

**Land at Green Lane,
Langley, Kent
Heritage Appraisal**

Client: MOORE PLANNING

AB Heritage Project No:10671

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Client Moore Planning
Project Number 10671
Prepared By Kerry Kerr-Peterson
Illustrated By Zoe Edwards
Approved By Hannah Simpson

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Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Moore Planning to produce a Heritage Appraisal, including a targeted Settings Assessment, covering land at Green Lane, Langley, Kent.

This appraisal has reviewed all of the known cultural heritage features within 500m of the centre of the proposed development site and identified selected heritage assets and their settings which may be affected by the proposed development (The Old Farmhouse [**AB 13**], the barn north-west of Redpit [**AB 15**] & Ye Old Cottage [**AB 16**]).

Of the three heritage assets identified for inclusion in this settings assessment, it is considered that the proposed development may adversely impact the setting of two heritage assets to some degree. These comprise The Old Farmhouse [**AB 13**] and Ye Old Cottage [**AB 16**].

It is recommended that, additional tree screening could be implemented to screen the remaining residential elements of the proposed development, particularly in the north-west part of the residential development. This may assist in reducing the remaining visual intrusion of this element of the proposed development upon Ye Old Cottage [**AB 16**].

Based on the known historical development of the site and study area, along with predicted past impacts within the limits of proposed development, it has been concluded that there is a low potential for the presence of previously unrecorded archaeological remains to be present within the boundary of the proposed development site.

A sample of trial trenches across the proposed development site, focusing on the area of residential development is recommended.

These recommendations will need to be approved by the Kent County Council Senior Archaeologist and Maidstone Borough Council Principal Conservation Officer where necessary.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Moore Planning to produce a Heritage Appraisal, including a targeted Settings Assessment, covering land at Green Lane, Langley, Kent.
- 1.1.2 This report includes a description of the baseline conditions and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.
- 1.1.3 This report includes an identification of selected heritage assets and their settings, partly identified by the Maidstone Borough Council Principal Conservation Officer (The Old Farmhouse [AB 13] & Ye Old Cottage [AB 16]), which may be affected by the proposed development; an assessment of whether, how and to what degree their settings make a contribution to the significance of the selected heritage assets; assessment of the effects of the proposed development, whether beneficial or harmful, on that significance of the selected heritage assets; exploration of the way to maximise enhancement and avoid or minimise harm; and makes suggestions/ recommendations to document the decision and monitor outcomes.

1.2 Site Location & Description

- 1.2.1 The proposed development site comprises a sub rectangular field of scrub that covers an area of c. 1.8 hectares. It is located immediately to the south-west of the village of Langley, Kent, centred on National Grid Reference (NGR) TQ 8116 51423 (Figure 1).
- 1.2.2 Green Lane bounds the proposed development site on the west side, with a small number of residential plots adjacent to the west side of Green Lane, with a scrub field beyond.
- 1.2.3 The Grade II Listed The Old Farmhouse [AB 13], along with an adjacent garage and other dilapidated outbuildings, are present within a rectangular plot adjacent to the south-west corner of the proposed development site. An area of scrub is located beyond the farmhouse towards the south-east.
- 1.2.4 Leeds Road bounds the proposed development site to the east, with a small amount of residential development on the eastern side of the road and plantations beyond. The rear gardens of these properties form part of a modern residential development, which backs onto the northern boundary of the proposed development site and continue further to the north.
- 1.2.5 An area of dense trees and scrub is located adjacent to the south-east boundary and continues to the south-east.

1.3 Geology & Topography

- 1.3.1 The underlying solid geology comprises sandstone and limestone of the Hythe Formation. This was formed c. 112 to 125 million years ago in an environment previously dominated by shallow seas.

- 1.3.2 The south-eastern part of the site has a superficial geological deposit consisting of head clay and silt. This was formed c. 3 million years ago in an environment previously dominated by subaerial slopes (British Geological Survey, 2015).
- 1.3.3 The topography of the proposed development site rises gently from 98m above OD in the north-west to 103m above OD in the south-east (Elevation Finder, 2015).

1.4 Proposed Development

- 1.4.1 The proposed development plan comprises 36 dwellings of varying sizes, with scattered trees throughout and a new main access from Leeds Road in the south-west corner. The north-west part of the proposed development site will be given over to landscaping, including a children's play area.
- 1.4.2 A scheme of vegetation planting is already in place, including an area along the south-west boundary, adjacent to The Old Farmhouse [AB 13], with the addition of hedges along the boundary adjacent to Green Lane (See Figure 2).

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to identify which heritage assets and their settings are likely to be affected by the proposed development and to what degree and to explore ways to minimise the impact of development upon the setting of such heritage assets, devising appropriate mitigation responses where necessary.
- 2.1.3 The collation of baseline information has been carried out in line with the Chartered Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.1.4 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012

2.2 Methodology of Works

- 2.2.1 The Kent Historic Environment Record (hereafter referred to as the HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- Kent Historic Environment Record Online (<http://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx>)
 - The Historic England website professional pages, particularly the National Heritage List For England (NHLE)
- 2.2.2 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Kent HER
 - A greater understanding of key cultural heritage issues of the application site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the proposed development site boundary. The site walk over was undertaken on the 12th October 2015.

2.2.3 The Settings Assessment of selected heritage assets, including those recommended by the Maidstone Borough Council Principal Conservation Officer (2014) (The Old Farmhouse [AB 13] & Ye Old Cottage [AB 16] with the addition of the barn north-west of Redpit [AB 15]), has been carried out in line with the five step process outlined in the Historic England Historic Environment Good Practice Advice in Planning: Note 3- The Setting of Heritage Assets (Historic England 2015). This approach is defined as:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

2.2.4 Selected statutory designated features, in this case including, Listed Buildings recommended by the Maidstone Borough Council Principal Conservation Officer (2014) (The Old Farmhouse [AB 13] & Ye Old Cottage [AB 16] with the addition of the barn north-west of Redpit [AB 15]), are the main focus of this assessment. The effects on the settings of these heritage assets are assessed using a tabulated check-list and short narrative statement for each assessment stage, in line with Historic England guidance (Historic England 2015a), and is supported by photographic evidence.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This Heritage Appraisal contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the development of the application area upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Consultation

- 2.5.1 The Heritage Appraisal has examined heritage records within 500m of the centre point of the application site. This was based on recommendations made by the Kent County Council Senior Archaeological Officer (Wendy Rogers) during October 2015.
- 2.5.2 During consultation with the Maidstone Borough Council Principal Conservation Officer (Mike Parkinson) during September 2015, the need for an ‘assessment of the significance of the two listed buildings (The Old Farmhouse [AB 13] & Ye Old Cottage [AB 16]), including an analysis of the contribution to their significance provided by their setting and the impact which the proposed development would have on that setting and significance’ was identified.
- 2.5.3 Wendy Rogers, during October 2015 added that the assessment of the settings should ‘include the surrounding field patterns (and) the broader setting of each building’.

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Moore Planning, and any associated parties they elect to share this information with.
- 2.6.2 This report does not constitute a full Archaeological Desk Based Assessment.
- 2.6.3 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.4 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client’s or associated parties of the facts or implications of any such changes in the future.
- 2.6.5 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the proposed development site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.6 At the time of writing, AB Heritage has not been supplied with scaled proposed development drawings detailing the building heights and roof line information. Therefore, the assessment of the setting of the selected heritage assets has been undertaken from ground level only.
- 2.6.7 The listed buildings included in the setting assessment (The Old Farmhouse [AB 13], the barn north-west of Redpit [AB 15] & Ye Old Cottage [AB 16]) are private properties. Therefore, these heritage features were viewed only from publicly accessible viewpoints during the site visit.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “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. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Local Planning Policy

- 3.4.1 The policies on archaeology from the Kent Structure Plan and Maidstone Local Plan (2000) were not saved, and at this time (October 2015) the new Maidstone Local Plan is still being drafted. Therefore, the policies in use for this area consist only of the National Planning Policies as outlined above.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory / Non Statutory Designated Features

4.1.1 There are no statutory or non statutory designated heritage features located within the bounds of the proposed development site.

4.1.2 There are five known statutory designated heritage features within the 500m study area. These include:

- Sheiling Hall [**AB 10**]: 15th Century former farmhouse (Grade II* Listed Building), located c. 320m to the north-west of the proposed development site.
- The Old Farmhouse [**AB 13**]: 18th Century farmhouse (Grade II), located immediate adjacent to the south-west corner of the site.
- Turkey Cottage [**AB 14**]: 18th Century cottage (Grade II), located c. 400m to the north-east.
- Barn to the north-west of Redpit [**AB 15**]: 18th Century barn (Grade II), located c. 10m to the east.
- Ye Old Cottage [**AB 16**]: 16th – 17th Century cottage (Grade II), located c. 30m to the south-west.

4.2 Historic Environment Record Data

4.2.1 There are no known heritage features recorded on the Kent HER located within the bounds of the proposed development site.

4.2.2 There are a total of eleven [**AB 1 – 9, 11 & 12**] known heritage features located within the 500m study area. These are mostly findspots and buildings that relate to activity across the study area from the prehistoric to modern periods.

Prehistoric Period

4.2.3 There are no known heritage features of prehistoric date located within the bounds of the proposed development site.

4.2.4 A single known heritage feature of prehistoric date is located within the study area. This is the findspot of an Iron Age coin [**AB 1**], found c. 100m to the south-east of the proposed development site.

Roman Period

4.2.5 There are no known heritage features of Roman date located within the bounds of the proposed development site.

4.2.6 Three known heritage features of Roman date are located within the study area [**AB 2 – 4**]. These are all findspots consisting of two Roman coins [**AB 2 & 3**] and one unverified coin [**AB 4**], the closest of which was found c. 150m to the north of the proposed development site [**AB 3**].

Medieval Period

- 4.2.7 No known heritage features of medieval date have been recorded on the Kent HER within the bounds of the proposed development site.
- 4.2.8 A total of five known heritage features of medieval date [AB 5 – 9] are located within the study area. These are mostly findspots [AB 5 – 9] of medieval objects. The closest of which is an early medieval strap end [AB 5] found c. 300m to the south-west of the proposed development site.

Post-Medieval Period

- 4.2.9 No known heritage features of post-medieval date have been recorded on the Kent HER within the bounds of the proposed development site.
- 4.2.10 Two known heritage features of post-medieval date are located within the study area [AB 11 & 12]. These are post-medieval farmsteads, which provide evidence for the post-medieval agricultural nature of the area. The closest of which is Green Lane Farm [AB 12], located c. 30m to the south-west of the proposed development site.

Modern Period

- 4.2.11 There are no known heritage features located within the bounds of the proposed development site.
- 4.2.12 There is one possible heritage feature of modern date located within the study area. This is an unverified coin [AB 3] that could be Roman but may be 18th or 19th Century, found c. 170m to the north of the proposed development site.

Unknown / Multi-period

- 4.2.13 There are no known heritage features of unknown or multi-period date located within the bounds of the proposed development site, or within the remainder of the study area.

4.3 Past Site Use

- 4.3.1 The proposed development site has been utilised in the recent past as a Christmas tree plantation. The trees appear to have covered the entirety of the site.

4.4 Site Visit

- 4.4.1 A site visit was undertaken by Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) on 12th October 2015.
- 4.4.2 The proposed development site covers a single, sub rectangular field under scrub with a sporadic covering of small, ground level, tree stumps (Photo 1).



Photo 1: The proposed development site, from the south-west

- 4.4.3 The boundaries of the proposed development site consist of wooden stake and wire fences. A c. 1m deep and 1 – 2 m wide ditch, with shallow banks, is present along the northern boundary. Mature trees are present along all of the boundaries apart from the western boundary (Photo 1 & 2), adjacent to Green Lane. The topography rises gently from the south-east to the north-west.

5. ASSESSMENT OF THE SETTING OF HERITAGE ASSETS

5.1.1 A walkover survey was undertaken on 12th October by Kerry Kerr-Peterson (AB Heritage) to assess which of the identified heritage assets (see Table 4) have the potential to be affected by the proposed development.

5.2 Step 1 - Identification of Heritage Assets

5.2.1 The Archaeological Resource Baseline has identified one Grade II* Listed Building [AB 10], four Grade II Listed Buildings [AB 13 – 16] and 11 non-statutory heritage features [AB 1 – 9, 11 & 12] within a 500m radius of the centre of the proposed development site. Many of these have been scoped out of this assessment due to a number of factors, such as status of the asset (e.g. undesignated) and distance from the site.

5.2.2 For example, the Grade II* Listed Sheiling Hall [AB 10]: is located c. 320m to the north-west of the proposed development site. The position of modern development along the north-west part of Green Lane and vegetation creates a visual and physical obstruction between the building [AB 10] and proposed development site (Photo 2).



Photo 2: View from proposed development site towards the north and Sheiling Hall [AB 10]

5.2.3 In addition, the Grade II Listed Turkey Cottage [AB 14] is located c. 400m to the north-east of the proposed development site. A visual and physical obstruction is created by dense modern development between Turkey Cottage [AB 14] and the proposed development site (Photo 3).



Photo 3: View from proposed development site towards north-east and Turkey Cottage [AB 14]

5.2.3 Three heritage assets [AB 13, 15 & 16] have been identified as having the potential to be adversely affected by the development proposal, as shown in Table 4. This has been identified on the preliminary basis of:

- Statutory designation (Scheduled Monuments, Listed Buildings);
- Close proximity to the site; and/ or
- Likely to be visible from within the site.

Table 4: Heritage assets selected for settings assessment

AB Number	Name	Designation	Location
AB 13	The Old Farmhouse	Grade II	Immediately adjacent to the south-west corner.
AB 15	Barn to the north-west of Redpit	Grade II	c. 10m to the east
AB 16	Ye Old Cottage	Grade II	c. 30m to the south-west

5.3 Step 2 - Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

5.3.1 The example table below (Table 5) shows how each asset was assessed on site to identify the key attributes of the setting of each of the heritage assets in order to define their contribution to the significance of each asset. The completed tables for each asset listed above are included in Appendix 2.

Table 5: Example of key attribute assessment table

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	
Surrounding Landscape	
Land Use	
Trees, Vegetation	
Openness, enclosure and boundaries	
Degree of change over time	
EXPERIENCE OF THE ASSET	
Surrounding landscape character	
Views from, towards, through and across the asset	
Visual dominance or prominence	
Noise, vibration or other intrusion	
Accessibility	
Degree of interpretation /promotion to the public	
Associative relationships between heritage assets	

- 5.3.2 The key attributes for each of the heritage assets is summarised below and used to assess whether, how and to what degree the site might be considered to make a contribution to the setting and significance of the heritage asset(s).

Key Attributes of The Old Farmhouse [AB 13]

- 5.3.3 The Grade II Listed The Old Farmhouse [AB 13] is set back from Green Lane and faces onto the road, immediately adjacent to the south-west corner of the proposed development site. In relation to the immediate setting, the farmhouse can be appreciated within a yard enclosed by a wall (Photo 5). An open fronted garage is located on the northern side of the yard, with an additional detached garage located c. 10m to the south. A number of dilapidated outbuildings are present on the north-east side of the farmhouse.
- 5.3.4 The Old Farmhouse [AB 13] is enclosed on the southern side by a garden. The remainder of the western and northern sides of the complex are enclosed by dense trees. Additional dense trees are located within an area of scrub, enclosing the farmhouse to the south-east.



Photo 4: View south, towards The Old Farmhouse [AB 13] in the centre left background & Ye Old Cottage [AB 16] in the centre background, from the proposed development site

- 5.3.5 In relation to the wider setting, the farmhouse can be appreciated within a mostly rural patchwork of regular shaped fields, likely representing former farmland associated with the farmstead at Green Lane Farm [AB 12].
- 5.3.6 Additionally the separated nature of The Old Farmhouse [AB 13] from the dense residential development to the north and east is considered by the Maidstone Borough Council Principal Conservation Officer (2014), to be an important component of the setting of this heritage feature.
- 5.3.7 The original wider farmland setting of The Old Farmhouse [AB 13] has been compromised to a degree as some of the associated fields to the north have been removed by modern residential development. A small scale, mostly 19th Century rural residential development is present to the north-west of The Old Farmhouse [AB 13], that includes Ye Old Cottage [AB 16] (Photo 6).



Photo 5: The Old Farmhouse [AB 13] within its immediate setting, from the north-west



Photo 6: The Old Farmhouse [AB 13] within its wider setting, from the south. Ye Old Cottage [AB 16] is present on the left

- 5.3.8 The significance of The Old Farmhouse [AB 13] can be considered to be mostly evidential, historical and aesthetic, with the Historic England listing description highlighting key original architectural details of the building and its development.
- 5.3.9 However, the relationship of The Old Farmhouse [AB 13] with the associated surrounding fields, as well as the rural residential nature of the wider setting, are considered, the former by Maidstone Borough Council (2014), to make a positive contribution towards the significance of the historical function of the farmhouse, to a degree.

Key Attributes of the Barn to the north-west of Redpit [AB 15]

- 5.3.10 The Grade II Listed barn [AB 15] is located in a relatively isolated position, immediately adjacent to Leeds Road (Photo 7) and c. 10m to the east of the proposed development site. Trees and hedges surround the barn on the northern and southern sides (Photo 7). The south-east elevation faces onto a yard with a small house and outbuildings at the south-east end of the yard.
- 5.3.11 The immediate setting of the barn is its relatively isolated roadside position, with small scale residential development of Redpit to the east and south, only one building of which, might be associated with the barn. This has been compromised to a degree by the addition of further small scale residential development at Redpits, adjacent to the barn, since the late 20th Century.



Photo 7: The barn north-west of Redpit [AB 15], on the right, from the south

- 5.3.12 The wider setting, formerly fields, is now mostly modern suburban or rural residential surroundings (Photo 7), with scrubland and remnant heathland beyond further to the east and west.
- 5.3.13 The significance of the barn north-west of Redpit [**AB 15**] can be considered to be evidential, aesthetic and historical, with the Historic England listing description highlighting key original architectural details of the building and its development. The setting is considered to make little contribution towards the significance of the barn as a heritage asset.

Key Attributes of Ye Old Cottage [AB 16]

- 5.3.14 The Grade II Listed Ye Old Cottage [**AB 16**] faces onto, and is set back from Green Lane, c. 30m to the south-west of the proposed development site. The cottage is surrounded by open gardens to the west and east (Photo 8). A modern fence, garage and shed are present to the north. Two 19th Century cottages with associated gardens are present to the rear of Ye Old Cottage [**AB 16**] and a modern bungalow is located to the north-west. A hedge, c. 1.5m in height runs around the southern and eastern sides of the gardens.



Photo 8: Ye Old Cottage [AB 16], from the south-west

5.3.15 The immediate setting of the cottage is the open gardens at the front and rear of the cottage, along with its set back roadside position on Green Lane. The wider setting is the rural residential character of the area, including The Old Farmhouse [AB 13] opposite (Photo 6), separated from the dense modern development to the north.



Photo 9: View north-east from Ye Old Cottage [AB 16] across the proposed development site

- 5.3.16 The significance of Ye Old Cottage [AB 16] is mostly related to the evidential, historical and aesthetic values of the building, with the Historic England listing description highlighting key original architectural details of the building and its development.
- 5.3.17 However, the rural residential nature of the wider setting is considered by Maidstone Borough Council (2014) to make a positive contribution towards the significance of Ye Old Cottage [AB 16].

5.4 Step 3 - Assessing the Effect of the Proposed Development

- 5.4.1 Table 6 below assesses the potential attributes of the development affecting the setting of the selected heritage assets, considered proportionate to the purpose of this assessment.

Table 6: Potential attributes of the development affecting the setting of the selected heritage assets

LOCATION AND SITING OF DEVELOPMENT	
Extent	Proposed Development Site area covers 1.8ha.
Position in relation to key views	See Table 4
FORM AND APPEARANCE OF THE DEVELOPMENT	
Form of development	Residential with landscaping
Prominence, dominance or conspicuousness	<p>The proposed development plan is for a residential development of 36 varying sized dwellings across the south-east, southern and northern areas of the site. An area of landscaping, including a children's play area is proposed for the south-west and western part of the site. The main access is proposed from Leeds Road towards the south-east corner of the site (See Figure 2). The residential element of the development is likely to have a degree of prominence, dominance and conspicuousness within the surrounding landscape.</p> <p>A scheme of tree planting has been proposed, with trees scattered throughout the proposed development site, focusing along the boundaries of the new roadways and the boundaries of a number of the residential plots. A hedge is proposed along the north-west site boundary, adjacent to The Old Farmhouse [AB 13] and Green Lane. The inclusion of a scheme of tree planting is likely to create screening of the residential elements of the development, likely reducing the prominence, dominance and conspicuousness of this element of the development within the surrounding landscape.</p> <p>Trees exist along the north-eastern, south-eastern and south-western boundaries of the site. The retention of these, where possible, is likely to contribute to the reduction in the prominence, dominance and conspicuousness of the proposed development.</p>
Seasonal change	Leaf fall in autumn / winter of deciduous trees species may increase the overall intervisibility.
OTHER EFFECTS OF THE DEVELOPMENT	

Noise, vibration, dust etc.	<p>Temporary increase in noise, vibration and dust during construction works may adversely affect the setting of the barn north-west of Redpit [AB 15] on Leeds Road, but is unlikely to affect the significance to the setting of these assets.</p> <p>Slight permanent increase in noise resulting from increased traffic accessing houses, may affect the barn north-west of Redpit [AB 15] & The Old Farmhouse [AB 13] but is unlikely to affect the significance to the setting of these assets.</p>
Change to general character	<p>According to the Maidstone Borough Council Principal Conservation Officer (2014) the area surrounding the proposed development site currently has a predominantly isolated, rural setting.</p> <p>An increase in residential development in the area may contribute to the alteration of the setting to a more residential/ suburban character.</p>
Changes to public access, use or amenity.	No change:
Changes to land use	<p>The proposed development site currently occupies a scrub field that is likely to have formed a small part of the farmland that belonged to the adjacent Green Lane Farm [AB 12], farmland with which The Old Farmhouse [AB 13] was originally associated.</p> <p>The change of land use of this small part of the farmland to partly residential, may present an impact to the setting of The Old Farmhouse [AB 13] by removing this relationship between the farmhouse and the adjacent associated farmland.</p>

Effect of the Proposed Development on The Old Farmhouse [AB 13]

- 5.4.2 Intervisibility with The Old Farmhouse [AB 13] is very limited, with only the roof of the farmhouse visible from the north-west part of the proposed development site (Photo 4). The residential element of the development might be considered to detach The Old Farmhouse [AB 13] from a small part of its original farmland wider setting and encroach to a degree upon the isolated, rural character of the setting.
- 5.4.3 A slight permanent increase in noise resulting from increased traffic accessing houses, may affect The Old Farmhouse [AB 13]; although this is not considered to significantly affect the setting or significance.

Effect of the Proposed Development on the barn north-west of Redpit [AB 15]

- 5.4.4 All intervisibility between the proposed development site and the barn [AB 15] is obscured by vegetation along the south-east boundary of the proposed development site (Photo 7). A slight temporary increase in noise during construction and permanent increase resulting from increased traffic accessing houses, may affect the barn north-west of Redpit [AB 15]; although this is not considered to significantly affect its setting or significance as a heritage feature.

Effect of the Proposed Development on Ye Old Cottage [AB 16]

- 5.4.5 Ye Old Cottage [AB 16] face out onto Green Lane and although the hedge around the cottage obscures some of the views from the ground floor on the southern and part of the eastern side, the entrance at the north-east corner creates an unobscured view towards the entire north-west half of the proposed development site (Photo 4 & 9).
- 5.4.6 The residential element of the proposed development may compromise the relatively isolated, rural residential nature of the wider setting of Ye Old Cottage [AB 16].
- 5.4.7 Table 7 below assesses the potential for the proposed development to affect the setting of the selected heritage assets, considered proportionate to the purpose of this assessment.

Table 7: Potential for development to affect setting of heritage assets

Heritage Asset	Location to site	Visible from site	Visible from proposed housing area	Potential for Setting of Heritage Asset to be affected by proposed development
The Old Farmhouse [AB 13]	Immediately adjacent to the south-west corner.	Yes – roofline only	Yes – from north-west part of the site only	Yes
Barn north-west of Redpit [AB 15]	c. 10m to the east	No	No	No
Ye Old Cottage [AB 16]	c. 30m to the south-west	Yes – entire north-east and north elevations	Yes – from the entire western half of the site	Yes

5.5 Step 4 - Maximising enhancement and minimising harm

- 5.5.1 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from an early stage in project planning. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential risk for project delays and redesign at a late stage.

5.6 Step 5 - Making and documenting the decision and monitoring outcomes

- 5.6.1 The true effect of a development on setting may be difficult to establish from a theoretical perspective. Once the development has been implemented, it may be helpful to review the success of the scheme and to identify any 'lessons learned' to aid with the formulation of mitigation strategies for similar developments in the future.

6. BUILT HERITAGE POTENTIAL & MITIGATION

6.1 Known Built Heritage Resource

6.1.1 Of the three heritage assets identified for inclusion in this settings assessment (see Table 4), it is considered that the proposed development may adversely impact the setting of two heritage assets to some degree. These comprise:

- The Old Farmhouse [AB 13]
- Ye Old Cottage [AB 16]

6.2 Predicted Impact of Proposed Development

The Old Farmhouse & Ye Old Cottage [AB 13 & 16]

6.2.1 The Old Farmhouse [AB 13] and Ye Old Cottage [AB 16] are Grade II Listed structures. Therefore, they are considered to be heritage features of regional – local importance in line with Table 1, Section 2.3. The magnitude of impact is thought to be medium-low overall, in line with Table 2. The overall significance of effect is considered to be moderate-minor, in line with Table 3.

6.3 Outline Recommendations

- 6.3.1 The current proposed development plan is for a residential development, comprising 36 dwellings of varying sizes, with scattered trees throughout and main access from Leeds Road in the south-west corner of the proposed development site. The west part of the proposed development site is to be given over to landscaping to include a children's play area.
- 6.3.2 Vegetation planting is shown on the proposed development design which has the potential to create screening between The Old Farmhouse [AB 13] and the residential elements of the proposed development. Hedges along the southern and south-western boundaries, adjacent to Green Lane may also help screen the residential element of the proposed development from Ye Old Cottage [AB 16] (See Figure 2).
- 6.3.3 Landscaping in the western part of the proposed development site would likely help to minimise the potential impacts upon The Old Farmhouse [AB 13] and Ye Old Cottage [AB 16], by helping to maintain a detached element to the setting of these heritage features.
- 6.3.4 However, although the utilisation of a landscaped area within the proposed development is likely to be a less intrusive form of development, when compared to housing for example, the change of land use, along with the fact that the majority of the proposed development would incorporate a housing element, this would likely still pose an impact upon the setting of The Old Farmhouse [AB 13] and Ye Old Cottage [AB 16].
- 6.3.5 The proposed incorporation of trees to screen parts of the residential element of the development, may assist in reducing the visual intrusion of the proposed development upon The Old Farmhouse [AB 13] and Ye Old Cottage [AB 16], depending on the size and scale of the buildings.

- 6.3.6 It is recommended that, additional tree screening could be implemented to screen the remaining residential elements of the proposed development, particularly in the north-west part of the residential development. This may assist in reducing the remaining visual intrusion of this element of the proposed development upon Ye Old Cottage [AB 16].
- 6.3.7 In terms of the use of tree screening as a method of mitigation it should be taken into consideration that Historic England advise that '*Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design*' (Historic England, 2015).
- 6.3.8 Therefore, the seasonality and longevity/ maintenance of this method of screening should be taken into account. In addition, every effort should be made to ensure that the development scheme takes account of local character (e.g. consideration of vernacular architectural style, appropriate materials, scale etc.) so that the effect of the proposed development be minimised regardless of visual screening.
- 6.3.9 These recommendations will need to be approved by the Maidstone Borough Council Principal Conservation Officer.

7. ARCHAEOLOGICAL POTENTIAL & MITIGATION

7.1 Known Heritage Resource

- 7.1.1 There are no known designated or non designated heritage features located within the bounds of the proposed development site.
- 7.1.2 There are a total of eleven [**AB 1 – 9, 11 & 12**] known heritage features located within the 500m study area. These are mostly findspots and buildings that relate to activity across the study area from the prehistoric to modern periods.

7.2 Past Impacts within the Site Boundary

- 7.2.1 The site visit identified that the proposed development site has previously been utilised as a Christmas tree plantation. The planting of the trees, along with their cultivation, has the potential to have impacted upon any surviving below ground archaeological deposits, through the processes of ground disturbance and compaction.

7.3 Potential Archaeological Resource

- 7.3.1 Given the relatively sparse nature of known heritage features within the 500m study area surrounding the proposed development site, the potential for surviving below ground archaeological deposits from the prehistoric – modern periods is considered to be low, in line with Section 2.3.1.
- 7.3.2 Should any below ground archaeological deposits survive from the prehistoric – modern periods, these are considered to be of local importance at most, in line with Table 1.

7.4 Predicted Impact of Proposed Development

- 7.4.1 The magnitude of impact upon any surviving below ground archaeological deposits dating to the prehistoric – modern periods is thought to be low, in line with Table 2. The overall significance of effect is considered to be minor, in line with Table 3.

7.5 Outline Recommendations

- 7.5.1 Given the past impacts within the proposed development site caused by the Christmas tree plantation, a geophysical survey may not be the most effective way of determining the archaeological resource within the proposed development site.
- 7.5.2 Therefore, a sample of trial trenches across the proposed development site, focusing on the area of residential development is recommended.
- 7.5.3 These recommendations will need to be approved by the Kent County Council Senior Archaeologist.

8. CONCLUSIONS

8.1 Built Heritage

- 8.1.1 In relation to built heritage, of the three heritage assets identified for inclusion in this settings assessment, it is considered that the proposed development may adversely impact the setting of only two of these heritage assets to some degree. These comprise the Grade II Listed The Old Farmhouse [AB 13] and Ye Old Cottage [AB 16].
- 8.1.2 The existing vegetation planting already incorporated in to the proposed development design, may help screen the residential element of the proposed development from Ye Old Cottage [AB 16].
- 8.1.3 However it is recommended that, a formalised screening plan is put into place. This may help to reduce the magnitude of impact from medium-low to low-negligible in line with Table 2. This may help to reduce the overall significance of effect from moderate-minor to minor – not significant in line with Table 3.
- 8.1.4 This recommendation will need to be approved by the Maidstone Borough Council Principal Conservation Officer.

8.2 Archaeological Potential

- 8.2.1 Based on the known historical development of the site and study area, along with predicted past impacts within the limits of proposed development, it has been concluded that there is a low potential for the presence of previously unrecorded archaeological remains to be present within the boundary of the proposed development site.
- 8.2.2 Given the extend of the past impact of the former Christmas tree plantation across the area, a sample of trial trenches across the proposed development site, focusing on the area of residential development is recommended.
- 8.2.3 These recommendations will need to be approved by the Kent County Council Senior Archaeologist.

9. REFERENCES

9.1 Online Sources

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9.2 Correspondence

Mike Parkinson (Maidstone Borough Council Principle Conservation Officer), Maidstone Borough Council Heritage, Landscape & Design Planning Consultation Response Sheet dated 17/06/2014

Correspondence via email between Kerry Kerr-Peterson (Assistant Project Archaeologist) and Wendy Rogers (Kent County Council Senior Archaeologist) on 02/10/2015

Correspondence via email between Zoe Edwards (Archaeological Technician, AB Heritage) and Mike Parkinson (Maidstone Borough Council Principle Conservation Officer) on 25/09/2015

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Kent Historic Environment Record (KHER) and other sources within a radius of 500m from the centre of the proposed development site.

Abbreviations:

C2 etc: 2nd Century etc
Reference

NW: North-West

LB: Listed Building

TQ 85 SW 12 etc & MKE: Kent HER reference

NGR: National Grid

AB No.	Period	Type	Description	Status	NGR	KHER Ref No.
1	Prehistoric	Findspot	Iron Age gold stater found at Redpit, Langley.		TQ 8134 5130	TQ 85 SW 12
2	Roman	Findspot	Roman silver coin AD C2.		TQ 80750 51200	MKE70892
3	Roman	Findspot	Romano-British coin found at Lanlgey Heath.		TQ 811 517	TQ 85 SW 30
4	Roman- Modern	Findspot	Roman copper alloy disc with stamped impression of C4 male bust but possibly C18-19.		TQ 80890 51050	MKE70369
5	Medieval	Findspot	Early Medieval silver strap end with zoomorphic end AD 800-900.		TQ 80900 51200	MKE70567
6	Medieval	Findspot	Medieval copper alloy cruciform shaped horse harness pendant 1300-1500.		TQ 80800 51200	MKE70822
7	Medieval	Findspot	Medieval lead seal matrix 1200-1300.		TQ 80750 51200	MKE70888
8	Medieval	Findspot	Medieval copper alloy key.		TQ 80800 51200	MKE70824
9	Medieval	Findspot	Medieval copper alloy shield-shaped harness mount 1200-1500.		TQ 80890 51050	MKE70370
10	Medieval- Modern	House	Sheiling Hall, formerly Langley Corner Farmhouse. C15 with late C16/early C17 alterations. Timber framed. Plus a loose courtyard plan farmstead with buildings to two sides of the yard at Langley Corner Farm.	Grade II* LB	TQ 80942 51816	TQ 85 SW 268, MKE84935 & NHLE1068799

11	Post-Medieval	Farmstead	A loose courtyard plan farmstead with buildings to two sides of the yard at Butlers Farm.		TQ 8107 5186	MKE84937
12	Post-Medieval	Farmstead	A loose courtyard plan farmstead with buildings to two sides of the yard at Green Lane Farm.		TQ 8107 5139	MKE84934
13	Post-Medieval - Modern	Farmhouse	The Old Farmhouse, C18 brick built farmhouse with later alterations.	Grade II LB	TQ 8108 5138	TQ 85 SW 136 & NLHE1060907
14	Post-Medieval - Modern	Cottage	Turkey Cottage, early to mid C18. Ground floor brick. 1st floor weather boarded.	Grade II LB	TQ 8148 5176	TQ 85 SW 262 & NHLE1251107
15	Post-Medieval - Modern	Barn	Barn to the NW of Redpit. Originally threshing barn. Mid C18 with minor C20 alterations. Timberframed, clad in weatherboarding on brick base. Plus an outfarm with a loose courtyard plan with a building to one side of the yard.	Grade II LB	TQ 8125 5138	TQ 85 SW 250, MKE84936 & NHLE1360801
16	Post-Medieval - Modern	Cottage	Ye Old Cottage. Late C16/early C17. Timber framed with brick nogging.	Grade II LB	TQ 8105 5141	TQ 85 SW 289 & NHLE1344301

Appendix 2 Key Attributes of Heritage Assets

Table 1: Key Attributes of The Old Farmhouse [AB 13]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Flat
Surrounding Landscape	Isolated, small scale rural residential development to the west and east, along single track road (Green Lane). Open scrubland to north-east and dense tree scrub to the south-east.
Land Use	Farmhouse with a yard and garage to the north, dilapidated outbuildings to the east and an orchard garden to the south,
Trees, Vegetation	Farmhouse is surrounded by a hedge with trees to the west, orchard trees to the south and dense scrub vegetation to the south-east and east.
Openness, enclosure and boundaries	Farmhouse is enclosed by garage and wall to the north and north-east and vegetation around the remainder of the site.
Degree of change over time	Additional houses have been developed during the 19th Century and later to the north-west and west.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Isolated, small scale rural residential
Views from, towards, through and across the asset	Views to the west onto Green Lane and Ye Old Cottage [AB 16] opposite. Remainder obscured by vegetation.
Visual dominance or prominence	Limited visual dominance or prominence as set back from the road and surrounded by vegetation.
Noise, vibration or other intrusion	Minor noise intrusion from the traffic traversing the adjacent road (Green Lane).
Accessibility	Not publicly accessible.
Degree of interpretation /promotion to the public	No interpretation at the site. Information available on the Kent HER & NHLE.
Associative relationships between heritage assets	Part of an asset grouping of aesthetic buildings including Ye Old Cottage [AB 16] opposite.

Table 2: Key Attributes of barn north-west of Redpit [AB 15]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Flat
Surrounding Landscape	Small scale rural residential development on all sides, open scrubland opposite to south-west.
Land Use	Roadside barn facing north-east onto yard with small buildings at the eastern end of the yard.

Trees, Vegetation	Trees and hedges surround the barn to the north and south. Vegetations along the west side of Leeds Road screens views to the west.
Openness, enclosure and boundaries	Barn is enclosed by a yard on the east side but open to Leeds Road on the western side.
Degree of change over time	Additional houses have been developed during the 20th Century to the north and east.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Small scale rural residential
Views from, towards, through and across the asset	The barn faces in towards a yard and buildings to the east. The barn is visible on Leeds Road.
Visual dominance or prominence	The barn has a dominance given its isolated roadside position.
Noise, vibration or other intrusion	Minor noise intrusion from the traffic traversing the adjacent road (Leeds Road).
Accessibility	Not publicly accessible.
Degree of interpretation /promotion to the public	No interpretation at the site. Information available on the Kent HER & NHLE.
Associative relationships between heritage assets	Not part of an asset grouping.

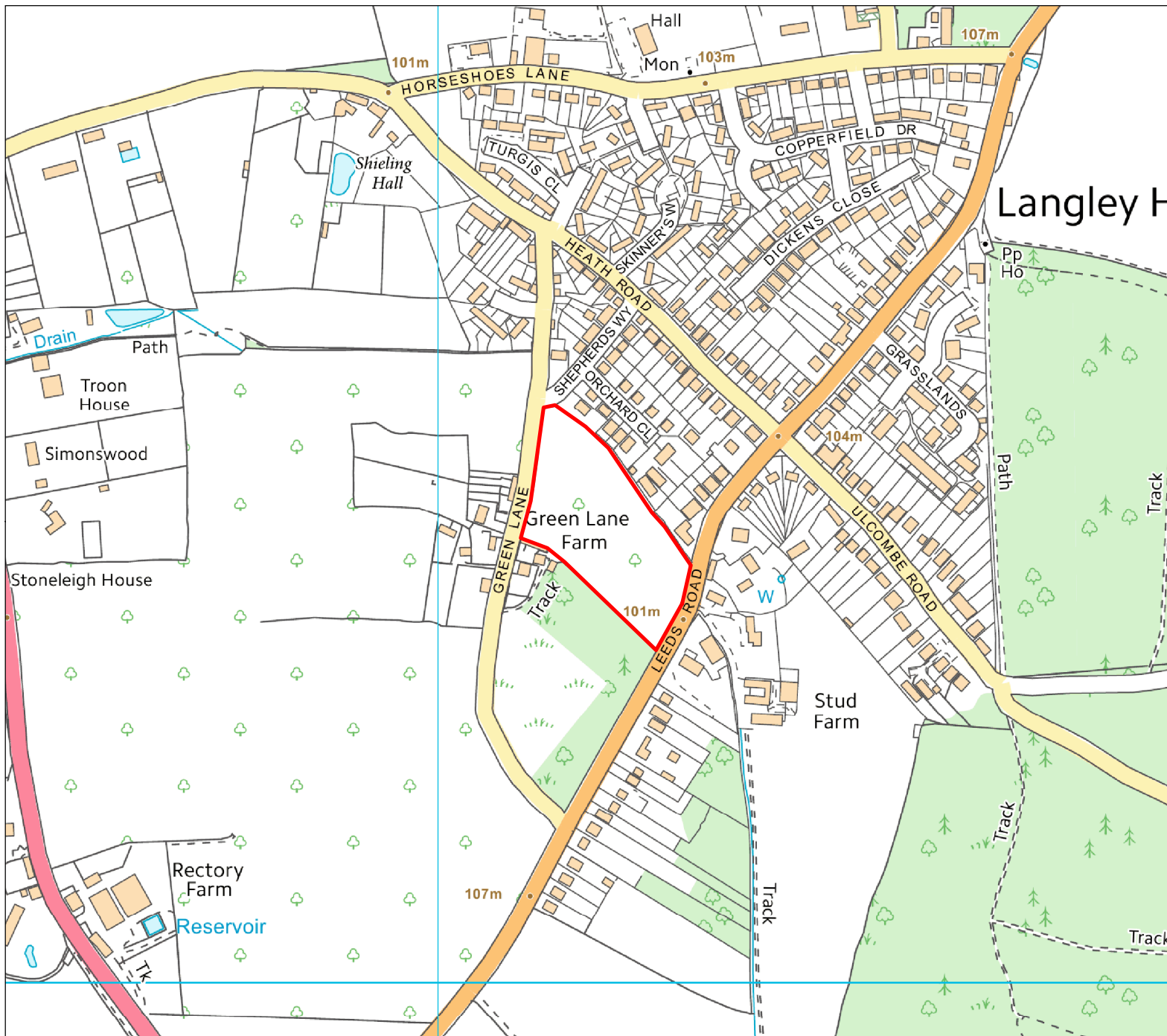
Table 3: Key Attributes of Ye Old Cottage [AB 16]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Flat
Surrounding Landscape	Isolated, small scale rural residential development on all sides, along single track road (Green Lane). Open scrubland opposite to north-east.
Land Use	Cottage within open gardens to the east and west. Several outbuildings are located to the north-west of the cottage. A driveway is present to the north-east.
Trees, Vegetation	The Cottage is surrounded on the south and eastern sides by a c. 1.5m high hedge. Sporadic trees are located within the garden.
Openness, enclosure and boundaries	The Cottage is located within a relatively open garden.
Degree of change over time	Additional houses have been developed during the 19th Century and later to the north, west and south.
EXPERIENCE OF THE ASSET	
Surrounding landscape	Isolated, small scale rural residential

character	
Views from, towards, through and across the asset	The driveway creates open views onto Green Lane and the adjacent field (the proposed development site).
Visual dominance or prominence	Relative visual dominance or prominence due to the open nature of the garden, although set back from the road and surrounded by hedge on the south and east sides does obscure some of the ground floor of the building.
Noise, vibration or other intrusion	Minor noise intrusion from the traffic traversing the adjacent road (Green Lane).
Accessibility	Not publicly accessible.
Degree of interpretation /promotion to the public	No interpretation at the site. Information available on the Kent HER & NHLE.
Associative relationships between heritage assets	Part of an asset grouping of aesthetic buildings including The Old Farmhouse [AB 13] opposite.



AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk



Legend
 Site Boundary

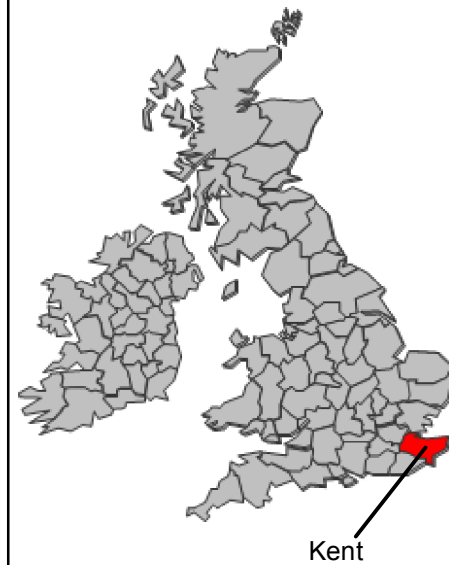
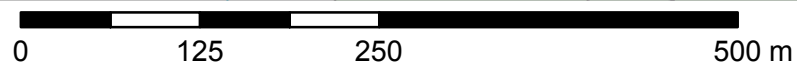


Figure 1: Site Location

Project: Green Lane, Langley

Date: 14/10/15 Job Number: 10671

Drawn by: ZE Approved by: HS





- Legend**
- Old Farmhouse [AB13]
 - Ye Old Cottage [AB16]
 - Site Boundary

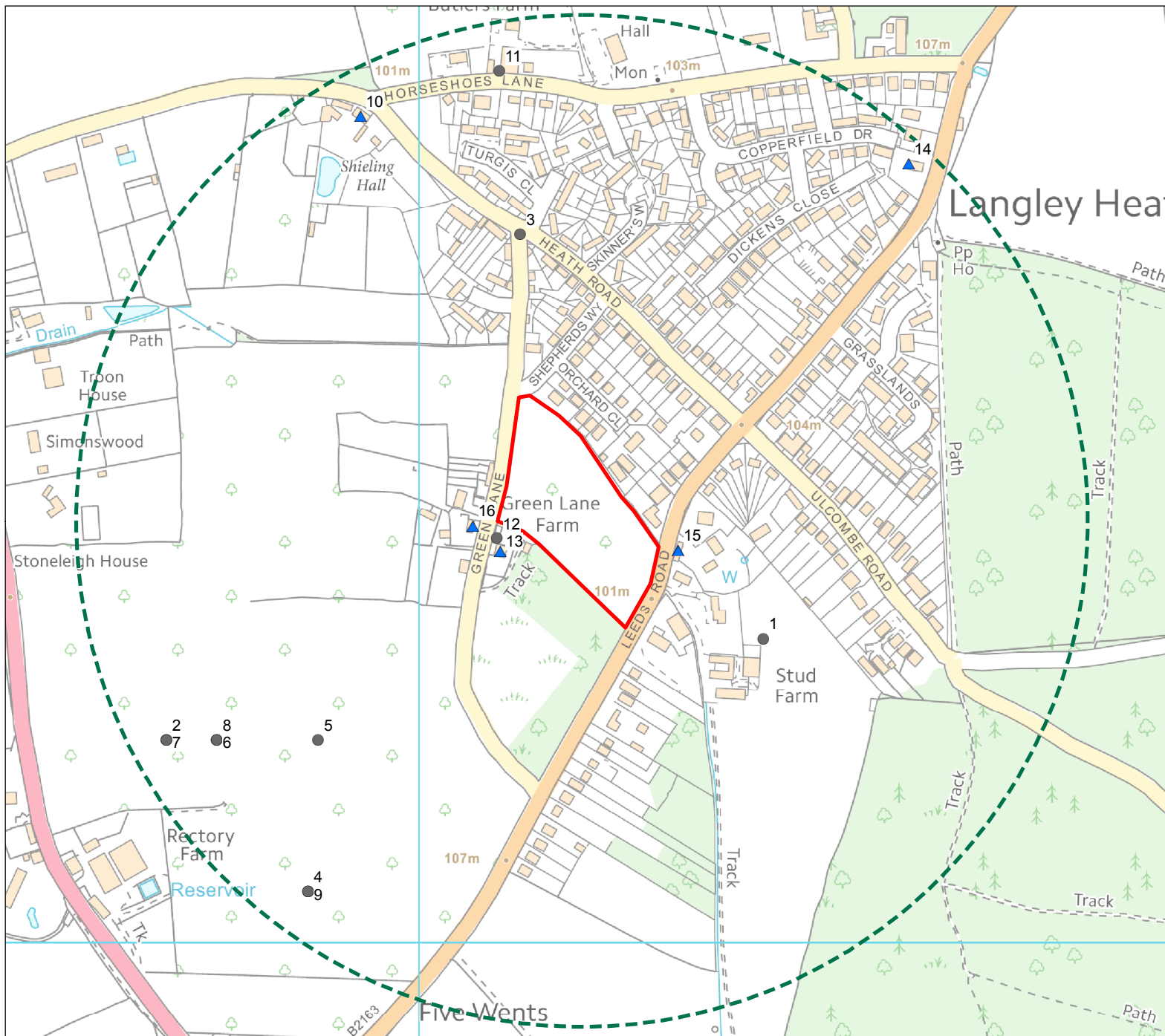
Figure 2: Proposed Development Layout

Project: Green Lane, Langley

Date: 10/11/15 | Job Number: 10671

Reproduced from client's plans





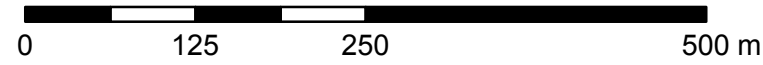
- Legend**
- Monument
 - ▲ Listed Building
 - Site Boundary
 - 500m Study Area

Figure 3: Map of Cultural Heritage Features

Project: Green Lane, Langley

Date: 14/10/15 | Job Number: 10671

Drawn by: ZE | Approved by: HS





Legend

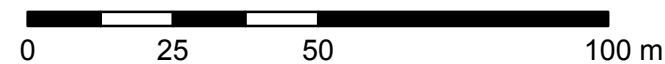
- Site Boundary
- # Photograph Location & Orientation

Figure 4: Site Visit Photograph Plan

Project: Green Lane, Langley

Date: 05/11/15 Job Number: 10671

Drawn by: ZE Approved by: HS





AB Heritage Limited
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk