

Heritage Statement.

Chimmens Solar Farm, Fawkham, Kent.

On behalf of RES Group.

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1. Introduction

1.1. Pegasus Group have been commissioned by RES Group to prepare a Heritage Statement to consider the proposed solar development at Chimmens Solar Farm, Speedgate Farm, Fawkhams in Kent, as shown on the Site Location Plan provided at Plate 1.

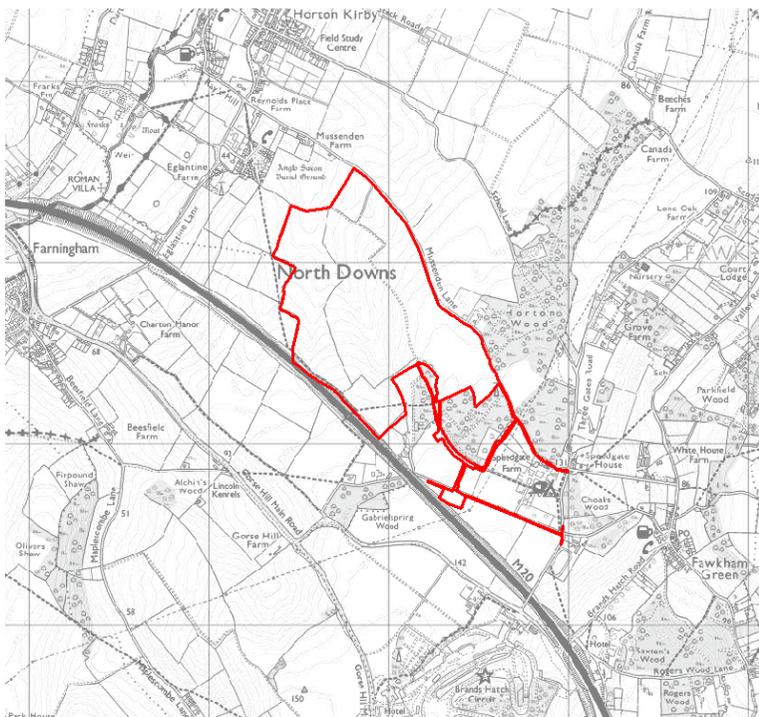


Plate 1: Site Location Plan

1.2. The site is approximately 99.4 ha in area and comprises parts of several arable fields located to the west of Speedgate Farm.

1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's *National Planning Policy Framework (the NPPF)* which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following paragraphs 199 to 203 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.5. As required by paragraph 194 of the *NPPF*, the detail and assessment in this Report is considered to be ***"proportionate to the assets' importance".²***

¹ Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, September 2023), para. 194.

² DLUHC, *NPPF*, para. 194.



- 1.6. The site was the subject of EIA Screening Requests (LPA ref. 23/01408/RG5 and ref. 23/02505/RG5) the responses to which confirmed that an EIA was not required.
- 1.7. A response to the EIA screening was received from the County Archaeologist on 7th June 2023 (ref. SE/PA/23/00118) which stated that the any application should be supported by an archaeological desk-based assessment, geophysical survey, archaeological landscape survey and visibility impact assessment, and targeted trial trenching.
- 1.8. A trench plan for a targeted trial trench of the site has been agreed with the County Archaeologist to be undertaken during the determination of the application.
- 1.9. There is not considered to be potential for cumulative impacts with the Horton Wood Solar project.

2. Site Description and Planning History

Site Description

- 2.1. As stated above, the site is approximately 99.4 ha in area and comprises parts of several arable fields located to the west of Speedgate Farm (Plates 2–3). A Public Right of Way (PRoW) (Ref: SD333) crosses the southern extent of the site in a broadly east to west orientation, and follows the southern boundary (shown on Landscape Masterplan).



Plate 2: View north-west across the site from the southern extent

- 2.2. The site is bounded by agricultural land and woodland beyond Mussenden Lane to the north; a mixture of agricultural land and woodland to the east; agricultural land beyond the M20 to the south; and agricultural land to the west.



Plate 3: View west across the site showing the variable topography



Planning History

- 2.3. The site has no relevant planning application history and there is no planning history of relevance in relation to the surrounding land.
- 2.4. As stated above, the site was the subject of an EIA Screening Requests (LPA ref. 23/O1408/RG5 and ref. 23/O2505/RG5) in which it was confirmed that an EIA was not required.
- 2.5. The majority of previous planning applications at Speedgate Farm relate to the various uses of the farm.

3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 3.2. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The Kent Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
 - The National Heritage List for England for information on designated heritage assets;
 - Historic maps available at the Kent History and Library Centre and online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
 - Historic England's Aerial Archaeology Mapping Explorer; and

- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

- 3.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.
- 3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.
- 3.6. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45o intervals from 0-360o, is provided in **Appendix 8**.
- 3.7. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

- 3.8. A site visit was undertaken by a Heritage Consultant from Pegasus Group on Wednesday 12th July 2023, during which the site and its surrounds were assessed.

Geophysical Survey

- 3.9. A geophysical survey was undertaken within the site in two phases, in May 2023 and August 2023. The results of the geophysical survey are discussed in the relevant period sections below and a copy of the full report is included in **Appendix 9**.

Photographs

- 3.10. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.11. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.*⁸

Consideration of Harm

- 3.12. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the *NPPF*.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 203 of the *NPPF*.¹⁰
- 3.13. The *PPG* clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated.¹¹

- 3.14. The guidance set out within the *PPG* also clarifies that "substantial harm" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm 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."¹³

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ DLUHC, *NPPF*, paras. 201 and 202.

¹⁰ DLUHC, *NPPF*, para. 203.

¹¹ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴
- 4.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁵ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁶
- 4.4. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in September 2023. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁷ The *PPG* also contains the *National Design Guide*.¹⁸
- 4.6. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 4.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Sevenoaks Core Strategy (adopted February 2011) and the Allocations and Development Management Plan (adopted February 2015). Sevenoaks District Council are currently preparing the Local Plan 2022 and have produced the Regulation 18 document. This also contains

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁵ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁷ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁸ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).



the relevant draft policies pertaining to the historic environment.

- 4.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix EKE and HER 'monument' numbers have the prefix MKE and are referred to by their 'PrefRef' number.

5.3. A gazetteer of relevant heritage data is included as **Appendix 1**. Designated heritage assets and HER records are illustrated on Figures 1-2 in **Appendix 2**.

Previous Archaeological Works

5.4. A geophysical survey was undertaken within the site in May and August 2023. The survey identified anomalies of both a definite and possible archaeological origin, some of which correspond with known cropmarks. Other features are considered of be geological or agricultural origin. Zones of disturbance and service pipes have caused some interference in the data. The full copy of the geophysical survey report is included in **Appendix 9**.

5.5. A watching brief was undertaken along part of the Snodland to Dartford gas pipeline which crosses the southern extent of the site in 1969 (EKE21030) and also c. 260m west of the site (EKE21029).

5.6. Fieldwalking was undertaken along the route of the Farningham to High Halden pipeline which included the eastern extent of the site in 2000 (EKE5745).

5.7. A desk-based assessment of the land adjacent to the M20 which includes the location of the substation in the southernmost extent of the site in 1995 (EKE1782).

5.8. Previous archaeological works undertaken in the surrounds of the site comprise the following:

- Historic buildings survey at Mussenden Farm c. 280m north of the site in 1998 (EKE21298);
- Watching brief on the Thames Water ALF pipeline c. 280m north of the site in 2003 (EKE12639);
- An excavation at the Riseley Estate c. 305m north-west of the site during the 1930s (EKE4692);
- A desk-based assessment, geophysical survey and trial trench evaluation c. 405m north of the site in 2022 (no HER ref., LPA ref. 22/O2599/FUL);
- A farmstead survey c. 455m west of the site in 1991 (EKE13833);
- Geophysical survey and excavation along the Farningham to Hadlow pipeline c. 500m east of the site in 2020 (EKE9896, EKE14480); and
- Fieldwalking along the Shorne to Farningham gas pipeline c. 500m east of the site in 1999 (EKE11483).

5.9. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

- 5.10. The topography of the site varies from approximately 125m aOD to approximately 60m aOD, and slopes down in the central area of the site. The geophysical survey and LiDAR data reflect a dip in topography on a north-west to south-east alignment through the central area of the site, which is likely to be associated with a former watercourse / distributary connected with the River Darent to the west (Plate 4).
- 5.11. The solid geology of the site is mapped as Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation comprising chalk formed between 93.9 and 72.1 million years ago during the Cretaceous period.¹⁹ No superficial geology is mapped within the majority of the site. A band of Head comprising clay, silt, sand and gravel is mapped as extending across the site, formed between 2.588 million years ago and the present during the Quaternary period. An area of Clay-with-flints formation, comprising clay, silt, sand and gravel is mapped as extending into the south-western extent of the site, formed between 23.03 million and 11.8 thousand years ago during the Neogene and Quaternary periods.
- 5.12. The South East Regional Research Framework notes that the Clay-with flints geology is known to contain Early Palaeolithic artefacts²⁰, and such material has been identified in the vicinity of the site (assessed below). The Framework goes on to note that Head deposits are known

to contain anything between undisturbed Palaeolithic remains to heavily disturbed or transported material.

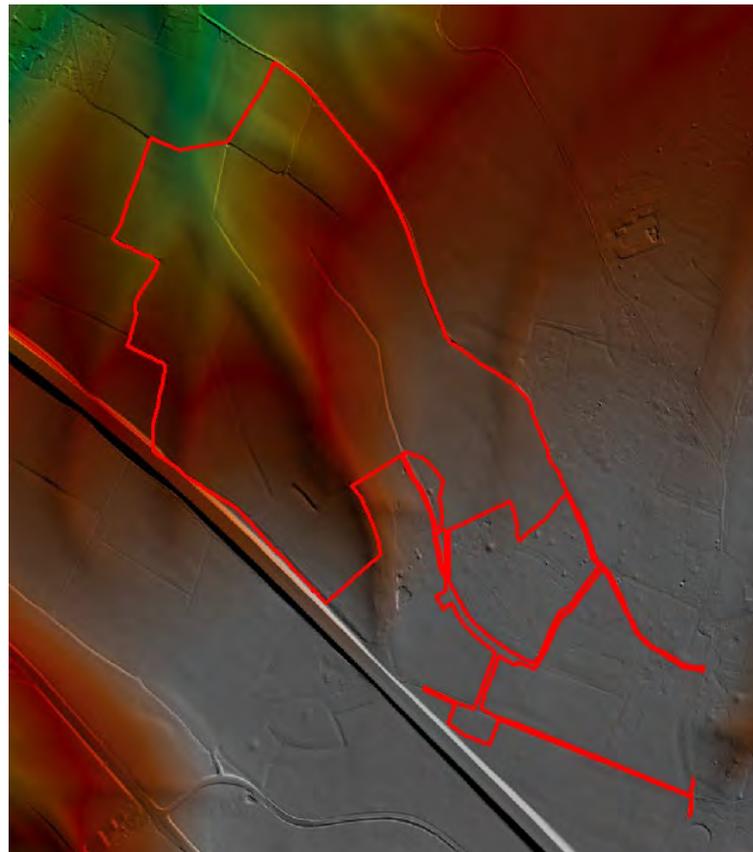


Plate 4: LiDAR imagery at 225 degree interval showing former watercourse crossing the site

¹⁹ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²⁰ Wenban-Smith, F., et al., 2019. The Early Palaeolithic in the South-East. *South-East Research Framework: Resource Assessment and Research Agenda for the Early Palaeolithic (2010 with revisions in 2017 and 2019)*

- 5.13. The soils across the majority of the site are characterised as freely draining, lime-rich, loamy soils.²¹ The soils in the south-eastern extent of the site are characterised as slightly loamy and clayey soils with impeded drainage.

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.14. The site lies on the slopes of the Kent Downs with River Darent Valley to the west. The River Darent would have been an important resource from the prehistoric period onwards and activity of this date would be expected along this valley²². With regards to Palaeolithic finds, a concentration of findspots were recorded in this Clay-with-flints area due to the identification of material by a local, Benjamin Harrison, and although he largely collected artefacts which were in fact natural stone, some represented genuine finds such as handaxes.
- 5.15. A small quantity of Palaeolithic finds were recorded adjacent to and 120m south of the site (MKE116361, TQ 56 NE 219, MKE116362, TQ 56 NE 220). Surface finds of two Palaeolithic handaxes and other worked flints, including rough-outs and waste flakes were recorded from the general area.
- 5.16. The evaluation c. 405m north of the site identified evidence of Late Bronze Age to early Iron Age occupation,

including a gully and a single use hearth (no HER ref., LPA ref. 22/O2599/FUL).

- 5.17. A number of prehistoric flint flakes were recorded c. 65m west of the site (MKE480, TQ 56 NE 43).
- 5.18. The findspot of a flint arrowhead of likely Neolithic date was identified during a metal detecting survey c. 180m east of the site (MKE72008). The findspot of three Neolithic flint axe heads were identified c. 445m north of the site (MKE462, TQ 56 NE 25).
- 5.19. The findspot of a copper alloy axehead of late Neolithic to early Iron Age date was recorded c. 180m east of the site during metal detecting (MKE72886).
- 5.20. The findspot of an Iron Age copper alloy brooch was identified within the southern extent of the site during a metal detecting survey (MKE96473). Another copper alloy coin of Iron Age date was also identified during the survey within the western extent of the site (MKE72423).
- 5.21. A number of finds were identified immediately south-west of the site, including the findspot of another Iron Age copper alloy coin during a metal detecting survey (MKE96477).
- 5.22. The findspot of an Iron Age gold coin was also identified to the south-west of the site during metal detecting (MKE79948).

²¹ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

²² Wenban-Smith, F., et al., 2019. The Early Palaeolithic in the South-East. *South-East Research Framework: Resource Assessment and Research Agenda for the Early Palaeolithic (2010 with revisions in 2017 and 2019)*

5.23. A number of finds were identified during metal detecting c. 185m east of the site, including a Late Iron Age silver coin (MKE72976) and an Iron Age copper alloy brooch (MKE72972).

5.24. In the wider surrounds of the site, a pit was identified during a watching brief of a pipeline c. 635m north of the site (MKE89562, TQ 56 NE 197, EKE12639). The pit contained burnt flint, charcoal, animal bone and pottery dating to the Early Iron Age of Middle Iron Age.

5.25. A large number of findspots of prehistoric date have been identified in the wider surrounds of the site, including flint artefacts and copper alloy finds.

Romano-British (AD 43 – 410)

5.26. The Darent Valley was also a favourable location for Roman occupation²³. In particular, villas have been identified in locations which are clearly influenced by geology and topography, including riverside locations where they may have derived their wealth from the grain trade. Fairly high-status villa complexes have been identified at Horton Kirby and Farningham further along the river valley.

5.27. The cropmarks of a potential Romano-British settlement complex were identified on aerial photographs within the central / south-western extent of the site (MKE501, TQ 56 NE 64). Parts of two rectilinear enclosures were identified,

with linear and curvilinear features, a separate rectangular enclosure and a pit cluster.

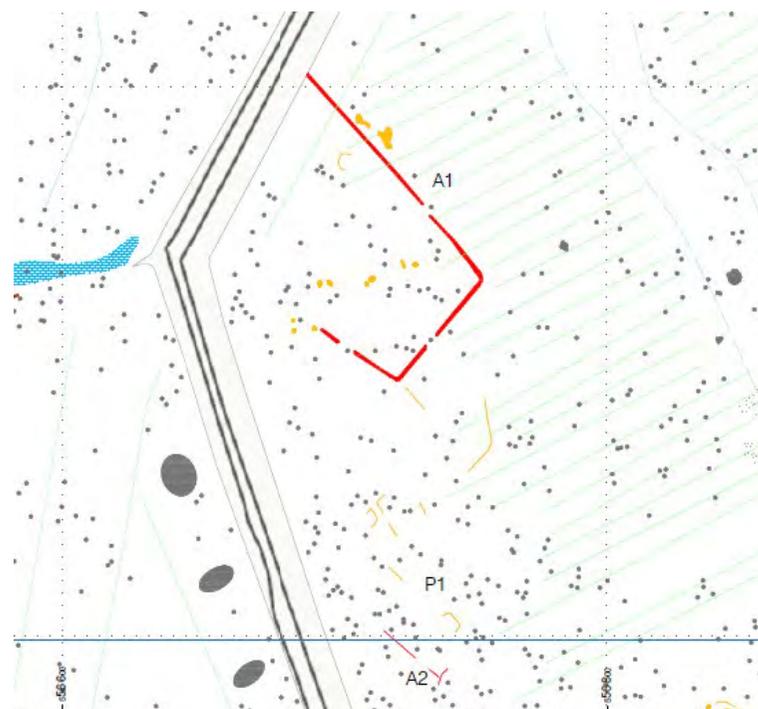


Plate 5: Anomalies indicative of the Roman settlement complex

5.28. The geophysical survey identified a rectilinear enclosure which measures approximately 100m by 52m in the area identified as a Roman settlement complex by the HER, which appears to correlate with the recorded cropmarks,

²³ Allen, M., et al., 2019. The Roman Period. *South East Research Framework Resource Assessment and Research Agenda for the Roman period (2013 with additions in 2018 and 2019)*

and have therefore been interpreted as definite archaeology (A1 and A2, Plates 5–6), as well as a number of short ditch-like and pit-like responses to the south, which have been identified as possible archaeology (P1).

- 5.29. Cropmarks of a potential Romano–British settlement, including two enclosures and a pit cluster, were identified on aerial photographs c. 260m west of the site (MKE464, TQ 56 NE 27, EKE21029). During a watching brief along the route of the Snodland to Dartford gas pipeline, three features were identified in this area comprising three pits containing pottery sherds of Romano–British date, tile and small animal bones.
- 5.30. Several Romano–British features were identified during the evaluation c. 405m north of the site, comprising two curvilinear ditches that were identified in three trenches (no HER ref., LPA ref. 22/O2599/FUL).
- 5.31. The findspot of a Roman gold earring component was recorded within the western extent of the site during metal detecting (MKE72704).
- 5.32. A number of finds were identified immediately south-west of the site, including two Roman copper alloy coins, during a metal detecting survey in this area (MKE72995, MKE73009). The findspot of a Roman copper alloy finger ring was recorded c. 65m south-west of the site during metal detecting (MKE79946).
- 5.33. A number of finds were identified during metal detecting c. 185m east of the site, including a copper alloy pin (MKE72971) and a number of Iron Age coins (MKE72973–5). The findspot of a Roman copper alloy brooch was also identified c. 245m south of the site (MKE79890).
- 5.34. Several sherds of Romano–British pottery were recorded in the plough soil c. 280m south of the site in 1973 (MKE468, TQ 56 NE 31).
- 5.35. In the wider surrounds of the site, a Roman villa was recorded at Franks Hall c. 970m west of the site (MKE441, TQ 56 NE 4). The villa comprised two parallel ranges of rooms projecting on either side of the main entrance and an open veranda, hypocaust and opus signium floor dating from the second half of the 1st century AD to the 5th century. Boundary ditches and pits to the east of the villa contained domestic rubbish of 3rd-century date. During the 1970s, rescue excavations were undertaken which revealed a large area of Roman metalling sealing a filled-in water channel, a series of associated postholes and the footings of a flint boundary wall. Finds comprised a large number of coins of 4th-century date, pottery and a number of small finds.
- 5.36. A potential Roman farmstead was recorded c. 795m north of the site (MKE11592, TQ 56 NE 216). Excavation in the 1680s identified a number of occupation features.
- 5.37. The possible line of a Roman road was identified on aerial photographs c. 740m south of the site (MKE509, TQ 56 NE 72). A metalled surface, perhaps part of this road, was identified c. 485m south of the site during a watching brief (MKE513, TQ 56 NE 76, EKE21036).
- 5.38. In the wider surrounds of the site, a number of cropmarks indicative of features of potential Roman date were recorded, as well as multiple findspots.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.39. An extensive Saxon cemetery was identified c. 295m west of the site in 1937 (MKE445, TQ 56 NE 8). The cemetery comprised over a hundred graves; 112 inhumation burials and five cremations with associated grave goods including weapons and ornaments covering the period of the 5th to 7th centuries. Two late Roman coins and a Roman cinerary urn were also identified.
- 5.40. The findspot of a Saxon book clasp was recorded at Speedgate Farm c. 50m east of the site (MKE472, TQ 56 NE 35).
- 5.41. Within the wider surrounds of the site, Anglo-Saxon activity was identified in the form of an inhumation cemetery c. 765m west of the site at Charlton Manor, which was excavated in 1939 (MKE448, TQ 56 NE 11). Five warrior graves were recorded, which produced an urn, an iron knife, a spearhead and a shield boss. Potentially associated features have been identified in the form of cropmarks, comprising ring ditches, pits and two linear features. An early medieval settlement was also identified c. 975m west of the site close to Franks Roman villa during the construction of the M20 (MKE471, TQ 56 NE 34). A two-post *grubenhause* and Anglo-Saxon pottery was recorded. Another *grubenhause* was identified c. 965m west of the site as well as boundary ditches and pits containing 3rd-century AD artefacts (MKE510, TQ 56 NE 73).
- 5.42. A possible area of medieval settlement activity was identified during a watching brief on the excavation of a pipeline within the south-western extent of the site (MKE477, TQ 56 NE 40, EKE21030). Eight features were

identified comprising a number of pits or small ditches, a slot or posthole and a hollow. One pit contained five small sherds of pottery, similar to other pottery identified in the wider surrounds, which was dated to the 1st century AD. Part of a medieval cooking pot, of likely 12th- to 13th-century date was also identified.

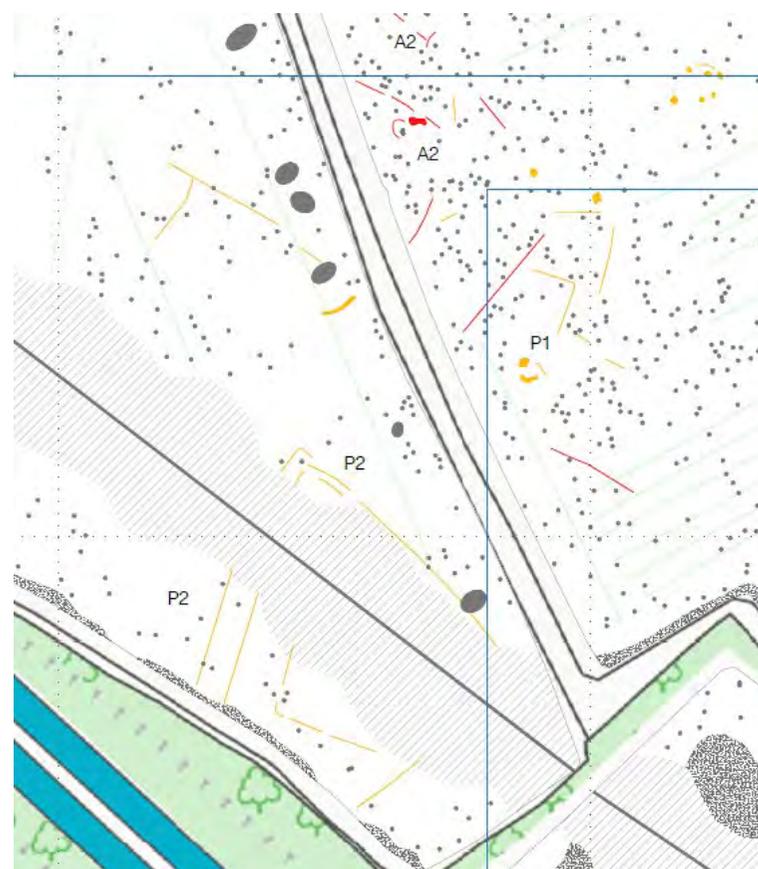


Plate 6: Anomalies of the possible area of medieval settlement activity

- 5.43. Due to the presence of the service pipe in this area, there is magnetic disturbance on the results from the geophysical survey, although anomalies suggestive of possible archaeological features in the form of a double-ditched enclosure were identified in this area during the geophysical survey within the site (P2, Plate 6).
- 5.44. The findspot of a medieval silver coin was recorded during a metal detecting survey within the western extent of the site (MKE72507).
- 5.45. A number of finds were identified immediately south-west of the site during a metal detecting survey, including a medieval copper alloy thimble, strap end and silver coin (MKE73005, MKE73010, MKE96478). The findspot of a silver coin was also recorded to the south-west of the site (MKE79941).
- 5.46. The findspot of a medieval silver coin was recorded c. 90m south of the site during metal detecting (MKE75398). The findspot of a copper alloy jetton was recorded c. 90m south of the site (MKE79889). The findspot of a copper alloy buckle and bird feeder was recorded c. 180m east of the site (MKE72984-5). The findspot of a medieval copper alloy brooch was recorded c. 185m north of the site (MKE73015) and the findspot of a copper alloy button and vessel was recorded c. 260m west of the site (MKE73056-7).
- 5.47. The findspots of a copper alloy buckle and a ceramic vessel of medieval date were recorded c. 355m east of the site (MKE72982-3). The findspot of a medieval silver coin was recorded c. 400m north of the site (MKE72313).
- 5.48. A number of buildings at Horton Kirby to the north-west of the site originated during medieval period. The possible site of a deserted medieval village was recorded c. 610m south-east of the site, although this has not been confirmed. (MKE511, TQ 56 NE 74).
- 5.49. A large number of findspots of medieval date have been identified in the wider surrounds of the site, mainly recorded during metal detecting surveys.

Post-medieval (1540 – 1750), Early Modern (1750 – 1901),
Modern (1901 – present)

- 5.50. The site is depicted on the Horton Kirby Tithe Map of 1845 (Plate 7). The site comprised part of 19 land parcels, the majority of which consisted of arable land, although some areas were described as woodland. Of the 19 land parcels, 14 were under the ownership of John Clark Powell Esquire and the occupancy of Phillip Ray, who also owned and occupied Mussenden Farm located c. 295m north of the site with its associated outbuildings (MKE30854, TQ 56 NE 128).
- 5.51. An outbuilding was shown in the northern extent of the site, accessed by a trackway from Mussenden Lane.
- 5.52. One of the parcels comprising wood was under the ownership and occupancy of James Russell, who also owned an occupied Speedgate Farm, depicted immediately to the south of the access to the site (MKE83956).
- 5.53. The geophysical survey identified former field boundaries across the site, which are shown on the mid-19th century Tithe Map.

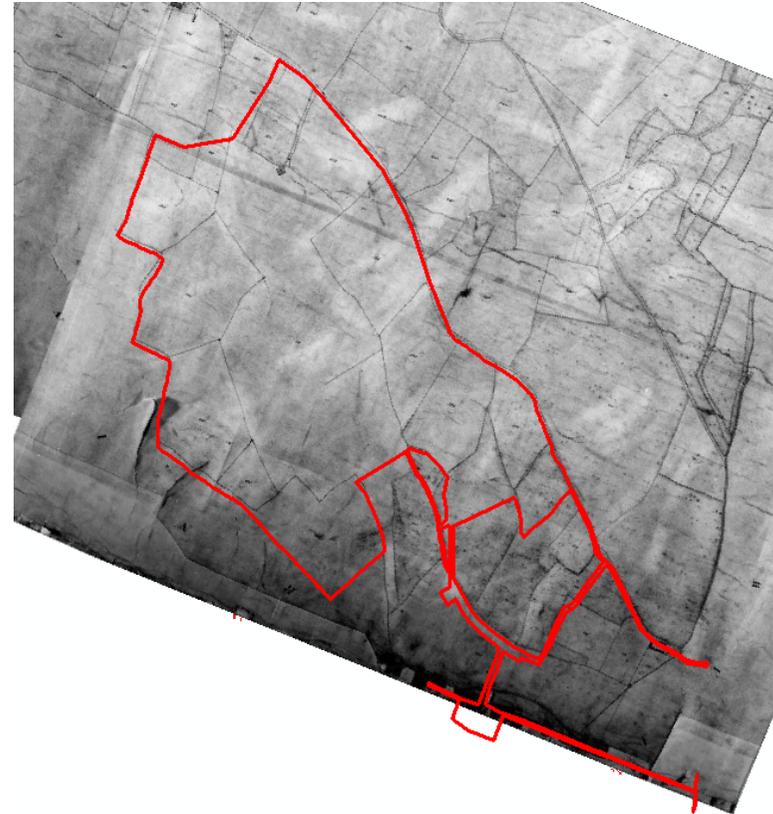


Plate 7: Extract from the Horton Kirby Tithe Map of 1845

5.54. The site is depicted on the Ordnance Survey Map of 1896 (Plate 8). The outbuilding within the site appears to have been demolished by the time of this mapping. At the time of the site visit no remains were present in this area indicative of this outbuilding. Any below-ground remains of the building are not considered to be of sufficient interest to be heritage assets. Woodland was shown in the south-eastern extent of the site, with the remainder of the site comprising agricultural land and some tree-lined field boundaries and tracks crossing the site. A number of anomalies in the south-eastern extent of the site identified during the geophysical survey are likely to correspond to this former area of woodland, and may therefore be associated with historic land management. A farmstead located to the east of Speedgate lies immediately east of the site (MKE83955).

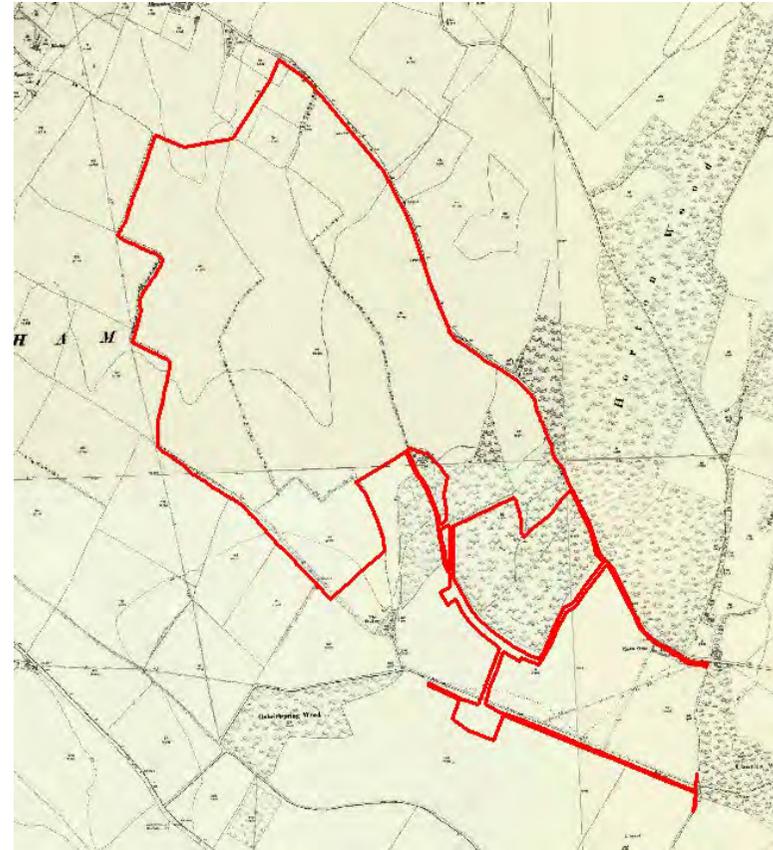


Plate 8: Extract from the Ordnance Survey Map of 1896

- 5.55. The site is depicted on the Ordnance Survey Map of 1908 (Plate 9). No major changes are shown on this mapping. Woodland is shown adjacent to a field boundary in the southern extent of the site, and a field boundary was removed in the northern extent of the site.

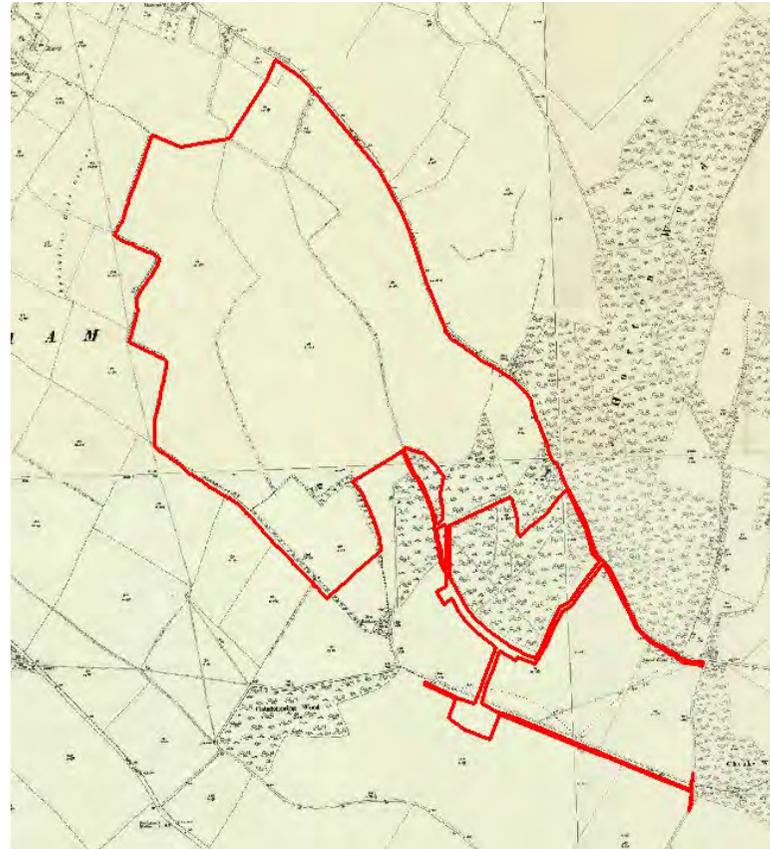


Plate 9: Extract from the Ordnance Survey Map of 1908

5.56. The approximate location of the site is depicted on the Plan of Freehold Property known as Reynolds Place Farm and Mussenden Farm in the parish of Horton Kirby, Kent of 1911 (Plate 10). Land in the eastern and western extents of the site were shown as associated with Mussenden Farm. The land in the central area of the site is labelled as *Lands belonging to Elgars Trustees*. Land in the southern extent of the site is labelled as under the occupancy of *General Goldsworthy*. The access road in the southern area and land to the south is labelled as under the occupancy of John Russell Esquire, who was associated with Speedgate Farm.

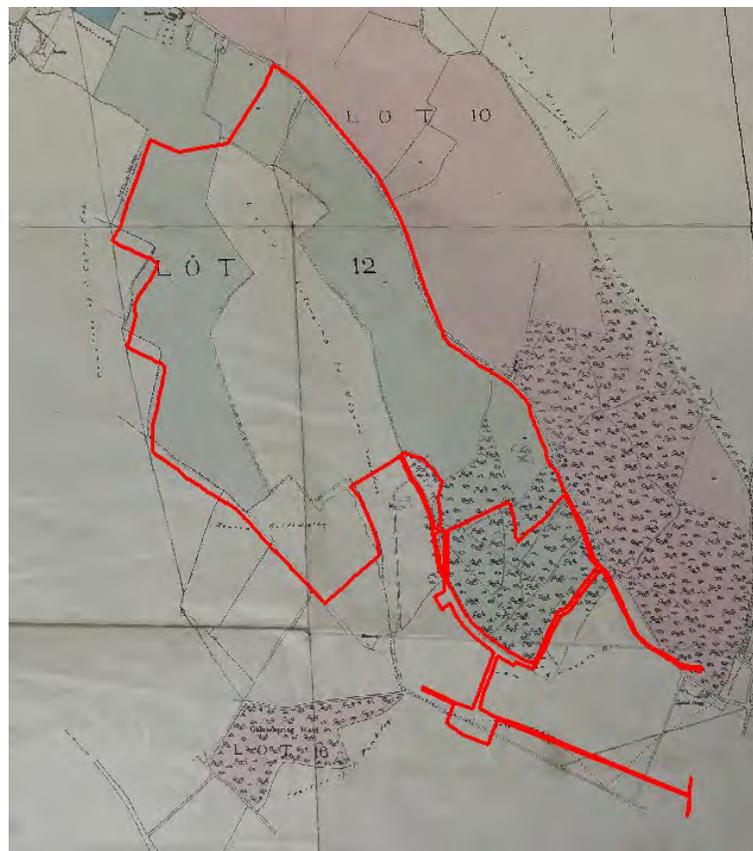


Plate 10: Extract from the Plan of Freehold Property known as Reynolds Place Farm and Mussenden Farm in the parish of Horton Kirby, Kent of 1911

- 5.57. The site is depicted on the Ordnance Survey Map of 1938 (Plate 11). Some additional areas of woodland were depicted within the site, including the northern extent.

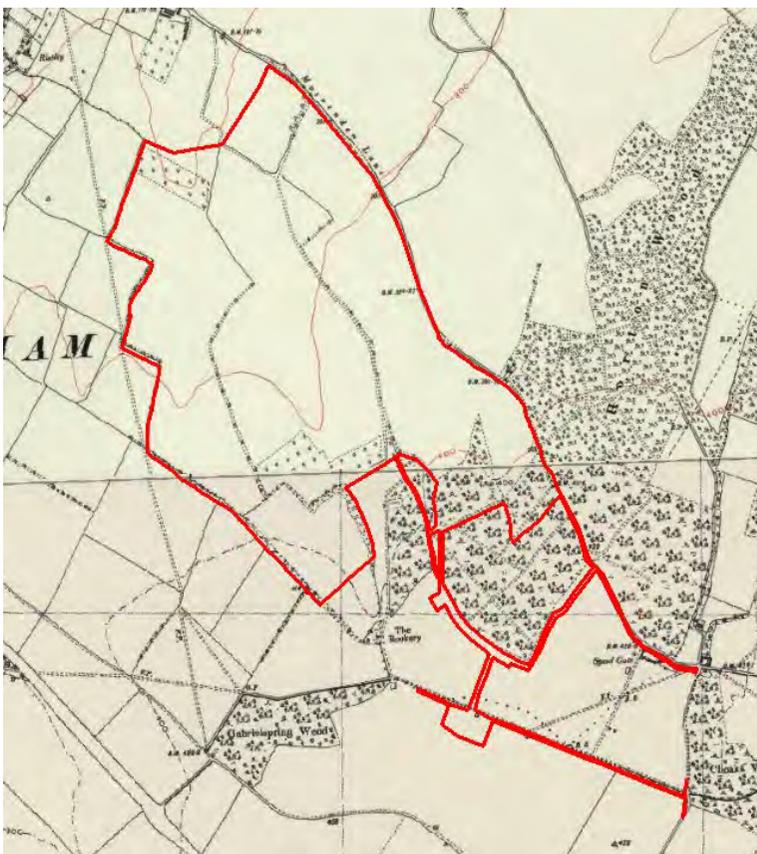


Plate 11: Extract from the Ordnance Survey Map of 1938

- 5.58. No major changes are depicted on the Ordnance Survey Map of 1961 (Plate 12).

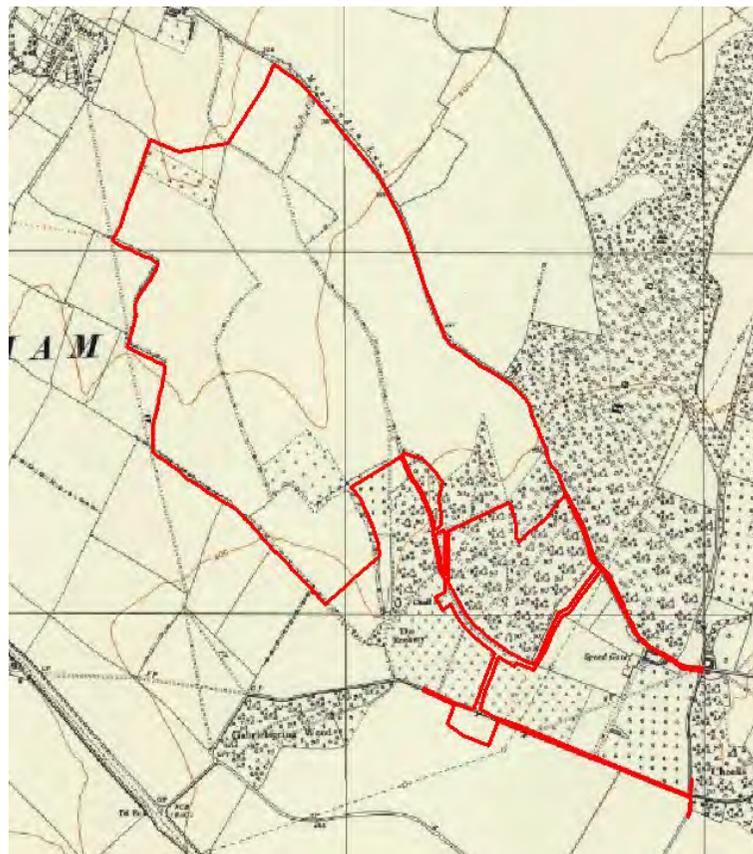


Plate 12: Extract from the Ordnance Survey Map of 1961

- 5.59. During the latter half of the 20th century, the woodland was removed from the main area of the site and the land is currently all in agricultural use (Plate 13). Speedgate Farm, located to the east of the access routes into the site, expanded substantially and now comprises a working farm, equestrian use, a café and a campsite.



Plate 13: Modern aerial imagery of the site

Historic Landscape

- 5.60. A Figure showing the Historic Landscape Characterisation of the site and the adjacent fields is included in **Appendix 2**.
- 5.61. The majority of the northern extent of the site is characterised as 'fields predominantly bounded by tracks, roads and other rights of way'. This area of the site currently comprises part of four large arable land parcels, although historically, the land parcels were further subdivided into part of 12 land parcels at the time of the Horton Kirby Tithe Map in 1845 (Plate 7). The northern part of the broadly north-west to south-east orientated land was depicted on the mapping at this point, leading to the outbuilding in the northern extent of the site. By the time of the Ordnance Survey Map of 1896, the parcels along the western part of this northern extent of the site had been amalgamated into a single large parcel and resulted in field boundary loss (Plate 8). Some of these field boundaries were identified during the geophysical survey. The remainder of the north-west to south-east lane was shown on this mapping as a PRoW, which has continued in use as a trackway.
- 5.62. The southernmost parcel of the site and land to the south of the site is characterised as 'medium regular with straight boundaries (parliamentary type enclosure)'. Historic mapping indicated woodland along the northern boundaries of the site, which is still present. The southern boundary of this parcel within the site was not established until the construction of the motorway.
- 5.63. The easternmost parcel of the site is characterised as 'regular assarts with straight boundaries'. These areas are often inter-mixed with woodland, which is apparent for

this area of the site, where woodland is shown on historic mapping until it was cleared to comprise agricultural land.

- 5.64. The access track crosses through the woodland to the west of Speedgate Farm, which is characterised as 'Pre 19th century coppices' and has remained in this use. An area to the south-east of this woodland is characterised as 'replanted other pre-1810 woodland'.
- 5.65. Speedgate Farm and the surrounding area is characterised as 'scattered settlement with paddocks (post 1800 extent)'. Over time, the land surrounding the farmstead was in a mixture of arable use as well as orchard planting.
- 5.66. Based on an assessment of the landscape of the site, some of the extant field boundaries and trackways are considered to be historic landscape features. These will be retained as part of the development of the site.
- The wider area*
- 5.67. Franks Hall Garden lies c. 470m west of the site (MKE15223, TQ 56 NE 88). The gardens were laid out surrounding the current Franks Hall, which was constructed in 1591, although substantially altered in 1861, which lies over 1km north-west of the site. Large areas of the Victorian formal flower beds are now under the lawn, although are visible as earthworks, and specimen trees and tree belt remain. The gardens are designated as a Grade II Registered Park and Garden.
- 5.68. A number of buildings and structures were constructed in the wider surrounds of the site during the post-medieval to modern periods, comprising farmhouses and

associated outbuildings, predominantly focussed to the north-west of the site at Horton Kirby.

- 5.69. Post-medieval finds recorded in the surrounds of the site were largely made out of copper alloy and include a finger ring c. 65m south-west of the site (MKE79947), a seal c. 180m east of the site (MKE72009), a mount c. 185m north of the site (MKE73016) and a padlock c. 280m south-west of the site (MKE73011).

Undated

- 5.70. The cropmark of a possible pit cluster was identified on aerial photographs taken in 1975 within the central extent of the site (MKE502, TQ 56 NE 65). The geophysical survey within the site did not identify any features in this area. Two large service pipes in this land parcel may have masked further features and has made interpretation in this area difficult.
- 5.71. The geophysical survey also identified some anomalies of linear responses and large pit-like features in the southern extent of the site, which may be of some archaeological interest due to the proximity of the archaeological anomalies relating to the possible Roman and medieval settlements.
- 5.72. A second cropmark of a pit cluster was recorded on aerial photographs c. 25m west of the site (MKE503, TQ 56 NE 66).
- 5.73. The cropmark of part of a possible rectangular enclosure with an annexe and pits was shown on aerial photographs c. 150m east of the site (MKE482, TQ 56 NE 45).

5.74. Cropmarks of a rectilinear enclosure within internal features and two pits located to the north was recorded c. 250m south-west of the site (MKE497, TQ 56 NE 60). A small rectangular enclosure with an associated pit was also identified c. 250m west of the site (MKE498, TQ 56 NE 61).

5.75. A number of findspots were recorded immediately south-west of the site, including a copper alloy vessel, slag and casting waste and a silver coin (MKE73006-8, MKE79940).

5.76. The findspot of flint implements c. 65m west of the site (MKE450, TQ 56 NE 13).

Statement of Archaeological Potential and Significance

Earlier Prehistoric

5.77. There is some evidence for finds of earlier prehistoric date in the study area, including a small quantity of Palaeolithic finds. The site includes an area of the Clay-with-flints superficial geology, which is known to contain early Palaeolithic artefacts, some of which were identified adjacent to the site. The Head deposits mapped across the site are also known to contain a range of Palaeolithic artefacts of various levels of disturbance. On this basis, the potential for significant archaeological remains of earlier prehistoric date within the site is considered to be moderate.

Later Prehistoric

5.78. There is some evidence for finds of later prehistoric date in the study area, including a small quantity of Neolithic flints and Iron Age metal artefacts. No features have been

identified in the study area, although an Iron Age pit was identified in the wider surrounds of the site. It is possible that some of the anomalies identified during the geophysical survey may be of later prehistoric date, although there is no evidence to suggest that the land within the site was the focus of prehistoric activity. On this basis, the potential for significant archaeological remains of prehistoric date within the site is considered to be low.

Romano-British

5.79. Cropmarks of possible Roman date were identified in the central / south-western extent of the site on aerial photographs, potentially comprising a settlement complex. The geophysical survey in this area identified anomalies associated with a rectilinear enclosure, with short-ditch like and pit-like responses to the south. Activity of Roman date has also been identified in the wider surrounds of the site, including areas Roman settlement identified during a watching brief and a villa at Franks Hall. On this basis, the potential for archaeological remains of Romano-British date within the south-western area of the site is considered to be high. The potential for significant archaeological remains of Roman date in the remainder of the site is considered to be low.

5.80. With regards to significance, Historic England's Scheduling Selection Guide Settlement Sites to 1500 covers Roman-period settlement including rural settlement (farmsteads and villas) and urban settlement (major towns, ports and forts).

5.81. In terms of Roman settlement sites, this states that the following would be suitable for Scheduling:

"Where they retain reasonable archaeological potential, Roman settlement sites will be deemed to have national importance. However, in some areas, both upland and lowland, certain types of settlement are sufficiently common to require discrimination in terms of scheduling recommendations. Again, considerations such as condition, group value and potential will require evaluation."

5.82. The activity within the site is suggestive of domestic settlement, although there is nothing to suggest complex, unusual or high-status activity. The remains have been truncated through the ploughing of the area. The possible Romano-British remains within the site are not considered to have a level of significance commensurate with a Scheduled Monument, rather the remains of Roman activity are considered to be of a significance commensurate to a non-designated heritage asset of local significance.

5.83. Panels are proposed in the area of the Roman activity. Discussions are ongoing with the County Archaeologist regarding the targeted trial trench evaluation of the site.

Medieval

5.84. The remains of an area of possible medieval settlement activity were previously identified within the southern area of the site during a watching brief for a pipeline, including a number of pits or small ditches, a slot or posthole and a hollow. The geophysical survey identified a potential double-ditched rectilinear enclosure in this area, which has been masked by the pipeline. Anglo-Saxon and medieval activity has also been identified in the wider surrounds of the site, in the form of settlement and burials. On this basis, the potential for archaeological

remains of medieval date within the southern area of the site is considered to be high. The potential for significant archaeological remains of medieval date in the remainder of the site is considered to be low.

5.85. With regards to Historic England's Scheduling Selection Guide Settlement Sites to 1500, this covers rural settlements and states that the following would be suitable for Scheduling:

"Surviving medieval settlement remains whose quality and potential gives them national importance are sufficiently common in many parts of the country that discrimination is needed when making scheduling assessments. Such will be influenced, especially in terms of assessing rarity and representativity, by the Atlas, but the other non-statutory criteria such as group value, documentation and especially potential will be at least equally important."

5.86. The activity within the site is suggestive of an area of possible domestic settlement activity which is likely to have been disturbed / removed by the presence of the pipeline within the site. There is nothing to suggest that the remains present within the site are of a significance commensurate to a Scheduled Monument, rather they are considered to be of a significance commensurate to a non-designated heritage asset of local value.

5.87. Due to the presence of the pipeline, open space on either side of this is proposed as part of the development plans, with panels located on either side. Discussions are ongoing with the County Archaeologist regarding the targeted trial trench evaluation of the site.

Post-Medieval and Modern

5.88. The land within the site historically comprised a mixture of agricultural land and woodland, although the former woodland within the site has since been removed. The outbuilding present within the northern extent of the site on the mid-19th century Tithes Map has been demolished by the end of the 19th century. Any below-ground remains of this building are not considered to be heritage assets. The geophysical survey within the site identified anomalies in the area of former woodland, which are likely to be associated with historic land management. Former field boundaries were also identified. The site has remained in use as agricultural land, and ploughing regimes have been noted across it during the survey. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

Historic Landscape

5.89. Based on a review of historic mapping and the historic land characterisation, some of the extant field boundaries and trackways are considered to be historic landscape features. These will be retained as part of the development of the site.

Designated Heritage Assets

5.90. No designated heritage assets lie within the site.

5.91. Located c. 270m north of the site, adjacent to Mussenden Lane are a group of four Grade II Listed Buildings forming the Mussenden Farmhouse complex.

5.92. Approximately 415m north-west of the site, adjacent to Eglantine Lane are a grouping of four Grade II Listed Buildings, three forming the Eglantine Farm complex and one which is a cottage (former granary of the complex). On the opposite side of Eglantine Lane is the eastern boundary of the Grade II Registered Park and Garden of Franks Hall which contains a number of designated heritage assets including the Grade I Listed Franks Hall which lies c. 1.07km north-west of the site. Within the Registered Park and Garden is the Scheduled Monument of a medieval moated site with associated fishponds, which was the earliest iteration of Franks Hall. This is located c. 940m north-west of the site.

5.93. There is a Scheduled Monument of a Roman villa and Iron Age settlement located 1km to the west of the site, on the western bank of the River Darent. There are three Grade II Listed Buildings located approximately 675m north-west of the site, all forming part of the Reynolds Place group of buildings and structures.

5.94. Approximately 870m north-west of the site is the settlement of Horton Kirby which includes a Conservation Area, a number of Listed Buildings and a Scheduled Monument. The Scheduled Monument is the site of a Roman granary located on the banks of the River Darent. The Listed Buildings within the settlement are all Grade II with the exception of the Grade II* Parish Church of St Mary.

5.95. There are relatively few designated assets on the eastern side of the wider surroundings of the site. In addition, the topography of the area indicates that long-distance visibility of the site from the east will be more limited.



- 5.96. There are four, isolated Grade II Listed Buildings located approximately 700m to the east of the proposed site boundary.
- 5.97. The settlement of Farningham to the south-west of the site boundary is located beyond the route of the M20 at a distance of around 1.5km. This settlement contains a Conservation Area and a large number of Listed Buildings including the Grade I Church of St. Peter and St. Paul.
- 5.98. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²⁴
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Assets in the vicinity identified for further assessment on the basis of distance, and intervisibility and a historical functional association include the group of four Grade II Listed Buildings at Mussenden Farm, comprising the farmhouse, the Barn to North, Barn to South-East and Granary to East c. 270m north of the site (1239065, 1238795, 1273866, 1274006).
- 6.5. Other assets identified for further assessment on the basis of distance comprise:
- The group of four Grade II Listed Buildings at Eglantine Farm c. 415m north-west of the site (1238784, 1238860, 1273996, 1274004);
 - The Grade II Registered Park and Garden at Franks Hall c. 470m west of the site (10000325);
 - Horton Kirby Conservation Area c. 870m north of the site.
- 6.6. Three Grade II Listed Buildings lie c. 675m north-west of the site, comprising Reynolds Place, the Coach House and the Garden Wall. The assets lie at approximately 35m AOD, where the land slopes down towards the Darent River and there is no clear intervisibility between the land within the site and the assets. The assets derive their significance through setting from their associated garden plot and the settlement of Horton Kirby where they were constructed. The land within the site is not considered to contribute to their overall heritage significance, and the assets at Reynolds Place have not been considered for further assessment.
- 6.7. The settlement of Farningham lies approximately 1.5km south-west of the site, beyond the route of the M20. There is a large amount of intervening agricultural land and the M20 itself which separates the land within the site from Farningham, and there is no clear visibility between the two. Farningham Conservation Area principally derives its significance from the Listed and

²⁴ Historic England, *GPA:3*, p. 4.

historic buildings and open spaces within it. Immediately adjacent agricultural land and woodland is considered to contribute to the heritage significance of the Conservation Area, although this does not include the land within the site. On this basis, the Farningham Conservation Area has not been taken forward for further assessment.

Mussenden Farm

- 6.8. A group of four Grade II Listed Buildings lie c. 270m north of the site at Mussenden Farm comprising Mussenden Farmhouse, the Barn to North, Barn to South-East and Granary to East (1239065, 1238795, 1273866, 1274006).
- 6.9. The Grade II Listed Mussenden Farmhouse was added to the National List on 22nd October 1982 with the following description:
- "L-shaped range. Rear part probably C17. Front C18. Two storeys painted brick. Half-hipped tiled roof. Stringcourse. Three sashes with glazing bars intact. Doorcase with fluted pilasters, projecting cornice and rectangular fanlight. A Roman votive altar to the goddess Nehelenniae was found here."***
- 6.10. The full List Entry is included in **Appendix 7**.
- 6.11. The Grade II Listed Barn to North of Mussenden Farmhouse fronting Road, henceforth referred to as North Barn, was added to the National List on 22nd October 1982 with the following description:
- "C18. Brick to road with ventilation slits. Weatherboarded with hipped tiled roof. Hipped waggon entrance to south side."***

- 6.12. The full List Entry is included in **Appendix 7**.
- 6.13. The Grade II Listed Barn to South East of Mussenden Farmhouse, henceforth referred to as South East Barn, was added to the National List on 22nd October 1982 with the following description:
- "C18 weatherboarded barn with half-hipped roof now covered with corrugated iron. Hipped waggon entrance."***
- 6.14. The full List Entry is included in **Appendix 7**.
- 6.15. The Grade II Listed Granary to East of Mussenden Farmhouse, henceforth referred to as Granary, was added to the National List on 22nd October 1982 with the following description:
- "C18 weatherboarded granary with slate roof on 4 staddle stones."***
- 6.16. The full List Entry is included in **Appendix 7**.
- 6.17. The complex lies to the south of Mussenden Lane (Plates 14-15). The online planning application viewer for Sevenoaks District Council and the site visit indicate that the granary and the barn to north have been converted to residences under separate ownerships, known as The Barn and The Stables respectively, and the complex is no longer in use as a farm.



Plate 14: The Grade II Listed Mussenden Farmhouse



Plate 15: The Mussenden Farm complex showing the barn to north (now a residence known as The Stables) and the roof of the granary (now a residence known as The Barn)

- 6.18. At the time of the Horton Kirby Tithe Map of 1845, the Mussenden Farm complex was under the ownership of John Clark Powell Esquire and occupied by Phillip Ray. As noted above, a large proportion of land within the site, comprising 13 arable land parcels and one area of woodland, were also under the ownership and occupancy of Powell and Ray respectively. Therefore there is a historic functional association between a large proportion of the land within the site and the assets at Mussenden Farm.

- 6.19. At the time of the Plan of Mussenden Farm and Reynolds Farm of 1911 (Plate 10 above), it is noted that land within the eastern and western extents of the site were still under the ownership of Mussenden Farm.
- 6.20. Currently the land within the site is exclusively farmed from Speedgate Farm, located to the east of the site, and the Mussenden Farm complex has been converted to residential dwellings. Therefore, this historical functional association between the land within some of the site and Mussenden Farm has been severed.
- 6.21. Due to the proximity of the land within the site and the topography of the landscape, there are views from the land within the site towards the assets, predominantly the two-storey farmhouse (Plates 16–17). There are anticipated views out from the assets in the direction of the site, seen in association with intervening fields located outside of the site boundary. These views are likely to become clearer during the winter months.



Plate 16: View north from the northern extent of the site towards the Mussenden Farm complex



Plate 17: Zoomed in version of Plate 13, rear of farmhouse visible

- 6.22. Mussenden Farmhouse is best appreciated from its associated garden plot and former farmyard, and it is from this location that its architectural interest can be experienced and best understood, and where the asset's relationship with its formerly associated outbuildings (now converted to residential) can be appreciated.
- 6.23. As Grade II Listed Buildings, the assets located at Mussenden Farm are considered to be designated heritage assets of less than the highest significance, as defined by the NPPF.
- 6.24. The heritage interest of Mussenden Farm is principally derived from its built form which has architectural, artistic and historic interest as an example of a farmhouse with probable 17th-century origins.
- 6.25. The heritage significance of the outbuildings at Mussenden Farm is principally derived from their built form which has architectural and historic interest as examples of 18th-century barns and a granary, although the North Barn and the Granary have since been converted to residential dwellings.
- 6.26. The setting of the heritage assets also contributes to their significance, although to a lesser degree than that derived from their physical fabric. The principal elements of the setting which contributes to their heritage significance comprise:
- The garden plots associated with Mussenden Farmhouse and the converted Granary and North Barn, from where the assets can be best understood;

- The historically associated outbuildings in the vicinity of the farmhouse which allow the legibility of the former farmyard to be understood;
- Views towards the former farm complex from Mussenden Lane; and
- Historically associated agricultural land in the proximity of the asset which is intervisible and allows the historic interest of the farmstead to be appreciated and the historic rural setting of the complex to be understood.

6.27. The site comprises some formerly associated agricultural land located beyond intervening agricultural land, parts of which currently have views towards the assets (mainly Mussenden Farmhouse) and are anticipated to be visible from the assets, particularly from the rear elevation of the farmhouse itself. Although the historic functional association between the land within the sites and the assets has been severed, the land within the site is still considered to make a minor contribution to the heritage significance of the Grade II Listed Buildings at Mussenden Farmhouse, as formerly associated agricultural land which allows the historic rural setting of the assets to be understood, and which has intervisibility with some of the assets.

6.28. The site boundary has been purposefully set back to beyond intervening agricultural land in the immediate vicinity of the assets at Mussenden Farm in order to retain a sense of the openness to the setting of the assets and in order to allow the legibility of the historic farm complex to remain.

6.29. The solar infrastructure drawings (Figures 4 and 5) includes panels in the northern extent of the site, which is set back from the assets at Mussenden Farm beyond intervening agricultural land and the vegetation along the garden plots of the assets. The land within the site is considered to make a minor contribution to the heritage significance of the Listed Buildings.

6.30. There will be an alteration to the historic rural setting of the assets at Mussenden Farm due to the development of the site. On this basis, the proposed development would result in less than substantial harm at the low end of the spectrum to the heritage significance of the Grade II Listed Buildings at Mussenden Farm, via a change in setting.

Eglantine Farm

6.31. A group of four Grade II Listed Buildings are located c. 415m north-west of the site at Eglantine Farm. These comprise Eglantine Farmhouse, Stable Cottage (Former Granary) to the North, Barn to North and Barn to South West.

6.32. The Grade II Listed Eglantine Farmhouse was added to the National List on 22nd October 1982 with the following description:

"C17 or earlier. Two storeys and attics. One window and one dormer facing west. One window facing south. The north and west fronts are faced with flints with red brick window dressings and quoins. The south front is faced with roughcast with a red brick chimney breast at its east end. Ripped tiled roof. Casement windows. C19 L-addition to the north-east."

6.33. The full List Entry is included in **Appendix 7**.

6.34. The Grade II Listed Stable Cottage, Former Granary, to the north of Eglantine Farmhouse, henceforth referred to as 'Stable Cottage', was added to the National List on 22nd October 1982, with the most recent amendment from 24th August 2017, and the following reasons for designation:

"The C18 former granary at Eglantine Farm, converted to a stable historically and then to a dwelling known as Stable Cottage in 1995, is listed at Grade II for the following principal reasons:

Architectural interest:

**** It is acknowledged that the south elevation, roof structure and floor frame to the former granary have been replaced but the rest of the timber frame structure is either exposed or remains beneath modern plaster finishes;***

**** The timber frame displays typical characteristics of agricultural buildings, including some evidence of reuse and secondary bracing, but is well-built utilising historic carpentry of note.***

Historic Interest: * The conversion from a granary to a stable demonstrates the evolution of regional agricultural practice.

Group Value:

**** The converted granary retains a very strong proximal and historic functional group value with the listed***

barns and farmhouse in the former Eglantine Farm complex."

- 6.35. The full List Entry is included in **Appendix 7**.
- 6.36. The Grade II Listed Barn to North of Eglantine Farm, henceforth referred to as 'North Barn' was added to the National List on 22nd October 1982 with the following description:

"C18 or earlier weatherboarded barn. Steeply pitched roof now covered in corrugated iron. Hipped waggon entrance."
- 6.37. The full List Entry is included in **Appendix 7**.
- 6.38. The Grade II Listed Barn to South West of Eglantine Farm, henceforth referred to as 'South West Barn' was added to the National List on 22nd October 1982 with the following description:

"C18. Tarred weatherboarded barn with half-hipped tiled roof and loading doors."
- 6.39. The full List Entry is included in **Appendix 7**.
- 6.40. The complex lies to the east of Eglantine Lane. The barns were converted into residential use between 1993 and 1995, and the stable was also converted 'to form ancillary accommodation to the adjacent barn'.



Plate 18: Eglantine Farmhouse, view from Eglantine Lane



Plate 19: Barn to South-West of Eglantine Farmhouse

- 6.41. At the time of the Farningham Tithe Map of 1840, Eglantine Farm was under the ownership of Charles Colyer Esquire and the occupancy of Robert Gibbs, and the landholding reached the western boundary of the site. There is no known historical or functional association between the land within the site and the assets at Eglantine Farm.
- 6.42. Due to the presence of the intervening vegetation and the topography of the land within the site and the wider landscape, there is no clear intervisibility between the land within the site and the assets (Plate 20). The assets at Eglantine Farm lie at approximately 50m aOD on the slope down to the River Darent. Due to the slope and the presence of mature vegetation, there are no clear views

between the two, anticipated to be the same during the winter months.



Plate 20: View west from the high point within the northern extent of the site in the direction of the approximate location of Eglantine Farm (no visibility)

- 6.43. The assets at Eglantine Farm are best appreciated from their respective garden plots, and in glimpsed views towards their principal elevations from Eglantine Lane.
- 6.44. As Grade II Listed Buildings, the assets located at Eglantine Farm are considered to be designated heritage assets of less than the highest significance, as defined by the NPPF.
- 6.45. The heritage interest of Eglantine Farmhouse is principally derived from its built form which has architectural, artistic

and historic interest as an example of a farmhouse with 17th-century (or earlier) origins.

- 6.46. The heritage significance of the historic outbuildings at Eglantine Farm is principally derived from their built form which has architectural and historic interest as examples of 18th-century barns and a granary, formerly associated with Eglantine Farm, but which have been converted into residential use.
- 6.47. The setting of the heritage assets also contributes to their significance, although to a lesser degree than that derived from their physical fabric. The principal elements of the setting which contributes to their heritage significance comprise:
- The garden plots associated with Eglantine Farmhouse and the other residences in the complex, from where the assets can be best understood;
 - The historically associated outbuildings in the vicinity of the farmhouse which allow the legibility of the farmyard to be understood, although they have since been converted to residences under separate ownerships; and
 - Historically associated agricultural land in the proximity of the assets and which is intervisible, as this allows the historic interest of the farm complex to be appreciated, and its historic rural setting to be understood.
- 6.48. There is no known historic or functional association between the land within the site and the assets located at Eglantine Farmhouse, and there is no clear intervisibility between the two. The land within the site is

set back from the Listed Buildings at Eglantine Farm, and is not considered to contribute to their overall heritage significance.

- 6.49. The proposed development is set back from the Eglantine Farm complex by intervening agricultural land located outside of the site boundary and it will remain unchanged. There is no intervisibility and no historical functional association between the land within the site and the assets, and the site is not considered to contribute to the heritage significance of the assets at Eglantine Farm.
- 6.50. On this basis, the proposed development within the site will result in no harm to the heritage significance of the Grade II Listed Eglantine Farmhouse, Stable Cottage (Former Granary) to the North, Barn to North and Barn to South West.
- Franks Hall
- 6.51. The Grade II Registered Park and Garden at Franks Hall lies c. 470m west of the site (1000325). The asset was added to the National List on 1st July 1988 and comprises mid-Victorian gardens and a small part laid out in the 1860s, within the main lines of an Elizabethan and 17th century scheme. The full List Entry is included in **Appendix 7**.
- 6.52. The Grade I Listed Franks Hall lies at the foot of a valley, on the west bank of the River Darent, with the parkland located to the east on rising land. The parkland includes the Scheduled remains of the former medieval moated site and associated fishpond of Franks Hall, as well as the Grade I Listed current Franks Hall and associated Grade II Listed Buildings.

- 6.53. The following designated heritage assets lie within the Franks Hall Registered Park and Garden:
- The Scheduled Medieval moated site and associated fishpond, Franks Hall c. 940m west of the site (1017537);
 - The Grade II Listed Gazebo and attached archways to north-east of Franks Hall c. 1.05km west of the site (1274005);
 - The Grade I Listed Franks Hall c. 1.08km west of the site (1238914);
 - The Grade II Listed Stables to north of Franks Hall c. 1.1km west of the site (1238938);
 - The Grade II Listed Garden Niche to west of Franks Hall c. 1.18km west of the site (1238786);
 - The Grade II Listed Entrance Gateway to Franks Hall c. 1.26km west of the site (1238785).

6.54. The heritage significance of the aforementioned assets is principally embodied in their physical fabric and the main element of their setting is the associated parkland which they lie within and their association with Franks Hall. The land within the site is not considered to contribute to the heritage significance of these assets, via setting, and therefore they have not been taken forwards for further assessment, although the assessment of the Park and Garden overall includes them. This is considered to be a proportionate and appropriate approach.



Plate 21: View south from the PRow within the Park and Garden towards the Grade I Listed Franks Hall

6.55. At the time of the Horton Kirby Tithe Map of 1845, the area of Franks Hall which was located within the parish was under the ownership and occupancy of Nicholas Ray. There is no known historical or functional association between the land within the site or the assets at Franks Hall.

- 6.56. Due to the topography of the landscape within the park and garden and the presence of mature trees along Eglantine Lane which marks the northern boundary of the parkland, there are no clear views out of the Park and Garden into the wider area (Plates 22–23).



Plate 22: View north from the PRow within the Park and Garden towards the site (no intervisibility)



Plate 23: View north from adjacent to the northern boundary of the Park and Garden in the direction of the site (no visibility)

- 6.57. There are also no clear views from within the site into the Franks Hall Park and Garden (Plate 24).



Plate 24: View north-west from a high point within the site in the direction of Franks Hall Park and Garden (no visibility due to topography)

- 6.58. Franks Hall is best appreciated from its immediate grounds to the south, which allow the architectural, artistic and historic interest of the asset to be best understood and experienced.
- 6.59. As a Grade II Registered Park and Garden which includes a Scheduled Monument, a Grade I Listed Building and a number of Grade II Listed Buildings, Franks Hall Park and Garden is considered to be a designated heritage asset of the highest significance, in terms of the NPPF.

- 6.60. The Park and Garden principally derives its significance from its historic and artistic interest as an example of a designed landscape which originated during the mid-Victorian era, with a small part laid out in the 1860s, within the framework of an Elizabethan and 17th-century scheme. The parkland was laid out around Franks Hall, located on the bank to the west of the River Darent. As well as this, the Park and Garden derives some of its significance through setting, comprising the following:

- The Darent Valley slopes on which the parkland was laid out across; and
- Agricultural land in the surrounds of the parkland, with which it has clear intervisibility that allows the historic rural setting of the asset to be understood.

- 6.61. The site lies to the south-east of the south-eastern boundary of the Park and Garden, beyond intervening agricultural land. Due to the topography of the site and the wider area, there is no clear intervisibility between the two, and no known historical or functional association. The land within the site is not considered to contribute to the overall heritage significance of the Park and Garden at Franks Hall.

- 6.62. The proposals for solar development will introduce panels to an agricultural landscape which will not impact the immediate setting of the asset. The land within the site is not considered to contribute to the heritage significance of the Franks Hall Park and Garden. On this basis, the proposed development within the site will result in no harm to the Grade II Registered Franks Hall Park and Garden and the designated heritage within it.

Horton Kirby Conservation Area

- 6.63. Horton Kirby Conservation Area lies c. 840m north of the site. The Conservation Area includes the Scheduled Roman granary 250yds (230m) west of St Mary's Church, the Grade II* Listed Church of St Mary and 12 Grade II Listed Buildings. Horton Kirby Conservation Area was designated in 1974 and was extended in 1990. A Conservation Area Appraisal was produced by Sevenoaks District Council in December 2003²⁵.
- 6.64. The Conservation Area covers the main route through the settlement of Horton Kirby, Horton Road and The Street which runs north to south. The Conservation Area includes open grassed land interspersed within the village, and the River Darent forms an important feature of the area.
- 6.65. The Conservation Area comprises two sections: the northern section comprises a rural area including St Mary's Church and scattered domestic buildings centred around a farm (Plate 25); and the southern area is generally of a later date, influenced by the industry associated with the mill (Plate 26).



Plate 25: View north through the northern portion of the Conservation Area

²⁵ Sevenoaks District Council, 2003. *Horton Kirby Conservation Area Appraisal: Supplementary Planning Guidance*.



Plate 26: View south within the southern portion of the Conservation Area

- 6.66. The Appraisal states the following with regards to the setting of the Conservation Area:

"The setting of the Conservation Area is idyllic with large open spaces of grass, well-established trees, hedgerows and shrubs softening the horizon.

Much of the River Darent and its flood plain remains concealed from view by the properties located on the western side of the road; however, the grounds of The Fighting Cocks public house provide the perfect vantage point to admire the views across the Darent Valley."

- 6.67. The Appraisal outlines the key views within and out of the Conservation Area, the majority of which are out towards the Darent Valley to the west. The site is not the focus of key views out of the Conservation Area, nor are there any key views out of the asset to the north or east.

- 6.68. Views south-east from the south-eastern extent of the Conservation Area in the direction of the site are limited by the topography of the landscape and mature intervening vegetation (Plate 27).



Plate 27: View south-east from the south-eastern extent of the Conservation Area in the direction of the site (no visibility)

- 6.69. Views in the direction of the Conservation Area include a large portion of intervening agricultural land and development on the eastern edge of the Conservation

Area (Plate 28). There are some glimpsed views from high points within the site to the upper elements of the Grade II* Listed Parish Church of St Mary, although these are not considered to be key views towards the asset which allow its architectural and historic interest to be understood.



Plate 28: View north from within the site towards the Horton Kirby Conservation Area

- 6.70. The Conservation Area is best understood in views towards its associated buildings and structures, as well as the open space within it.
- 6.71. As a Conservation Area which includes a Scheduled Monument and a Grade II* Listed Building, Horton Kirby Conservation Area is considered to be a designated

heritage asset of the highest significance, as defined by the NPPF.

- 6.72. Horton Kirby Conservation Area principally derives its significance from the architectural, artistic and historic interest of its associated Listed Buildings and other historic (non-designated) buildings, as well as the archaeological interest of the Scheduled Monument, and the open spaces within it. As well as this, the setting of the Conservation Area also contributes to its significance, although significance derived from setting is less than that from the built form and spaces which it contains. Within this context, the elements of the surrounds of the Conservation Area which contribute to its heritage significance comprise:

- The remaining rural context of the Conservation Area as provided by surrounding agricultural land;
- The experience and appearance of this immediate agricultural rural context of the Conservation Area via routeways in and out of the asset; and
- Views within and out of the Conservation Area towards the Darent Valley to the west of the asset.

- 6.73. The land within the site lies c. 860m south of the Conservation Area, beyond intervening agricultural land, mature vegetation and development. There is no clear intervisibility between the land within the site and the Conservation Area, with only views to the church tower visible from some areas within the site. The land within the site is not considered to contribute to the overall heritage significance of the Conservation Area, nor the designated heritage assets within it.

6.74. The proposed development within the site will result in the installation of a solar farm located some distance to the south-east of Horton Kirby Conservation Area. The site is not the focus of key views out of the asset, and is not readily discernible from it. Views from within the site towards the Conservation Area are limited, with only the upper elements of the church tower visible from high points of the site. On this basis, the land within the site is

not considered to contribute to the heritage significance of the Conservation Area.

6.75. Therefore, the development proposals are considered to result in no harm to the heritage significance of the Horton Kirby Conservation Area.

7. Conclusions

Archaeological resource

Earlier Prehistoric

- 7.1. There is some evidence for finds of earlier prehistoric date in the study area, including a small quantity of Palaeolithic finds. The site includes an area of the Clay-with-flints superficial geology, which is known to contain early Palaeolithic artefacts, some of which were identified adjacent to the site. The Head deposits mapped across the site are also known to contain a range of Palaeolithic artefacts of various levels of disturbance. On this basis, the potential for significant archaeological remains of earlier prehistoric date within the site is considered to be moderate.

Later Prehistoric

- 7.2. There is some evidence for finds of later prehistoric date in the study area, including a small quantity of Neolithic flints and Iron Age metal artefacts. No features have been identified in the study area, although an Iron Age pit was identified in the wider surrounds of the site. It is possible that some of the anomalies identified during the geophysical survey may be of later prehistoric date, although there is no evidence to suggest that the land within the site was the focus of prehistoric activity. On this basis, the potential for significant archaeological remains of prehistoric date within the site is considered to be low.

Romano-British

- 7.3. Cropmarks of possible Roman date were identified in the central / south-western extent of the site on aerial photographs, potentially comprising a settlement complex. The geophysical survey in this area identified anomalies associated with a rectilinear enclosure, with short-ditch like and pit-like responses to the south. Activity of Roman date has also been identified in the wider surrounds of the site, including areas Roman settlement identified during a watching brief and a villa at Franks Hall. On this basis, the potential for archaeological remains of Romano-British date within the south-western area of the site is considered to be high. The potential for significant archaeological remains of Roman date in the remainder of the site is considered to be low.
- 7.4. With regards to significance, Historic England's Scheduling Selection Guide Settlement Sites to 1500 covers Roman-period settlement including rural settlement (farmsteads and villas) and urban settlement (major towns, ports and forts).
- 7.5. In terms of Roman settlement sites, this states that the following would be suitable for Scheduling:

"Where they retain reasonable archaeological potential, Roman settlement sites will be deemed to have national importance. However, in some areas, both upland and lowland, certain types of settlement are sufficiently common to require discrimination in terms of scheduling recommendations. Again,

considerations such as condition, group value and potential will require evaluation."

7.6. The activity within the site is suggestive of domestic settlement, although there is nothing to suggest complex, unusual or high-status activity. The remains have been truncated through the ploughing of the area. The possible Romano-British remains within the site are not considered to have a level of significance commensurate with a Scheduled Monument, rather the remains of Roman activity are considered to be of a significance commensurate to a non-designated heritage asset of local significance.

7.7. Panels are proposed in the area of the Roman activity. Discussions are ongoing with the County Archaeologist regarding the targeted trial trench evaluation of the site.

Medieval

7.8. The remains of an area of possible medieval settlement activity were previously identified within the southern area of the site during a watching brief for a pipeline, including a number of pits or small ditches, a slot or posthole and a hollow. The geophysical survey identified a potential double-ditched rectilinear enclosure in this area, which has been masked by the pipeline. Anglo-Saxon and medieval activity has also been identified in the wider surrounds of the site, in the form of settlement and burials. On this basis, the potential of for archaeological remains of medieval date within the southern area of the site is considered to be high. The potential for significant archaeological remains of medieval date in the remainder of the site is considered to be low.

7.9. With regards to Historic England's Scheduling Selection Guide Settlement Sites to 1500, this covers rural settlements and states that the following would be suitable for Scheduling:

"Surviving medieval settlement remains whose quality and potential gives them national importance are sufficiently common in many parts of the country that discrimination is needed when making scheduling assessments. Such will be influenced, especially in terms of assessing rarity and representativity, by the Atlas, but the other non-statutory criteria such as group value, documentation and especially potential will be at least equally important."

7.10. The activity within the site is suggestive of an area of possible domestic settlement activity which is likely to have been disturbed / removed by the presence of the pipeline within the site. There is nothing to suggest that the remains present within the site are of a significance commensurate to a Scheduled Monument, rather they are considered to be of a significance commensurate to a non-designated heritage asset of local value.

7.11. Due to the presence of the pipeline, open space on either side of this is proposed as part of the development plans, with panels located on either side. Discussions are ongoing with the County Archaeologist regarding the targeted trial trench evaluation of the site.

Post-Medieval and Modern

7.12. The land within the site historically comprised a mixture of agricultural land and woodland, although the former woodland within the site has since been removed. The outbuilding present within the northern extent of the site

on the mid-19th century Tithe Map has been demolished by the end of the 19th century. Any below-ground remains of this building are not considered to be heritage assets. The geophysical survey within the site identified anomalies in the area of former woodland, which are likely to be associated with historic land management. Former field boundaries were also identified. The site has remained in use as agricultural land, and ploughing regimes have been noted across it during the survey. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be low.

Historic Landscape

- 7.13. Based on a review of historic mapping and the historic land characterisation, some of the extant field boundaries and trackways are considered to be historic landscape features. These will be retained as part of the development of the site.

Setting

- 7.14. No designated heritage assets lie within the site.
- 7.15. Following a detailed assessment, the proposed development within the site will result in less than substantial harm at the low end of the spectrum to the heritage significance of the Grade II Listed Buildings at Mussenden Farm, comprising Mussenden Farmhouse, the Barn to North, Barn to South-East and Granary to East, via a change to setting.
- 7.16. The proposed development will result in no harm to the heritage significance of the Grade II Listed Buildings at Eglantine Farm, the Grade II Registered Franks Hall Park and Garden and the Horton Kirby Conservation Area.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
Department for Levelling Up, Housing and Communities (DLUHC), <i>National Planning Policy Framework (NPPF)</i> (London, July 2021).
Department for Levelling Up, Housing and Communities (DLUHC), <i>Planning Practice Guidance (PPG)</i> (revised July 2019).
English Heritage, <i>Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment</i> (London, April 2008).
Historic England, <i>Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1</i> (2 nd edition, Swindon, February 2019).

Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

Court and Appeal Decisions

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).

Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.

Jones v Mordue [2015] EWCA Civ 1243.

Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Cartographic Sources	
1845	Horton Kirby Tithe Map
1896	Ordnance Survey Map
1911	Plan of Freehold Property known as Reynolds Place Farm and Mussenden Farm in the parish of Horton Kirby, Kent
1938	Ordnance Survey Map
1961	Ordnance Survey Map



Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Record Type	Name
EKE13833	NON	Farmstead Survey, Horton Kirby, Elgantine Lane and Farm 1991
EKE4692	INT	RISELEY ESTATE
EKE21029	INT	Watching brief, Eglantine Lane, 1969
EKE21030	INT	Watching Brief, Eglantine Farm, 1969
EKE21298	INT	Historic building survey, Mussenden Farmhouse, 1998
EKE12639	INT	Watching brief on the Thames Water ALF Pipeline 2003
EKE14480	NON	Farningham to Hadlow, Kent, 1200mm Natural Gas Pipeline. Post Excavation Assessment Report and Updated Project Design. 2010
EKE5745	NON	Farningham to High Halden Pipeline Surface Collection Survey 2000
EKE11483	NON	Field walking along the Shorne to Farningham gas pipeline route 1999
EKE9896	NON	Geophysical survey of pipeline from Farningham to Hadlow



EKE17382	NON	Desk-based assessment, land adjacent to M20, 1995
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HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MKE30826	TQ 56 NE 116	WHITE HOUSE FARMHOUSE	SITE; HOUSE; STEPS; HOUSE; FARMHOUSE	Roman
MKE30836	TQ 56 NE 149	EGLANTINE FARMHOUSE	SITE; FARMHOUSE; FARMHOUSE	Early Medieval or Anglo-Saxon
MKE30847	TQ 56 NE 167	BARN TO NORTH OF MUSSENDEN FARMHOUSE FRONTING ROAD	SITE; BARN	Medieval
MKE30848	TQ 56 NE 166	Stable Cottage, Former Granary, to the north of Eglantine Farmhouse	SITE; GRANARY	Prehistoric or Roman
MKE30854	TQ 56 NE 128	MUSSENDEN FARMHOUSE	SITE; FARMHOUSE; FARMHOUSE	Unknown
MKE31902	TQ 56 NE 158	BARN TO SOUTH EAST OF MUSSENDEN FARMHOUSE	SITE; BARN; BARN	Unknown
MKE31911	TQ 56 NE 124	BARN TO SOUTH WEST OF EGLANTINE FARMHOUSE	SITE; BARN	Unknown
MKE31913	TQ 56 NE 142	BARN TO NORTH OF EGLANTINE FARM	SITE; BARN	Roman



MKE31915	TQ 56 NE 168	GRANARY TO EAST OF MUSSENDEN FARMHOUSE	SITE; GRANARY	Unknown
MKE445	TQ 56 NE 8	Saxon Cemetery with associated burial goods and 2 Roman coins, Riseley Estate, South Darenth, Sevenoaks	CEMETERY	Unknown
MKE450	TQ 56 NE 13	Flint implements	FLINT SCATTER	Middle Neolithic to Middle Bronze Age
MKE462	TQ 56 NE 25	Neolithic axe findspot	FINDSPOT	Post Medieval
MKE464	TQ 56 NE 27	Romano-British Settlement	SETTLEMENT	Medieval
MKE468	TQ 56 NE 31	Romano-British pottery	FINDSPOT	Middle Iron Age to Late Iron Age
MKE472	TQ 56 NE 35	Saxon book clasp	FINDSPOT	Medieval
MKE477	TQ 56 NE 40	Possible Medieval settlement	SETTLEMENT	Roman
MKE480	TQ 56 NE 43	Prehistoric flint flakes from Charton Farm, Farningham.	FINDSPOT	Late Neolithic to Early Iron Age
MKE482	TQ 56 NE 45	Cropmark/Rectilinear feature	ENCLOSURE	Roman to Post Medieval
MKE497	TQ 56 NE 60	Rectilinear enclosure/Cropmark	RECTANGULAR ENCLOSURE	Late Iron Age to Roman



MKE498	TQ 56 NE 61	Rectilinear feature/cropmark	RECTANGULAR ENCLOSURE	Roman
MKE501	TQ 56 NE 64	Settlement/cropmark/soilmark	SETTLEMENT; ENCLOSURE; PIT CLUSTER	Roman
MKE502	TQ 56 NE 65	Pit cluster/cropmark, Horton Kirby	PIT?	Roman
MKE503	TQ 56 NE 66	Pit cluster/soilmark	PIT	Late Iron Age
MKE72008	MKE72008	flint arrowhead	FINDSPOT	Medieval
MKE72009	MKE72009	copper alloy seal	FINDSPOT	Medieval to Post Medieval
MKE72313	MKE72313	Medieval silver coin	FINDSPOT	Medieval
MKE72423	MKE72423	Iron Age copper alloy coin	FINDSPOT	Medieval to Post Medieval
MKE72507	MKE72507	Medieval silver coin	FINDSPOT	Roman
MKE72704	MKE72704	Roman gold earring component	FINDSPOT	Medieval to Post Medieval
MKE72886	MKE72886	copper alloy axehead	FINDSPOT	Unknown
MKE72971	MKE72971	copper alloy pin	FINDSPOT	Unknown



MKE72972	MKE72972	copper alloy brooch	FINDSPOT	Unknown
MKE72973	MKE72973	copper alloy coin	FINDSPOT	Roman
MKE72974	MKE72974	copper alloy coin	FINDSPOT	Medieval
MKE72975	MKE72975	copper alloy coin	FINDSPOT	Post Medieval
MKE72976	MKE72976	Silver coin	FINDSPOT	Medieval
MKE72982	MKE72982	copper alloy buckle	FINDSPOT	Post Medieval
MKE72983	MKE72983	ceramic vessel	FINDSPOT	Medieval to Post Medieval
MKE72984	MKE72984	copper alloy buckle	FINDSPOT	Medieval to Post Medieval
MKE72985	MKE72985	copper alloy bird feeder	FINDSPOT	Medieval
MKE72995	MKE72995	copper alloy coin	FINDSPOT	Medieval
MKE73005	MKE73005	copper alloy thimble	FINDSPOT	Roman
MKE73006	MKE73006	copper alloy casting waste	FINDSPOT	Unknown
MKE73007	MKE73007	copper alloy slag	FINDSPOT	Medieval to Unknown



MKE73008	MKE73008	copper alloy vessel	FINDSPOT	Roman
MKE73009	MKE73009	copper alloy coin	FINDSPOT	Post Medieval
MKE73010	MKE73010	copper alloy strap end	FINDSPOT	Middle Iron Age to Late Iron Age
MKE73011	MKE73011	copper alloy padlock	FINDSPOT	Post Medieval
MKE73015	MKE73015	copper alloy brooch	FINDSPOT	Post Medieval
MKE73016	MKE73016	copper alloy mount	FINDSPOT	Post Medieval
MKE73056	MKE73056	Medieval copper alloy vessel	FINDSPOT	Post Medieval
MKE73057	MKE73057	copper alloy button	FINDSPOT	Post Medieval
MKE75398	MKE75398	Medieval silver coin	FINDSPOT	Late Iron Age to Roman
MKE79889	MKE79889	copper alloy jetton	FINDSPOT	Late Iron Age
MKE79890	MKE79890	copper alloy brooch	FINDSPOT	Medieval
MKE79940	MKE79940	silver coin	FINDSPOT	Lower Palaeolithic to Middle Palaeolithic
MKE79941	MKE79941	silver coin	FINDSPOT	Lower Palaeolithic to Middle Palaeolithic



MKE79946	MKE79946	copper alloy finger ring	FINDSPOT	Post Medieval
MKE79947	MKE79947	Post Medieval copper alloy finger ring	FINDSPOT	Roman
MKE79948	MKE79948	gold coin	FINDSPOT	Early Medieval or Anglo-Saxon
MKE83868	MKE83868	Eglantine Farm	FARMSTEAD	Medieval
MKE83869	MKE83869	Mussenden Farm	FARMSTEAD	Prehistoric or Roman
MKE83924	MKE83924	New Barn	FARMSTEAD	Unknown
MKE83955	MKE83955	Farmstead east of Speedgate	FARMSTEAD	Unknown
MKE83956	MKE83956	Speedgate	FARMSTEAD	Unknown
MKE96473	MKE96473	Iron Age Copper alloy brooch	FINDSPOT	Roman
MKE96477	MKE96477	Iron Age Copper alloy coin	FINDSPOT	Unknown
MKE96478	MKE96478	Medieval Silver coin	FINDSPOT	Unknown
MKE116361	TQ 56 NE 219	Horton Kirby, Speed Gate: surface finds of two Palaeolithic handaxes from general area	FINDSPOT	Middle Neolithic to Middle Bronze Age
MKE116362	TQ 56 NE 220	Horton Kirby, Speed plain: surface-finds of two Palaeolithic handaxes from general area	FINDSPOT	Post Medieval



MKE15223	TQ 56 NE 88	Franks hall garden	GARDEN	Medieval
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Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1238238	GABRIELS	II	558477.417	165603.7958
1238312	BRANDS HATCH PLACE	II	558203.489	164816.3978
1238473	WHITE HOUSE FARMHOUSE	II	558473	165817.3608
1238784	EGLANTINE FARMHOUSE	II	556042	167481.3608
1238787	BRIDGE OVER RIVER DARENTH	II	555624.878	167880.7208
1238788	BARN TO EAST OF LITTLE FRANKS	II	555851.835	167741.8518
1238794	RASHLIEGH LODGE	II	556251	168352.3608
1238795	BARN TO NORTH OF MUSSENDEN FARMHOUSE FRONTING ROAD	II	556531.929	167694.0938
1238860	Stable Cottage, Former Granary, to the north of Eglantine Farmhouse	II	556060.095	167491.4046
1238943	LITTLE FRANKS	II	555828	167756.3608
1239065	MUSSENDEN FARMHOUSE	II	556530.871	167667.1058



1239116	GARDEN WALL TO REYNOLDS PLACE RUNNING TO NORTH FROM THE COACH HOUSE, TURNING WEST THEN RETURNING TO NORTH	II	556205.675	167969.5818
1239117	ASH TREE HOUSE	II	555965	168172.3608
1239118	KIRBY HALL AND PYXOS	II	556018.8034	168115.4247
1239119	GATE PIERS AND WALL TO KIRBY HALL FRONTING ROAD	II	555987.279	168159.3154
1273866	BARN TO SOUTH EAST OF MUSSENDEN FARMHOUSE	II	556530.87	167653.3478
1273876	REYNOLDS PLACE	II	556170.625	167967.6588
1273879	THE COACH HOUSE TO SOUTH EAST OF REYNOLDS PLACE	II	556195.416	167950.7748
1273880	OLD SCHOOL COTTAGE	II	556303	168286.3608
1273996	BARN TO SOUTH WEST OF EGLANTINE FARMHOUSE	II	556020.529	167471.9018
1274004	BARN TO NORTH OF EGLANTINE FARM	II	556051	167504.3608
1274006	GRANARY TO EAST OF MUSSENDEN FARMHOUSE	II	556559.974	167667.6358
1469601	Fawkham War Memorial	II	558560.44	165494.61



Historic England Scheduled Monuments

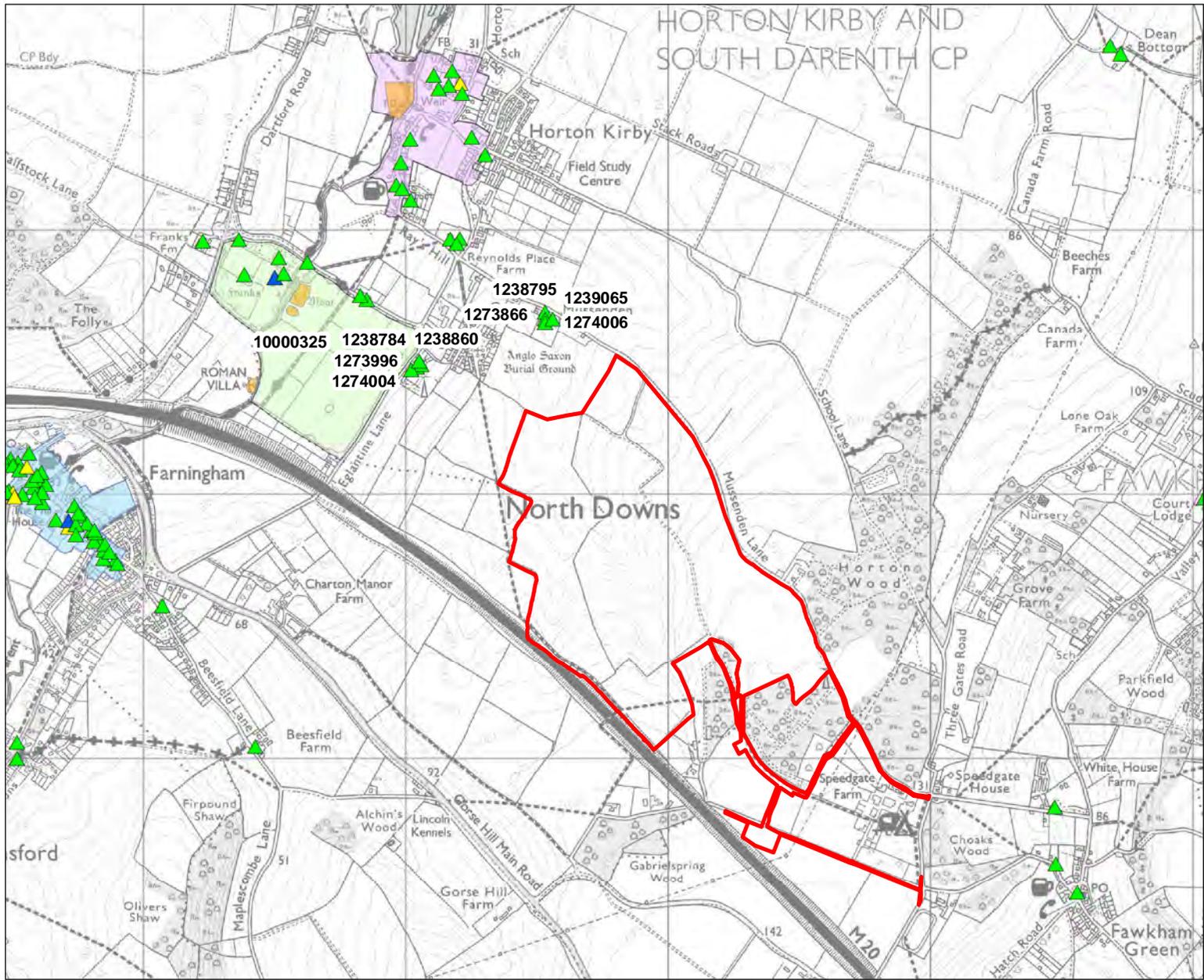
List Entry	Name	Eastings	Northings
1009024	A Romano-British villa and a possible Iron Age farmstead at Franks	555414.0934	167414.2495
1017537	Medieval moated site and associated fishpond, Franks Hall.	555591.7061	167741.8194

Historic England Registered Parks and Gardens

List Entry	Name	Grade	Eastings	Northings
1000325	FRANKS HALL	II	555639.8834	167574.4148



Appendix 2: Figures



KEY

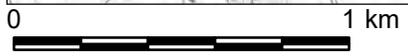
- Site
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Franks Hall Park and Garden
- Horton Kirby Conservation Area
- Farningham Conservation Area
- Eynsford Conservation Area

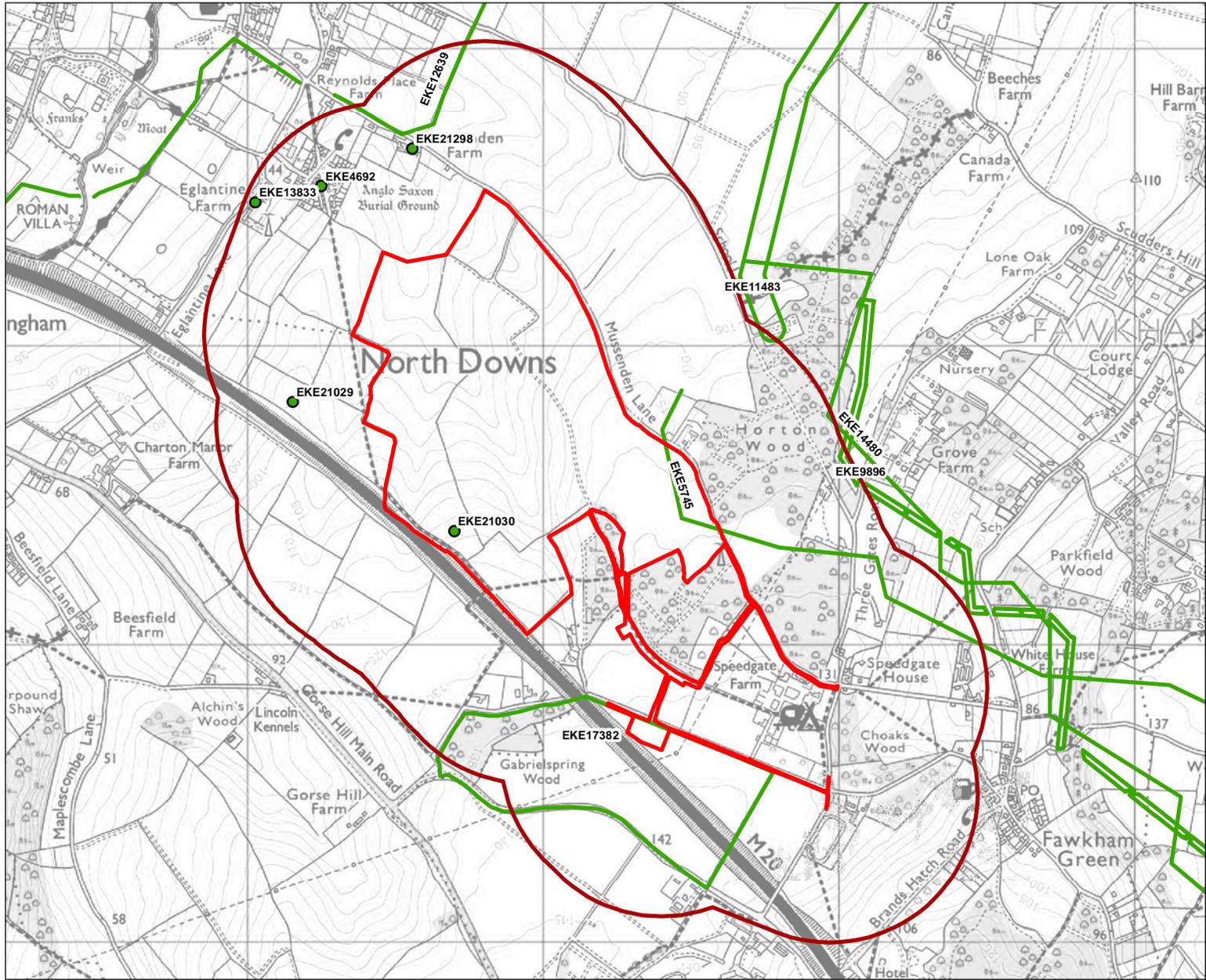
Revisions:
 First Issue- 30/08/2023 RW
 Second Issue- 11/10/2023 RW - red line alteration
 Third Issue- 23/10/2023 RW - red line alteration

Figure 1: Designated Heritage Assets

Chimmens Solar Farm, Fawkham, Kent

Client: RES Group
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 23/10/2023
 Scale: 1:22,500 @ A3





KEY

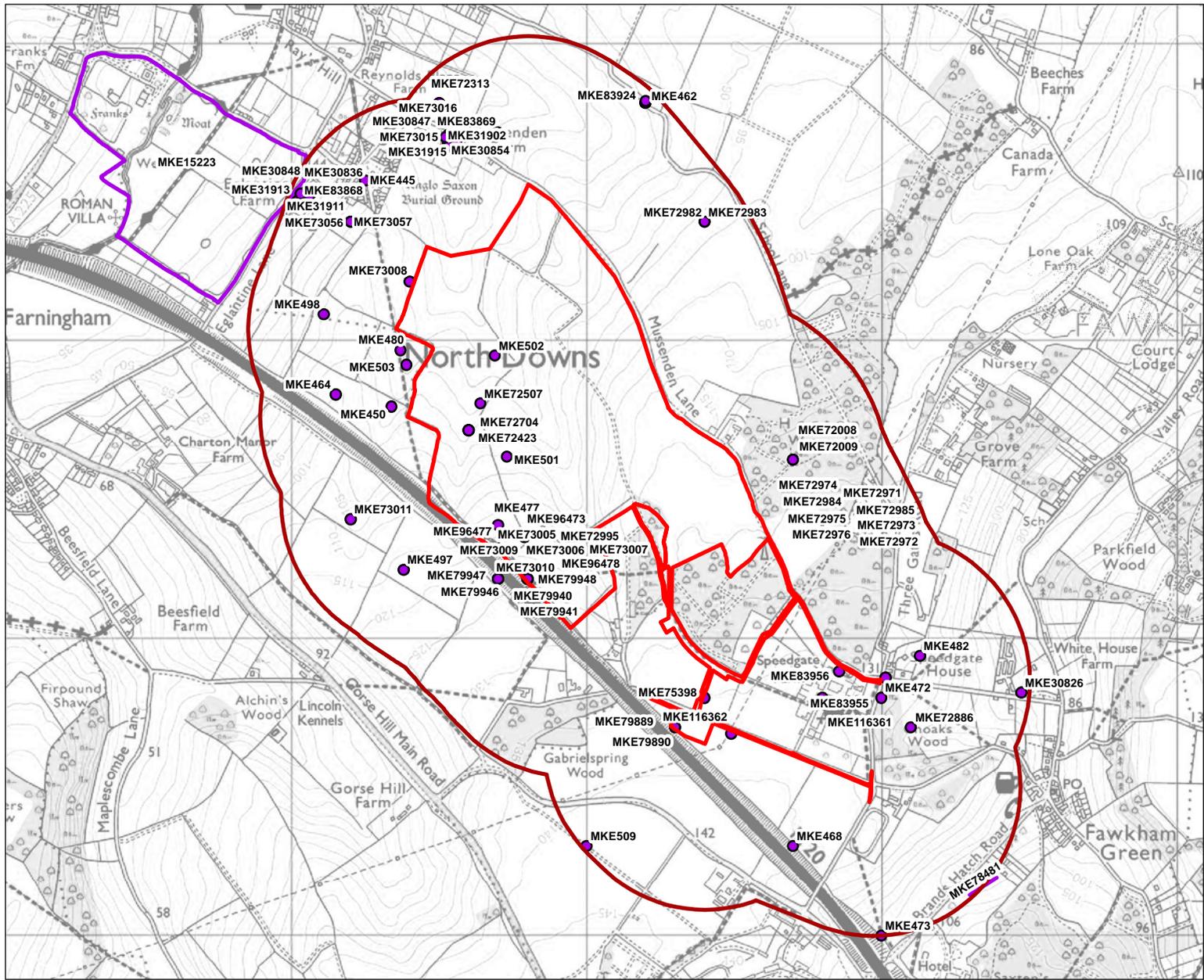
- Site
- Study Area
- HER Event Point
- HER Event Line
- HER Event Polygon

Revisions:
 First Issue- 30/08/2023 RW
 Second Issue- 11/10/2023 RW - red line alteration
 Third Issue- 23/10/2023 RW - red line alteration

Figure 2: Kent HER Event Data

Chimmens Solar Farm, Fawkham, Kent

Client: RES Group
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 23/10/2023
 Scale: 1:20,000 @ A3



KEY

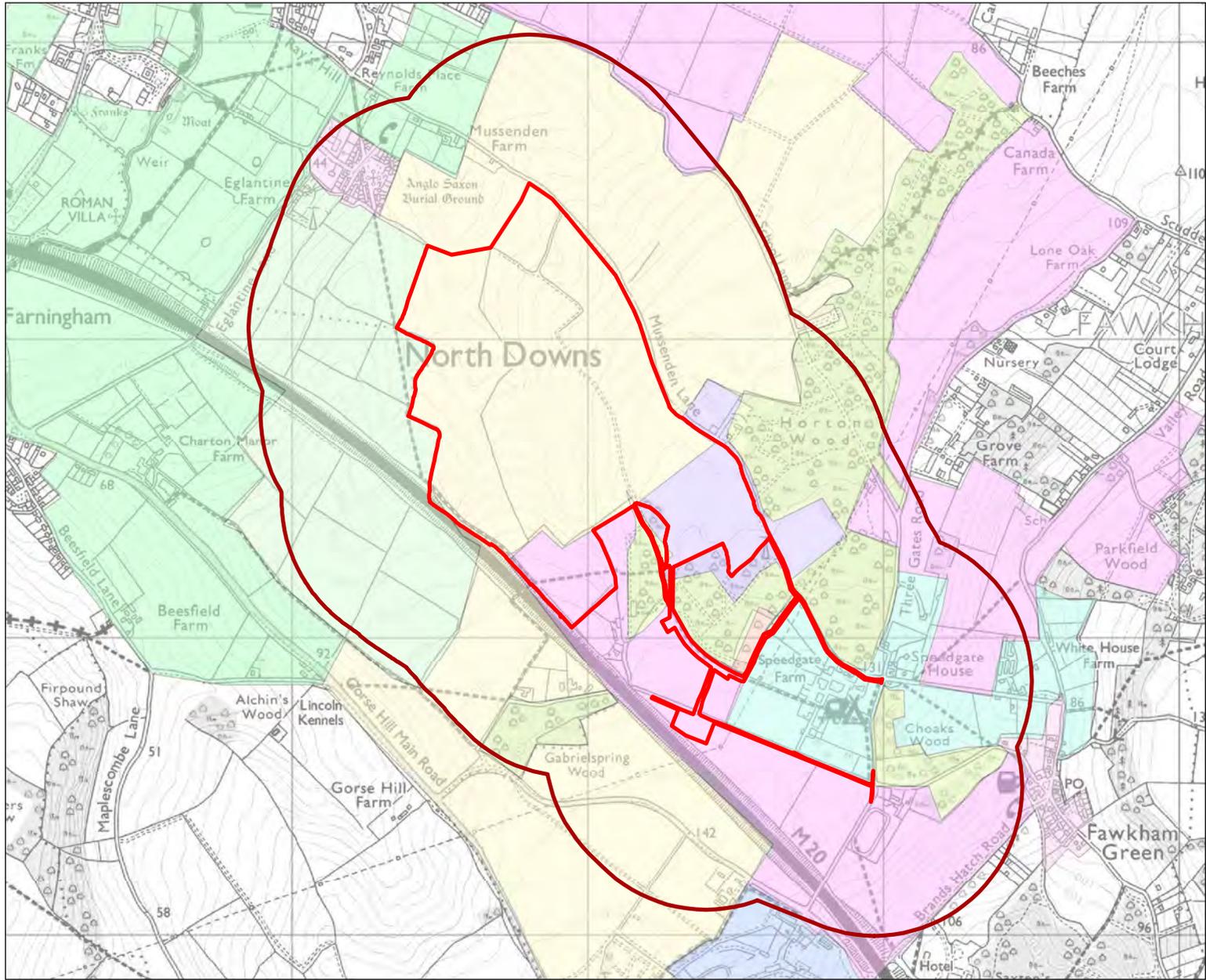
- Site
- Study Area
- HER Monument Point
- HER Monument Line
- HER Monument Polygon

Revisions:
 First Issue- 30/08/2023 RW
 Second Issue- 11/10/2023 RW - red line alteration
 Third Issue- 23/10/2023 RW - red line alteration

Figure 3: Kent HER Monument Data

Chimmens Solar Farm, Fawkham, Kent

Client: RES Group
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 23/10/2023
 Scale: 1:20,000 @ A3



KEY

- Site
- Study Area
- "Fields predominantly bounded by tracks, roads and other rights of way"
- Major sports fields and complexes
- Medium regular with straight boundaries (parliamentary type enclosure)
- Post 1810 settlement (general)
- Pre 19th century Coppices
- Regular assarts with straight boundaries
- Replanted other pre-1810 Woodland
- Scattered settlement with paddocks (post 1800 extent)
- Small rectilinear with wavy boundaries
- Variable size regular with straight boundaries (parliamentary type enclosure)

Revisions:
 First Issue- 30/08/2023 RW
 Second Issue- 11/10/2023 RW - red line alteration
 Third Issue- 23/10/2023 RW - red line alteration

Figure 4: Historic Landscape Characterisation Data

Chimmens Solar Farm, Fawkham, Kent

Client: RES Group
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 23/10/2023
 Scale: 1:20,000 @ A3

0 0.75 km



Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁶

Historic England’s *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁷

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.²⁸ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁹

The *PPG* provides further information on the interests it identifies:

- **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 skills, 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.³⁰

Significance results from a combination of any, some, or all of the interests described above.

²⁶ DLUHC, *NPPF*, pp. 72–73.

²⁷ Historic England, *GPA:2*.

²⁸ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁹ DLUHC, *NPPF*, p. 72; DLUHC, *PPG*, Annex 2.

³⁰ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.³¹

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”³²

Setting 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.”³³

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³⁴

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

³¹ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

³² DLUHC, *NPPF*, p. 73.

³³ DLUHC, *NPPF*, p. 72.

³⁴ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³⁵

³⁵ Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

³⁶ DLUHC, *NPPF*, para. 200 and fn. 68.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the *NPPF*;³⁶
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³⁷ and

³⁷ DLUHC, *NPPF*, para. 200.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.³⁸

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 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”*,³⁹ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”⁴⁰

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This 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”*.⁴¹

³⁸ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁹ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁴⁰ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁴¹ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.⁴² Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁴³ Of particular relevance is the checklist given on page 13 of *GPA:3*.⁴⁴

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁵

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴⁶

Additionally, whilst the statutory duty requires that special regard should 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. This point has been clarified in the Court of Appeal.⁴⁷

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5**, the *NPPF* (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁸

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.⁴⁹

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

⁴² Historic England, *GPA:2*, p. 9.

⁴³ Historic England, *GPA:3*, p. 8.

⁴⁴ Historic England, *GPA:3*, p. 13.

⁴⁵ Historic England, *GPA:3*, p. 4.

⁴⁶ Historic England, *GPA 3*, p. 8.

⁴⁷ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁴⁸ DLUHC, *NPPF*, paras. 201 and 202.

⁴⁹ *Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 201 and 203.



Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.”⁵⁰***

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁵⁰ MHCLG, PPG, paragraph O20, reference ID: 18a-O20-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁵¹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁵²

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but

should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁵³

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁵⁴

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵⁵

⁵¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁵³ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵⁴ Jones v Mordue [2015] EWCA Civ 1243.

⁵⁵ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (September 2023)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in September 2023. This replaced and updated the previous *NPPF 2021*. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***⁵⁶

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”⁵⁷ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁵⁸

⁵⁶ DLUHC, NPPF, para. 11.

⁵⁷ DLUHC, NPPF, para. 11, fn. 7.

⁵⁸ DLUHC, NPPF, p. 68.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁵⁹

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁶⁰

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁶¹

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁶²***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

⁵⁹ DLUHC, NPPF, p. 67.

⁶⁰ DLUHC, NPPF, pp. 72-73.

⁶¹ DLUHC, NPPF, para. 195.

⁶² DLUHC, NPPF, para. 197.

substantial harm, total loss or less than substantial harm to its significance.”⁶³

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁴**

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, 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, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶⁵**

Paragraph 202 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶⁶

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into

⁶³ DLUHC, NPPF, para. 199.

⁶⁴ DLUHC, NPPF, para. 200.

⁶⁵ DLUHC, NPPF, para. 201.

⁶⁶ DLUHC, NPPF, para. 202.

account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.⁶⁷

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."⁶⁸

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which

⁶⁷ DLUHC, NPPF, para. 203.

⁶⁸ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.⁶⁹ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."⁷⁰

"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."⁷¹

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁷²

⁶⁹ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷⁰ DLUHC, NDG, para. 46.

⁷¹ DLUHC, NDG, para. 47.

⁷² DLUHC, NDG, paras. 48-49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission within Fawkham are currently considered against the policy and guidance set out within the Sevenoaks Core Strategy (adopted February 2011) and the Allocations and Development Management Plan (adopted February 2015).

The Core Strategy contains the following relevant policy:

"Policy SP 1 – Design of New Development and Conservation

All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.

In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.

The District's heritage assets and their settings, including listed buildings, conservation areas,

archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced."

The Allocation and Development Management Plan contains the following relevant policy:

"Policy EN4 – Heritage Assets

Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Applications will be assessed with reference to the following:

- a) the historic and/or architectural significance of the asset;***
- b) the prominence of its location and setting; and***
- c) the historic and/or architectural significance of any elements to be lost or replaced.***

Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that

recording of remains, assessment, analysis report and deposition of archive is more appropriate."

Sevenoaks District Council are currently preparing the Local Plan 2040 and have produced the Regulation 18 document. This contains the following relevant draft policies pertaining to the historic environment:

"Policy HEN1 – Historic Environment

New development will protect and enhance the District's historic environment."

"Policy HEN2 – Protecting and Enhancing the Historic Environment

This policy will seek to protect and enhance our historic environment with development proposals required to respond sensitively to affected heritage assets and their setting, taking into account the following guidance:

- Local Plan policies relating to design, heritage assets and landscape character;***
- Relevant research to understand the significance of the historic environment and specific assets it contains, including the Kent Historic Environment Record (HER) as a minimum;***
- Current best practice guidance produced by Historic England; and***

- Other principles set out in relevant local guidance, including the Kent Design SPD, Local List SPD, Sevenoaks District Historic Environment Review, Conservation Area Appraisals and Design Guidance, Sevenoaks Landscape Character Assessment, or any subsequent versions, and any historic environment guidance adopted by the Council."***

"Policy HEN3 – Sensitively Managing Change in the Historic Environment

This policy will require Planning Statements, Design and Access Statements and/ or Heritage Statements to demonstrate:

- That new development responds positively to local historic character;***
- An identification and assessment of heritage assets, including their significance, vulnerabilities and opportunities and the contribution of their setting; and***
- How this information has been used to inform proposals that sustain and enhance the historic environment and, where relevant, minimise and mitigate harm."***

"Policy HEN4 – Archaeology

This policy will seek to identify, protect and record the archaeology of a development site where appropriate



and, where practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains."

"Policy HEN5 – Locally Listed Buildings

This policy will seek to reaffirm the Council's recognition of the contribution the Local List makes in valuing and defining local distinctiveness and their status as non-designated heritage assets as a material planning consideration. It will also consider the expansion of the Local List to the wider District."

"Policy HEN6 – Responding to Climate Change in the Historic Environment

This policy will seek to ensure a sensitive and tailored approach to the design and specification of energy conservation measures is taken which recognises modern and historic buildings function differently. The Council will encourage creative design approaches to the upgrading of historic buildings where they enhance their significance. The 'whole building approach' will be promoted which seeks to save

energy, sustain heritage significance, and maintain a healthy indoor environment through understanding the building in its context."

"Policy HEN8 – Historic Parks and Gardens

This policy will seek to conserve and better reveal the significance of historic parks and gardens by giving specific guidance on how applications will be assessed."



Appendix 7: Designation Descriptions

MUSSENDEN FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1239065**

Date first listed: **22-Oct-1982**

List Entry Name: **MUSSENDEN FARMHOUSE**

Statutory Address 1: **MUSSENDEN FARMHOUSE, MUSSENDEN LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **MUSSENDEN FARMHOUSE, MUSSENDEN LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ 56531 67667**

Details

HORTON KIRBY MUSSENDEN LANE 1. 5280 Mussenden Farmhouse TQ 56 NE 3/194

II GV

2. L-shaped range. Rear part probably C17. Front C18. Two storeys painted brick. Half-hipped tiled roof. Stringcourse. Three sashes with glazing bars intact. Doorcase with fluted pilasters, projecting cornice and rectangular fanlight. A Roman votive altar to the goddess Nehelenniae was found here.

Listing NGR: TQ5637967753

Legacy

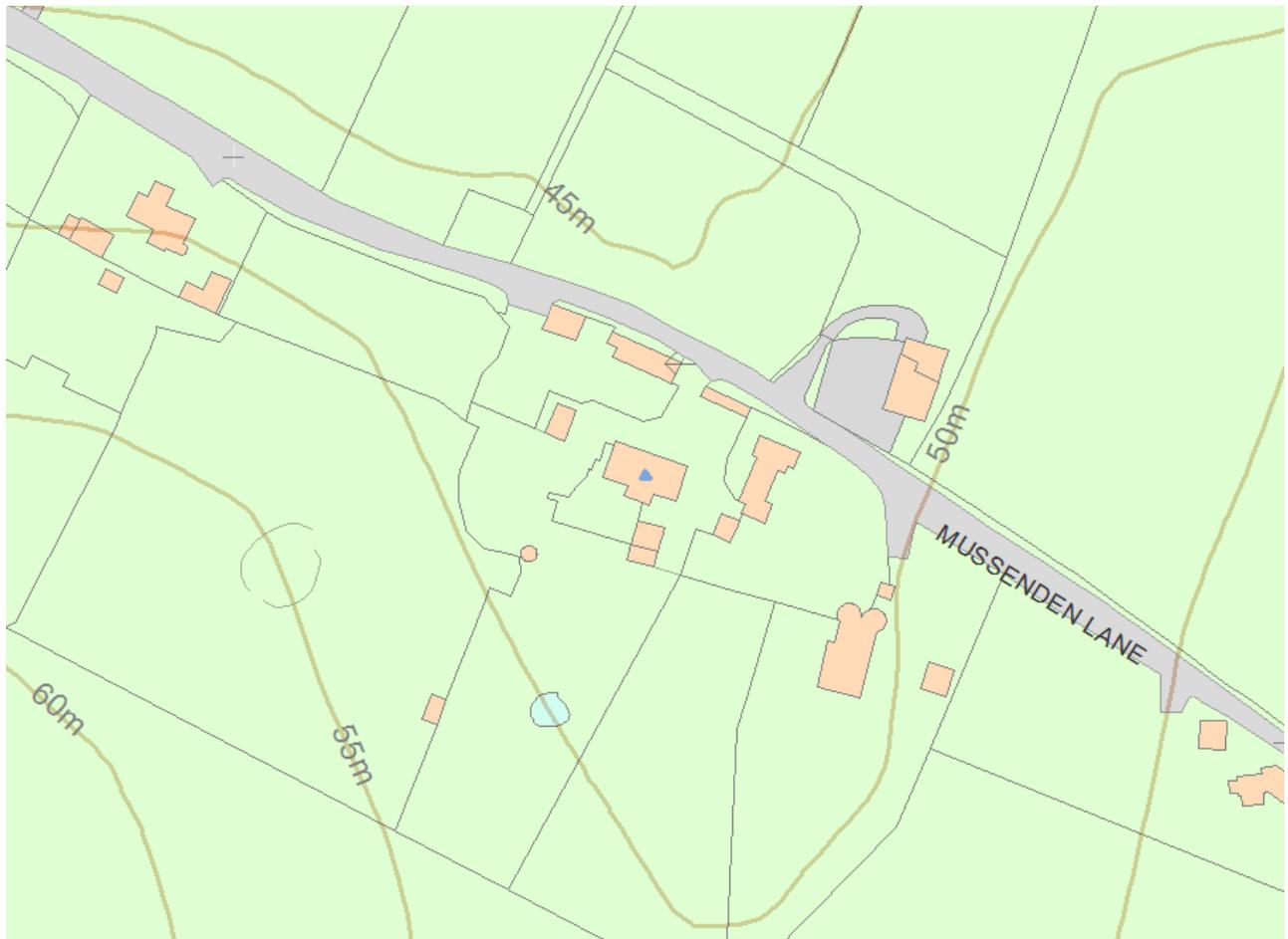
The contents of this record have been generated from a legacy data system.

Legacy System number: **416430**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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GRANARY TO EAST OF MUSSENDEN FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1274006**

Date first listed: **22-Oct-1982**

List Entry Name: **GRANARY TO EAST OF MUSSENDEN FARMHOUSE**

Statutory Address 1: **GRANARY TO EAST OF MUSSENDEN FARMHOUSE, MUSSENDEN
LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GRANARY TO EAST OF MUSSENDEN FARMHOUSE, MUSSENDEN LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ 56560 67667**

Details

HORTON KIRBY MUSSENDEN LANE 1. 5280 Granary to east of TQ 56 NE 3/197

Mussenden Farmhouse II GV 2. C18 weatherboarded granary with slate roof on 4

staddle stones.

Listing NGR: TQ5637967753

Legacy

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

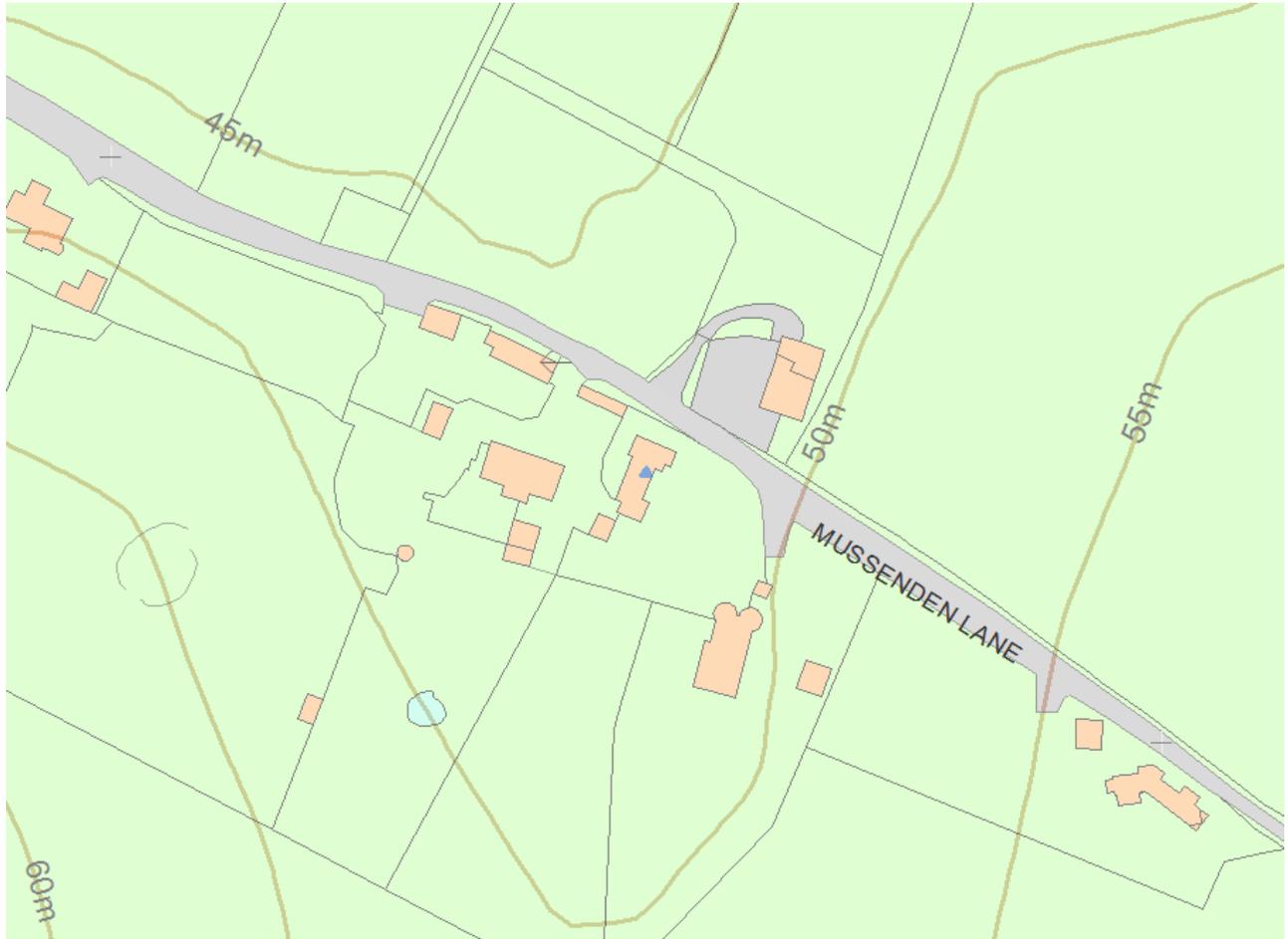
Legacy System number: **416433**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



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BARN TO SOUTH EAST OF MUSSENDEN FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273866**

Date first listed: **22-Oct-1982**

List Entry Name: **BARN TO SOUTH EAST OF MUSSENDEN FARMHOUSE**

Statutory Address 1: **BARN TO SOUTH EAST OF MUSSENDEN FARMHOUSE,
MUSSENDEN LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within

the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BARN TO SOUTH EAST OF MUSSENDEN FARMHOUSE,
MUSSENDEN LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ 56531 67653**

Details

HORTON KIRBY MUSSENDEN LANE 1. 5280 Barn to south-east of TQ 56 NE 3/196

Mussenden Farmhouse II GV

2. C18 weatherboarded barn with half-hipped roof now covered with corrugated iron.
Hipped waggon entrance.

Listing NGR: TQ5637967753

Legacy

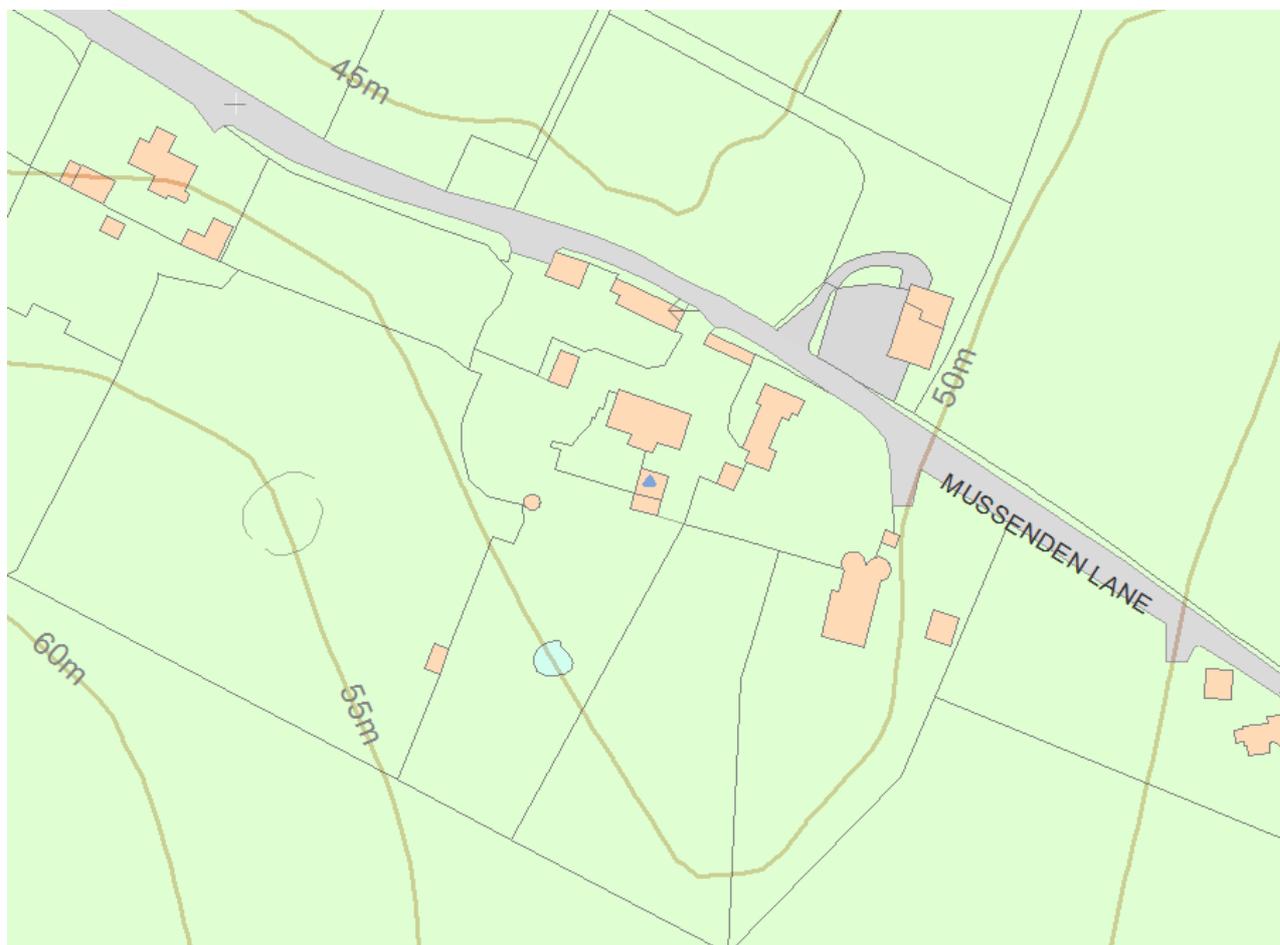
The contents of this record have been generated from a legacy data system.

Legacy System number: **416432**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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BARN TO NORTH OF MUSSENDEN FARMHOUSE FRONTING ROAD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1238795**

Date first listed: **22-Oct-1982**

List Entry Name: **BARN TO NORTH OF MUSSENDEN FARMHOUSE FRONTING ROAD**

Statutory Address 1: **BARN TO NORTH OF MUSSENDEN FARMHOUSE FRONTING
ROAD, MUSSENDEN LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BARN TO NORTH OF MUSSENDEN FARMHOUSE FRONTING ROAD,
MUSSENDEN LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ 56532 67694**

Details

HORTON KIRBY MUSSENDEN LANE 1. 5280 Barn to north of Mussenden Farmhouse TQ
56 NE 3/195 fronting road II GV 2. C18. Brick to road with ventilation slits.
Weatherboarded with hipped tiled roof. Hipped waggon entrance to south side.

Listing NGR: TQ5637967753

Legacy

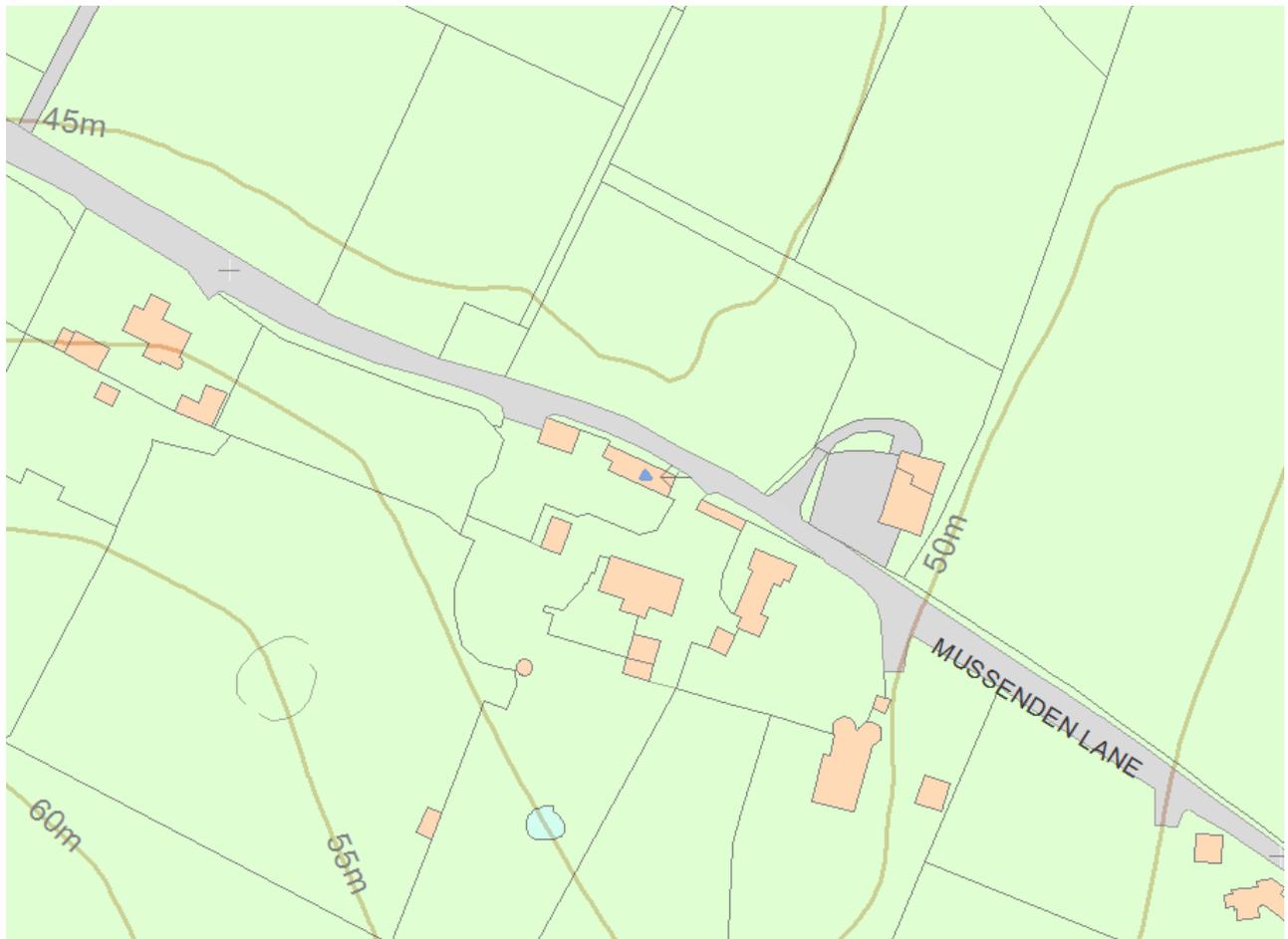
The contents of this record have been generated from a legacy data system.

Legacy System number: **416431**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)
Act 1990 as amended for its special architectural or historic interest.



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EGLANTINE FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1238784**

Date first listed: **22-Oct-1982**

List Entry Name: **EGLANTINE FARMHOUSE**

Statutory Address 1: **EGLANTINE FARMHOUSE, EGLANTINE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **EGLANTINE FARMHOUSE, EGLANTINE LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darent**

National Grid Reference: **TQ 56042 67481**

Details

HORTON KIRBY EGLANTINE LANE 1. 5280 Eglantine Farmhouse TQ 56 NE 3/171 II GV

2. C17 or earlier. Two storeys and attics. One window and one dormer facing west.

One window facing south. The north and west fronts are faced with flints with red

brick window dressings and quoins. The south front is faced with roughcast with a red brick chimney breast at its east end. Ripped tiled roof. Casement windows. C19 L-addition to the north-east.

Listing NGR: TQ5604267481

Legacy

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

Legacy System number: **416408**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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BARN TO SOUTH WEST OF EGLANTINE FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273996**

Date first listed: **22-Oct-1982**

List Entry Name: **BARN TO SOUTH WEST OF EGLANTINE FARMHOUSE**

Statutory Address 1: **BARN TO SOUTH WEST OF EGLANTINE FARMHOUSE,
EGLANTINE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BARN TO SOUTH WEST OF EGLANTINE FARMHOUSE, EGLANTINE LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ 56021 67472**

Details

HORTON KIRBY EGLANTINE LANE 1. 5280 Barn to south-west of Eglantine Farmhouse

TQ 56 NE 3/172 II GV 2. C18. Tared weatherboarded barn with half-hipped tiled roof

and loading doors.

Listing NGR: TQ5602667473

Legacy

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

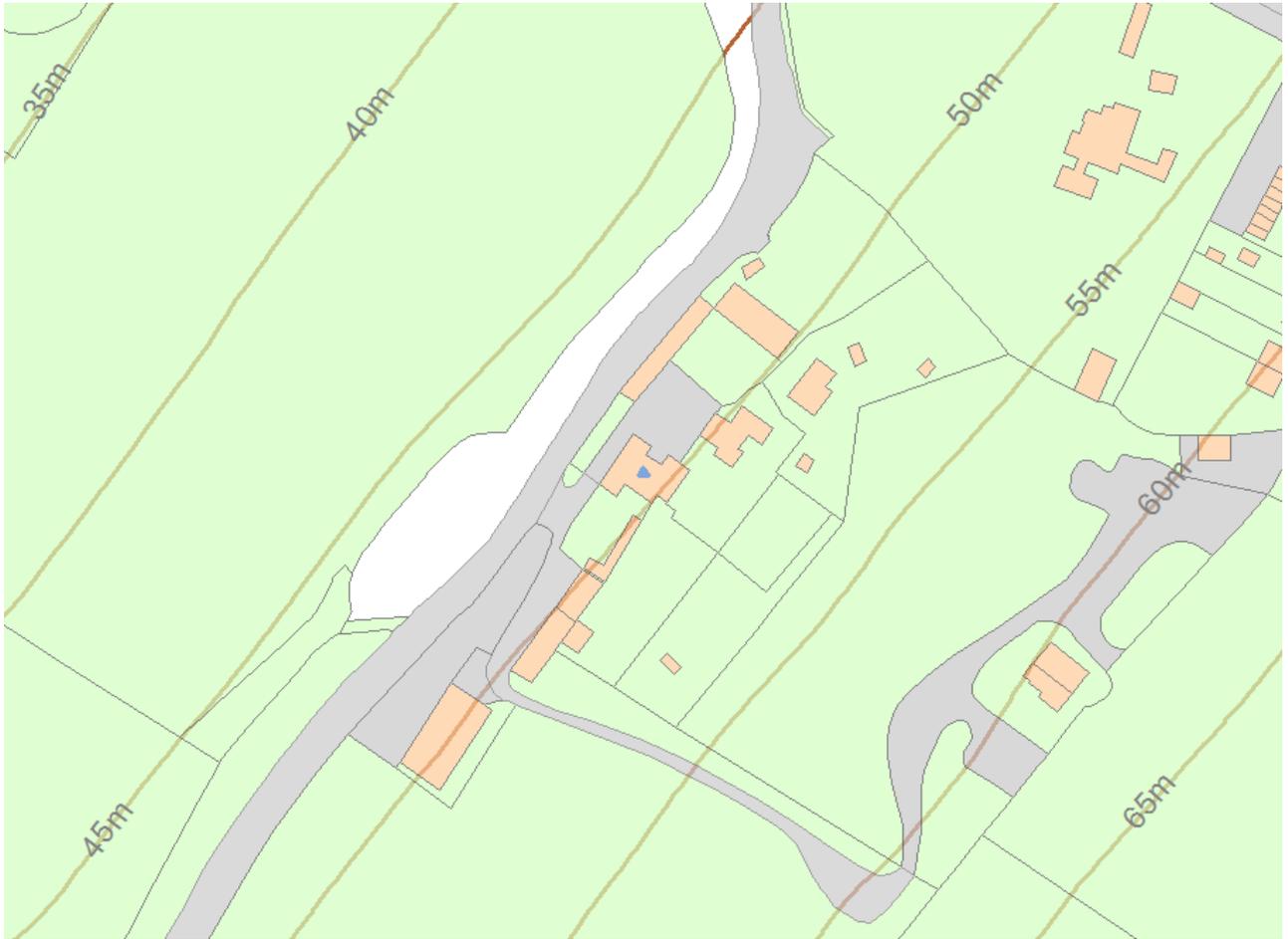
Legacy System number: **416409**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



Map

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Stable Cottage, Former Granary, to the north of Eglantine Farmhouse

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1238860**

Date first listed: **22-Oct-1982**

Date of most recent amendment: **24-Aug-2017**

List Entry Name: **Stable Cottage, Former Granary, to the north of Eglantine Farmhouse**

Statutory Address 1: **Eglantine Lane, Horton Kirby, Kent, DA4 9JL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **Eglantine Lane, Horton Kirby, Kent, DA4 9JL**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ5606067492**

Summary

A former late-C18 granary, used as a stable from an unknown date, converted to a dwelling in 1995/1996.

Reasons for Designation

The C18 former granary at Eglantine Farm, converted to a stable historically and then to a dwelling known as Stable Cottage in 1995, is listed at Grade II for the following principal reasons:

Architectural interest:

* It is acknowledged that the south elevation, roof structure and floor frame to the former granary have been replaced but the rest of the timber frame structure is either exposed or remains beneath modern plaster finishes;

* The timber frame displays typical characteristics of agricultural buildings, including some evidence of reuse and secondary bracing, but is well-built utilising historic carpentry of note.

Historic Interest: * The conversion from a granary to a stable demonstrates the evolution of regional agricultural practice.

Group Value:

* The converted granary retains a very strong proximal and historic functional group value with the listed barns and farmhouse in the former Eglantine Farm complex.

History

Although lying just outside the Kent Downs AONB, the Farmstead Guidance for this area, (English Heritage and Kent Downs AONB, 2012), provides a useful synopsis of the historic context of farmsteads in the Downs; including the type and form of the buildings and the materials used in their construction. The Guidance identifies granaries as typically dating to the C18 or C19, either set on staddle stones or over cartshed and stable ranges. In the Darent valley, farmsteads with medium-scale loose courtyard or larger regular courtyard plans had developed by the late C19 and included cattle housing, stables and granaries; most were as a result of rebuilding existing steadings in the early to mid-C19. Typical materials used were timber framing in C17 houses and barns, and brick and flint in C19 buildings.

Eglantine Farm is first clearly depicted on an 1801 map of the area, on which it appears to be named as 'Aglantine Farm'. The listed buildings on the farmstead are individually identifiable on the first edition Ordnance Survey (OS) map of 1894 on which they are all present, along with what appears to be some shelter sheds attached to the southern barn. The buildings are arranged in a regular courtyard plan comprising single yards to the north and south of the farmhouse, with defining ranges of buildings, apparently within a single enclosing wall. The second edition OS map shows broadly the same configuration, but a small square building to the east of the listed farmhouse is in the position of the late C19 granary to the south of Stable Cottage. The OS maps of 1908 and 1937 indicate additional buildings constructed to the south of the southern barn, but the northern part of the steading remains unchanged. The same plan was in place in 1963.

The buildings were listed in 1982, and the barns were converted to residential use between 1993 and 1995 with the benefit of planning permission and listed building

consent. The planning proposal for Stable Cottage (Ref: SE/95/01186) describes the building as the stable block and the conversion 'to form ancillary accommodation to the adjacent barn'. Consent was granted for conversion in September 1995. The officer's report cites the Conservation Officer's opinion that the building makes 'group contribution' to the listed barns, but does not apparently note that the building is listed in its own right. The report acknowledges that the building is in poor repair, but that the surveyor states that three out of the four walls are sound; the local authority (LPA) attached a condition on the consent requiring that the building was converted but not rebuilt.

Stable Cottage was probably a granary originally and from the scantling of the exposed rear (north) wall is likely to date to the mid to late C18. The natural downward slope of the land from east to west would have provided sufficient elevation for the building particularly at the centre and west side where the building could have been supported on staddle stones or on brick piers. These were probably replaced by the deep plinth when the building became a stable at later date, possibly when the late-C19 granary was built to the south of it.

Photographs taken in December 1995, in advance of conversion to ancillary domestic use, show the building in a dilapidated condition. The roof to the granary had collapsed inwards and required replacement. The wall frames of all elevations were intact to full height and comprised studs, wall plate and midrail with some remaining weatherboard cladding. Two outshots were at the east elevation; one of single-storey with a shallow pent roof at the south end and a second to the north had a breeze block external wall and a pent roof from the height of the granary wall plate. At the west elevation of the granary, the door opening was in a different position and the plinth of brick only. The north outshot was intact with a pantile roof; part of a projecting brick pier supported the building at the north-west corner. Internally, the

upper floor frame was in a parlous condition and partially collapsed.

The plan-form of the converted dwelling has a kitchen in the north outshot, two ground floor rooms in the former granary, a bathroom in the single-storey outshot to the east and a single room on the first floor above accessed by a straight run staircase against the rear wall of the former granary. To achieve this, elements of the historic building required replacement, the most significant changes being a new roof and thatch covering to the granary, renewed slate coverings to the outshots, renewed weatherboard cladding, new floor frame and the renewal and rebuilding and possible heightening of the plinth to accommodate under-floor heating. The two outshots to the east have been replaced with one. Internally, given the desire of the Local Planning Authority to convert rather than rebuild, it is reasonable to assume that the wall frames of the west and east walls survive behind the plaster.

Details

A former late-C18 granary, in use as a stable when converted to a dwelling in 1995/6 necessitating repair and replacement of fabric.

MATERIALS: timber-framed with some breeze block walling on a renewed or repaired brick plinth with occasional flint panels, and slate and thatch roof coverings. The weatherboard cladding, floor-frames, roof structure and internal finishes are modern.

PLAN: a square range with outshots to the north (rear) and east.

EXTERIOR: the former granary has a late-C20 hipped roof and thatch covering and weatherboard cladding to a C18 and later timber frame (breeze block section on the east elevation), atop a brick plinth of yellow brick laid in English bond with occasional

red headers and flint panelling to the right of the doorway. The north-east corner rests on a slightly projecting pier. The outshot to the north has a pent roof covered with slate: the renewed eastern outshot has a slate roof with an inserted 'velux' window. The main entrance is at the west elevation, approached by two granite steps, with a modern door. A second doorway is within the north outshot, with a window to the right. Window openings have been inserted at the upper level in the south and west walls.

INTERIOR: the former granary has no exposed structural timber frame to the west, south and east walls although posts to the corners are evident on the western room on the ground floor. Hip rafters are exposed in the upper room but these date to the late-C20 conversion. The north wall frame of the granary remains generally intact, comprising a sole plate, midrail, wall plate and corner post to the east, with pegged joints in places. Some of the studs show evidence of reuse, such as empty joints, and strengthening members have been added. At the west end on the ground floor, the north wall frame is disrupted by the modern entrance into the north outshot, in use as a kitchen. The granary's north wall frame is exposed here too, with secondary diagonal straight bracing of thin scantling. Substantial rough-hewn tie beams span this space supported on pegged brackets. The east wall of this outshot is a modern construction, but the north wall and part of the west wall have exposed timber frame comprising the wall plate, studs and primary straight bracing and some sections of sole plate, also with evidence of reuse. The west wall has much renewed timber frame which may not be structural.

Legacy

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

Legacy System number: **416411**

Legacy System: **LBS**

Sources

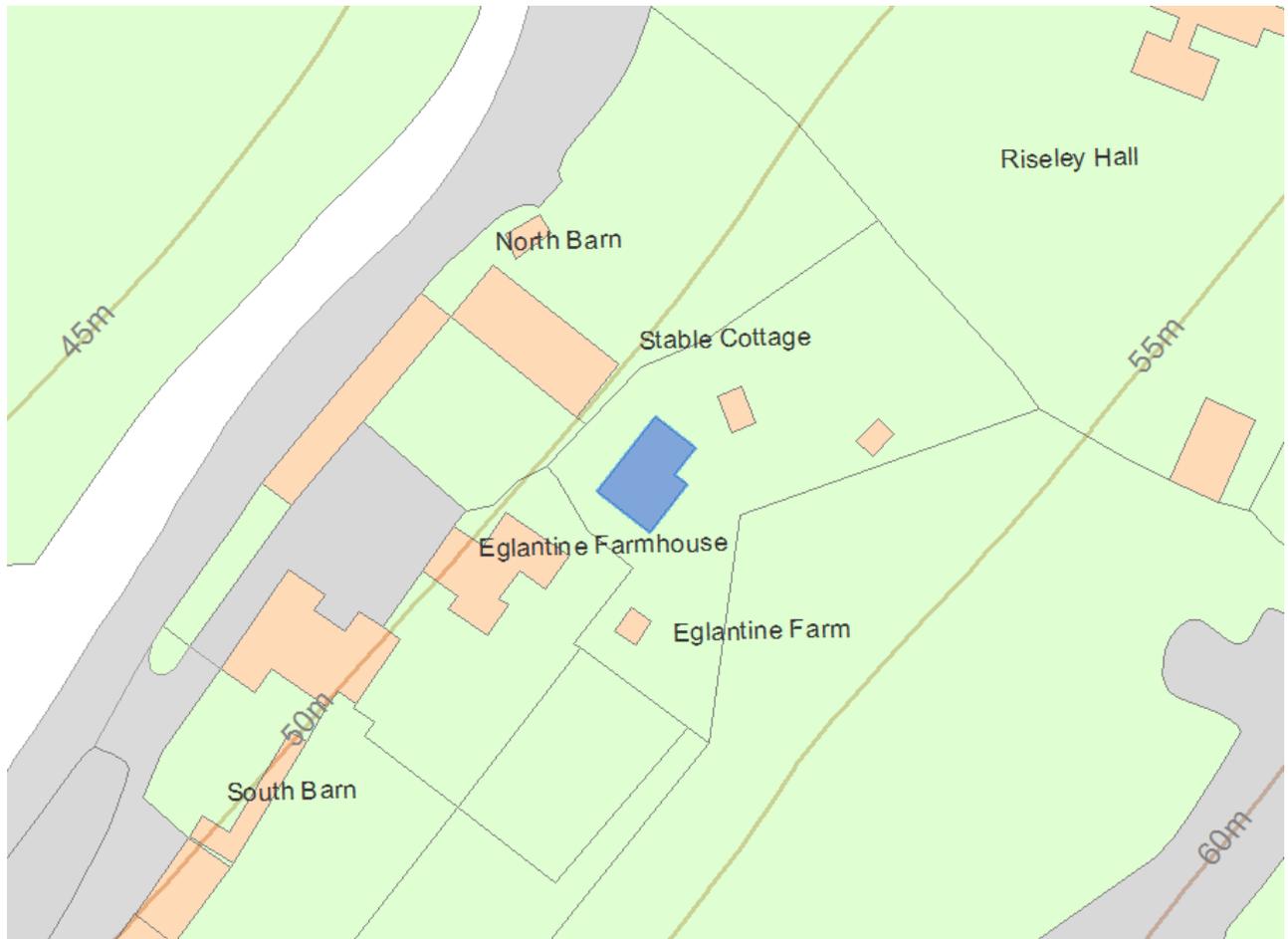
Other

English Heritage and Kent Downs AONB: Kent Downs AONB Farmstead Guidance, 2012

Sevenoaks District Council : Horton Kirby Conservation Area Appraisal, December 2003

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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BARN TO NORTH OF EGLANTINE FARM

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1274004**

Date first listed: **22-Oct-1982**

List Entry Name: **BARN TO NORTH OF EGLANTINE FARM**

Statutory Address 1: **BARN TO NORTH OF EGLANTINE FARM, EGLANTINE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BARN TO NORTH OF EGLANTINE FARM, EGLANTINE LANE**

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darenth**

National Grid Reference: **TQ 56051 67504**

Details

HORTON KIRBY EGLANTINE LANE 1. 5280 Barn to north of Eglantine Farmhouse TQ 56 NE 3/173 II GV 2. C18 or earlier weatherboarded barn. Steeply pitched roof now covered in corrugated iron. Hipped waggon entrance.

Listing NGR: TQ5605167504

Legacy

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

Legacy System number: **416410**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

← Previous - [Overview](#)

→ Next - [Comments and Photos](#)

FRANKS HALL

Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1000325**

Date first listed: **01-Jul-1988**

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

[Understanding registered parks and gardens](https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/)

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

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

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Farningham**

County: **Kent**

District: **Sevenoaks (District Authority)**

Parish: **Horton Kirby and South Darent**

National Grid Reference: **TQ5579667453**

Details

Mid Victorian gardens and a small park laid out in the 1860s within the main lines of an Elizabethan and C17 scheme.

HISTORIC DEVELOPMENT

The original Franks Hall, which stood on the east bank of the River Darent, opposite the present Hall, was built in 1220 in the reign of Henry III by a Yorkshire family named Frankish. Lancelot Bathurst, a wealthy London merchant completed the building of the present house in 1591 but lived only three years to enjoy it. On his death in 1594 Lancelot Bathurst was succeeded by his eldest son, Randolph. His fourth son, George,

founded a junior branch of the family and it was his grandson who was created the first Earl Bathurst in 1772. When Randolph died, Franks Hall passed to his son Sir Edward Bathurst. Sir Edward's son, Thomas, was a man of science who was knighted by Charles II in 1659 and died at Franks Hall in 1688. His only son, Francis was married four times but his two sons both died bachelors, leaving Sir Edward's daughter Bernice to inherit the Franks estate. Bernice married Joseph Fletcher and on her death in 1748 the estate passed to her son-in-law John Tasker who put it on the market. From the early C19, the property went into a slow decline. In 1860 however the estate was purchased by Robert Bradford who restored and enlarged the house and laid out the gardens and park again. In c 1880 the estate was again sold, and was purchased by Vavasour Earle who made various alterations to the gardens. In 1911 he put the property on the market and it was returned to the Bathurst family through its purchase by Earl Bathurst. During the C20 Franks Hall has had numerous owners until it was acquired by Findlay Publications Ltd as their headquarters in 1980. During the 1980s a major restoration programme was undertaken on the Hall. The site remains (2001) in divided ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Franks Hall is located in the Darent valley, to the north-east of Farningham and to the south-west of Horton Kirby. The c 40ha site occupies a rural location, bounded to the north-east by Franks Lane, to the west by Dartford Road, to the south-east by Eglantine Lane, and to the south-west by farmland. The Hall stands at the foot of a valley, on the west bank of the River Darent which flows from north to south through the site, dividing the gardens from the park. The land rises to the west and east of the river.

ENTRANCES AND APPROACHES The entrance to the site is at its northern tip, c 170m

north-west of the Hall where a drive forks off Dartford Road, passing through iron gates (1940s) and a later C19 gateway (possibly by E W Roumieu, listed grade II) beside a lodge. From here the drive runs south-east, parallel to Franks Lane, to the stable block, then continues, curving round to the south, to the entrance front on the south-east side of the Hall.

PRINCIPAL BUILDING Franks Hall (listed grade I) is a square, three-storey building constructed of brick on a knapped flint base, under a tile roof. It is a square building with a stone doorway flanked by Doric columns on tall bases in the centre of the south-east, entrance front, and a projecting octagonal turret in the centre of the south-west front. The Hall was built in 1591 by Lancelot Bathurst to replace an earlier mansion situated on the other side of the river.

The two-storey stable block (listed grade II) is arranged around a quadrangle with a carriage arch on the north-east front and is constructed of red brick with stone dressings under a tile roof. It stands c 40m to the north of the Hall and is linked to it via a tunnel under the north lawn. The stables were built in the late C19, probably to designs by E L Roumieu.

GARDENS AND PLEASURE GROUNDS The Victorian reworking of the gardens, for which there is a good photographic record (see guidebook), respected the lines of the earlier gardens, and the area to the north-west of the Hall still reflects the Elizabethan or C17 arrangement. A square lawn extends from the north-west front of the Hall, bounded on three sides by a slightly raised walk along which four brick gateways, which would have been set within walls but are now (2001) free-standing, survive from the C17. This lawn was the site of the Elizabethan forecourt. Steps from the hard-standing below the garden front mark the end of a straight walk which forms the south-east side of the lawn. The walk leads north-west to a stone and flint gazebo,

adjacent to which stands one of the early gateways which bears the date 1689 (listed grade II). A pair of ornamental brick piers in the southern corner of the lawn marks the start of a lime avenue, planted in the C19. A picture gallery was built at the southern end of the avenue by Vavasour Earle (late C19/early C20). A flight of steps from the south-east front leads down a grass bank to another lawn which stretches down to the river.

A box-hedged knot garden on the south-west side of the Hall occupies the site of a large conservatory which was demolished in c 1915. Beyond this a broad walk leads down the east side of the lime avenue, between it and an area of lawn, to the site of a tea house (now, 2001, demolished) which formerly stood c 180m south-west of the Hall on the boundary of the site here registered. During the mid to late C19 the area adjacent to this walk was filled with extensive displays of bedding, these having been replaced by the late C20 by tennis courts.

To the west of the avenue is a large paddock planted with specimen trees and surrounded by a woodland walk behind an iron fence. The land here rises to the west and at the highest point stood a summerhouse (now demolished), rebuilt in flint and brick in 1910 by Lord Bathurst who had bought back the old family home. Near to its site is a small garden laid out with Italian cypresses; a statue, now removed, formerly stood in front of a stone niche (listed grade II) set into the brick wall, surrounded by a rockery of flint and slag.

PARK The main area of parkland, divided into Pigeons' House Meadow and Eglantine Field, lies to the south-west of the river. The park extends over the valley side up to Eglantine Lane which runs along the east side of the site and is partly retained under grass. Several clumps of parkland trees survive.

KITCHEN GARDEN The kitchen gardens lie beyond the lawn on the north-west front of the Hall and are within the area of the Elizabethan or C17 walled enclosures. The glass and potting sheds have been replaced by a caretaker's house. To the west of the kitchen garden, between it and a flint wall, is a hedged area planted as an orchard with apple trees trained to form over-arching walks.

REFERENCES

F O Morris, Series of picturesque views 1, (1866-80), p 47 Country Life, 1 (20 March 1897), pp 295-8; 34 (26 July 1913), pp 126-33 Franks Hall, guidebook, (1983)
Inspector's Report: Franks Hall, (English Heritage 1988)

Maps Estate map, 1860s (Centre for Kentish Studies, Maidstone)

Description rewritten: March 2001 Amended: November 2001 Register Inspector: EMP
Edited: November 2003

Legacy

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

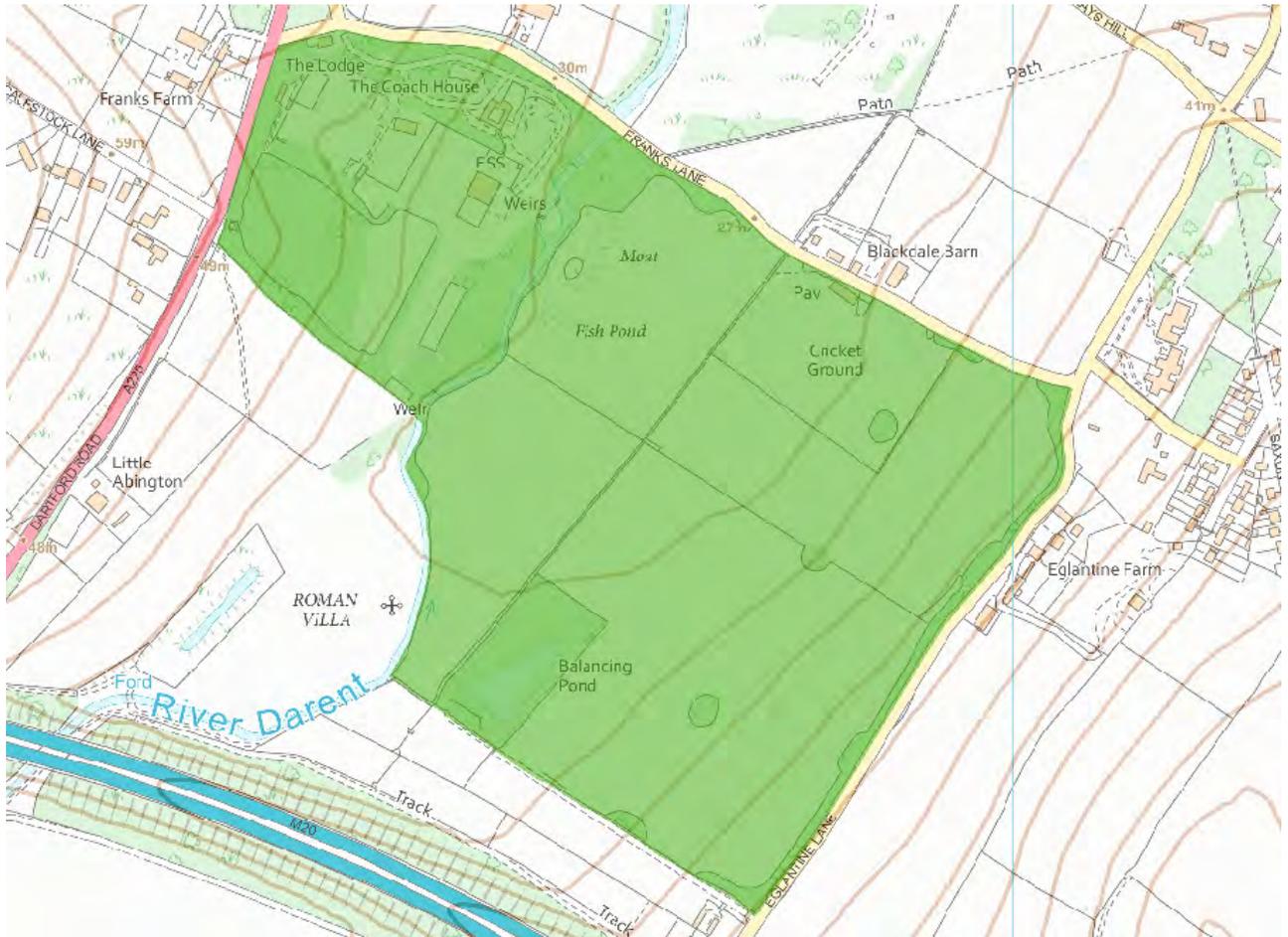
Legacy System number: **1267**

Legacy System: **Parks and Gardens**

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic

England for its special historic interest.



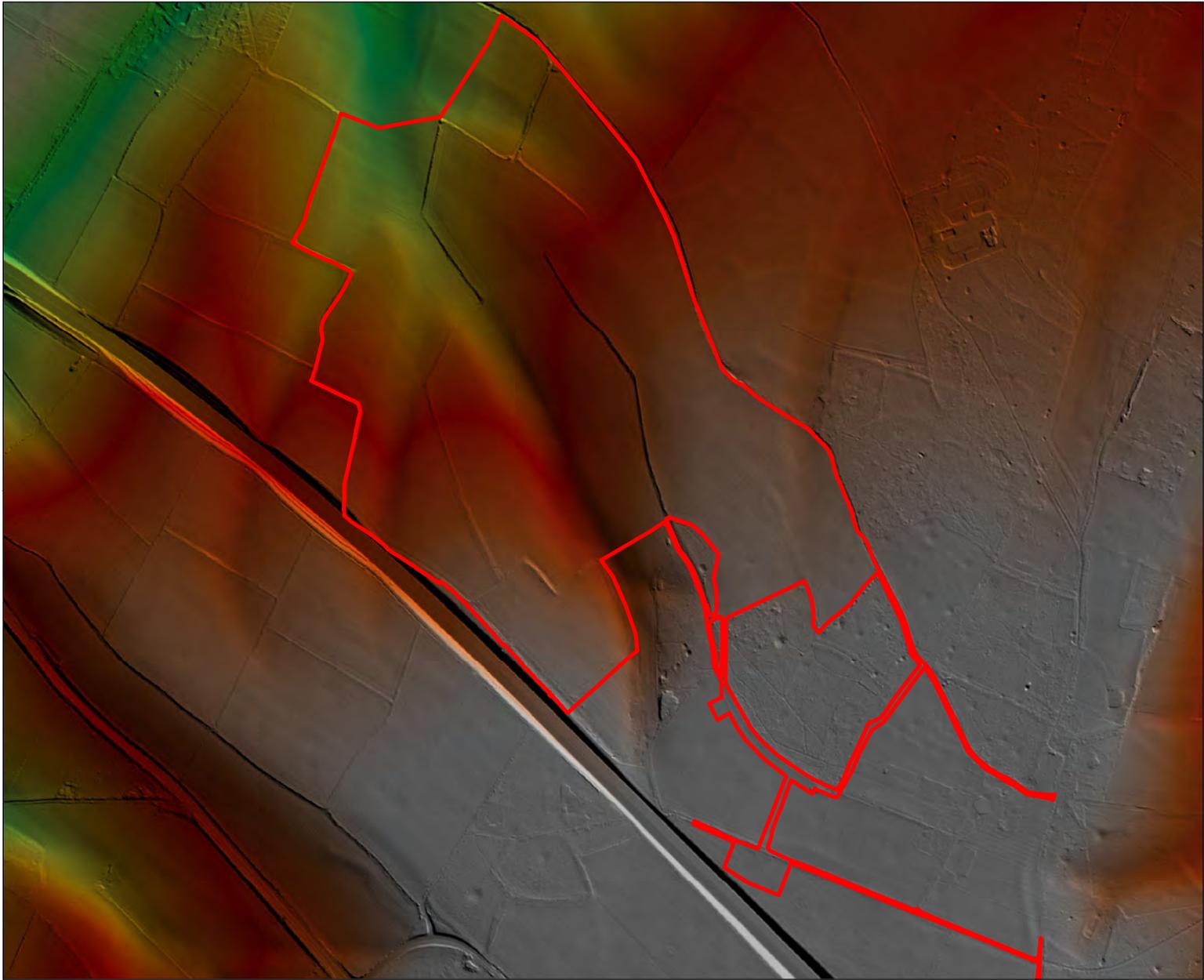
Map

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Appendix 8: LiDAR Data



KEY

 Site

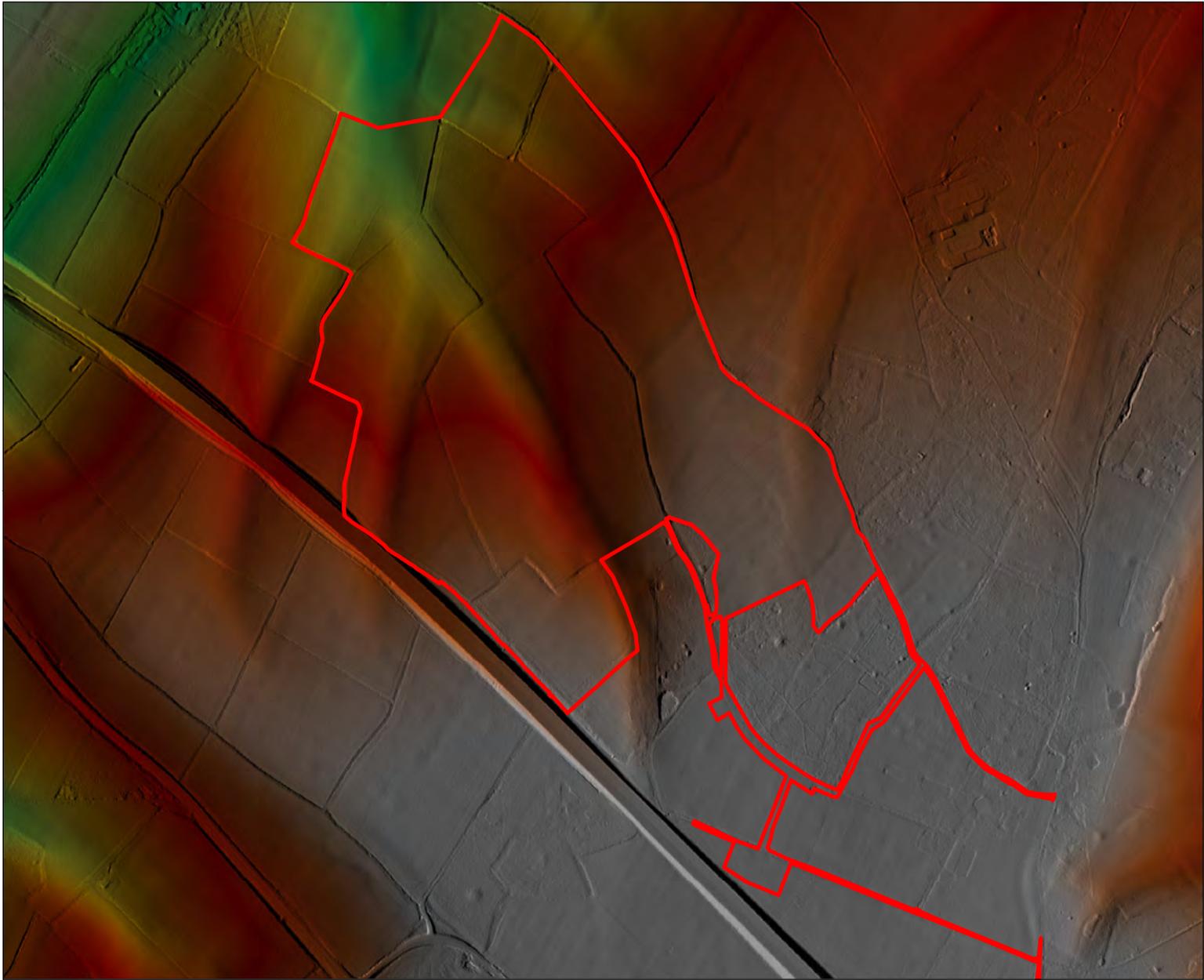
Revisions:
 First Issue- 30/08/2023 RW
 Second Issue- 11/10/2023 RW - red line alteration
 Third Issue- 23/10/2023 RW - red line alteration

LiDAR 45 degree interval
Chimmens Solar Farm,
Fawkham, Kent

Client: RES Group
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 23/10/2023
 Scale: 1:12,750 @ A3

0 0.5 km



KEY

 Site

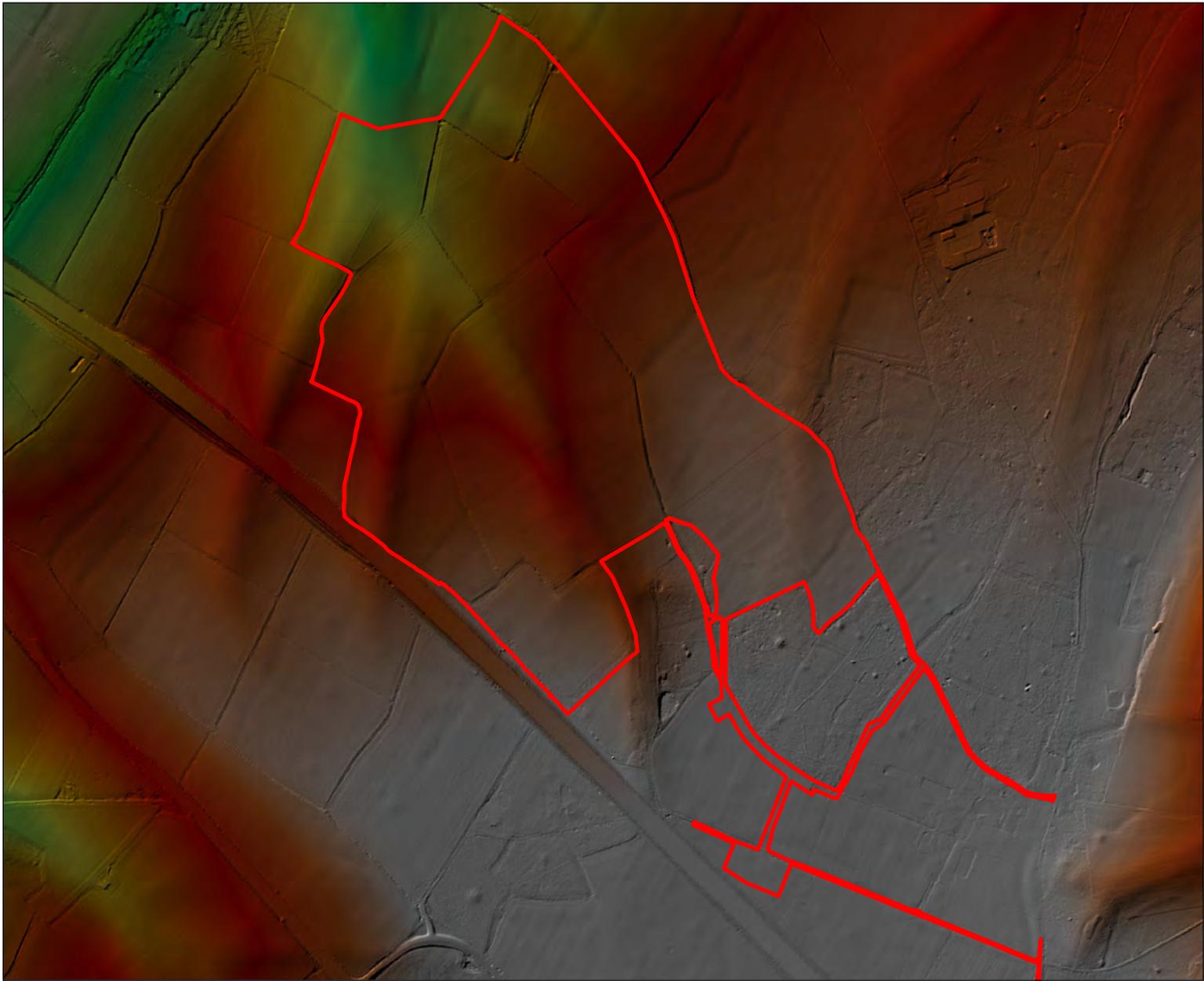
Revisions:
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Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

LiDAR 90 degree interval
Chimmens Solar Farm,
Fawkham, Kent

Client: RES Group
DRWG No: P22-1221 Sheet No: - REV:-
Drawn by: RW Approved by: GST
Date: 23/10/2023
Scale: 1:12,750 @ A3

0 0.5 km





KEY

 Site

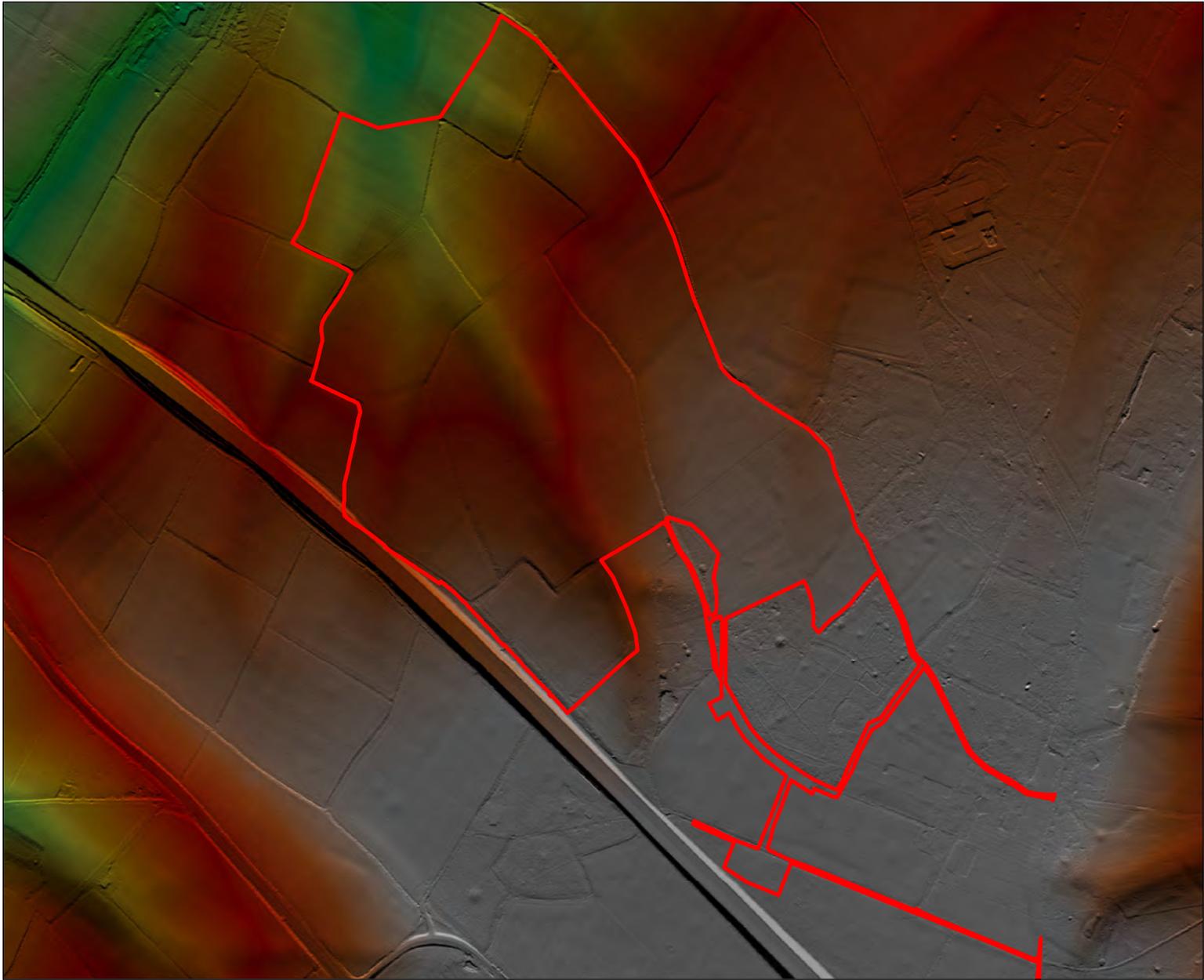
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Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

LiDAR 135 degree interval
Chimmens Solar Farm,
Fawkham, Kent

Client: RES Group
DRWG No: P22-1221 Sheet No: - REV:-
Drawn by: RW Approved by: GST
Date: 23/10/2023
Scale: 1:12,750 @ A3

0 0.5 km





KEY

 Site

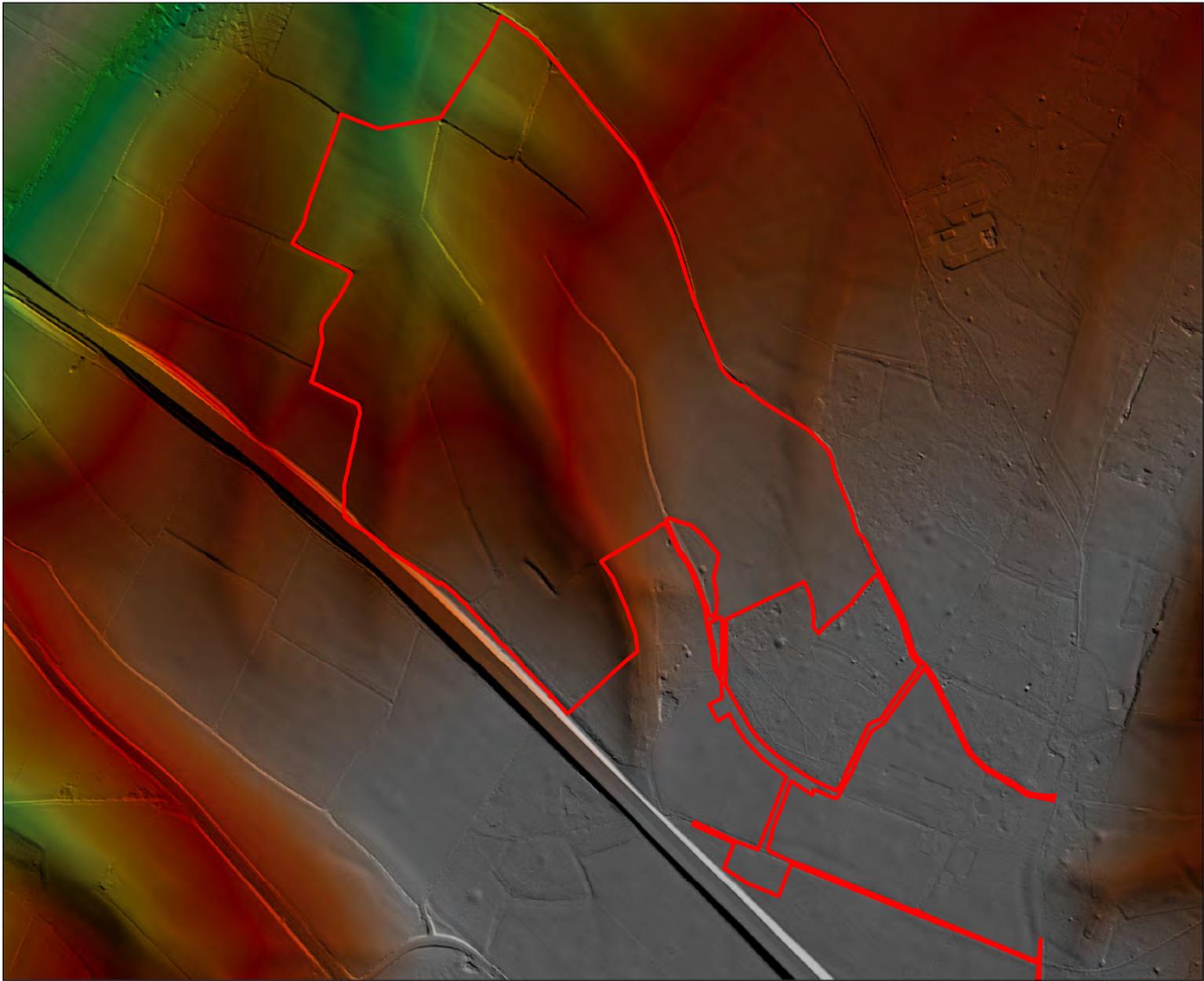
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First Issue- 30/08/2023 RW
Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

LiDAR 180 degree interval
Chimmens Solar Farm,
Fawkham, Kent

Client: RES Group
DRWG No: P22-1221 Sheet No: - REV:-
Drawn by: RW Approved by: GST
Date: 23/10/2023
Scale: 1:12,750 @ A3

0 0.5 km





KEY

 Site

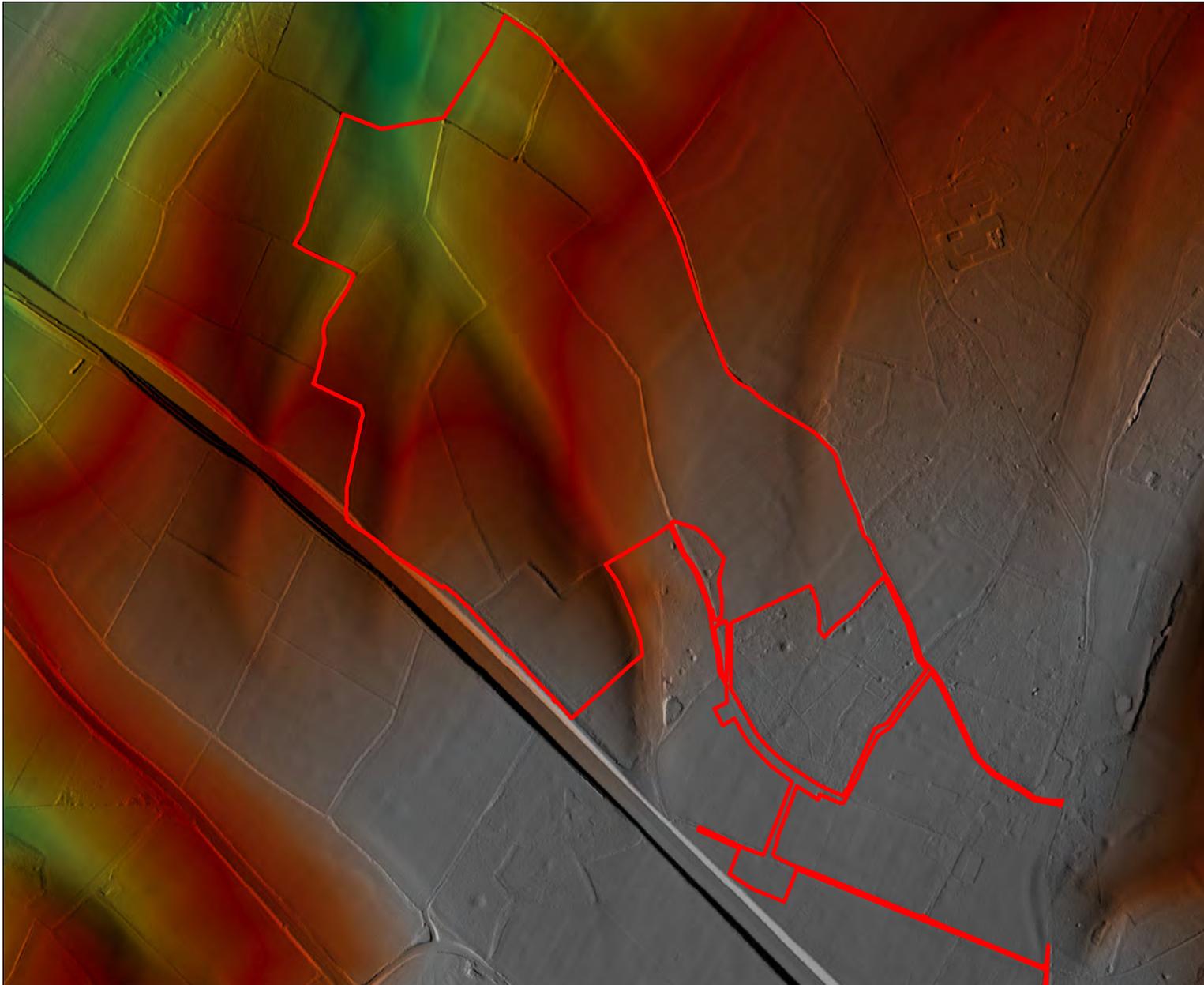
Revisions:
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Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

LiDAR 225 degree interval
Chimmens Solar Farm,
Fawkham, Kent

Client: RES Group
DRWG No: P22-1221 Sheet No: - REV:-
Drawn by: RW Approved by: GST
Date: 23/10/2023
Scale: 1:12,750 @ A3

0 0.5 km





KEY

 Site

Revisions:
First Issue- 30/08/2023 RW
Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

LiDAR 270 degree interval

Chimmens Solar Farm, Fawkham, Kent

Client: RES Group

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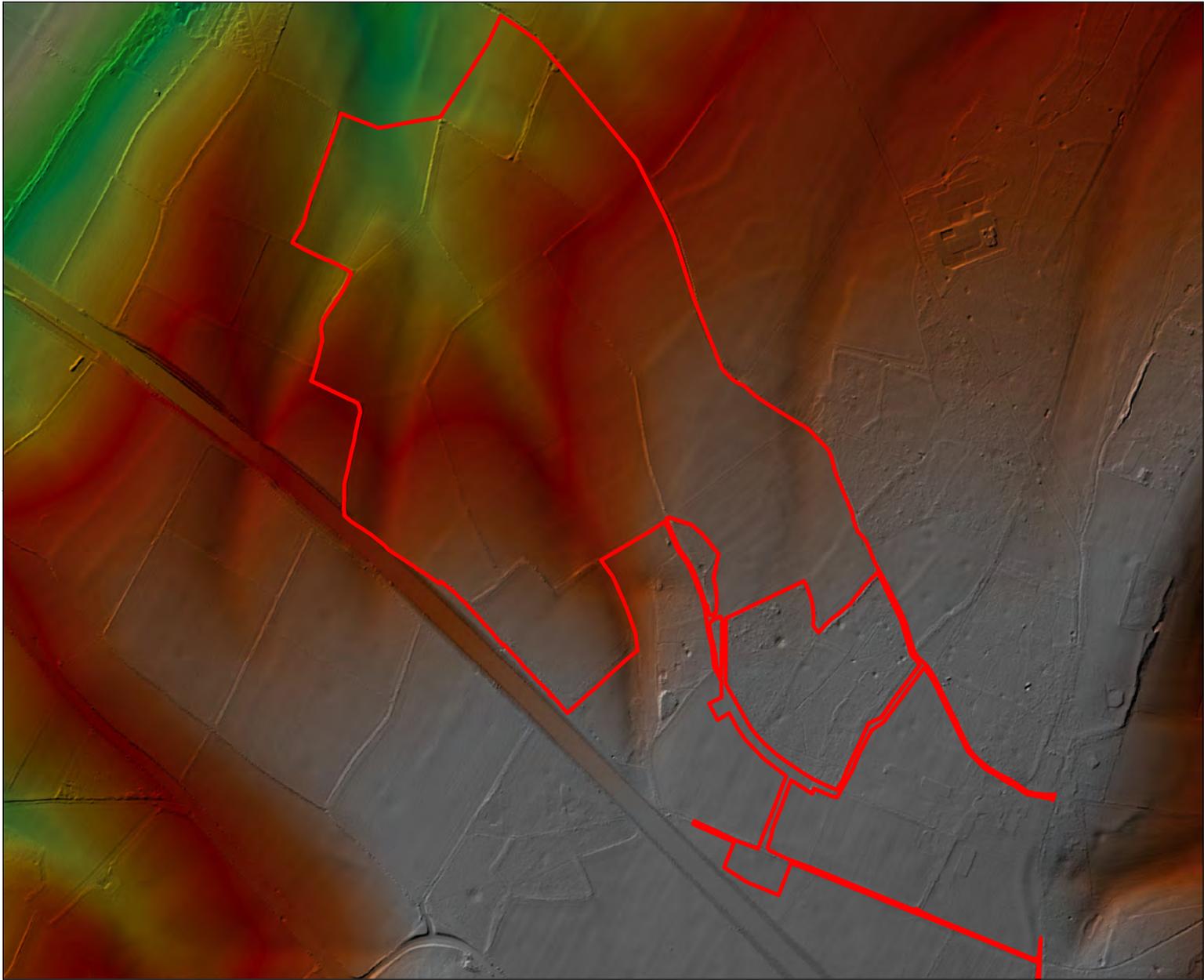
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Date: 23/10/2023

Scale: 1:12,750 @ A3

0 0.5 km





KEY

 Site

Revisions:
First Issue- 30/08/2023 RW
Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

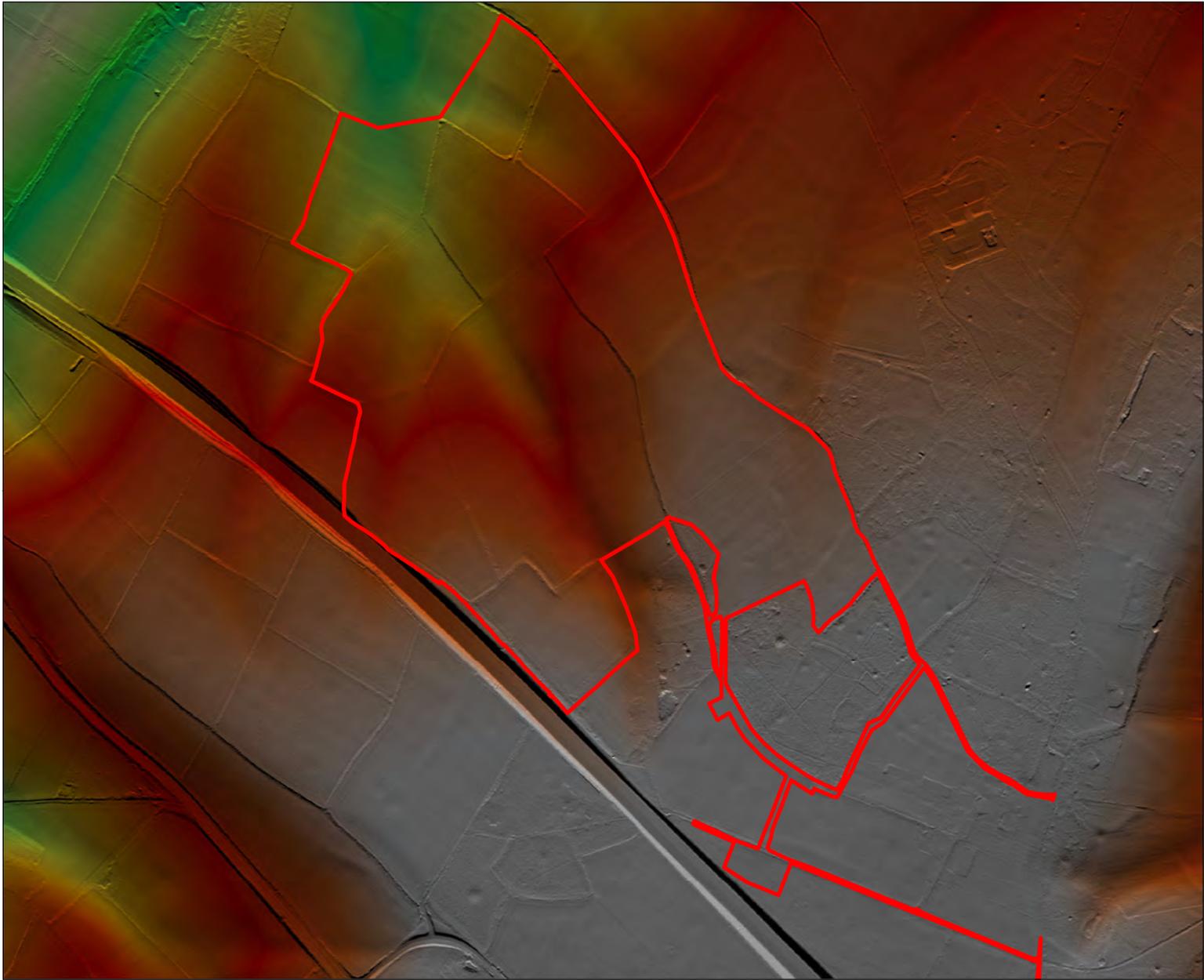
LiDAR 315 degree interval

**Chimmens Solar Farm,
Fawkham, Kent**

Client: RES Group
DRWG No: P22-1221 Sheet No: - REV:-
Drawn by: RW Approved by: GST
Date: 23/10/2023
Scale: 1:12,750 @ A3

0 0.5 km



KEY

 Site

Revisions:
First Issue- 30/08/2023 RW
Second Issue- 11/10/2023 RW - red line alteration
Third Issue- 23/10/2023 RW - red line alteration

LiDAR 360 degree interval
Chimmens Solar Farm,
Fawkham, Kent

Client: RES Group
DRWG No: P22-1221 Sheet No: - REV:-
Drawn by: RW Approved by: GST
Date: 23/10/2023
Scale: 1:12,750 @ A3

0 0.5 km





Appendix 9: Geophysical Survey Report



WYAS
**Archaeological
Services**

Chimmens Solar Farm

Speedgate

Kent

Geophysical Survey

Report no. 4031
August 2023

Client: Pegasus Group on behalf of RES Group



Chimmens Solar Farm, Fawkham, Kent

Geophysical Survey

Summary

A geophysical (magnetometer) survey was undertaken on approximately 110 hectares of land located to the west of Fawkham, Kent. Anomalies of both a definite and a possible archaeological origin have been detected including an enclosure, ditches and pits of a likely Roman date. The location of a possible medieval settlement has also been recorded. Uncertain anomalies throughout the dataset have proved difficult to assign a definite interpretation. Former field boundaries and modern ploughing have been recorded throughout. Large areas of ferrous disturbance within some of the areas may be a result of green waste as they have produced a 'speckled' appearance within the data. Magnetic disturbance around the periphery of the fields is due to metal fencing within the boundaries and adjacent buildings. Service pipes have been recorded in a number of the fields. Small-scale geological anomalies have been recorded throughout due to variations within the soils. Larger areas of geological responses are associated with the topography of the site and are likely to be associated with a former water channel. Based on the geophysical survey, the archaeological potential of the Site is deemed to be high in the central areas where the archaeological anomalies have been recorded and low elsewhere.

Report Information

Client: Pegasus Group on behalf of RES Group
Report Type: Geophysical Survey
Location: Fawkham
County: Kent
Grid Reference: TQ 56863 66869
Period(s) of activity: Romano-British/medieval/post-medieval/modern
Report Number: 4031
Project Number: XJ72
Site Code: SFG23
OASIS ID: archaeo111- 518692
Date of fieldwork: May and August 2023
Date of report: August 2023
Project Management: Emma Brunning BSc MCifA
Fieldwork: Amy Chatterton BSc MA
Haydn Evans BA
Jake Freeman BA
Jacob Hurst-Myszor BA
Cameron Whitley BA
Illustrations: Emma Brunning
Photography: Amy Chatterton
Research: Jacob Hurst-Myszor
Report: Emma Brunning

Authorisation for
distribution: -----



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Email: admin@aswyas.com



Document Issue Record

Ver	Author(s)	Reviewer	Approver	Date
1.0	EB	JR	JR	Aug 2023

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- 6 General view of Area 3, looking northwest
- 7 General view of Area 4, looking northwest
- 8 General view of Area 4, looking southeast
- 9 General view of Area 4, looking north
- 10 General view of Area 5, looking west
- 11 General view of Area 5, looking east
- 12 General view of Area 6, looking east
- 13 General view of Area 7, looking southwest
- 14 General view of Area 8, looking north
- 15 General view of Area 9, looking west
- 16 General view of Area 9, looking west

1 Introduction

Archaeological Services ASWYAS has been commissioned by Pegasus Group on behalf of RES Group to undertake a geophysical survey at Chimmens Solar Farm, Fawkham, Kent. This was undertaken in line with current best practice (CifA 2020; Schmidt *et al.* 2015). The survey was carried out between 15th to 19th May 2023 and 4th and 18th August 2023 to provide additional information on the archaeological resource of the Site.

Site location, topography and land-use

The Site is located at TQ 56863 66869 (approximate centre), comprising 110ha of arable land across several fields, located 1.5km to the west of Fawkham, Kent (see Fig. 1).

The Site is situated to the northeast of the M20 motorway, to the northwest of woodland, and bounded by further arable fields in all other directions. Fields at the Site are divided by hedgerows. The above Ordnance Datum (aOD) for the Site ranges from 123.2m aOD at its southeast boundary, to 104m aOD at its southwest boundary, and 113m aOD at its eastern boundary. The northern half of the Site is considerably lower ranging between 92m and 84m aOD at its northern boundary, while the central area of the Site slopes down to approximately 60m aOD.

The survey was carried out over two visits to coincide with harvest with field conditions consisting of stubble, silage and pasture (see Plates 1-16).

Soils and geology

The recorded bedrock geology comprises Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation, sedimentary bedrock formed between 93.9 and 72.1 million years ago during the Cretaceous period. Superficial deposits vary across the site; the southernmost fields in the survey area are overlaid by the Clay-with-Flints Formation – clay, silt, sand, and gravel, a sedimentary superficial deposit formed between 23.03 million and 11.8 thousand years ago during the Neogene and Quaternary periods. A narrow band of Head clay, silt, sand, and gravel runs north-south through the centre of site: a sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period. This deposit probably corresponds with the route of a former watercourse, as no present-day example is observed on satellite imagery of the site. No superficial geology is mapped for the remainder of the Site (BGS 2023).

Soils at the site principally comprise the Coombe (511f) association, described as freely draining lime-rich loamy soils. The southernmost fields within the survey area comprise the Batcombe (582a) association, described as slightly acid loamy and clayey soils with impeded drainage (SSEW 1983).

2 Archaeological Background

The following archaeological background is derived from a search of the Kent Historic Environment Record (HER) for known heritage assets within a 1km radius of the site. Kent HER numbers are prefixed with 'TQ' (KCC 2023).

A Palaeolithic hand-axe (TQ 56 NE 218) was found approximately 800m to the northeast of the Site by Mr W. Whitaker in 1861, dating to the lower/middle Palaeolithic. One of many such examples recovered from the chalk downs of the southwest, this find indicates that the area around the site was occupied during the lower/middle Palaeolithic. The find is currently held by the British Museum.

Three Neolithic stone axes (TQ 56 NE 25) were found approximately 500m to the northeast of the Site in 1870 at New Barn in Horton Kirby. No further details are recorded within the HER.

Prehistoric flint flakes of uncertain date (TQ 56 NE 43) are recorded as having been recovered from one of the fields adjacent to the eastern boundary of the survey area. Further prehistoric flint implements have been recovered from the field immediately northwest of site, belonging to Charton Farm. Seven flint flakes have been found here scattered across two fields (TQ 56 NE 13).

Approximately 200m southwest of Site, on the southern side of the M20, cropmarks visible on aerial photographs have identified a rectilinear enclosure with internal features and two pits externally to the north (TQ 56 NE 60). The rectilinear feature is poorly defined, and the internal features may be earlier/later features lying across or underneath the possible Iron Age/Roman enclosure. 200m further south another rectangular structure has been identified on aerial photographs (TQ 56 NE 48). This rectilinear feature with possible apsidal end is also poorly defined on the photograph. A metalled surface, perhaps part of a Romano-British branch road was uncovered during excavation for pipework in 1970 (TQ 56 NE 76), possibly associated with the rectangular features seen in cropmarks. Further linear features have been interpreted as possibly parts of a field system relating to the rectangular structure (TQ 56 NE 47).

The HER records that a Roman settlement (TQ 56 NE 27) was discovered during pipe trenching approximately 200m to the west of the Site. The settlement is recorded on the Historic England Aerial Archaeology Mapping Explorer and comprises a series of Roman rectangular and rectilinear enclosures with a cluster of pits at its south. Potsherds and fragments of Roman tiles were recovered during the trenching but were limited in their ability to provide a date for the site. Regardless, the settlement has been dated to the 1st and 2nd centuries AD and may have been the site of a Romano-British hilltop farmstead.

A potential Roman settlement complex has been identified within the survey area, visible as cropmarks on aerial photographs (TQ 56 NE 64). The settlement comprises parts of two

rectilinear enclosures, with linear and curvilinear features, and a separate rectangular enclosure with associated pit cluster.

Within the centre of the survey area, cropmarks of a possible pit cluster have been identified from aerial photographs taken in 1975 (TQ 56 NE 65).

Pipelaying work in 1969 at Eglantine Farm excavated a pipe-trench that cut through eight features (TQ 56 NE 40), which are located within the southern part of the survey area. Six were pits or small ditches, one was a rectangular slot or post-hole, and the other a wide hollow. One pit contained five small sherds of thin shell-loaded pottery similar to that recovered from many 1st-century Romano-British sites in the area. Part of a medieval cooking pot was also discovered with a 12th or 13th-century date. This suggests multi-phase occupation of the site and its surrounding area.

In 2011 Wessex Archaeology carried out an excavation and watching brief 200m northwest of Site recording significant remains including Late Iron Age and Romano-British enclosures, a Roman Villa, and an extensive Anglo-Saxon cemetery. The Anglo-Saxon cemetery contains 112 inhumations and five cremations covering the period of the 5th to 7th centuries (TQ 56 NE 8). Weapons and other burial goods including gold ornaments and pottery were found as well as two late 3rd-century Roman coins and a Roman cinerary urn.

3 Aims, Methodology and Presentation

The aims and objectives of the programme of geophysical survey were to gather sufficient information to establish the presence/absence, character and extent, of any archaeological remains within the specific area and to inform an assessment of the archaeological potential of the Site. To achieve this aim, a magnetometer survey covering all amenable parts of the Site was undertaken (see Fig. 2).

The general aims of the geophysical survey were:

- to provide information about the nature and possible interpretation of any magnetic anomalies identified;
- to therefore determine the presence/absence and extent of any buried archaeological features; and
- to prepare a report summarising the results of the survey.

Magnetometer survey

The cart-based survey was undertaken using an eight channel SenSYS MX V3 system containing eight FGM650 sensors. Readings are taken every 20MHz (between 0.05 and 0.1m). Data were recorded onto a device, using a Carlson GNSS Smart antenna, for

centimetre accuracy. These readings were stored in the memory of the instrument and downloaded for processing and interpretation. DLMGPS and MAGNETO software, alongside bespoke in-house software was used to process and present the data. Further details are given in Appendix 1.

Area 8 was undertaken using Bartington Grad601 magnetic gradiometers. These were employed taking readings at 0.25m intervals on zig-zag traverses 1.0m apart within 30m by 30m grids, so that 3600 readings were recorded in each grid. These readings were stored in the memory of the instrument and later downloaded to computer for processing and interpretation. Bespoke in-house software was used to process and present the data. Further details are given in Appendix 1.

Reporting

A general Site location plan, incorporating the 1:50000 Ordnance Survey (OS) mapping, is shown in Figure 1. Figure 2 displays processed magnetometer data at a scale of 1:10000 whilst Figure 3 shows an overview of the interpretation at the same scale. Processed and minimally processed data, together with interpretation of the survey results are presented in Figures 4 to 36 inclusive at a scale of 1:1500.

Technical information on the equipment used, data processing and survey methodologies are given in Appendix 1. Technical information on locating the survey area is provided in Appendix 2. Appendix 3 describes the composition and location of the archive. A copy of the completed OASIS form is included in Appendix 4.

The survey methodology, report and any recommendations comply with guidelines outlined by the European Archaeological Council (Schmidt *et al.* 2015) and by the Chartered Institute for Archaeologists (CIfA 2020). All figures reproduced from Ordnance Survey mapping are with the permission of the controller of His Majesty's Stationery Office (© Crown copyright).

The figures in this report have been produced following analysis of the data in processed formats and over a range of different display levels. All figures are presented to most suitably display and interpret the data from this Site based on the experience and knowledge of Archaeological Services staff.

4 Results and Discussion (see Figures 4 to 36)

Ferrous anomalies and magnetic disturbance

Ferrous anomalies, as individual 'spikes', or as large discrete areas are typically caused by ferrous (magnetic) material, either on the ground surface or in the plough-soil. Little

importance is normally given to such anomalies, unless there is any supporting evidence for an archaeological interpretation, as modern ferrous debris or material is common on rural sites, often being present as a consequence of manuring or tipping/infilling. There is no obvious pattern or clustering to their distribution in this survey to suggest anything other than a random background scatter of ferrous debris in the plough-soil.

Zones of disturbance in Areas 1, 2 and 5 may be a result of 'green manuring' which has produced a 'speckled' appearance. Green waste is produced from organic and biodegradable household waste as a fertiliser and soil conditioner. However, up to 0.25% of this material can be from non-organic waste including metal fragments and batteries (Gerrard *et al.* 2015). Any anomalies within these areas will have been masked, if present. It is also possible that the past land-use of the fields, such as orchards may also be a factor. Interestingly, the green manuring in Area 1 and the southern limits of Area 5 does correlate with areas of orchard planning as indicating on OS mapping.

Service pipes have been recorded in Areas 3, 4, 6, 7 and 8 which have produced a large magnetic halo, masking any other features within the immediate vicinity.

A large ferrous response in Area 9 and in the northeast of Area 7 correspond to electricity pylons. The data have also been affected by the overhead power lines in these areas.

Magnetic disturbance along the limits of the survey areas is due to metal fencing within the field boundaries and interference from the adjacent roads and buildings.

Geological anomalies

The survey has detected a number of anomalies that have been interpreted as geological in origin. It is thought that the responses have been detected because of the variation in the composition and depth of the deposits of superficial material in which they derive and also the topography of the Site. These are particularly evident in Areas 3, 4 and 7.

A clear band is visible on a northwest to southeast alignment through Area 5 which reflects a dip in the topography of this field (see Plates 10 and 11). This feature is also visible in the LiDAR data and is likely to be associated with a former water course/distributary connected with the river Darent to the west (NLS 2023).

Agricultural anomalies

Former field boundaries (**FB1 - FB11**) have been detected in Areas 1, 2, 3, 4 and 9, with the majority corresponding to historic mapping. Boundaries **FB1 - FB4** have been recorded in the north of Area 1 and correspond to those on historic mapping dating from 1895. The map published in 1957 shows only **FB2** remaining *in situ* where it is shown as a track. The 1963 map shows that boundaries **FB3** and **FB4** enclose an orchard (NLS 2023).

Boundary **FB5** in Area 2 is shown on the 1895 map as a track and is still visible on the map published 1961 (NLS 2023).

Boundaries **FB6**, **FB7**, and **FB8** do not appear on any available mapping but correspond with changes in the crops seen on Google imagery dating from 1940 (GE 2023).

Boundaries **FB9** and **FB10** in the southeast of Area 4 correspond to the 1895 historic map and are still visible on the aerial imagery from 1940 with the area to the south of **FB9** being woodland. By 1960 the boundaries have been removed and the woodland within the survey area had also been cleared (GE 2023).

Boundary **FB11** in Area 9 corresponds with a change in the fields seen on the 1940 and 1960 Google images (GE 2023).

Parallel linear trends can be seen within all areas and are associated primarily with modern ploughing regimes which respect modern and 20th-century field boundaries. Only a selection of these have been highlighted on the interpretation diagrams to show the direction of the plough lines.

Uncertain anomalies

A number of anomalies have been recorded within the survey area that have proved difficult to assign a definite interpretation. The majority of these are within Area 4 and 6.

Many of those in the southeast of Area 4 correspond to a former woodland seen on historic mapping dated 1895 and may therefore be associated with historic land management.

The anomalies in Area 6 consist of linear responses and large pit-like features and may have some archaeological interest due to the proximity of the archaeological anomalies in Areas 3 and 5. The two large services in this field will have masked any further features and has made interpretation difficult.

Possible and definite archaeological anomalies

Anomalies of both a definite and possible archaeological origin have been recorded within the dataset. Most of these are weak in magnetic strength and have been masked or destroyed by ploughing, land management and service pipes.

Cropmarks have been recorded on the Historic England Aerial Archaeology Mapping Explorer (HE 2023) and also the Kent HER which some of the detected features correspond to. The most complete response recorded in the magnetic data is a rectilinear enclosure (**A1**) in Area 5, which measures approximately 100m by 52m. This feature is clearly visible in the 2020 aerial image (GE 2023). A number of short ditch-like and pit-like responses have been recorded along the southwestern edge of Area 5, and those that can be seen corresponding to the cropmark evidence have been interpreted as definite archaeology (**A2**), with a further

similar cluster of responses not corroborated by cropmark evidence interpreted as possible archaeology (**P1**). These responses are associated with the Roman settlement complex TQ 56 NE 64, identified by the HER.

Linear anomalies (**P2**) have been recorded in Area 3 but have been part masked by the service pipe. It is possible that these responses indicate a double-ditched rectilinear enclosure associated with the medieval occupation site which was discovered during the laying of the pipe in 1969 (TQ 56 NE 40).

5 Conclusions

The geophysical survey has detected a number of magnetic anomalies associated with archaeological and possible archaeological origins in the forms of an enclosure, ditches and pits. Based on form, and relevant HER data, these features could be Romano-British in date. A possible medieval area of settlement, also identified during the excavation of a pipeline (TQ 56 NE 40), has been noted by the survey although is obscured by a service pipe.

Uncertain anomalies throughout the dataset have proved difficult to assign a definite interpretation. They may have an archaeological potential, although an agricultural or geological origin is also likely.

Former field boundaries and modern ploughing have been recorded throughout. Large areas of ferrous disturbance within some of the areas as indicated by a 'speckled' appearance within the data may be a result of green waste or be related to orchard planting.

Magnetic disturbance around the periphery of the fields is due to metal fencing within the boundaries and adjacent buildings (Area 7). Service pipes have been recorded in a number of the fields. Some have produced large magnetic halos which will have masked any features within the vicinity.

Small scale geological anomalies have been recorded throughout due to variations within the soils. Larger areas of geological responses are associated with the topography of the site and are likely to be associated with a former water channel.

Based on the geophysical survey, the archaeological potential of the Site is deemed to be high in the central areas where the archaeological anomalies have been recorded and low elsewhere.

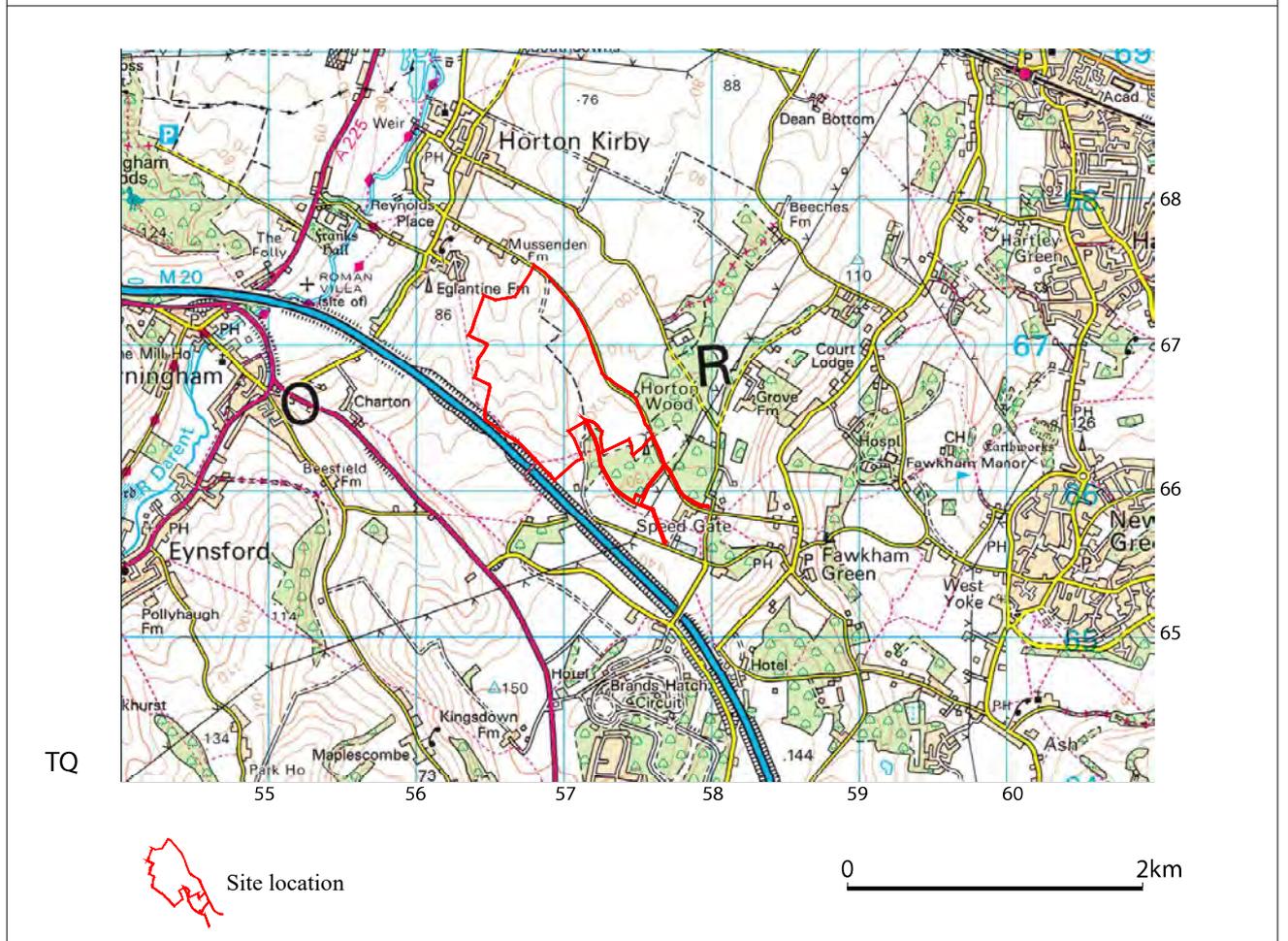
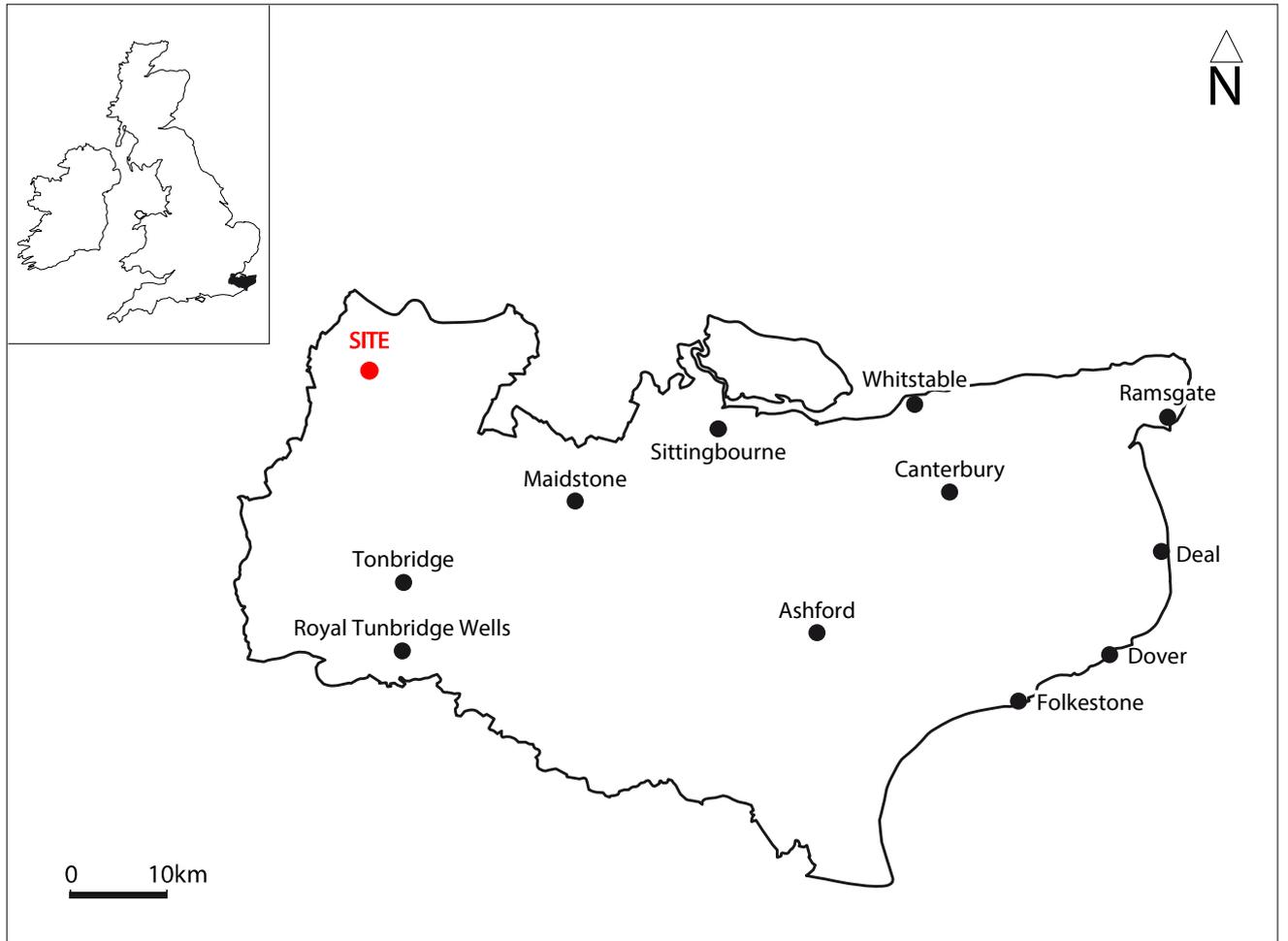
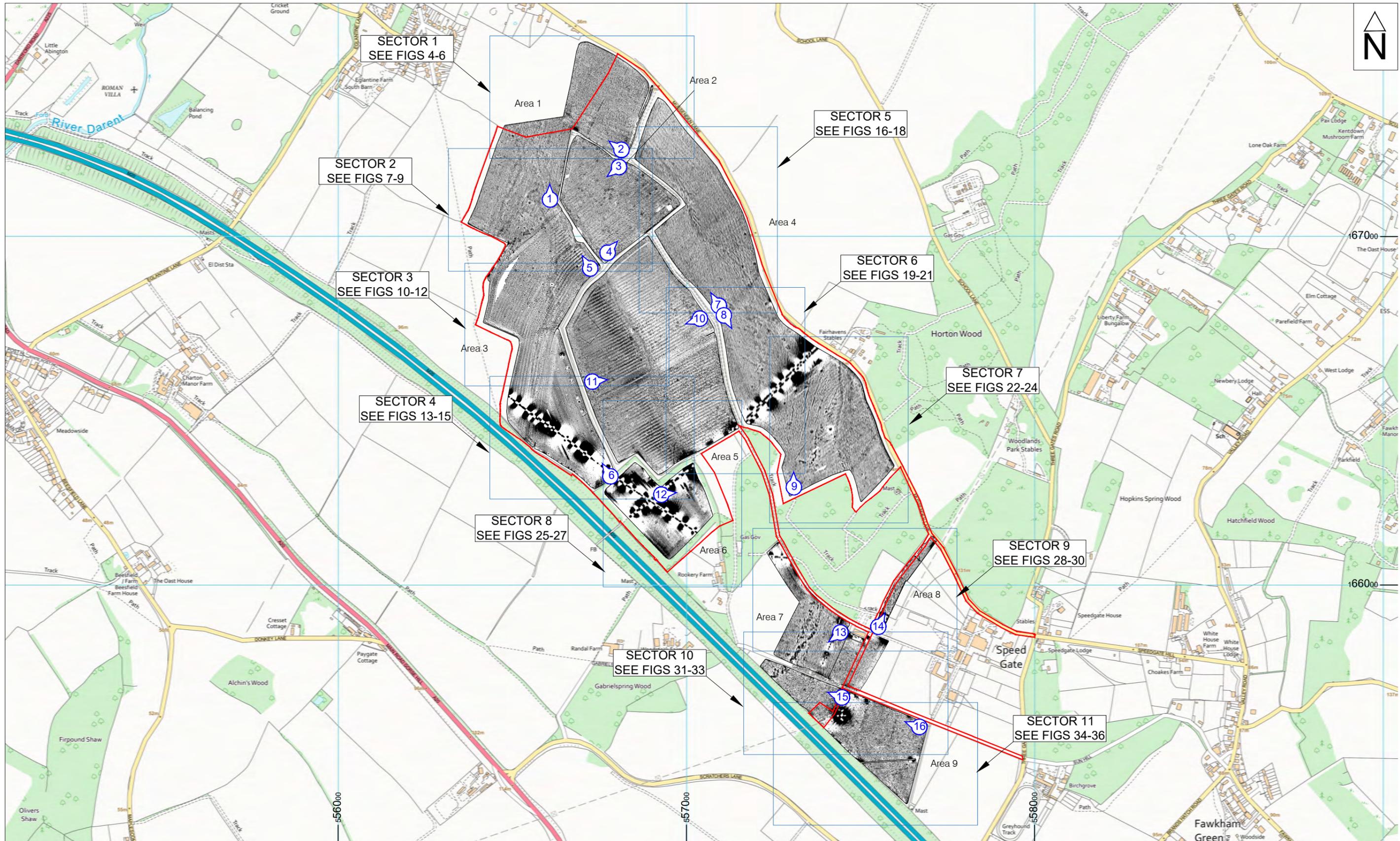


Fig. 1. Site location



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Project ID: XJ72_SFG

Survey location showing processed greyscale magnetometer data

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Title	
	SURVEY AREA
	SECTOR BOUNDARY
	PHOTO LOCATIONS

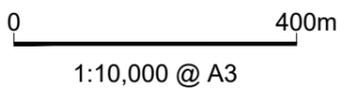
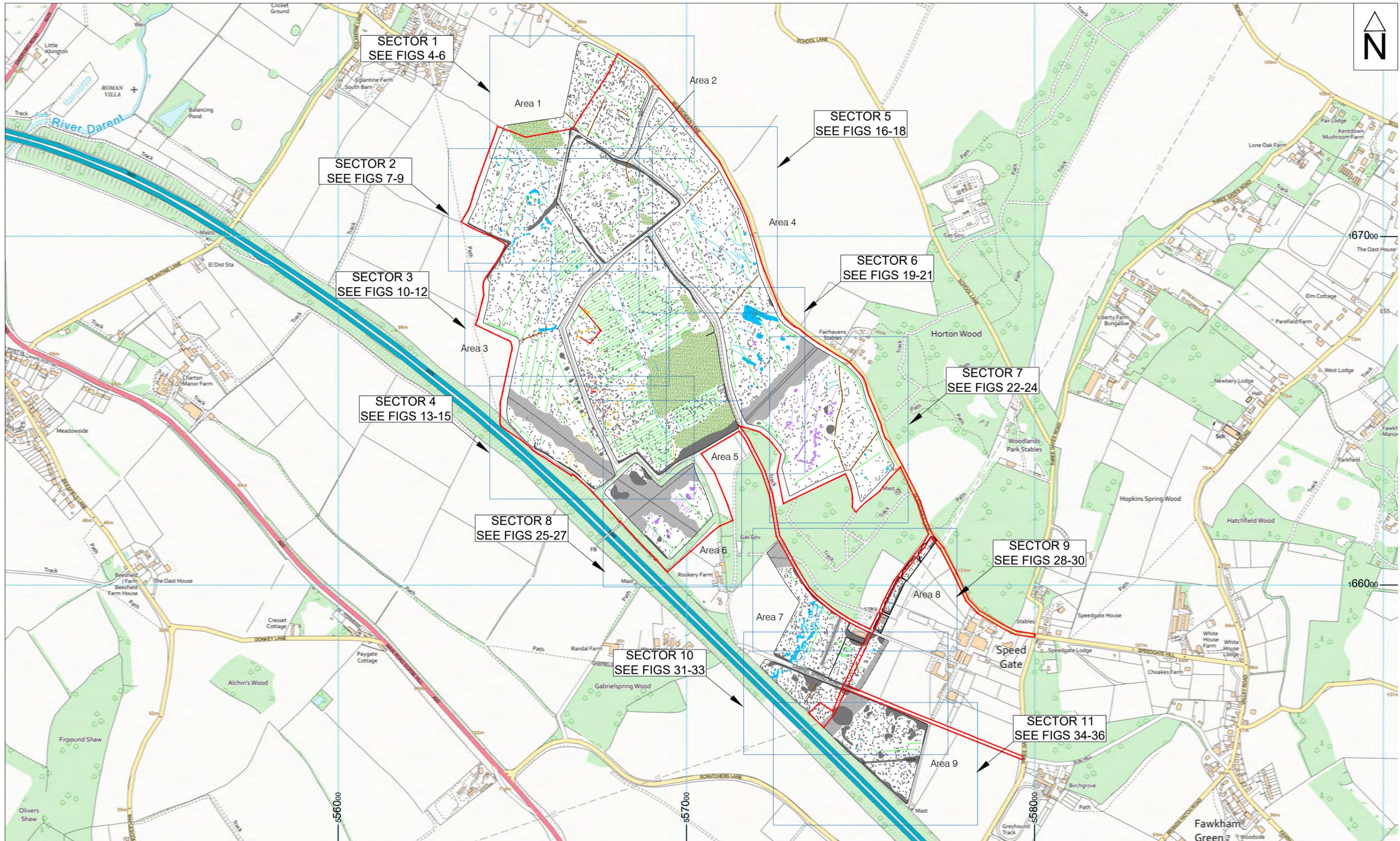


Fig. 2




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Overall Interpretation of magnetometer data

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Title	
	SURVEY AREA
	SECTOR BOUNDARY

Interpretation					
	FERROUS		OVERHEAD CABLES		UNCERTAIN
	SERVICE PIPE		AGRICULTURAL		ARCHAEOLOGY?
	MAGNETIC DISTURBANCE		FORMER FIELD BOUNDARY		ARCHAEOLOGY
	GREEN WASTE?		GEOLOGY		



Fig. 3



Area 1

MUSSENDEN LANE


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Processed greyscale magnetometer data; Sector 1

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 SECTOR BOUNDARY



1:1500 @ A3

Fig. 4



Area 1



A

MUSSENDEN LANE

167400


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XY trace plot of minimally processed magnetometer data;
Sector 1

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Title


 SECTOR BOUNDARY

15.0 nT/cm

0 50m

1:1500 @ A3

Fig. 5



Area 1

MUSSENDEN LANE


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Interpretation of magnetometer data; Sector 1

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Title

	SECTOR BOUNDARY
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Interpretation

	FERROUS		AGRICULTURAL
	MAGNETIC DISTURBANCE		FORMER FIELD BOUNDARY
	GREEN WASTE?		GEOLOGY

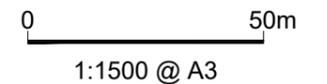


Fig. 6




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Processed greyscale magnetometer data; Sector 2

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1:1500 @ A3

Fig. 7