

Archaeological Desk-Based Assessment In advance of Development at Clockhouse Farm, Coxheath, Kent

NGR: TQ 7461 5073



Report for
Hume Planning Consultancy Ltd

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SWAT. ARCHAEOLOGY

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1 SUMMARY

Swat Archaeology has been commissioned by Hume Planning Consultancy Ltd on behalf of Persimmon Homes to carry out an archaeological desk-based assessment at Clockhouse Farm, Coxheath, Kent. The assessment is in support of a planning application.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources. This data is reviewed and it is recommended in this case that no further archaeological assessment will be required.

Dr Paul Cuming, Manager of the Historic Environment Records at Kent County Council when asked for a search of Historic Assets in the vicinity of the proposed development area (PDA) wrote: 'There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens, Conservation Areas or cropmarks in the area. We do not have any [archaeological] reports from the site adjacent to your site or from the wider search area'.

Examination of cartographic sources shows that from the 18th century Coxheath was heath and only developed into agricultural land from the 1850's.

A Design and Access Statement was prepared by Hume Planning Consultancy Ltd and this statement sets out the architectural proposals for the development of the former Clockhouse Farm in a sustainable manner both environmentally and economically. The proposals for a mixed use development of this site will provide for an innovative enterprise, which would provide for the immediate delivery of new employment opportunities within an enhanced local environment.

The proposals seek to develop the site in a responsible and sensitive manner to both respect the existing buildings of historical value whilst ensuring that the proposed mixed use development lessens the sites visual impact.

The site is located on the south-east outskirts of the village and just to the west of Linton crossroads, and about 2.75 miles from the centre of Maidstone (Figs. 6 & 7).

1.1 History of the site

The Ordnance Surveyors' Drawings (OSDs), compiled between 1789 and c.1840, represent the first continuous topographic mapping of England and Wales and are the most detailed record of the landscape preceding full-scale industrialisation in the mid-19th century. These original manuscript maps, drawn primarily at scales of ca. 1:21,120 and 1:31,680, with the Kent series being the first maps produced.

The landscape at Coxheath (Fig. 1) is one of heath and woodland with forest and heath tracks leading to small farms. The domestic buildings are shown in red, whilst the agricultural buildings are portrayed in black.

By 1819 the heath (Fig. 2) was being encroached upon with Clock House Farm established and parcels of land brought into cultivation.

By 1871 there is very little change (Fig. 3), but by 1895 (Fig. 4) most of the land to the north of Clock House Farm was under orchard, as were the adjoining fields. To the north the Maidstone Union Workhouse had been established, and urban development started. By the 20th century Clockhouse Farm was surrounded by urban development (Fig. 5).

Edward Hasted, writing in 1798 says of Cox Heath: *'SOUTHWARD from Loose, on the opposite side of Cocks heath, lies the parish of Linton, antiently written LYLLYNGTON, and in Latin, Lilintuna, which probably took its name from the old English word, lytlan, signifying little or small, and stane, a stone, the upper part of this parish abounding with the quarry stone.*

THIS PARISH lies adjoining to Cocks-heath, upon the ridge of quarry hills, the summit of which is the northern boundary of the weald of Kent, consequently almost the whole of it is within that district, only a small part of the heath being beyond it. Cocks-heath is a beautiful, and for this inclosed part of the country, an extensive plain, being about three miles in length, and in some places more than a mile in width. It is esteemed a most healthy spot, and being well watered, is generally preferred, as a situation for large encampments, it being equally commodious for the troops to march from it, on an emergency, either into the county of Sussex, or into Essex. In 1778 there were fifteen thousand men encamped on it, which did not occupy more than two thirds of the whole extent of it. Over this heath the high road

from Maidstone goes through this parish and village into the Weald. The village is situated about half a mile from the heath, on the declivity of the hill, having the church and place-house on the east side of it, the prospect from which southward over the Weald, like the other situations on these hills, is very beautiful, and of great extent. The air is very healthy, the soil on the hill a loam, with the quarry stone close beneath, and below the hill a stiff strong clay, in a very miry country, and thick hedgerows interspersed with quantities of spreading oaks. About a mile below the hill the road crosses the river at Style-bridge.

ON COCKS-HEATH there grows THE PLANT, called Lunaria, or small moonwort' (Hasted Vol 4 1798).

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Framework (March 2012)

It is worth quoting from this long awaited planning document, in particular Policy 12:

12. Conserving and enhancing the historic environment

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

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

12.7. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

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

2.2. Local Policy Framework

Local planning policy is set out in the Maidstone Borough Wide Local Plan 2000, which is gradually being replaced by Local Development Framework Development Plan Documents (DPD). There are no saved policies in the local plan relevant to the historic environment and no relevant DPDs. The reader is referred to national policy. Guidance to help practitioners implement the NPPF, including the legislative requirements that underpin it, is provided in *Planning for the Historic Environment Practice Guide* (2010).

More recently English Heritage has issued detailed guidance on the *Setting of Heritage Assets* (2011). This guidance is based on principles and guidance already issued by English Heritage in the *Historic Environment Planning Practice Guide* (2010), and *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). It provides a framework for assessing impacts based on the identification of individual asset's cultural significance and the relationship between that and its surroundings followed by assessment of the degree to which change in the surroundings affects significance.

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

2.3 The Proposed Development

The proposed development will comprise of a planning application for a mixed residential scheme incorporating extra care accommodation and land for community/medical use.

2.4 Project Constraints

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

2.5 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that Clockhouse Farm is situated upon Bedrock Geology of Hythe Formation- Sandstone and Limestone whereas the Superficial Deposits are of Head-Clay, Silt and Gravel.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Alister Hume of Hume Planning Consulting Ltd in order to supplement a planning application for the development of the site at Clockhouse Farm.

3.2 Desktop Study – Institute For Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologist (revised 2011). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (2011)

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

- 1. an assessment of the potential for heritage assets to survive within the area of study*
- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*

3. *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
4. *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
5. *strategies to conserve the significance of heritage assets, and their settings*
6. *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
7. *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2011)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of Clockhouse Farm (Plate 5).

The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 500m radius of the proposed development site (21/10/13).

A full listing of the relevant HER data is included in Appendix 1. The Portable Antiquities Scheme Database (PAS) was also used as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical documents

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

4.1.3 Cartographic and pictorial documents

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Plates 1-5).

4.1.4 Aerial photographs

The study of the collection of aerial photographs by Google Earth was consulted.

4.1.5 Geotechnical information

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

4.1.6 Secondary and statutory resources

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

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4.300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day

Table 1 Classification of Archaeological Periods

The Archaeological record within the area around Coxheath is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. Coxheath is situated to the west of the main Roman road running from Maidstone to the Weald. The geographic and topographic location of Coxheath is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification

will provide a brief introduction to the wider landscape, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on the previous page in **Table 1**.

5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas

No scheduled monuments are recorded within the confines of the proposed development site.

5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east Kent, especially along the Medway and Stour Valleys. The Palaeolithic presence within the assessment area has not been found.

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

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

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is not represented in the Cox Heath area.

5.4 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury). The Kent HER records one small find in the vicinity of the development site, a coin (TQ 75 SW 51).

5.5 Romano-British

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

The predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital. The assessment area includes no records from this period.

5.6 Anglo-Saxon

The Anglo-Saxon period is not represented within the assessment area.

5.7 Medieval

The medieval period is not well represented within the assessment area and the only HER data is of medieval pottery and a silver coin found north-west of the development site (KENT HER Ref.: MKE 70415).

5.8 Post-Medieval

The Post Medieval period within the assessment area is represented by the three listed properties, Linton Hospital (formally Maidstone Union Workhouse (TQ 75 SW 76), the Holy Trinity Chapel at Linton Hospital (TQ 75 SW 77), and the Officers Mess (TQ 75 SW 190) of the Coxheath Military Camp (now farmhouse).

5.9 Modern

Modern development within the assessment area has been limited to domestic housing, farming and orchards.

5.10 Undated

There is no Kent HER undated records that fall within the assessment area.

5.11 Cartographic Sources and Map Regression

A map regression exercise (Figs. 1-5) carried out on the proposed development area has shown that the site was undeveloped up until the early 20th century. Six detailed maps of the area dating from 1798 up to 2012 show the area to be heath until the agricultural and urban development in the early 20th century.

5.12 Aerial Photographs

Research of aerial photographs held by Kent County Council and the National Monuments Record were not available during the writing of this report.

Google Earth provided vertical images dated from 2003-2013 (Fig. 7).

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

There are no records that reflect prehistoric activity within the search area. The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **low**.

6.2 Iron Age

The potential for finding remains dating to the Iron Age within the confines of the development site is also considered **low**.

6.3 Romano-British

The presence of Romano-British archaeology in the research area, though small but concentrated suggests that further archaeological remains associated with this period could extend into the proposed development site. The potential is therefore to be considered as **low**.

6.4 Anglo-Saxon

The potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **low**.

6.5 Medieval

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

6.6 Post-Medieval

Evidence for post-medieval occupation in the area is abundant with a number of farms in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **moderate**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, subject to farming and the potential impact on buried archaeological deposits will have been due to agricultural activities (Fig. 7). The site of the proposed development will have been affected by the construction and landscaping of the present farm and orchards. Additionally, existing services may also have had a damaging effect. Therefore, the existing impact is considered as **low**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of a mixed residential scheme incorporating extra care accommodation and land for community/medical use. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as **high**.

8 MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential.

It is recommended in this case that no further archaeological assessment will be required.

9 OTHER CONSIDERATIONS

9.1 Archive

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

9.2 Reliability/limitations of sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either

published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

9.3 Copyright

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

10 ACKNOWLEDGEMENTS

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Paul Wilkinson PhD., MifA., FRSA.

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Appendix 1 – Gazetteer of Archaeological Sites

Period	Type	Kent HER Reference	Description
Prehistoric	Find Spot	TQ 75 SW 51	“A Iron Age coin”
Medieval	Find Spot	MKE 70169	“Medieval silver coin”
Medieval	Find Spot	MKE 704 15	“Pottery sherds found through field walking”
Post Medieval	Building	TQ 75 SW 76	“Listed building of Linton Hospital formally Maidstone Union Workhouse”
Post Medieval	Building	TQ 75 SW 190	“ Officers Mess of the Cox Heath Military Camp (now farm house)”

Period	Type	Kent HER Reference	Description
Post Medieval	Building	TQ 75 SW 60	" Court Lodge, listed building"
Modern	Crash site	TQ 75 SW 290	"Spitfire crash site 1940"

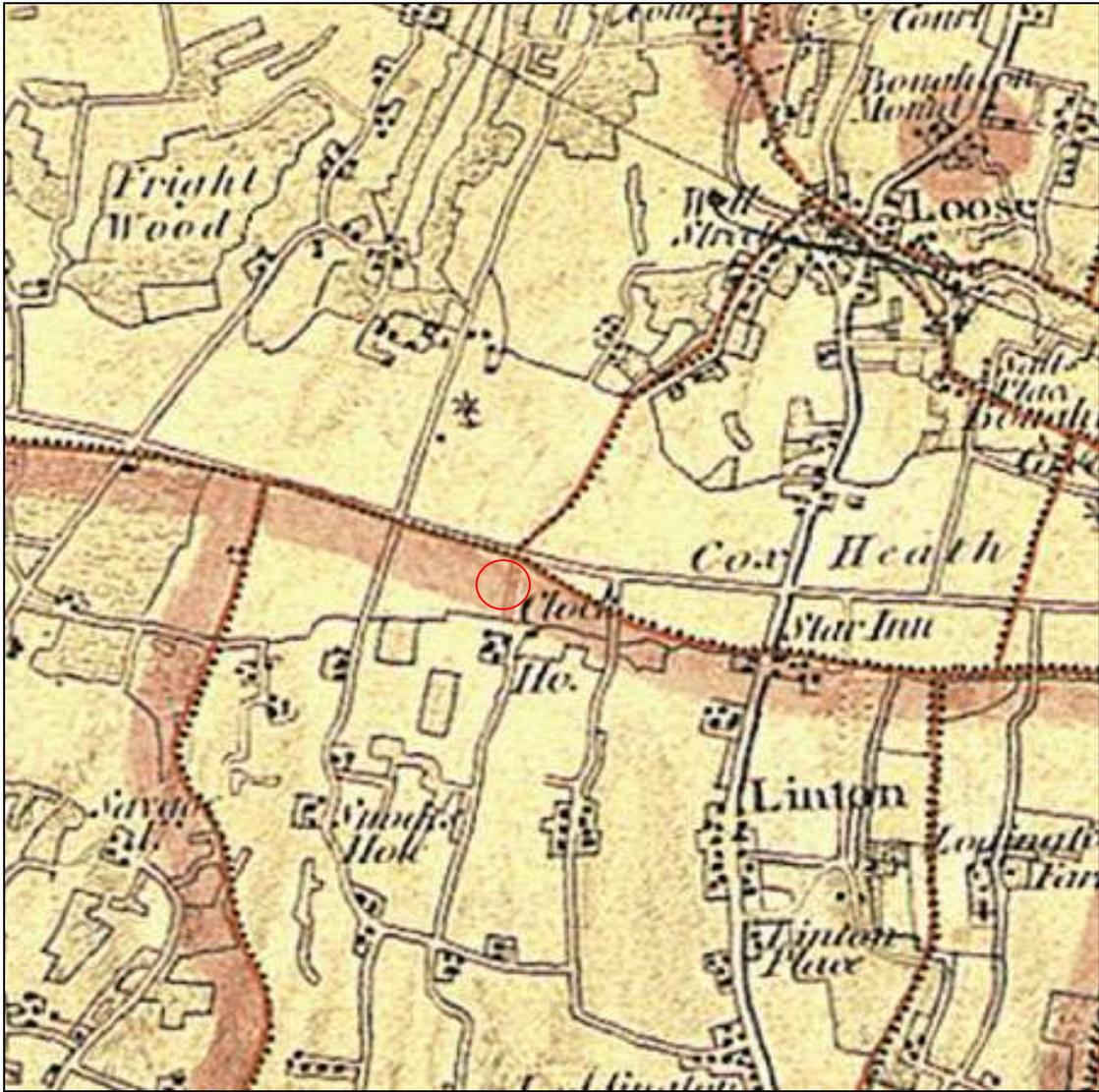


Figure 3. OS map of 1871

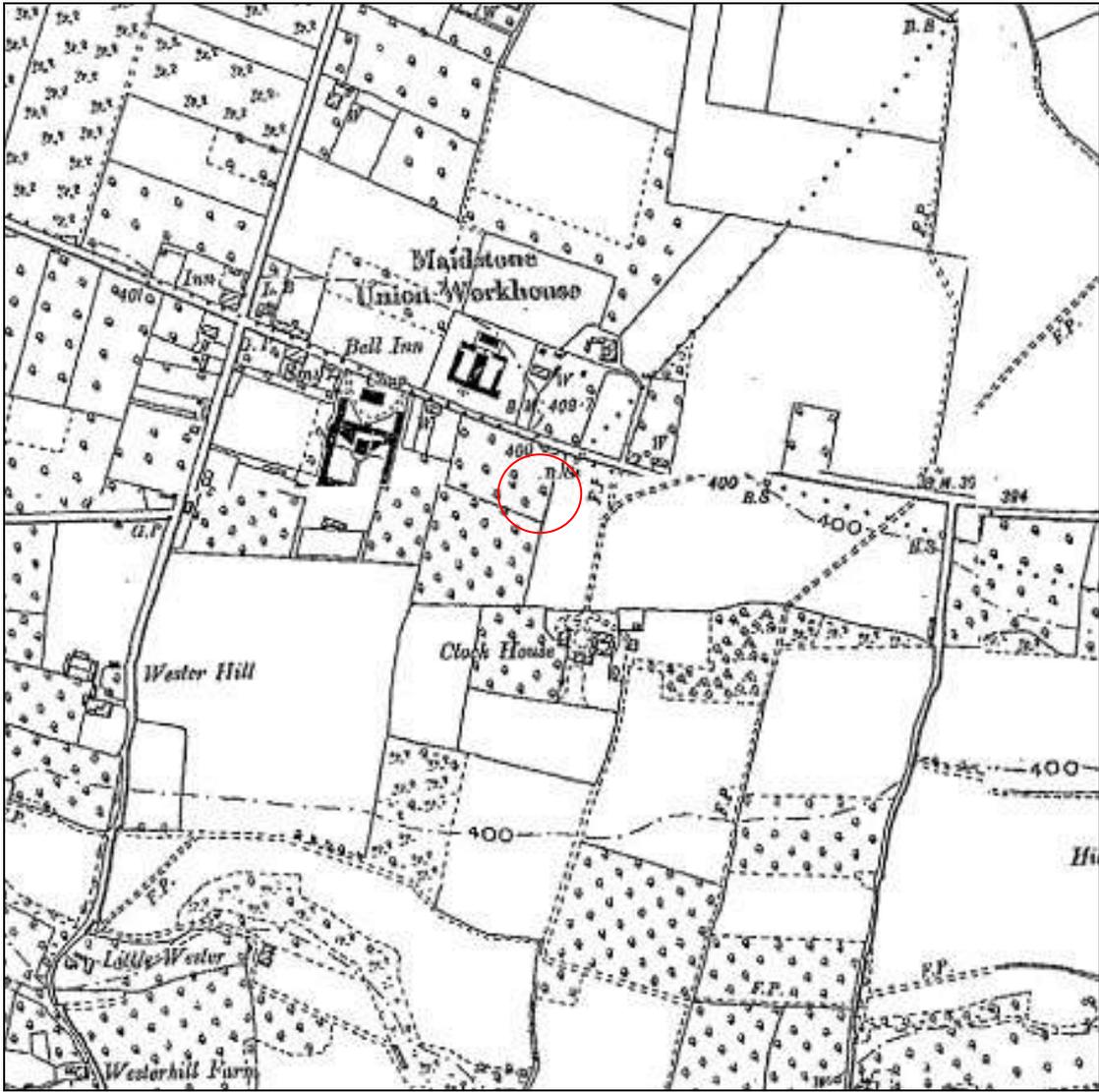


Figure 4. OS 1895 map

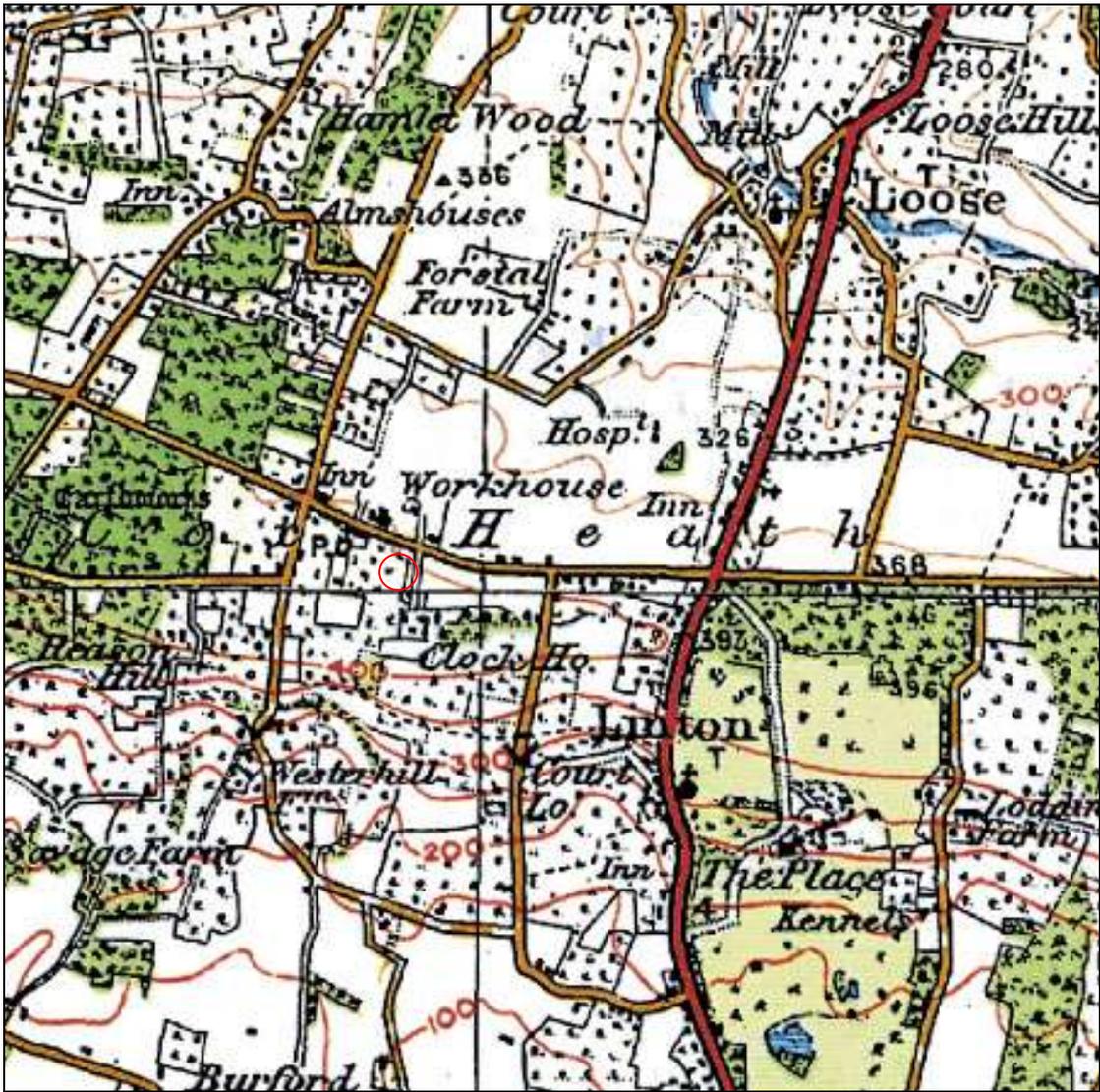


Figure 5. OS map of 1920

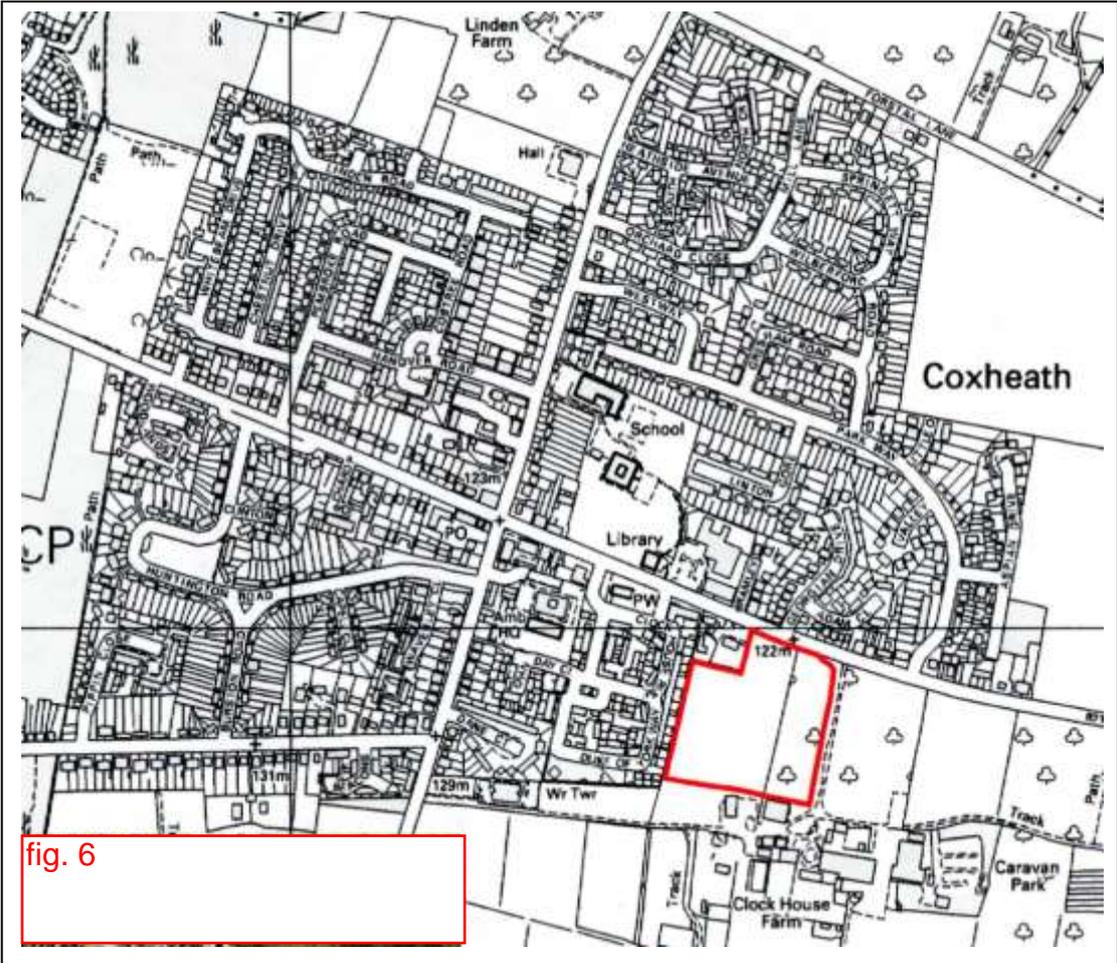


Figure 6. OS 2012 showing location of site



Figure 7. Google Earth (2013). Location of site



Plate 1. Entrance to site (looking south-east)



Plate 2. View of site (looking west)