

Archaeological Desk-Based Assessment
In advance of Development of land at
Gibbs Hill Farm, Headcorn, Ashford
Kent TN27 9UG

NGR: TQ 84257 44412



Report for
Persimmon Homes (South-East) Ltd
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SWAT. ARCHAEOLOGY

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1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment of the proposed development of residential dwellings on land adjacent to Gibbs Hill Farm, Headcorn, Ashford, Kent as part of the planning application by Persimmon Homes (South East) Ltd.

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 may be that the Local Planning Authority may request as a planning condition additional archaeological investigation. This will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used further inform further mitigation if necessary.

The site is located south of Grigg Lane and lies within the Parish Boundary of Headcorn (Figure 7) within the district of Maidstone. It extends to about 7.6 hectares.

1.1 History of the site

Headcorn village is located on the A271 road to Tenterden, on the floodplain of the River Beult, eight miles (13 km) from the county town of Maidstone. Its origins are probably from the days of the Kingdom of Kent beginning as a clearing into which pigs were driven to feed on acorns in the Wealden Forest.

The name 'Headcorn' may derive from the Saxon 'Hudakaruna' referring to *trees cut down by Huda to produce a clearing*, 'Haed Hruna' meaning *bridge by the heath* or the old English 'Hydeca Hruna', meaning *tree trunk, fallen tree, log belonging to Hydeca*. In all senses it relates to a tree and possibly a fallen tree that was used as a footbridge.

The earliest references are found in the charters of King Wihtred and King Offa to Wick Farm, 724 AD and Little Southernden, 785 AD. The village does not appear in the Domesday Book of 1086, however the *Domesday Monachorum* records the existence of a church at 'Hedekaruna', belonging to the Maidstone dioceses.

The Parish Church is a *Grade I listed* building, built in the 11th century and dedicated to Saint Peter and Saint Paul. It was rebuilt in the 13th Century using roof timbers sourced from the Culpepper estate at Bedgebury and underwent several alterations culminating in the addition of the three-stage tower in the 15th Century.

Richard Phelps cast and hung three bells in 1714 and another in 1720. Samuel Knight added two more in 1732, and Lester and Pack completed the ring of eight with two trebles in 1766. The architect Joseph Clarke carried out restorations in 1855 and 1868, with Gordon McDonald Hills accomplishing further works ten years later.

The Headcorn Oak, that graces the churchyard and was damaged by fire in 1989, allegedly provided a sheltered spot from which King John (1199-1216) sat to watch bull baiting. Dendrochronology results taken in 1967 were compared with those taken in 1978 questioning this claim and reducing the possible age of the tree from 1200 years to 500 years

The Mottenden Priory, was the site of the Trinitarian Friary an order of Friars identified by their blue and red cross, founded by Sir Robert de Rokesby and notable for being the first of its kind in England. The first reference is found in a royal writ of 18 January 1235-6 in which the jurors returned that the prior was *in seisin of 14s. 6d. and eight hens and 11 seams of barley* a gift of Robert from tenements he held at Ospringe and Plumworth. In 1253-4 Henry III granted them the right to hold a fair every year on the vigil and feast of the Holy Trinity and the six following days. The fortunes of the Friary ebbed and flowed over the coming centuries until 1538 when

it was closed at the dissolution and passed into the hands of Cromwell.

Other religious houses are The Baptist chapel, established at Bounty Farm, Love Lane in 1675, later moving to Station Road in 1819 and the first Methodist chapel, built in 1805.

The prohibition of the export of unwashed wool in 1331 by Edward III sparked the arrival of Flemish immigrants and the Old Cloth Hall is a reminder that the local community benefitted from the boom in woollens that followed.

Stephen's Bridge is thought to have been constructed by the Archbishop of Canterbury Stephen Langton (1207-1228) and records appertaining to the repair of this bridge and Hawkenbury Bridge date to the reign of Edward I, Edward III and Henry IV.

Headcorn Railway Station (TQ 84 SW 1) opened on 31st August 1842 operating the South Eastern Main Line between London and Dover. On 1 December of the same year the second section of line opened to Ashford. It is the longest straight stretch of line in the United Kingdom and it provided the first meal to many of the soldiers rescued from the beaches of Dunkirk.

The Airfield began its life in 1927, with a single flight from a field by a local landowner. The Airfields Board requisitioned the airfield in 1942, laying out runways of 1600 yards and 1400 yards and the airfield saw extensive action in the final years of WW2. It returned to agriculture for a short period of time but was re-opened as a private airfield in the 1950's.

In 2013 the list of buildings of architectural or historic interest numbered 121 and three of the grade II Listed Buildings are found in the vicinity of the Proposed Development Site (PDA). Little East End Farmhouse (TQ 84 SW 146) on Smarden Road is a two-storey farmhouse built at right angles to the road, with a lean-to porch and narrow lean-to to left side of front elevation. Construction is timber frame and weatherboard finish with a brick-built left gable end and hipped tile roof with central filleted brick chimneystack. The fenestration of two 3-light casements is irregular and main access is through a central boarded door set in a weather-boarded porch. The irregularity of the construction testifies to ongoing alterations from 1600 through to 1899AD.

The Former Toll House (TQ 84 SW 117), dating to 1800AD, is a two-storey rectangular plan building, built at the junction of Smarden Road and Biddenden

Road. The hipped roof is of plain tile with slightly projecting eaves and flat soffits. A single pot chimney is sited on the left elevation and a twin-pot chimney to the right and rear of the building. The front and side elevations are Chequered red and grey brick in Flemish bond with Plat Band defining the ground and first floor. A regular placement of four windows to the front elevation, two eight-pane casements to the first floor and two trapezoid bay windows of 3 x 6no panes. A 30-pane cottage style casement is located centrally on the first floor of the right elevation and a small 12-pane gothic casement is on the ground floor to the right of a brick and hipped tile porch with boarded segmental head door. The rear elevation has no rear windows with the exception of a small ground-floor single paned light and is constructed of small blocks of Bethersden marble.

16 & 18 Wheeler Street, formerly known as the Old Barn 1400AD altered considerably in the 1980's. The original construction is two-storey timber frame with ground floor red brick in Flemish bond and exposed framing with rendered infilling to first floor finished with a plain tile roof and four timber-framed bays. The front wall, of the hall bays were moved out at a later date and the jetties of the end bays were underbuilt to form a flush facade. They are constructed on a brick plinth with broadly spaced studding and tension braces to the end bays. The left bay of the hall is subdivided and a diagonal cross of two curved braces is found to the right section. A hipped C20 roof supports a rear stack to the left and a ridge stack towards the right end. Irregular fenestration of four C20 diamond mullioned casement windows, a C20 ribbed door set within the early C15 durns to left end of hall and a C20 ribbed door to the right end of right hall bay form part of the modern alterations. (TQ 84 SW 144).

The landscape in which the proposed development sits is old and has been worked by hunter-gatherers and early farmers from at least the Neolithic to the Late Medieval. A Neolithic polished flint axe was found in the stream near the present school in Headcorn, and a bronze pal stave axe head dating from the Bronze Age reveals the continued presence of people in the area from early times.

Fieldwork undertaken by Neil Aldridge of Kent Archaeological Society between 1993-95 uncovered evidence of a farmstead that dates from the Iron Age and iron smelting and a cremation cemetery that continues into the early Roman Period.

Kent Farmsteads and Landscape Project notes two farmsteads in the area around the proposed development area. Chantry Farm (MKE82267), located within the village, is the site of a regular courtyard multi-yard farmstead, now completely demolished, but in use from post medieval times to 1800AD. Little East End (MKE82748) has an isolated position in comparison and is a loose courtyard plan farmstead with working agricultural buildings to one side of the yard and additional detached elements

surrounding a centrally located farmhouse (TQ 84 SW 146) dating from post medieval to 1600AD.

An archaeological evaluation of eleven trenches over an area of 10070 Sqm (106m x 95) (TQ 8417 4450), conducted by Canterbury Archaeological Trust in June 2011, on the opposing side of Grigg Lane, directly opposite the proposed development site (PDA) revealed no archaeological finds or features. (EKE12871)

The landscape around the PDA is bounded by the river Sherway and is in essence rural. Characterised by small farms of meadow, arable and pasture land; orchards, ancient trees and species-rich hedgerows of Hawthorn, Blackthorn, Elder and Hornbeam, some dating to the Medieval period; ponds, woodland and copse areas of native trees, in particular, oak and ash. In addition to this the River Beult is a Site of Special Scientific Interest.

Map Regression 1769-1993

It has been considered beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources. General historical context for archaeological findings is provided where applicable, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken. Only maps showing significant topographical developments are reproduced in this report. Aerial photographs and satellite imagery may also supplement this study. Visits to the Kent Record Office were productive in viewing early maps including the Tithe maps and aerial photographs from the 1940's. All results of analyses are presented in synthesis and in order of chronology

A map regression exercise on maps was carried out on the proposed development area and has shown that the site has not been developed.

Maps consulted for this period include, the Andrews Dury map of 1769 and the OS Surveyors Drawing (1797). The scale on all these maps was too small to interpret detail of the site in question (Plates 5, 6).

From the 1840s the Ordnance Survey started work on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously. Early copies of the 1:2500s were

available hand-coloured. Up to 1879, the 1:2500s were accompanied by Books of Reference or "area books" that gave acreages and land-use information for land-parcel numbers. After 1879, land-use information was dropped from these area books; after the mid-1880s, the books themselves were dropped and acreages were printed instead on the maps. After 1854, the six-inch maps and their revisions were based on the "twenty-five inch" maps and theirs. The six-inch sheets covered an area of six by four miles on the ground; the "twenty-five inch" sheets an area of one by one and a half. One square inch on the "twenty-five inch" maps was roughly equal to an acre on the ground. In later editions the six-inch sheets were published in "quarters" (NW,NE,SW,SE), each covering an area of three by two miles on the ground. The first edition of the two scales was completed by the 1890s. A second edition (or "first revision") was begun in 1891 and completed just before the First World War. From 1907 till the early 1940s, a third edition (or "second revision") was begun but never completed: only areas with significant changes on the ground were revised, many two or three times.

The Ordnance Survey map of 1869 (Figure 1) shows open fields in the area of the PDA with the 'shaw' running along the eastern boundary of the site. To the east 'Hollygrove' a listed building can be seen with its adjacent coach house and stables. To the north of the PDA the other listed building in the vicinity of the PDA can be seen. Now known as Firtree Cottage but unnamed in 1873. To the north-west of the PDA is 'Little Cinder Farm', and again to the north the farm called 'Reedens' with its formal garden. In Field 466 can be seen a 'Saw Pit' and on the north-east corner of the PDA a 'Guide Post' and early form of signpost.

By 1897 (Figure 2) the 'shaw' still exists, 'Hollygrove' has extended its stables whilst 'Reedens' to the north has lost its formal gardens. The field of the PDA has been divided with Fields 822, 824 and 818 superseding Field 467 in the 1873 map. A small shed has appeared in Field 822 on the east side. Field 818 has been laid out with development plots and one detached and two semi-detached houses built.

The 1908 OS map (Figure 3) shows two additional detached houses built in Field 818. A small copse of coniferous trees planted midfield in Field 824 and to the north in the adjacent Field 823 a detached house built –now called 'Green Gables'– with two detached buildings, probably garage or store and a greenhouse. To the west 'Little Cinder Farm' has been developed with a large detached house and called 'Oaklea Warren' with lake and extensive gardens. To the east the 'shaw' can still be seen (820) running south beyond Field 819. In addition a large coniferous hedge has been planted between Fields 822 and 824.

By 1970 (Figure 4) the OS map shows this hedge has disappeared but 'Green Gables' has had built two additional buildings in the south-west corner of Field 823 adjoining Field 824. 'Oaklea Warren' has added a tennis court and greenhouse whilst the 'Shaw' has been removed although the field boundary (820/822) still exists. The houses to the south continue to develop with garden sheds and greenhouse being built in the north-east corner of 818-1.005.

The 1984 OS map (Figure 5) shows that the footprint of the 'Shaw' has been reduced even further. A 'Mushroom Farm' has sprung up east of 'Hollygrove House' where there has been additional development. To the south of the PDA further development has taken place with the building of eight additional houses. 'Oaklea Warren' has lost its tennis courts and gardens and reverted to fields.

By 1990 (Figure 6) 'Mushroom Farm' has given way to three detached houses. There are no additional changes in the mapping.

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 states:

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.

128. 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 *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 the erection of housing and construction of vehicular access, associated car parking and landscaping. The site is adjacent to Gibbs Hills Farm is some 7.6 hectares (18.78 acres). It is bounded north by Grigg Lane; east by the farm and the reservoir; south by the River Sherway, woodland copse and open countryside leading to the A274.

The site is open in character and made up of five adjoining farmed parcels of land separated at their boundaries by hedgerows interspersed with trees (Plate 4 & Figure 7).

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) indicates the underlying surface is anticipated to be Weald Clay formation - Mudstone.

125 to 134 million years ago, during the Cretaceous Period, the local environment was dominated by swamps, estuaries and deltas. Sedimentary Bedrock formed in these marginal coastal plains, periodically inundated by the sea.

(BGS 1:50,000 digital). The site is located at NGR: TQ 84257 44412 and the site averages 78m.00aOD.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Persimmon Homes (South East) Ltd in order to supplement a planning application for the development of the site at land adjacent to Gibbs Hill Farm, Headcorn, 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 (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”. (2014)

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 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 and the surrounding environs of Headcorn.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 1000m radius of the proposed development site (20/10/15).

A listing of the relevant HER data is included in the report. 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 (KRO), the Internet and Ordnance Survey Historical mapping (Figs. 1-7).

4.1.4 Aerial photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (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 Headcorn is diverse and comprises possible activity dating from one of the earliest human periods in Britain, the Neolithic through to the post-medieval period. The geographic and topographic location of the site is within a landscape that has been the focus of trade, travel and communication since the Palaeolithic. However, the area has had limited past archaeological investigations so for most periods the archaeological potential is unknown.

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 (1km radius centered on 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 this page in **Table 1**.

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

No scheduled monuments; No Listed Buildings; No Historic Parks & Gardens and Conservation Areas are recorded within the confines of the proposed development area (PDA). The three listed buildings in the vicinity of the Proposed Development

Site (PDA) are Little East End Farmhouse (TQ 84 SW 146), a two storey farmhouse dating to 1600 AD and forming part of the Post-Medieval Scheduled Monument Little East End Farmstead (MKE82748); The Former Toll House dating to 1800 (TQ 84 SW 117) and 16 & 18 Wheeler Street (TQ 84 SW 144) a converted Medieval barn formerly known as the Old Barn. The scheduled Monuments in the area surrounding the Proposed Development Area are Chantry Farm (MKE82267) a Post-Medieval Farmstead, Little east End Farmstead (previously referred to) and the London and Dover railway (TQ 84 SW 1) dating from 1844 to the present day. (Appendix 1)

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 and is not represented within the assessment area. 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 are 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 Kent HER records no activity within 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. The Kent HER records no activity within the assessment area.

5.6 Anglo-Saxon

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

5.7 Medieval

The medieval period is represented within the assessment area with a Grade II Listed Barn at Wheeler Street, formerly known as the Old Barn but recently converted to 16 & 18 Wheeler Street. (TQ 84 SW 144).

5.8 Post-Medieval

The Post Medieval period is represented within the assessment area by two Farmsteads; Chantry Farm, a regular courtyard style Farmstead in use from the Post Medieval period through to 1800AD (MKE82267) and Little East End Farmstead, a loose courtyard style Farmstead (MKE82748) in use from Post Medieval to 1600AD and Little East End Farmhouse (TQ 84 SW 146) that underwent alterations from the Post Medieval period through to 1899AD; The Former Toll House (TQ 84 SW 117) dates to 1800AD and is now as a residential dwelling and the London & Dover Railway (TQ 84 SW 1) established in 1844 continues its use to the present day.

5.9 Modern

Modern development within the assessment area has been limited to domestic housing, farming and light industry– all being partly responsible for the present landscape.

5.10 Undated

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

5.11 Cartographic Sources and Map Regression

A full map regression exercise carried out on the proposed development area has shown that the site has always been open ground. Seven detailed maps of the area dating from 1869 up to 1993 show the area has always been woodland/pasture.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

There is no evidence of prehistoric activity within the research area, therefore, the potential for finding remains that date prior to the Iron Age within the confines of the PDA is considered **Low**.

6.2 Iron Age

There is no evidence of Iron Age archaeology within the research area; therefore, potential for finding remains dating to this period within the confines of the PDA is considered **Low**.

6.3 Romano-British

The lack of Romano-British archaeology in the research area suggests that the potential for finding remains dating to this period within the PDA is considered as **Low**.

6.4 Anglo-Saxon

Anglo-Saxon archaeology within the assessment area has not been represented and the potential, therefore, for finding remains dating to this period on the development site is considered as **low**.

6.5 Medieval

Although the Medieval period is not represented in the search area, the Post-Medieval is prevalent and so the potential for finding remains dating to the medieval period is considered as **Medium**.

6.6 Post-Medieval

The Post-Medieval period forms the representation for Archaeological remains within the research area, therefore, the potential for finding remains dating to the post-medieval period is considered as **High**.

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. Therefore, the previous impacts are considered **moderate**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of residential units, access roads, landscaping and car 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 **moderate-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 may be that the Local Planning Authority may request as a planning condition additional archaeological investigation. This will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used further inform further mitigation if necessary.

9 OTHER CONSIDERATIONS

Setting of Listed Buildings

The site visit aimed to identify any designated heritage assets within the wider context of the Site, which might be considered potential sensitive receptors to the proposed development, by comparing the theoretical Zone of Visual Influence (ZVI) to the actual views available of the landscape surrounding the Site. Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the theoretical ZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above 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 nearest Designated Heritage Assets to the Site are all at c.50-100m distance. The Listed Buildings ‘Former Toll House’ (TQ 84 SW 117) and 16 & 18 Wheeler Street (TQ 84 SW 144) and the Scheduled Monument Chantry Farm Farmstead (MKE82267) to the west of the PDA are all screened by an existing modern high density housing estate and share no intervisibility.

The Listed Building Little East End Farmhouse (TQ 84 SW 146) and the Scheduled Monument Little East End Farmstead (MKE82748) are at the furthest point to the south of the research area and are screened by the copses and hedgerows that bound the Farmstead and the River Sherway which lays between them and the PDA and consequently share no intervisibility.

The London and Dover Railway is at the furthest point south west of the PDA and is sited on the opposing side of the Smarden Road. It is a section of Railway track that has no Station or Termination associated with it and shares a similar view to Little East End Farmhouse. (Appendix 2).

No intervisibility between the Site and the other designated heritage assets within the Study Area was established during the site visit (Plates 5-17).

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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10 ACKNOWLEDGEMENTS

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Paul Wilkinson PhD., MifA., FRSA.

September 2015

11 REFERENCES & BIBLIOGRAPHY

CIFA (2014) 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 Framework 2012.

Data provided by Kent HER

Plates



Plate 1. 1940 aerial photograph (Goggle Earth)



Plate 2. 1960 aerial photograph (Goggle Earth)



Plate 3. 2003 aerial photograph (Goggle Earth)



Plate 4. 2013 aerial photograph (Goggle Earth)



Plate 5. Andrews Dury map of 1769



Plate 6. Ordnance Survey Surveyors map of 1797



Plate 7. Ordnance Survey first County map of 1801

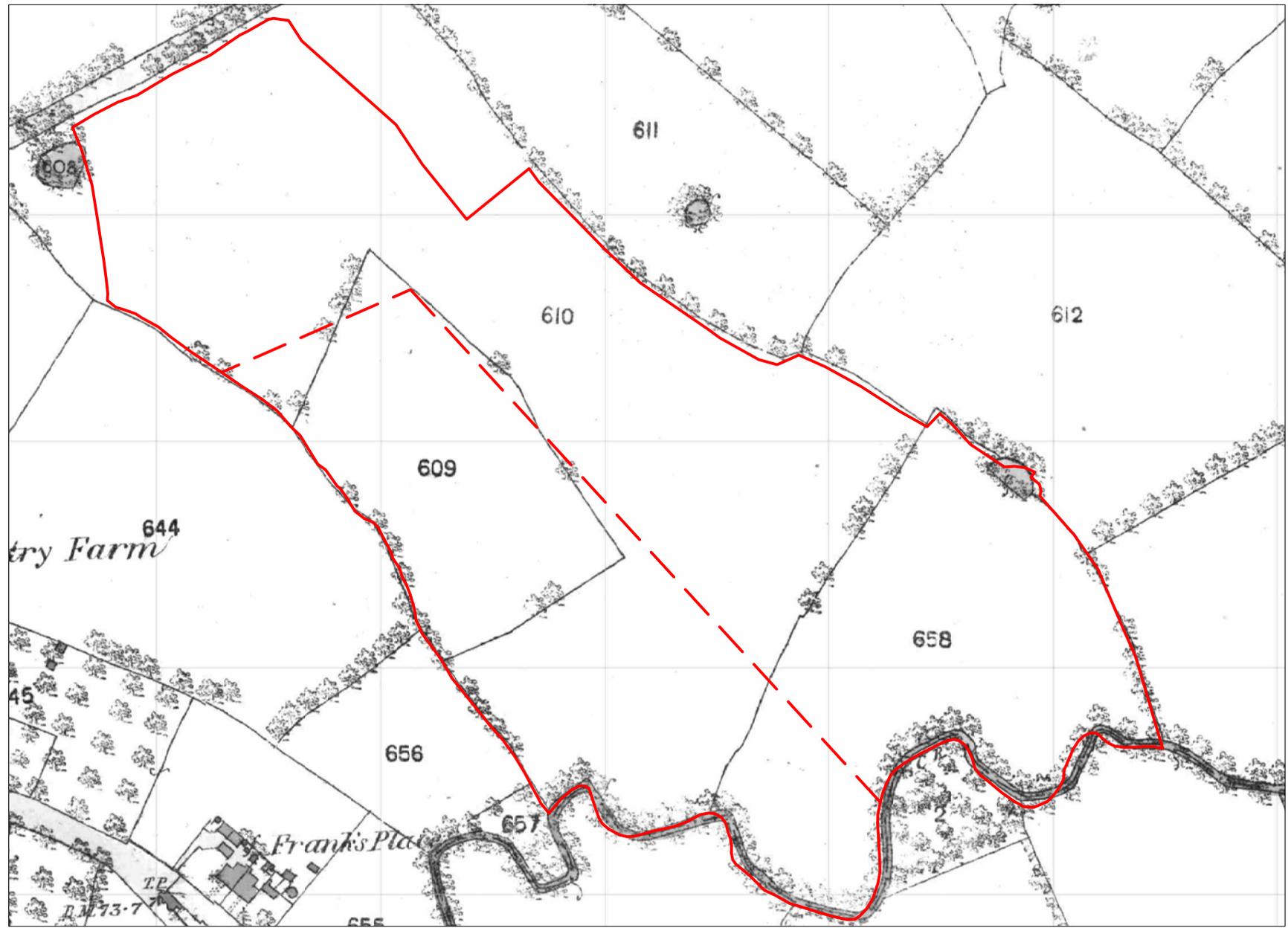


Figure 1: Historic mapping 1869

0m 1:2500@A4 200m



Figure 2: Historic mapping 1897

0m 1:2500@A4 200m

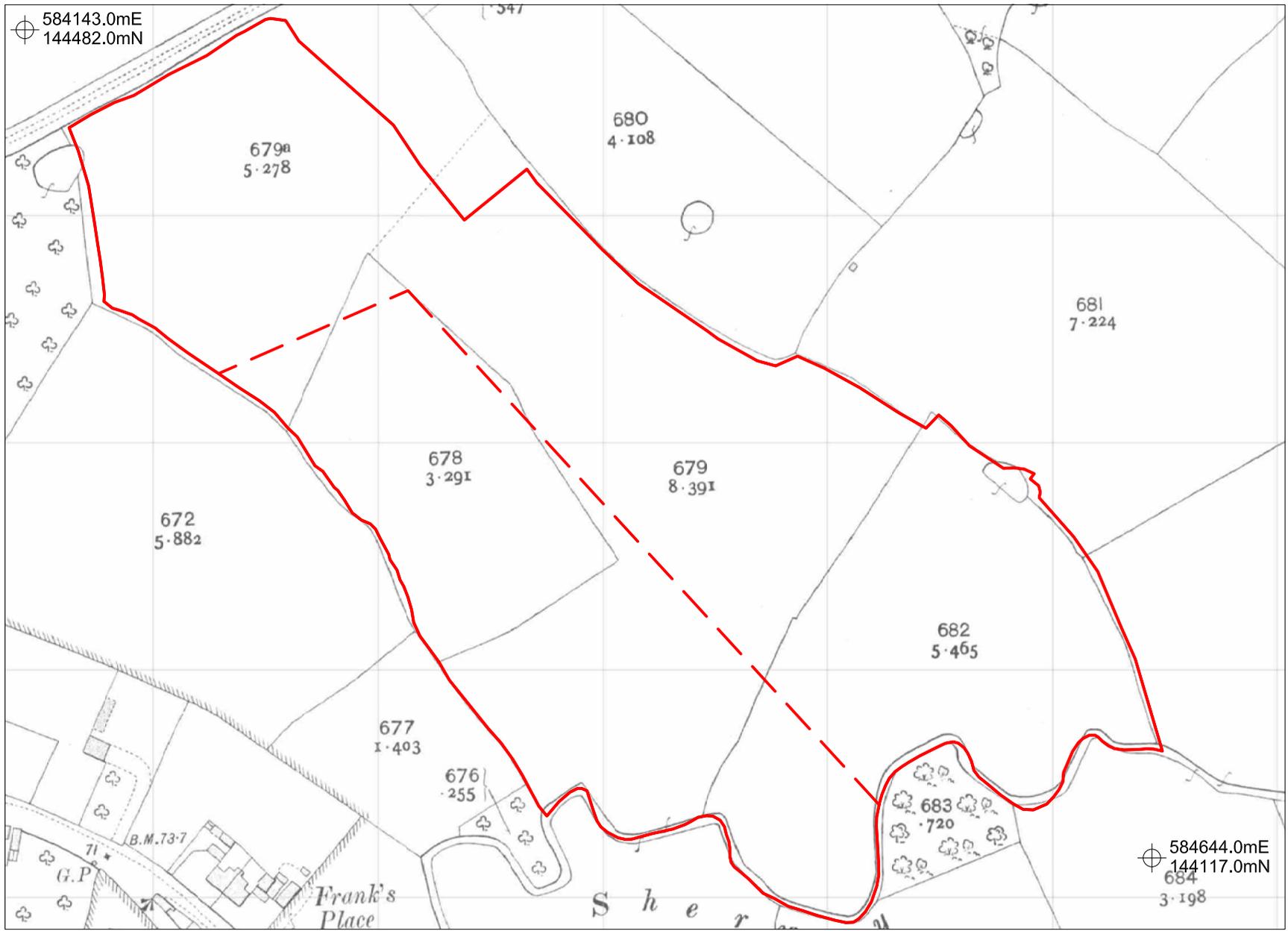


Figure 3: Historic mapping 1908

0m 1:2500@A4 200m

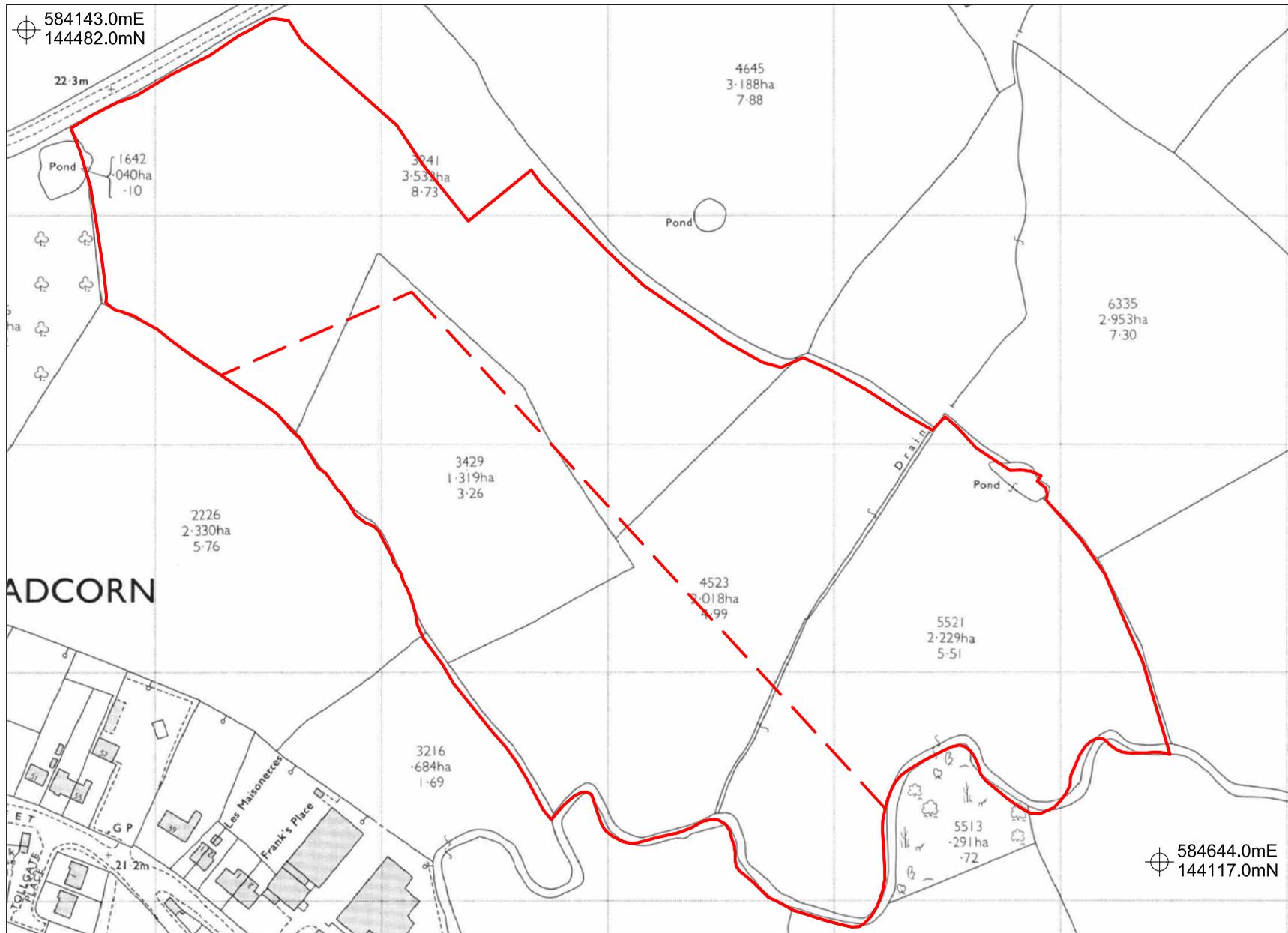


Figure 4: Historic mapping 1970

0m 1:2500@A4 200m

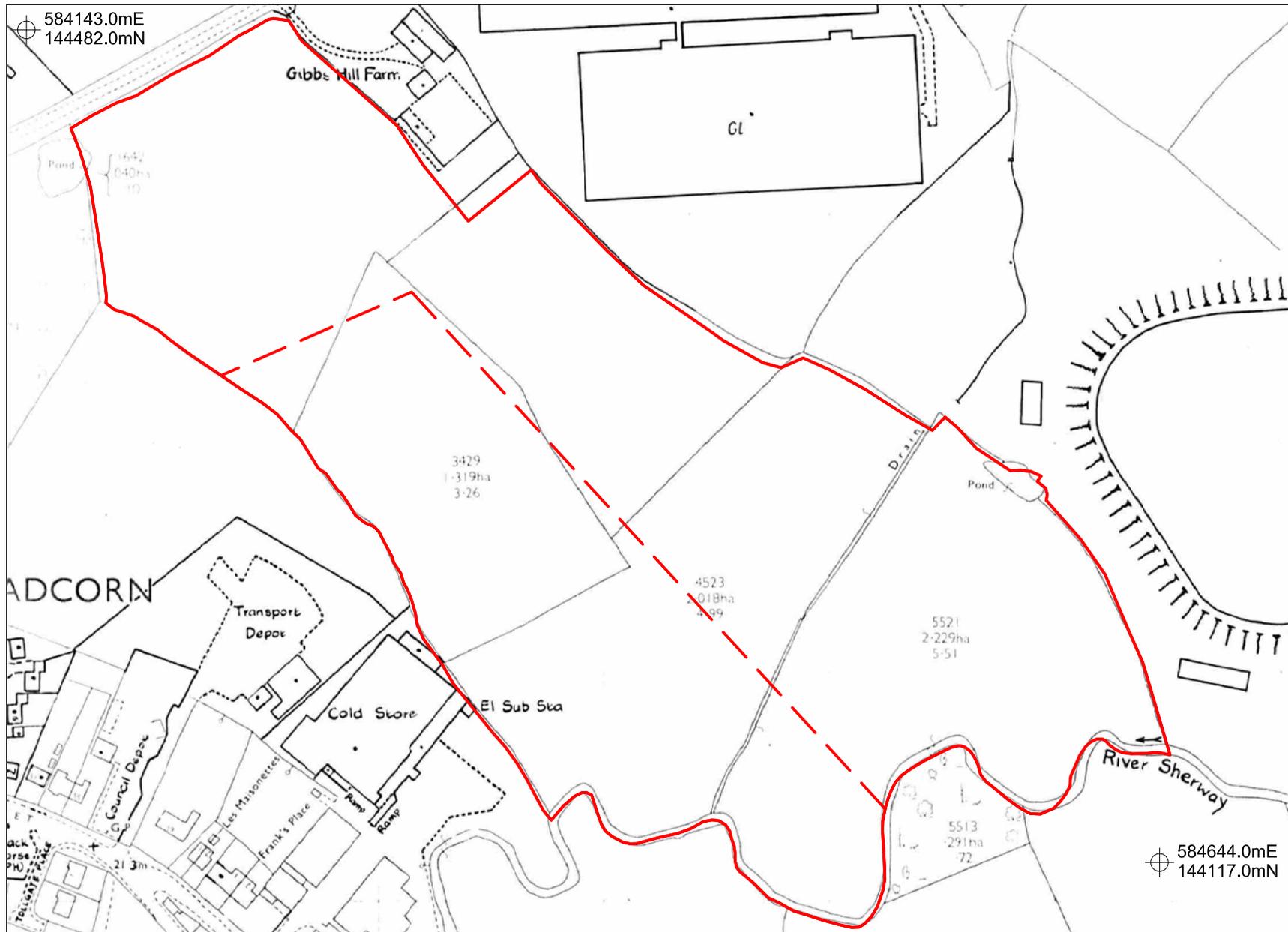


Figure 5: Historic mapping 1984

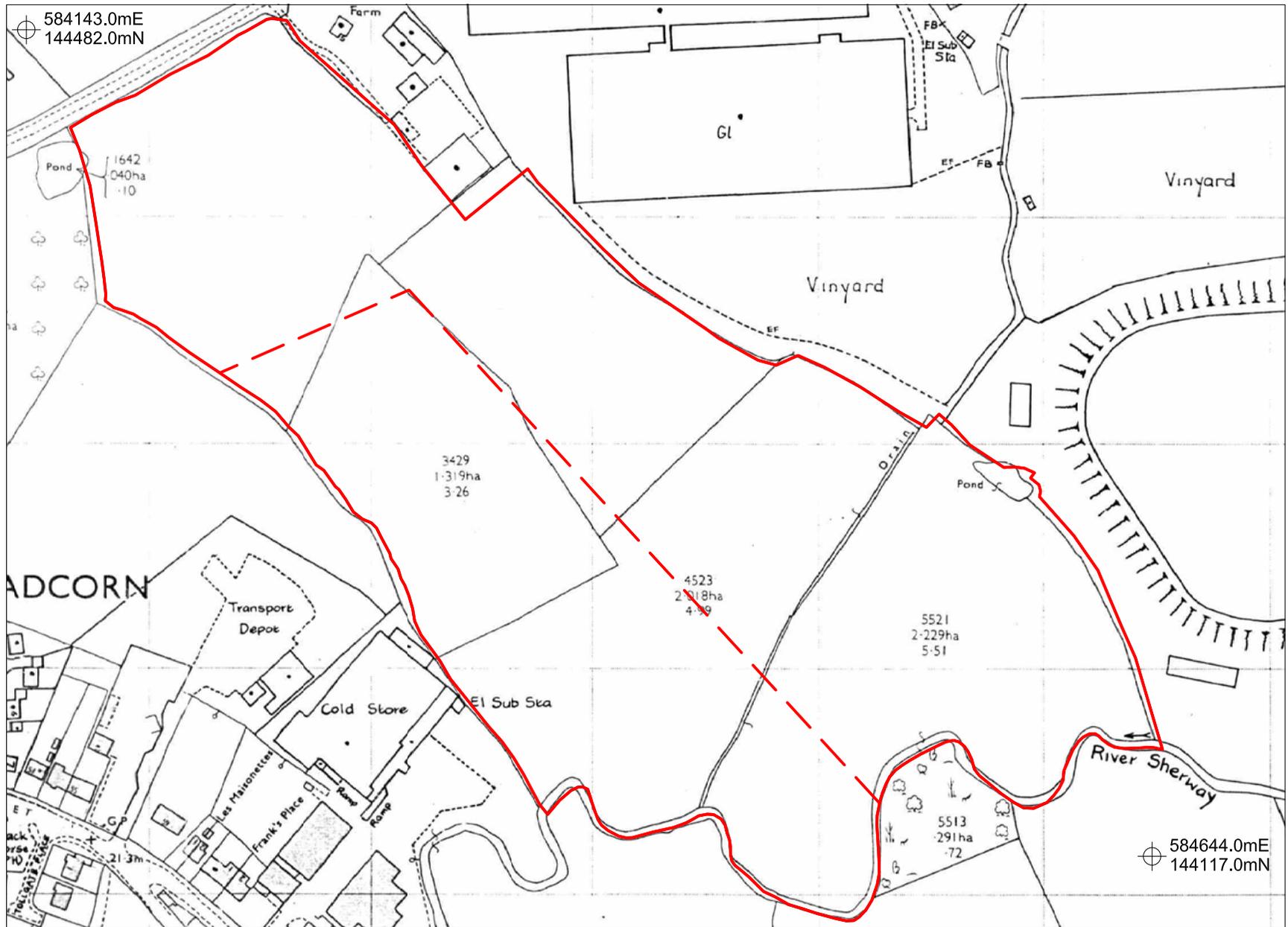


Figure 6: Historic mapping 1990

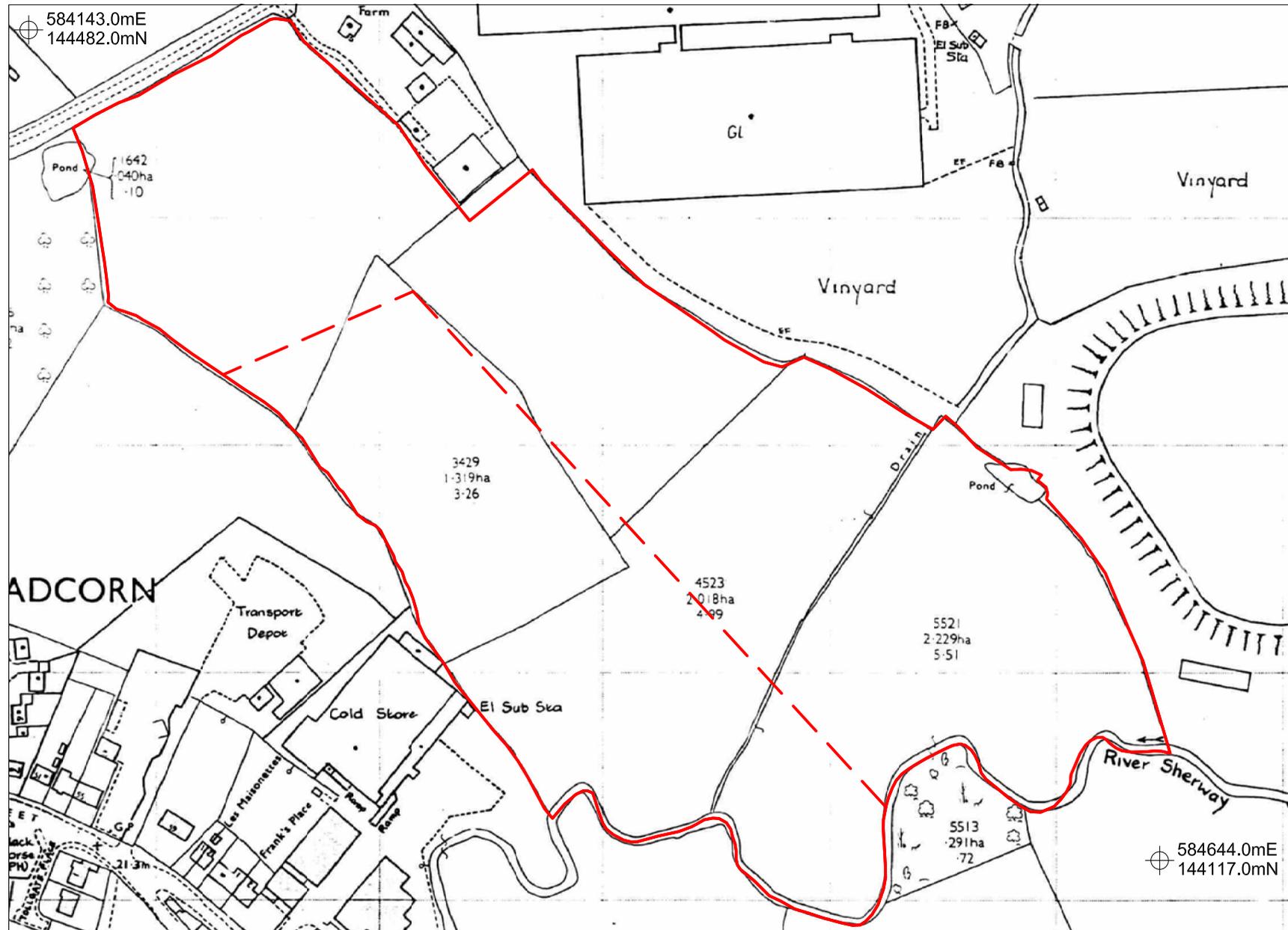


Figure 7: Historic mapping 1993

Kent Historic Environment Record - Monuments



Figure 8

Kent Historic Environment Record - Events



Figure 9