW 236
MED36	Snagbrook	Medieval	TQ 85 SW 257
MED37	Possible Medieval Pit, Eyhorne Street	Medieval	TQ 85 SW 98
MED38	THE PARK GATE INN	Medieval	TQ 85 SW 183
MED39	EYHORNE MANOR	Medieval	TQ 85 SW 149
MED40	GARDEN WALL ABOUT 3 METRES EAST OF SOUTH WING OF HOLLINGBOURNE MANOR	Medieval	TQ 85 NW 210
MED41	MANOR FARMHOUSE	Medieval	TQ 85 NW 209
MED42	FORGE COTTAGES	Medieval	TQ 85 NW 213
PM1	Site of former post-medieval tile works, Eyhorne Street, Hollingbourne	Post Medieval	TQ 85 SW 326
PM2	Sevenoaks, Maidstone and Tunbridge Wells branch railway	Post Medieval	TQ 75 NE 816
PM3	Foreign gold coin	Post Medieval	MKE70193
PM4	Post Medieval copper alloy belt	Post Medieval	MKE70239
PM5	Post Medieval copper alloy coin	Post Medieval	MKE70240
PM6	Post Medieval copper alloy bell	Post Medieval	MKE110065
PM7	Post Medieval silver seal matrix	Post Medieval	MKE113316
PM8	Post Medieval Lead Token	Post Medieval	MKE121005
PM9	Post Medieval Copper alloy Dress Hook	Post Medieval	MKE121038
PM10	Post Medieval Copper alloy Spur	Post Medieval	MKE121106
PM11	Post Medieval Copper alloy Mount	Post Medieval	MKE121178
PM12	Post Medieval Lead Alloy Token	Post Medieval	MKE121186
PM13	Post Medieval Silver Coin	Post Medieval	MKE121214
PM14	Post Medieval Copper alloy Mount	Post Medieval	MKE121227



PM15	Post Medieval Silver Coin	Post Medieval	MKE121228
PM16	Post Medieval Silver Coin	Post Medieval	MKE121239
PM17	Post Medieval Silver Coin	Post Medieval	MKE121278
PM18	Post Medieval Copper alloy Buckle	Post Medieval	MKE121310
PM19	Post Medieval Silver Seal Matrix	Post Medieval	MKE121319
PM20	Post Medieval Copper alloy Token	Post Medieval	MKE121322
PM21	Post Medieval Copper alloy Book Fitting	Post Medieval	MKE121325
PM22	Post Medieval Lead Token	Post Medieval	MKE121326
PM23	Post Medieval Copper alloy Bridle Bit	Post Medieval	MKE121336
PM24	Post Medieval Copper alloy Jetton	Post Medieval	MKE121398
PM25	Post-medieval features and late Iron Age and medieval pottery deposits, Eyhorne St, Hollingbourne, Maidstone	Post Medieval	TQ 85 SW 104
PM26	Demolition layer of a Post Medieval building, Eyhorne Street	Post Medieval	TQ 85 SW 296
PMF1	Little Allington	Post Medieval	MKE85064
PMF2	Manor Farm	Post Medieval	MKE85065
PMF3	Snagbrook (Snakebrook)	Post Medieval	MKE85066
PMF4	Parkgate Farm	Post Medieval	MKE85067
PMF5	Oakfield	Post Medieval	MKE85074
PMF6	Post-medieval outfarm north of Eyhorne Street	Post Medieval	MKE85075
PMF7	River Farm	Post Medieval	MKE85076
PMF8	Little Allington	Post Medieval	MKE85064
MOD1	George V pillar box, Musket Lane, Eyhorne Street	Modern	TQ 85 SW 297
MOD2	Aircraft Crash Site, Nr Greenway Court Road, Hollingbourne	Modern	TQ 85 SW 99
MOD3	Crash site of Hawker Hurricane I	Modern	TQ 85 NW 298
MOD4	Crash site of Hawker Hurricane I	Modern	TQ 85 NW 297
MOD5	Crash site of Messerschmitt Bf109E	Modern	TQ 85 NW 296



MOD6	Crash site of Supermarine Spitfire I	Modern	TQ 85 NW 308
MOD7	Crash site of Supermarine Spitfire II	Modern	TQ 85 NW 294
N/A	Post-medieval oast house at Parkgate Farm, Hollingbourne	Post Medieval/Modern	TQ 85 SW 345
N/A	Former Methodist Chapel, Eyhorne Street, Hollingbourne, Maidstone	Post Medieval/Modern	TQ 85 SW 319
N/A	Hollingbourne station	Post Medieval/Modern	TQ 85 NW 129



Thank you for viewing our Archaeological Desk-Based Assessment.

© 2025 FullerLong Limited

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact hello@hea-llp.com

