

# Archaeological Desk-Based Assessment in advance of the Proposed Development at Clock House Farm, Cox Heath, Maidstone, Kent

NGR: TQ 74521 50912



Report for Persimmons Homes (SE) Ltd

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## Archaeological Desk-Based Assessment in Advance of the Proposed Development at Clock House Farm, Cox Heath, Maidstone, Kent ME17 4AH

NGR: TQ 74521 50912

### 1 SUMMARY

*Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development at Clock House Farm, Cox Heath, Maidstone, Kent as part of the planning application submitted by Hume Planning Consultancy Ltd on behalf of Persimmon Homes.*

*This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources.*

*Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:*

- *Prehistoric: Low*
- *Iron Age: Low*
- *Romano-British: Low*
- *Anglo-Saxon: Low*
- *Medieval: Low*
- *Post-medieval: Low*
- *Modern: Moderate*

*The Desk Based Assessment concludes that:*

- *The site has **Low** potential for any archaeological discoveries.*

*The PDA is located in the south east of England, in the village and civil parish of Cox Heath, within the borough of Maidstone, in the centre of the county of Kent. The village sits on the very southern edge of the greensand ridge that runs*

*through the county. To the north the land descends gently into the Medway Valley, to the south there is a steeper descent down into the Low Weald. The PDA 'Clock House Farm' (NGR: TQ 74521 50912) is a parcel of agricultural land of some 2 hectares with access gained from Heath Road, also known as the B2163, to the north. Cox Heath has been subject to significant residential development from the 1950s and has since expanded to include several housing developments. The PDA sits in the south east of the village. The north and west has been encroached by suburban expansion and are largely residential estates, however, the south and east remain rural in character (Figure 2).*

## **2 INTRODUCTION**

SWAT Archaeology has been commissioned by Persimmon Homes (SE) Ltd to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed development at Clock House Farm, Cox Heath, Kent (Figure 3). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference: TQ 74521 50912 (Fig. 2).

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

There are no archaeological records within the immediate vicinity of the PDA there are several within c.500m. In 1961, an Iron Age triple headed horse coin was found off of Burston Road (TQ 75 SW 51) and in 1992 a medieval silver coin was found in the garden of 33 Parkway dated between 1272 AD to 1307 AD (MKE 70169).

Two Protected Military Remains sites are noted. The first, being the crash site of Supermarine Spitfire II, from RAF Biggin Hill, shot down on 20<sup>th</sup> October 1940, the pilot baled out and died from the injuries and the aircraft was destroyed. The site was excavated in 1976 (TQ 75 SW 290). The second is the site of a Meteor MK14 (WS727) that crashed on the 9<sup>th</sup> of January 1956, located to the southwest of the Cox Heath crossroads, c.450 m west of the PDA, killing both crew members (TQ 75

SW 294). The exact point of impact is unknown and the area was subsequently developed for housing (Figure 20).

This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development.

It may be that intrusive investigations, such as a Archaeological Evaluation with machine cut trial trenching, or a Archaeological Watching Brief, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

## **2.1 Geology and Topography**

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

The PDA sits at an average height of 420ft (128m) AOD.

## **2.2 Planning Background**

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

### **2.2.1 Conserving and Enhancing the Historic Environment**

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.

2.2.2 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 (NPPF 2012).

### **Regional Policies**

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is



defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

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 (Figure 3).

### **2.4 Project Constraints**

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

## **3 AIMS AND OBJECTIVES**

3.1 The Desk-Based Assessment was commissioned by Persimmon Homes (SE) Ltd in order to supplement a planning application for the proposed development at Clock House Farm, Cox Heath, Kent, ME17 4AH (TQ 74521 50912), to establish the potential for archaeological features and deposits (Figures 18- 20).

### **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 Archaeologists (2014). 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” (ClfA 2014).*

## **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 (PDA) and the surrounding environs of Maidstone.

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

Relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched 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 considered not relevant to this specific study.

#### *4.1.3 Cartographic and Pictorial Documents*

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 4- 17).

### **Map Regression 1798 - 1993**

The Ordnance Surveyors' Drawings (OSDs), compiled between 1798 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 Cox Heath (Fig. 4) 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. Clock House Farm is shown.

By 1868 the heath (Fig. 5) was being encroached upon with Clock House Farm established and parcels of land brought into cultivation.

By 1897 there is very little change (Fig. 6), 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 20<sup>th</sup> century Clock House Farm was surrounded by urban development (Fig. 7). In the following OS maps to the 1994 OS map the PDA has been shown as orchard (Figures 8- 17).

#### *4.1.4 Aerial Photographs*

The study of the collection of aerial photographs held by Google Earth was undertaken. In 1940 the area is largely made up of farmland and some agricultural buildings. Between 1960 and 1990 the large housing development to the north of the PDA is built and several other lone houses are added to the village. Prior to 2008 the housing estate on the western border does not exist and was made up of low-density housing and recreational ground. From 2008 to 2016 the PDA remains within an area of medium density residential development to the north and west and agricultural fields to the south and east. The PDA is farmland throughout (Plates 3-5)

#### 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 Cox Heath 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. Cox Heath is situated to the west of the main Roman road running from Maidstone to the Weald. The geographic

and topographic location of Cox Heath 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 History of the site**

Although there is little evidence of early settlement in Cox Heath, the nearby village and civil parish of Boughton Monchelsea, located 2 miles east of the PDA was the site of a Roman quarry, which would have been worked extensively in Roman times. The foundations of a Roman bathhouse that may be related to the quarry owner, a Roman villa and a Roman cemetery were all also discovered nearby.

In the 16<sup>th</sup> century the strategic position of the ridge, 120 m OD determined its choice as one of the sites in the network of beacons erected in the year of the Armada in 1588. The first known site of a beacon was on the ridge near what are known today as Amsbury Road and Westerhill Road, 0.5 miles (0.8km) from the PDA. A replica beacon bearing the village's coat of arms is located on Heath Road, which borders the PDA to the north, celebrates Cox Heath's role as a signal bonfire site since the time of the Armada.

Aside from this limited history, the heath was a deserted track occupied by highwayman up until the 18<sup>th</sup> century. During the 1720's the land became a venue for cricket matches, known as the Cox Heath Common Cricket Ground. By 1756 however Cox Heath became a military camp with 12,000 Hanoverian and Hessian troops quartered there at the start of the Seven Years War. Motivated by the threat of a French invasion, Cox Heath became the army's largest training ground to allow raw militia and regular troops to train for battle. Several dignitaries visited the camp

to review the army including the Duke of York and the King himself, George III with his Queen Charlotte in 1778. Military engineers from the camp created the Heath Road, known as the B2163, which borders the PDA. Soon after the defeat of Napoleon at the Battle of Waterloo most of the troops were discharged and an Act of Parliament closed the army encampment in 1815. By 1817 the heath became enclosed by local landowners removing the rights of the villagers to use it.

In 1771, a workhouse was built in the vicinity of what are known now as Stockett Lane and Workhouse Lane, 1mile (1.6km) from the PDA. A new replacement workhouse was however built in Heath Road in 1838. By the mid 19<sup>th</sup> century Kent was producing half of the entire national crop and approximately 50,000 acres were under cultivation. Thousands of Londoners travelled to Kent in search of work, eventually supply outstripped demand and many jobseekers hungry and destitute ended up in the workhouse. By 1867 the workhouse was home to 700 people. The old workhouse later became incorporated into Linton Hospital (TQ 75 SW 76), which is located 150 metres (492ft) west of the PDA. The building is now the South East Coast Ambulance Central Centre.

It was not until 1950 that the first housing estate was developed in Cox Heath, when approximately 200 houses were built in the Huntingdon Road area, 0.5 miles (0.8km) west of the PDA. Several other housing developments followed in the 1960s and 1970s. The village expansions meant that Cox Heath was granted parish status and Cox Heath Parish Council met for the first time in 1964.

**5.3** 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 (500m radius centered on each site of the PDA), 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 page 12 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has little archaeological potential.

#### **5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas**

No events, monuments, Listed Buildings, farmsteads, historic parks & gardens or conservation areas are recorded within the confines of the proposed development area (PDA). Two find spots, two military crash sites and sixteen listed buildings are within the vicinity of the PDA. No Listed buildings share intervisibility with the PDA.

Of the sixteen buildings on the HER record, eleven of the buildings are farmsteads, however six have been demolished (MKE84687, MKE84694, MKE88596, MKE88870, MKE88875 and MKE88877). Westerhill Farm (MKE84688) is a post-medieval loose courtyard style farm with working agricultural buildings on three sides and additional detached elements in an isolated position. Clock House Farm (MKE84698) is a post-medieval regular courtyard with additional detached elements in an isolated position. Both have lost less than 50% of their original form and have a farmhouse in a detached and central position. Homestead (MKE88876) is a post-medieval dispersed plan farmstead located within a village but has been altered and less than 50% of its original form remains. Westerhill (TQ 75 SW 59) is a Grade II listed farmhouse, with its main construction periods being between 1400 AD to 1799 AD. It is a timber framed building with chequered red and grey brick ground floor and boarded clad first floor grooved to imitate rusticated masonry. Clock house (TQ 75 SW 190) is a Grade II listed farmhouse, which was formerly the headquarters and officer's mess of Coxheath Military Camp. It is red and grey brick in a Flemish-type bond with a plain tile roof.

The remaining five buildings on the HER are not farmsteads and are as follows; Homestead (TQ 75 SW 177) is a Grade II listed timber framed house built on the corner of Stockett Lane and Heath Road. The main construction periods of the building were from 1817 to 1857. The property is weather boarded with a slate roof. Linton Hospital (TQ 75 SW 76), which was formerly the Maidstone Union Workhouses, was erected in the 1830's on Sir Francis Bond Head's model plan. There

is a small group of hutted ward blocks to the south added during the Second World War and a number of buildings were erected after the site was transferred to the NHS in 1948. In 1883 a gothic-style chapel (TQ 75 SW 77) of Kentish Ragstone was added on the North end of the building. It has a stained glass window dated from 1885 depicting crucification with a dove and Star of David above. A George VI Pillar Box (TQ 75 SW 274) is located at Coxheath Post Office on Heath Road dating from 1937 to 1952. Oast East of Little Wester (TQ 75 SW 285) is an oasthouse east of Little Weste, Linton. It appears on the 1840 Tithe map as an isolated rectangular building. A single roundel appears on the 1<sup>st</sup> ed. OS Map (1862-1875) with three roundels appearing on the 2<sup>nd</sup> to 4<sup>th</sup> edition OS Maps (1897-1952).

Archaeological discoveries within c.500m of the PDA include an Iron Age triple headed horse coin off Burston Road found in 1961 (TQ 75 SW 51) and a medieval silver coin found in 1992 in the garden of 33 Parkway dated between 1272 AD to 1307 AD (MKE 70169).

Two protected military remains sites are within c.500m of the PDA. The first being the crash site of Supermarine Spitfire II, from RAF Biggin Hill, shot down on 20<sup>th</sup> October 1940. The pilot baled out and died from the injuries and the aircraft was destroyed; the site was excavated in 1976 (TQ 75 SW 290). The second is the site of a Meteor MK14 (WS727) that crashed on the 9<sup>th</sup> of January 1956, located to the southwest of the Cox Heath crossroads, c.450 m (0.45km) west of the PDA, killing both crewmembers (TQ 75 SW 294). The exact point of impact is unknown and the area was subsequently developed for housing.

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.



## 6. ARCHAEOLOGICAL POTENTIAL

### 6.1 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.

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 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 of a quarter stater triple headed horse coin in the vicinity of the development site (TQ 75 SW 51). The potential for finding remains dating to the Iron Age period within the confines of the development site is also considered **low**.

### **6.3 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. The potential is therefore to be considered as **low**.

### **6.4 Anglo-Saxon**

The Anglo-Saxon period is not represented within the assessment area. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **low**.

### **6.5 Medieval**

The medieval period is not well represented within the assessment area and the only HER data is of a silver coin found north-west of the development site (MKE 70169). 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 to Modern**

The Post Medieval period is represented within the assessment area by 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 Cox Heath Military Camp (now a farmhouse).

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**.

## 6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval and Modern: **Moderate**

## 7. IMPACT ASSESSMENT

### 7.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ

either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.

- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

## 7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site has been the subject of agriculture, therefore, previous impacts to archaeological remains from construction are considered to be **negative**.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The site is within a field enclosure that is subject to agricultural use, therefore the impact of agriculture is considered to be **medium**.

## 7.3 Proposed Impacts

7.3.1 The general development of the site

At the time of preparing this archaeological assessment, the extent of the proposed development was for the construction of a mixed residential scheme incorporating extra care accommodation and land for community/medical use.

7.3.2 The very nature of construction can have a negative impact on below ground deposits through the movement of plant, general ground disturbance and contamination and excavation. Therefore, extensive impact can be expected within the development area once construction begins.

7.3.3 With due consideration to the impacts sited above the following is an assessment of the specific impacts and their relation to this development:

- Ground contamination from the storage and use of materials may have an adverse effect on soil sampling and recording of shallow deposits – **Medium impact**
- Ground vibration, weight displacement and surface disturbance from the movement and use of plant and machinery may cause disruption of shallow features and deposits – **Medium impact**
- Ground penetration from the erection of access equipment, barriers etc. could result in isolated damage to shallow features and deposits – **Medium impact**
- Landscaping may result in the displacement of shallow features and deposits – **Medium impact**
- Ground stripping and levelling could remove shallow deposits and features and leave the archaeological horizon open to damage or destruction from the foot, plant or vehicle traffic – **High impact**
- Trenching for the installation of services may involve the removal of shallow deposits or features and further damage the archaeological horizon sited immediately below or neighbouring archaeology – **High impact**
- The excavation of the foundations may result in the entire removal of the archaeological feature or deposit from a localised area, subsequently intruding on related neighbouring archaeology – **High impact**
- The long-term effect of the development will be in the new use of the site and changes resulting therein. In this case the possibility of higher foot and vehicular traffic to the site – **Low impact**

#### **7.4 Proposed mitigation for the impact of the construction process**

The adherence to the general requirements required by HSE to increase safety, reduce risk and lessen the impact of the construction process.

### **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 may be 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**

#### **Setting of Listed Buildings**

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

The Listed Buildings share no intervisibility with then PDA (Plates 1-2)

#### **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**

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Paul Wilkinson PhD., MCIfA., FRSA.

7<sup>th</sup> March 2016

## **10 REFERENCES & BIBLIOGRAPHY**

IFA (2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2012.

Data provided by Kent HER

## APPENDIX 1 ARCHAEOLOGICAL SITES

Period	Type	Location	Kent HER Reference	Description
Prehistoric	Find Spot	W of PDA	TQ 75 SW 51	An Iron Age triple headed horse coin
Medieval	Building	SW of PDA	TQ 75 SW 59	Grade II Listed Farmhouse from C15 or C16 with a C18 facade
Medieval	Find Spot	N of PDA	MKE 70169	Medieval silver coin
Post Medieval	Building	NW of PDA	TQ 75 SW 76	Listed building of Linton Hospital formally Maidstone Union Workhouse
Post Medieval	Building	NW of PDA	TQ 75 SW 77	Grade II Listed Chapel
Post Medieval	Building	S of PDA	TQ 75 SW 190	Officers Mess of the Cox Heath Military Camp, now a farmhouse.
Post Medieval	Building	NW of PDA	TQ 75 SW 177	Grade II Listed Timber Framed House
Modern	Building	NW of PDA	TQ 75 SW 274	George VI Pillar Box
Post Medieval	Building	NW of PDA	MKE84687	A field barn with no associated yard, completely demolished
Post Medieval	Building	SW of PDA	MKE 84688	Loose Courtyard plan farmstead with buildings to three sides of the yard
Post Medieval	Building	S of PDA	MKE 84694	A field barn with no associated yard, completely demolished
Post Medieval	Building	S of PDA	MKE 84698	A full regular courtyard plan farmstead
Post Medieval	Building	NW of PDA	MKE88596	A field barn with no associated yard, completely demolished
Post Medieval	Building	E of PDA	MKE 88870	A field barn with no associated yard, completely demolished
Post Medieval	Building	N of PDA	MKE 88875	A dispersed plan farmstead, completely demolished
Post Medieval	Building	NW of PDA	MKE 88876	A dispersed plan farmstead
Post Medieval	Building	NW of PDA	MKE 88877	A field barn with no associated yard, completely demolished
Post Medieval	Building	S of PDA	TQ 75 SW 285	Oasthouse east of Little Weste, Linton
Modern	Crash site	W of PDA	TQ 75 SW 290	Supermarine Spitfire II crash site, from Biggin Hill shot down in 1940
Modern	Crash Site	W of PDA	TQ 75 SW 294	Meteor MK14 crashed in 1956 killing both crew members. Point of impact unknown, area later developed for housing



## Plates



Plate 1. View of site (looking north-west)



Plate 2, View of site (looking south-west)



Plate 3. 1940 Google Earth



Plate 4. 1960 Google Earth





Plate 5. 2013 Google Earth



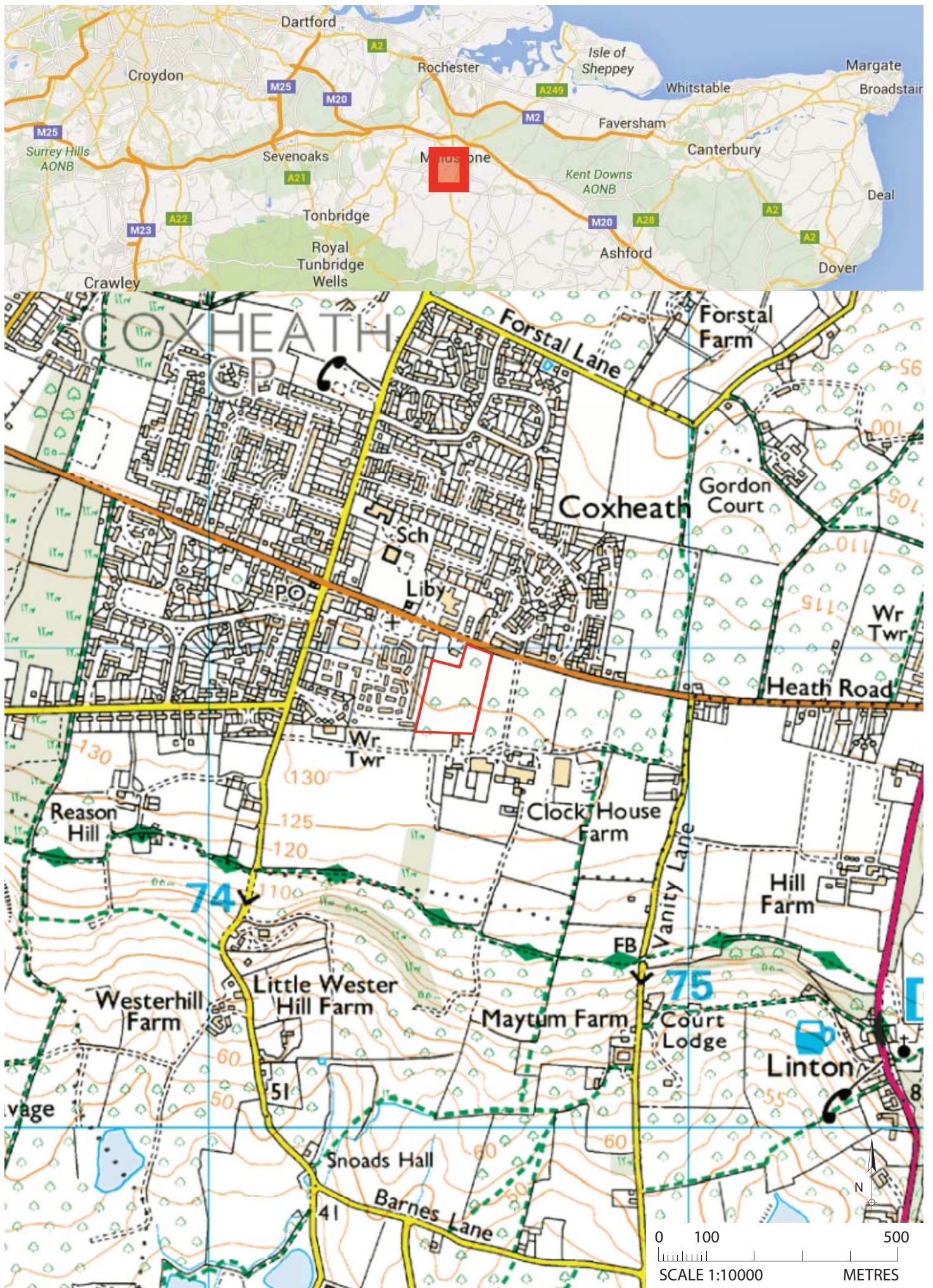


Figure 1: Site location map, scale 1:10000





Figure 2: Site location plan, scale 1:1250





Figure 3: Plan of proposed development, scale 1:1000



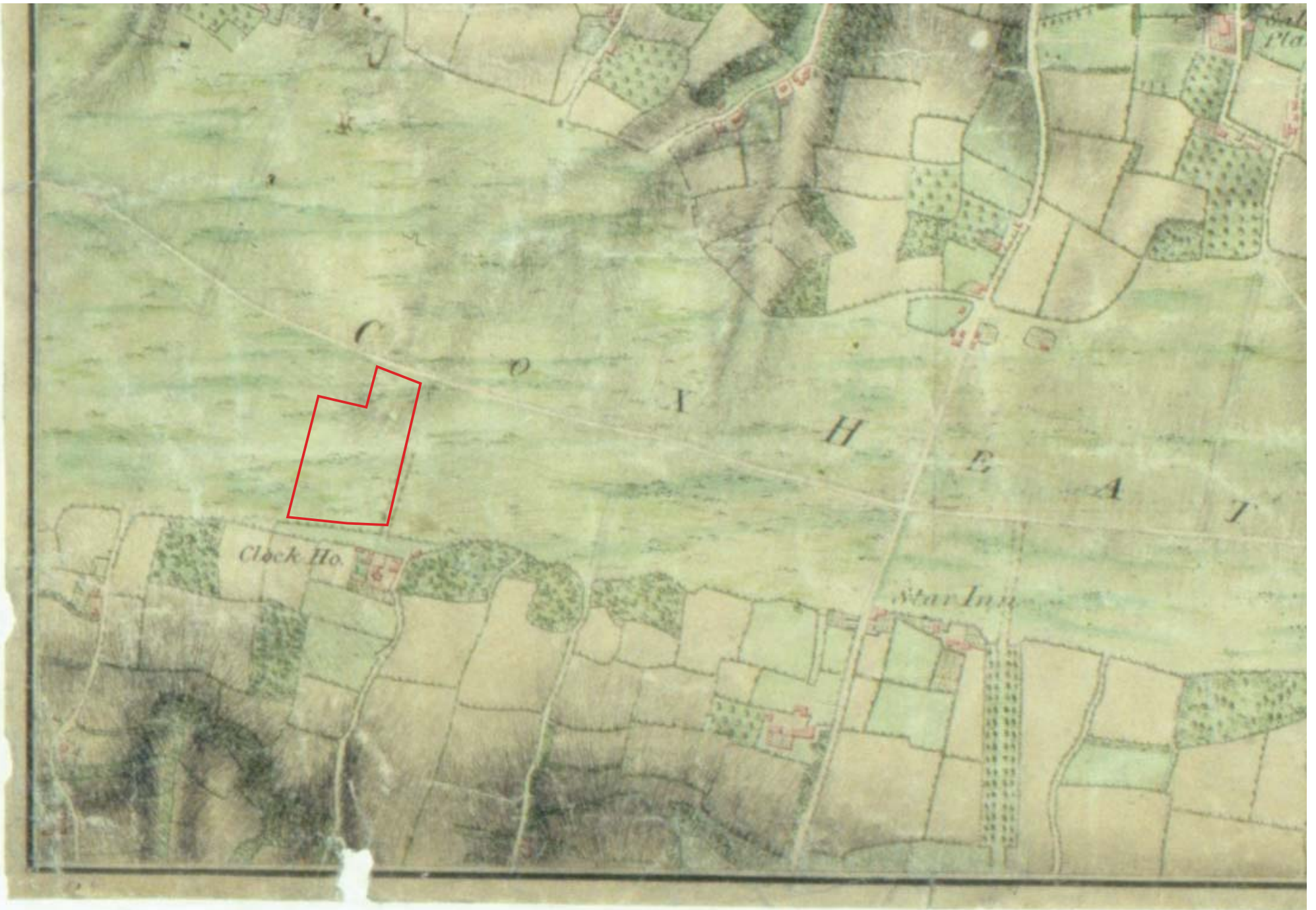


Figure 4: Map 1789 , approx scale 1:6250









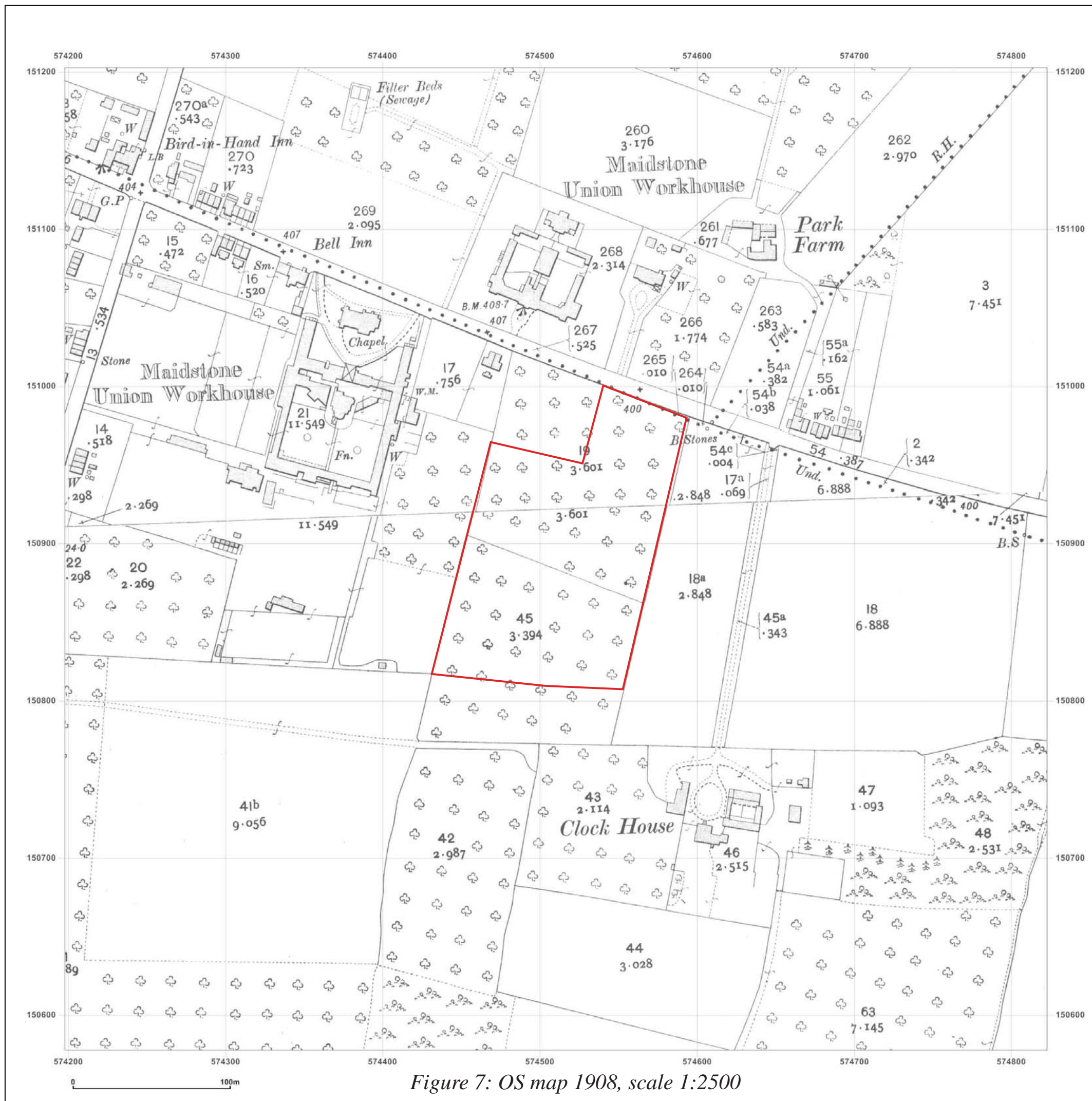


Figure 7: OS map 1908, scale 1:2500





Figure 8: OS map 1933-38, scale 1:2500

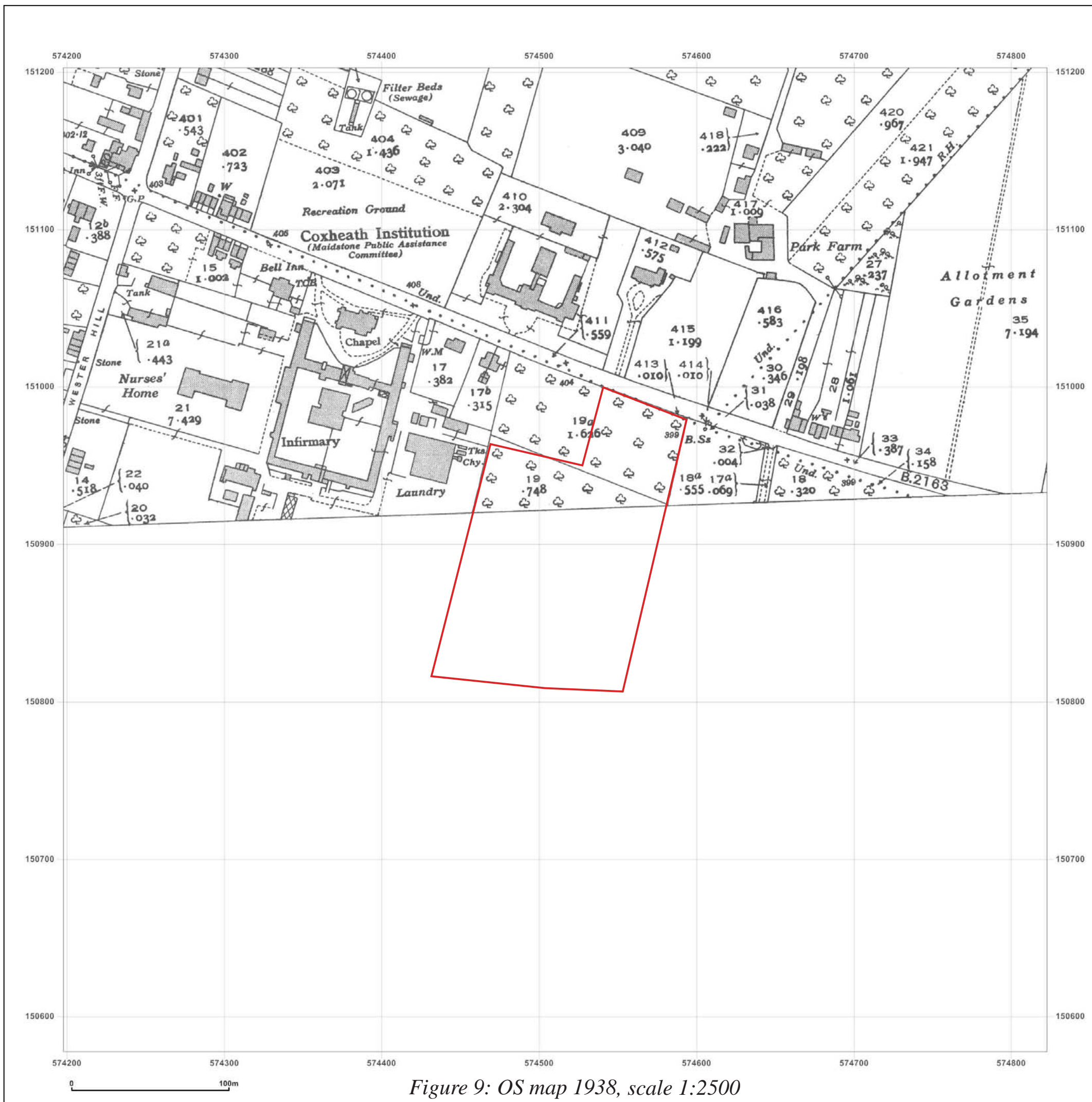


Figure 9: OS map 1938, scale 1:2500



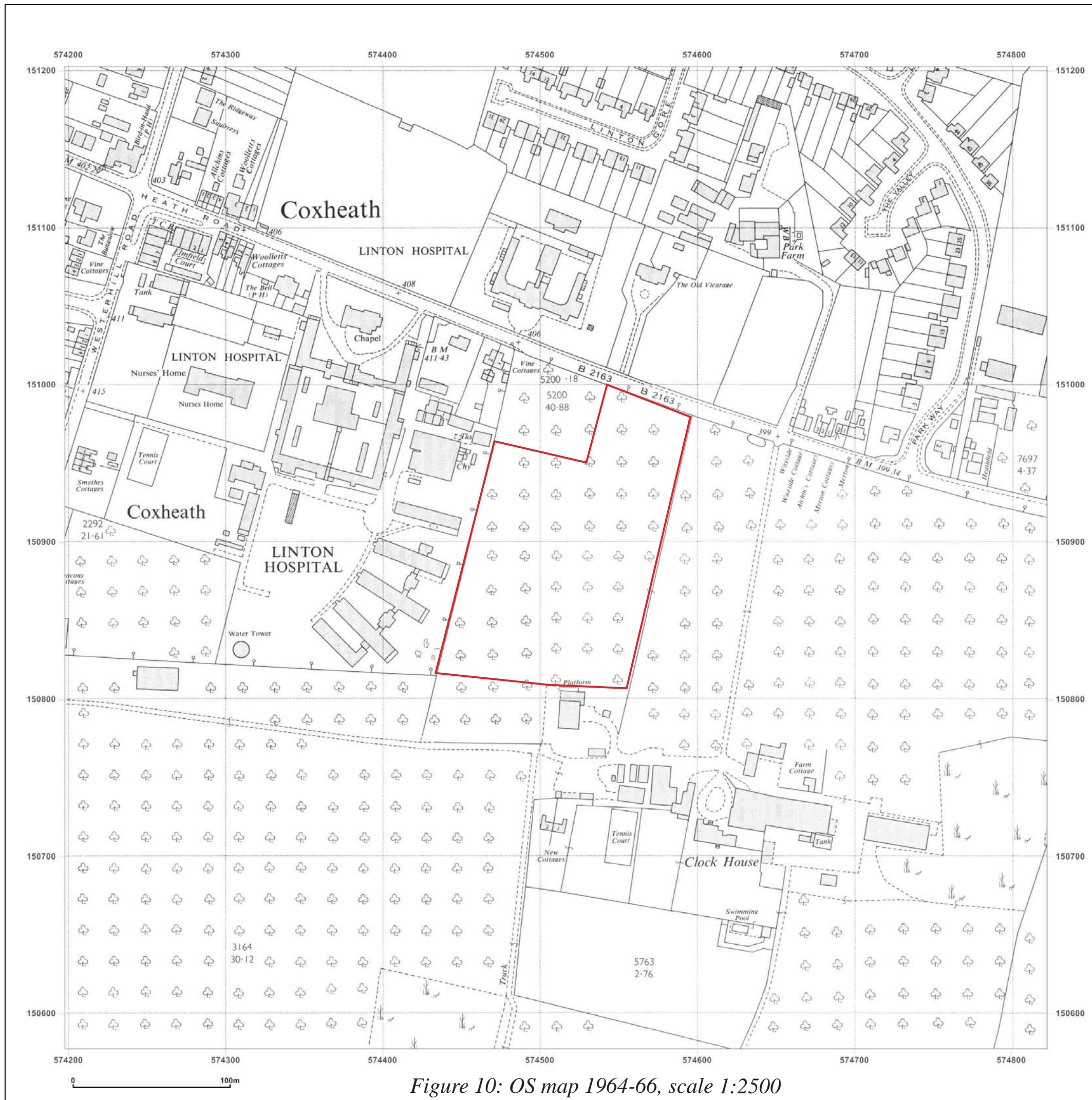


Figure 10: OS map 1964-66, scale 1:2500





Figure 11: OS map 1975, scale 1:2500





Figure 12: OS map 1978, scale 1:2500





Figure 13: OS map 1981, scale 1:2500







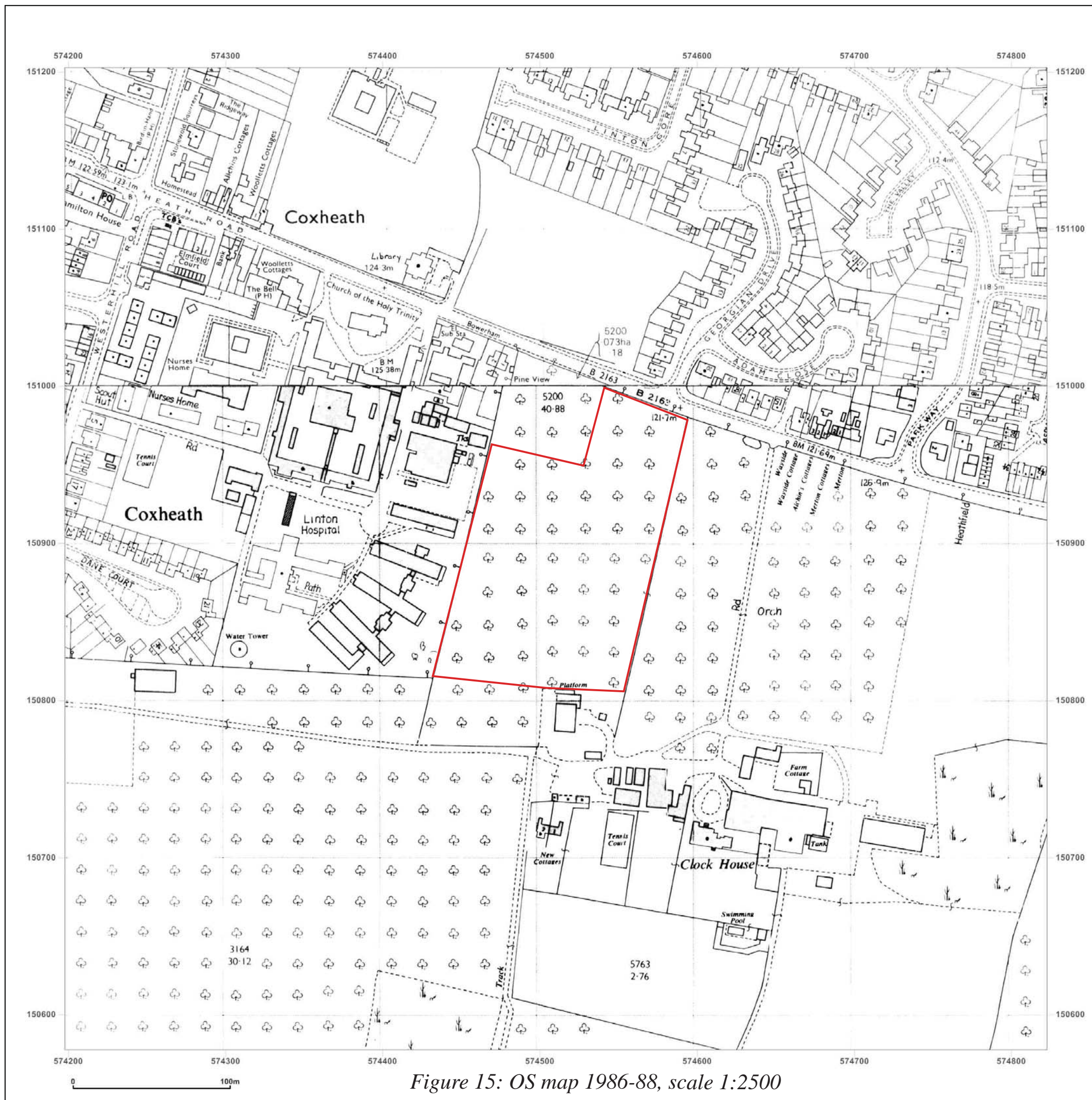


Figure 15: OS map 1986-88, scale 1:2500



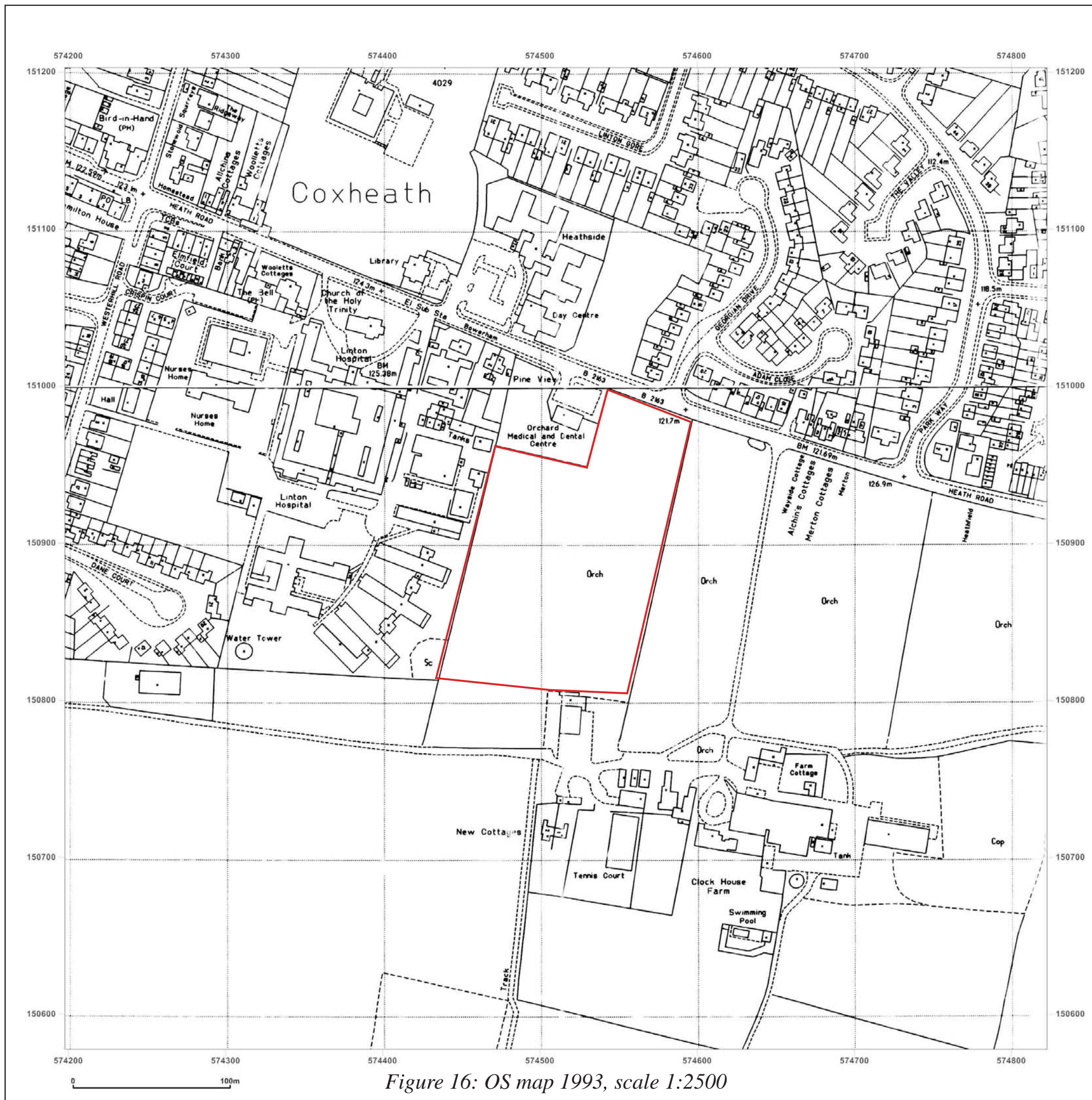


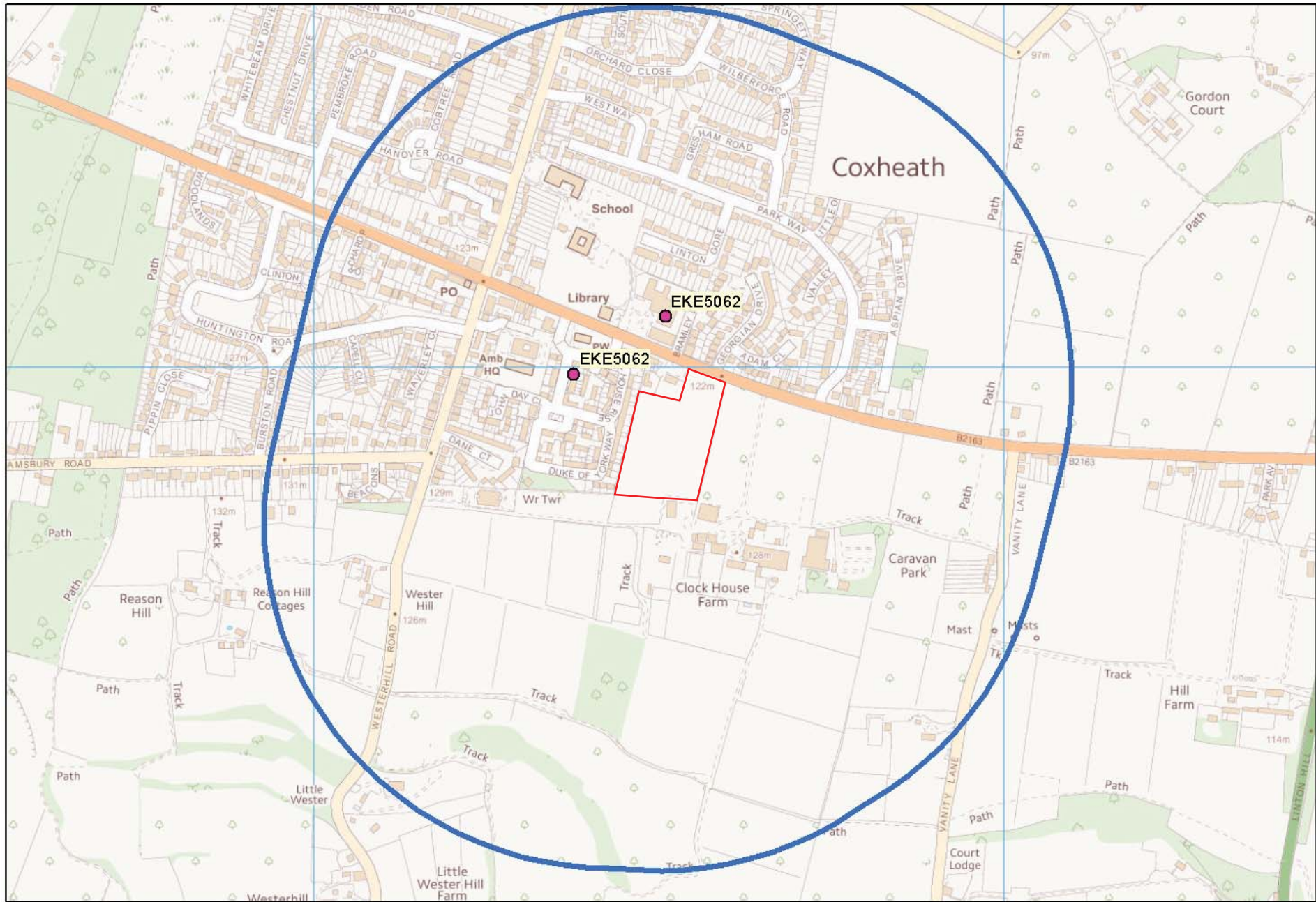
Figure 16: OS map 1993, scale 1:2500





Figure 17: OS map 1994, scale 1:2500

Figure 18: Kent Historic Environment Record - Coxheath - Events



Legend

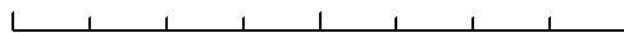




Figure 19: Kent Historic Environment Record - Coxheath - Monuments

