

Archaeological Desk-Based Assessment
In advance of Development of Land at
Flanders Farm, Ratcliffe Highway, Hoo St
Werburgh, Kent

NGR: 592024 164964



Report for
Lambert & Foster

SWAT. ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of Development of Land Flanders Farm, Ratcliffe Highway, Hoo St Werburgh, Rochester, Kent

NGR: 578257 173835

1 SUMMARY

SWAT Archaeology has been commissioned by Lambert & Foster to carry out an archaeological desk-based assessment of land at Flanders Farm, Ratcliffe Highway in 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 an Archaeological Watching Brief will be required.

The proposed development area (PDA) is situated in a landscape sparse in known archaeology. In 2011 an archaeological excavation was carried out by SWAT Archaeology on land adjacent to the PDA. Eleven evaluation trenches were excavated with no archaeological remains exposed.

However, examination of HER data from KCC identify cropmarks to the south of the PDA at Angel Farm, and to the east of the PDA an archaeological evaluation and field-walking found low levels of archaeology in the 3.5km stretch of proposed dual carriageway investigated (EKE 8621). In addition archaeological investigation at Bells Lane south of the PDA Later Prehistoric ditches and post holes were found (TQ 77 SE 190).

The site (Fig. 3) is located on the peninsula of Hoo. Hoo comes from Old English meaning spur of land, and the peninsula separates the estuaries of the rivers Medway and Thames. The development is situated on the site of an orchard which appears to have been maintained as agricultural land since at least the early 19th century. The site itself is located northwest of Ratcliffe Highway (A228), a new dual carriageway which replaced the single carriageway of the same name, a remnant of which survives outside the entrance to the orchard. Located approximately 40m aOD (above Ordnance Datum) at the entrance, the site slopes northwest by 1.3m. Bellwood Cottages borders the overall site to the southeast, the defunct Ratcliffe Highway to the south and orchards to the north and west. Ratcliffe Highway is located on a ridge running northeast/southwest, and the original single carriageway

may have followed the route of a much older transport link. The surrounding area is essentially rural with land used for arable and fruit production. High Halstow is located roughly 1.5k to the north and Hoo St Werburgh approximately 1.2k to the south.

According to the British Geological Survey the site lies on Head deposits of undifferentiated Clay, Sand, Silt and Gravel overlying London Clay.

1.1 History of the site

The proposed development site (PDA) lies within an area of limited archaeological activity, as recorded in Kent County Council's Historic Environment Record (HER). Bronze Age implements were discovered 1k east of the development site on Roper's Farm in 1973. The hoard (HER Number TQ 77 SE 27) consisted of 161 items including part of a crucible, buckle ends and old and damaged items possibly intended for smelting, axe heads and a large quantity of swords. A number of cropmarks have been located by aerial photography surrounding Tile Barn Farm 0.76k southeast of the PDA including an enclosure of unknown date (TQ 77 SE 32) identified by the Kent Archaeological Rescue Unit, a possible Roman rectangular settlement which may be field boundaries (TQ 77 SE 30) and another undated linear cropmark feature (TQ 77 SE 31). An archaeological evaluation on an extensive gas pipeline by Archaeology South East (ASE) ran northeast near the roundabout at Ratcliffe Highway and Roper's Lane in a north-easterly direction towards Stoke (TQ 77 SE 176). Trenches and test pits revealed a number of discrete areas of archaeological activity from the prehistoric to Saxon. Late Bronze Age sites included a settlement or funerary site and a possible industrial site, and a Romano British industrial site with a kiln was also found. Artefacts included a number of prehistoric flint tools, Iron Age and Roman pottery and metalworking waste material and Roman building material. Unlike most archaeological sites, pipelines offer a narrow but expansive view of a landscape and the archaeological environment over many kilometres, and this evaluation prior to the laying of a gas pipeline highlighted the nature of archaeological sites on the Hoo peninsula where discrete pockets of activity are surrounded by expanses of archaeologically sterile land.

Roman activity on the peninsula included two attempts to build a sea wall to reclaim lucrative grazing land for sheep from the marshes that dominate the low lying landscape. Saxon occupation marked the creation of land divisions called hundreds. The hundreds of Hoo included Hoo St Werburgh, High Halstow, St Mary's Hoo, Allhallows and part of Stoke. Hoo St Werburgh has Saxon origins including the construction of the Grade I church (TQ 77 SE 1197) sometime in the 8th century during the reign of king Æthelbald of Mercia and the earlier nunnery (TQ 77 SE 22) founded by Werburgh, daughter of King Wulfhere, c686-697. According to the HER,

the site of the nunnery, disbanded sometime around 840, was located near what is now Hoo marina. The village of High Halstow is almost equidistant from the development site as Hoo St Werburgh and has known Roman, Saxon and Norman occupation. High Halstow was originally known as *Hagelstowe, Hagelsto and Angelstow* which means *high, holy place* in Old English, and it (and the PDA) sit on some of the highest ground on the peninsula. The village is located at an ancient junction from Hoo and Cliffe to the Isle of Grain, now a crossroads north of the A228. The HER lists the Grade I St Margaret's Church (TQ 77 NE 1084) as dating from the 13th century, but the Domesday book records a church there in 1086.

Jumping forward to the modern era, transport routes and WWII activity mark the land surrounding the PDA. Sharmal Street Railway Station (TQ 77 SE 114), northeast of the site, is visible on the Ordnance Survey 2nd to 4th Edition historical maps. It is now a station on a mineral highway. Chattenden Naval Tramway (TQ 77 SE 184), northwest of the site, was an early c 20th century transport link connecting Sharmal St. Station to Lodge Hill. WWII pillboxes and Royal Observer Corps observation posts line the route along the old Ratcliffe Highway as part of the anti invasion defences of 1940. Type 24 and 28 pillboxes are still visible in the fields. An underground concrete bunker used by the Royal Observer Corps consisted of a one man chambered shelter with a shaft to the surface (TQ 77 SE 145). The bunker still survives. A Royal Observer Corps nuclear observation post (TQ 77 SE 1264) was built during the Cold War to monitor nuclear blasts and radiation and is still visible on the surface though the site is heavily overgrown.

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Guidance (27th March 2012)

The National Planning Policy Guidance sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. In terms of development proposals affecting known heritage assets, the following principle states that planning should:

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 Medway Council Local Plan 2003, which is gradually being replaced by Local Development Framework Development Plan Documents (DPD). There are local policies (BNE 25, 34, T1) in the local plan relevant to the historic environment. 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).

Heritage assets include extant structures and features, sites, places and landscapes. The European Landscape Convention definition of a historic landscape describes: 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below).

Furthermore the historic landscape encompasses visible, buried or submerged remains, which includes the buried archaeological resource.

Policy 126 states that:

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:

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

When determining planning applications, the following policies are especially pertinent:

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.

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 the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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. Significance can be harmed or lost through alteration or destruction of the heritage asset or

development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional.

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The existence of the latter within a proposed development area can be partially investigated and to an extent predicted via desk-based assessment, but field evaluation and/or archaeological monitoring of groundworks are likely to be a planning requirement and should be expected.

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 the erection of a new packhouse in materials to replicate the neighbouring building. This would be located some 75m to the south west of the existing packhouse and chill stores. It would incorporate a separate racked chilled storage facility with three bays for lorries to deliver and collect fruit. 18 fruit stores are proposed within an attached building with a separate pitched roof. These would accommodate 16,384 bins. Separate reception areas will be provided for office staff and drivers, with access from both to a mezzanine area at

first floor. That area contains the main administration centre plus staff canteen, cloakrooms and lockers.

The external dimensions of the overall building are 120m by 36.7m, reducing to 109m (maximum including canopy) by 33.3m. The overall depth of the total building envelope would measure 70m. of a planning application for a proposed industrial building of 1440sqm with attached car parking (Fig. 3).

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 proposed development site (PDA) is situated on Head deposits of undifferentiated Clay, Sand, Silt and Gravel overlying London Clay.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Lambert & Foster in order to supplement a planning application for the development of land at Flanders Farm, Ratcliffe Highway, Rochrster in Kent.

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 Castle Road, Sittingbourne, Kent. 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 (29/07/14). 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 (Figs. 1-2).

4.1.4 Aerial photographs

The study of the collection of aerial photographs by Google Earth was consulted (Plates 1-4).

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 Ratcliffe Highway 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.

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

There are no listed buildings, Historic Parks or Conservation Areas in the proposed development area PDA.

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 assessment 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 has no archaeological evidence in the assessment area.

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 has no records of Roman archaeology.

5.6 Anglo-Saxon

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

5.7 Medieval

The medieval period is not represented within the assessment area.

5.8 Post-Medieval

The Post Medieval period is not represented within the assessment area.

5.9 Modern

Modern archaeology is not represented within the assessment area.

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. 1-2) carried out on the proposed development area has shown that the site was undeveloped up until the early 19th century.

5.12 Aerial Photographs

The National Monuments Records were consulted during the writing of this report. Google Earth provided vertical images dated from 1940-2013 (Figs. 1-4).

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

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 potential for Romano-British archaeology is considered to be **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 potential for finding remains dating to the medieval period is considered as **low**.

6.6 Post-Medieval

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

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, subject to agricultural activities. 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 an agricultural building and associated car and lorry parking. 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.

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 Lambert & Foster (and representatives) for the use of this document in all matters directly relating to the project.

10 ACKNOWLEDGEMENTS

The author would like to thank Lambert & Foster for commissioning this report.

Paul Wilkinson PhD., MifA., FRSA.

14th August 2014

11 REFERENCES & BIBLIOGRAPHY

IFA (revised 2011) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Statement 2010: Planning for the Historic Environment. TSO (The Stationery Office)

National Planning Policy Practise March 2012.

HER Data KCC 2014-08-14

SWAT Archaeology (2011) Archaeological Evaluation of Land adjacent Bellwood Cottages, Ratcliffe Highway, Hoo St Werburgh, Rochester, Kent

Figures

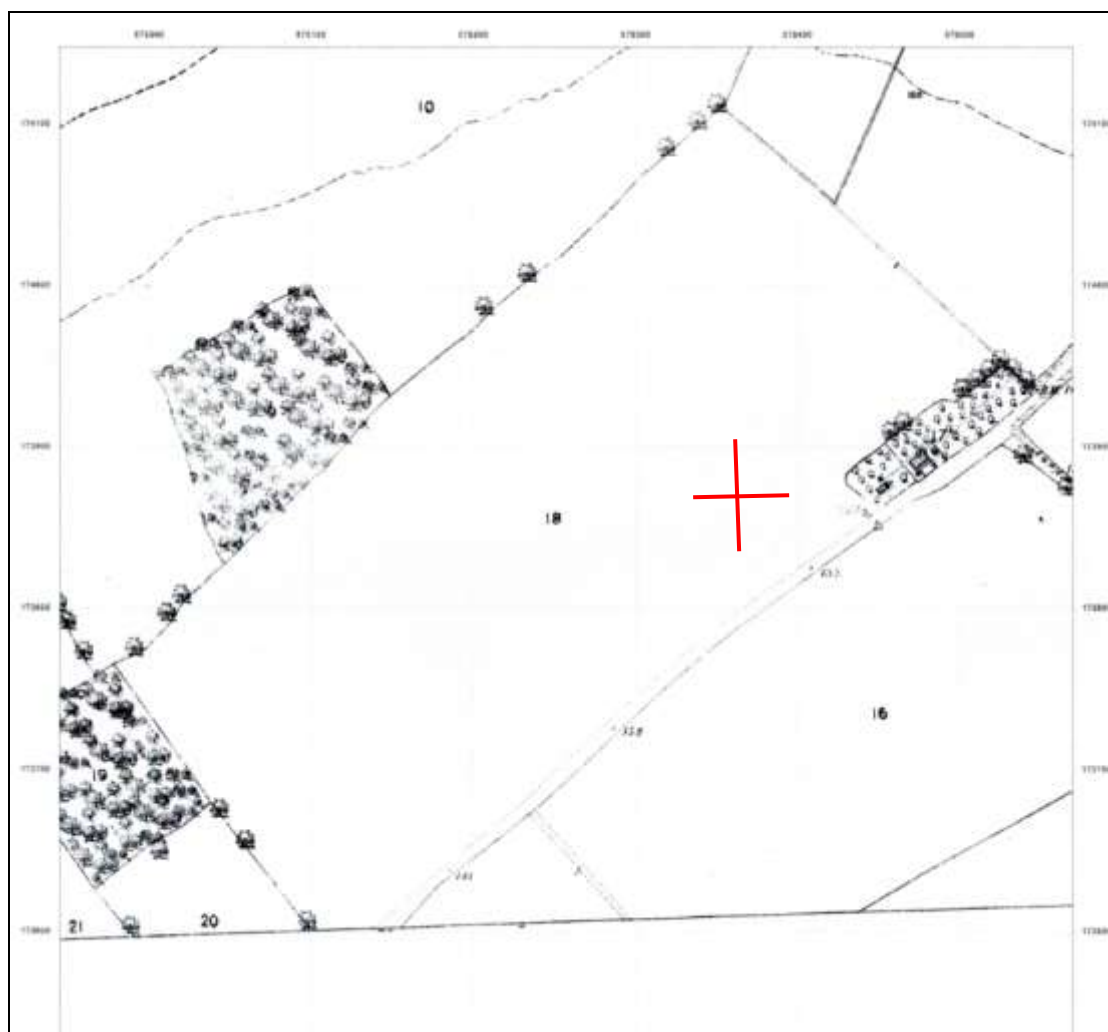


Figure 1. OS map of 1866 (red cross denotes centre of PDA)

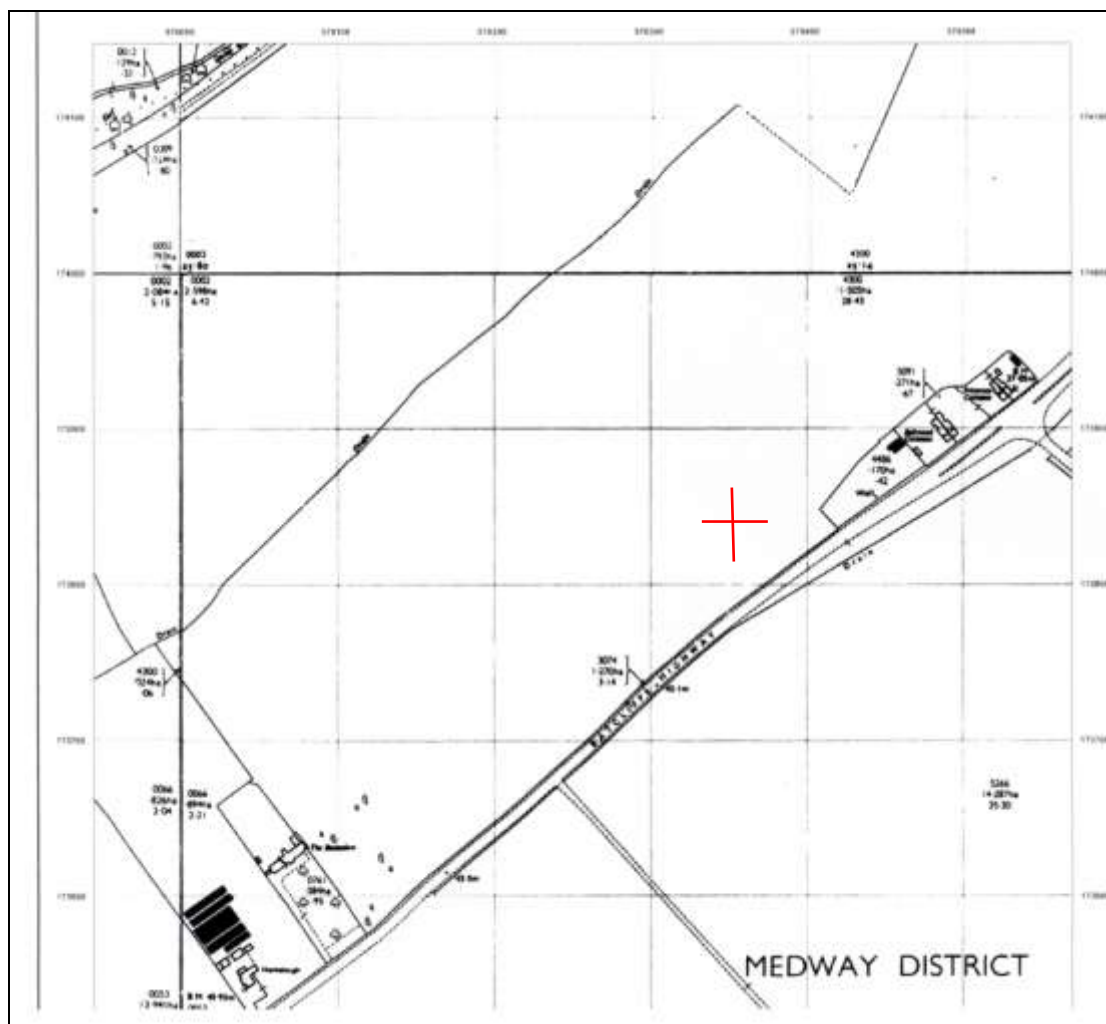


Figure 2. OS map of 1964 (red cross denotes centre of PDA)

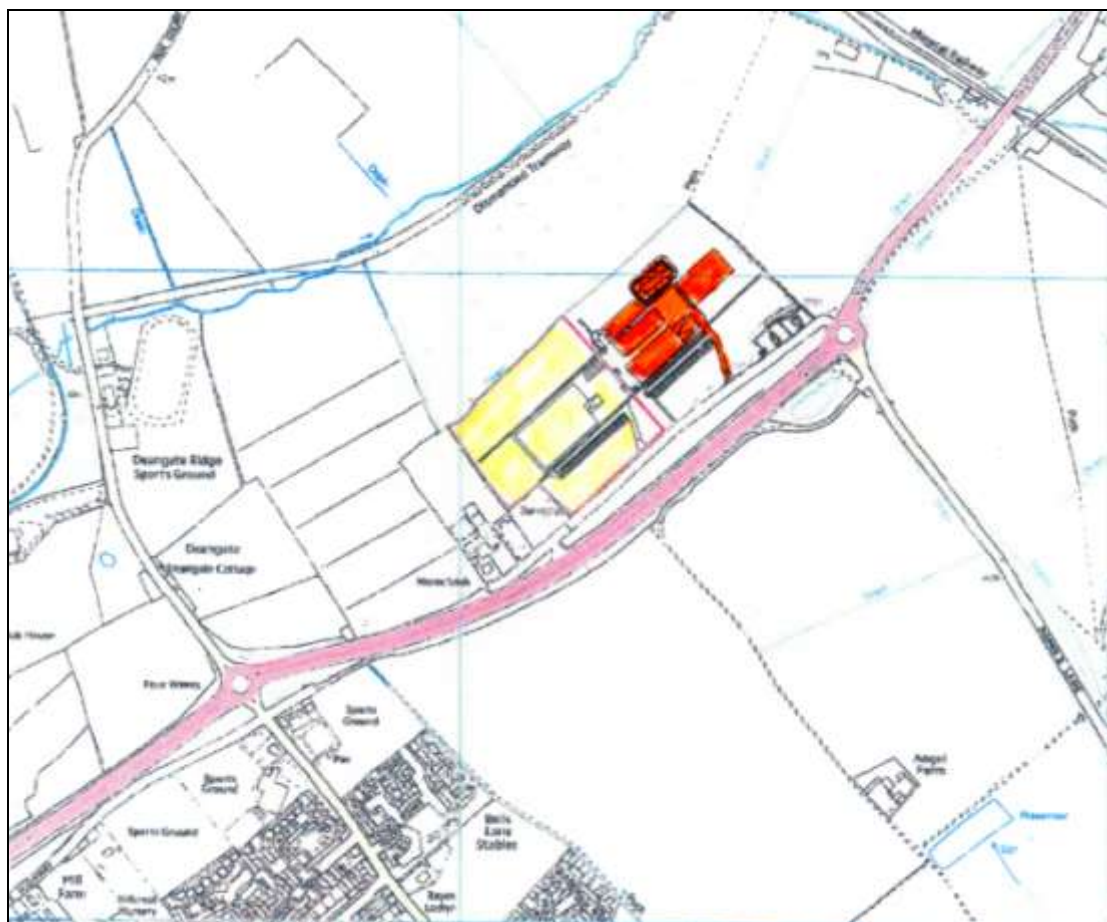


Figure 3. Sketch plan showing area of 2011 archaeological investigation (tinted red) and proposed development (tinted yellow)

Plates



Plate 1. Google Earth dated 1940



Plate 2. Google Earth dated 1960



Plate 3. Google Earth dated 1990

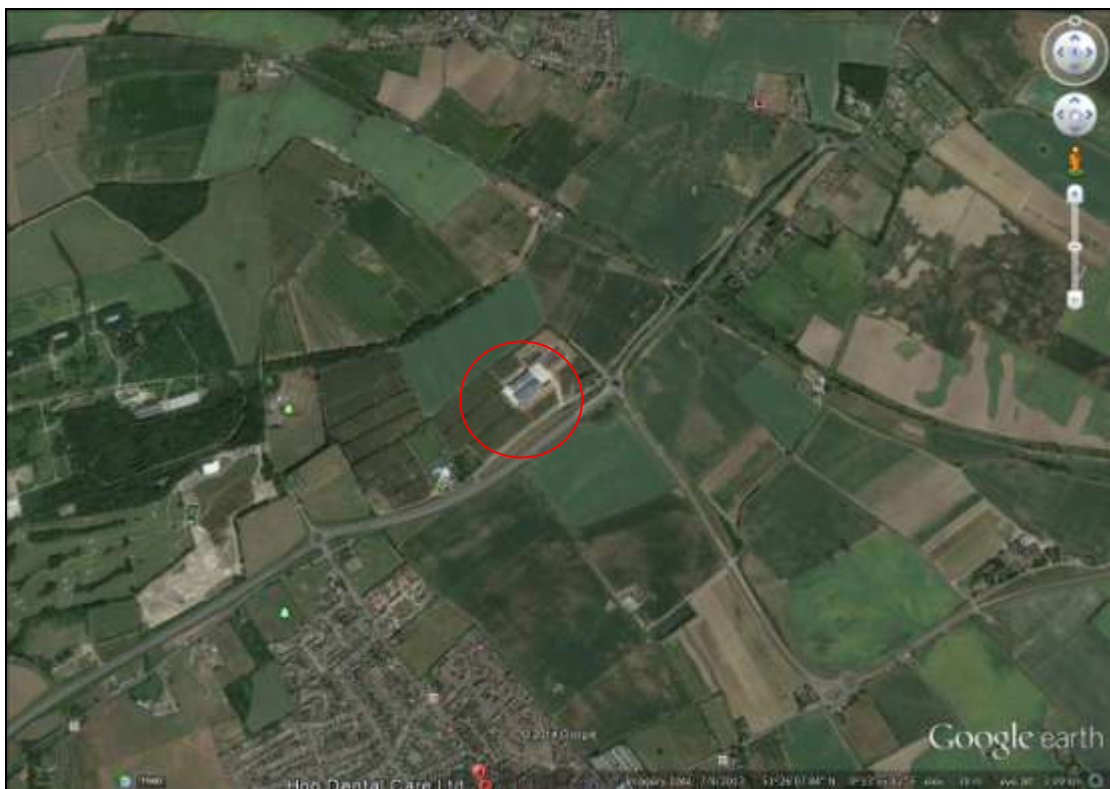
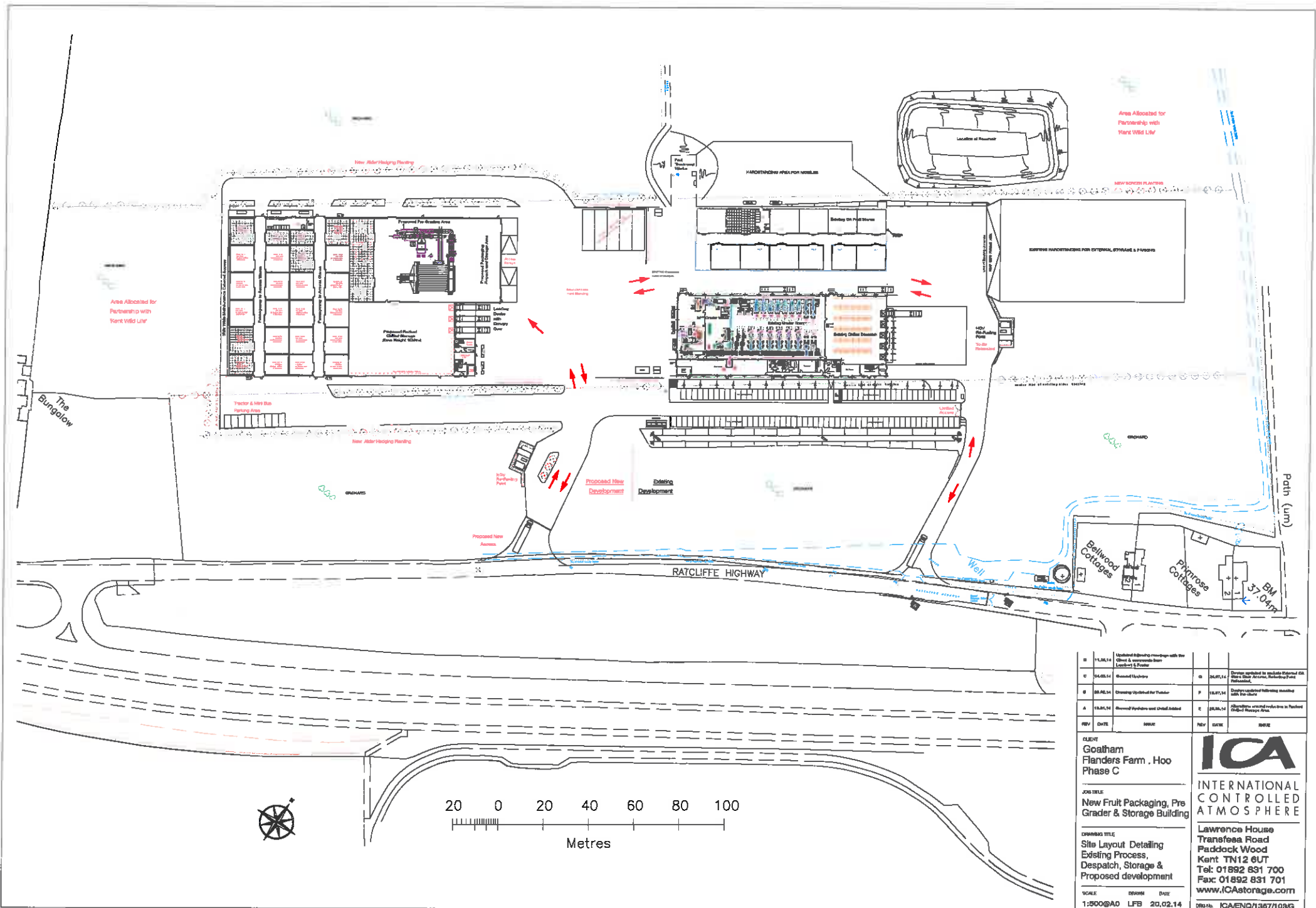


Plate 4. Google Earth dated 2013



11.08.14	Updated following meetings with the client & submitted to Local Authority for comment & review				
05.09.14	Revised Update	05.09.14	Drawings updated to include additional CAZ floor area, including Fruit Processing.		
09.09.14	Drawing Updated for Tender	11.07.14	Drawings updated following meeting with the client		
19.01.14	Revised Update and Detail Added	05.08.14	Revisions issued in relation to Revised Storage Area		
REV	DATE	ISSUE	REV	DATE	ISSUE

CLIENT
Goatham Flanders Farm . Hoo Phase C

JOB TITLE
New Fruit Packaging, Pre Grader & Storage Building

DRAWING TITLE
Site Layout Detailing Existing Process, Despatch, Storage & Proposed development

SCALE DRAWN DATE
 1:500@A0 LFB 20.02.14

DRG No. ICA/ENQ/1367/109/G

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