

Archaeological Desk-Based Assessment
in advance of Proposed Development of
land at Thorn Farm, Stone Street, Stelling
Minnis, Kent

NGR: 613290 146560



Report for
Quinn Estates Ltd
Date of Report: 13/11/2015

SWAT. ARCHAEOLOGY

Swale and Thames Archaeological Survey Company
School Farm Oast, Graveney Road
Faversham, Kent
ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

Contents

| | |
|--|------------|
| <i>List of Figures</i> | <i>iii</i> |
| <i>List of Plates</i> | <i>iii</i> |
| 1. SUMMARY..... | 4 |
| 2. INTRODUCTION..... | 10 |
| 2.1 Planning Background | 10 |
| 2.2 The Proposed Development | 11 |
| 2.3 Projects Constraints | 11 |
| 2.4 Geology and Topography..... | 12 |
| 3. AIMS AND OBJECTIVES..... | 12 |
| 3.1 Introduction | 12 |
| 3.2 Desktop Study – Institute For Archaeologists (revised 2011) | 12 |
| 4. METHODOLOGY | 13 |
| 4.1 Desk-Based Assessment..... | 13 |
| 4.1.1 Archaeological databases | 13 |
| 4.1.2 Historical documents | 13 |
| 4.1.3 Cartographic and pictorial documents | 13 |
| 4.1.4 Aerial photographs | 14 |
| 4.1.5 Geotechnical information | 13 |
| 4.1.6 Secondary and statutory resources | 13 |
| 5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT | 14 |
| 5.1 Introduction | 14 |
| 5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas | 14 |
| 5.3 Palaeolithic, Mesolithic, Neolithic and Bronze Age | 14 |
| 5.4 Iron Age..... | 15 |
| 5.5 Romano-British | 15 |
| 5.6 Anglo-Saxon | 16 |
| 5.7 Medieval..... | 16 |
| 5.8 Post-Medieval | 16 |
| 5.9 Modern | 16 |
| 5.10 Undated | 16 |
| 5.11 Cartographic Sources and Map Regression | 16 |
| 6. ARCHAEOLOGICAL POTENTIAL | 17 |

| | | |
|-----|--|----|
| 6.1 | Palaeolithic, Mesolithic, Neolithic and Bronze Age | 16 |
| 6.4 | Anglo-Saxon | 17 |
| 6.5 | Medieval | 17 |
| 6.6 | Post-Medieval | 17 |
| 7. | IMPACT ASSESSMENT | 17 |
| 7.1 | Existing Impacts | 17 |
| 7.2 | Proposed Impacts | 17 |
| 8. | MITIGATION | 18 |
| 9. | OTHER CONSIDERATIONS | 18 |
| 9.1 | Archive | 19 |
| 9.2 | Reliability/limitations of sources | 19 |
| 9.3 | Copyright..... | 19 |
| 10. | REFERENCES & BIBLIOGRAPHY | 20 |

List of Plates

- Plate 1. View of Site (W)
- Plate 2. View of Site (N)
- Plate 3. View of Site (W)
- Plate 4. View of Site (W)
- Plate 5. Google Earth view 1960
- Plate 6. Google Earth view 1990
- Plate 7. Google Earth view 2003
- Plate 8. Google Earth view 2007
- Plate 9. Google Earth view 2011
- Plate 10. Google Earth view 2013
- Plate 11. Andrews map of 1769
- Plate 12. OSSD drawing of 1798
- Plate 13. OS map of 1801
- Plate 14. HER data (KCC) Monuments
- Plate 15. HER data (KCC) Crop marks

List of Figures

- Fig.1 OS Historic mapping 1872
- Fig.2 OS Historic mapping 1897
- Fig.3 OS Historic mapping 1907
- Fig.4 OS Historic mapping 1972
- Fig.5 OS Historic mapping 1991

Archaeological Desk-Based Assessment in advance of Proposed Development of land at Thorn Farm, Stone Street, Stelling Minnis, Kent

NGR: 613290 146560

1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned by Quinn Estates Ltd to carry out an archaeological desk-based assessment of the proposed development of residential, office and industrial units on land adjacent to the Stone Street, Stelling Minnis in Kent.

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 further archaeological assessment may be required in as a condition on the planning permission.

A Design and Access Statement has been prepared by Quinn Estates Ltd and this document sets out the architectural proposals for the development of the site in a sustainable manner both environmentally and economically.

The proposals for a housing and business development of this site will provide for an innovative enterprise, which would provide for the immediate delivery of new market housing and offices within an enhanced local environment.

1.1 History of the site

Stelling Minnis is a village situated 8 miles south of Canterbury and just to the east of Stone Street, the Roman road from the Roman port and fort of *Portus Lemanis* (Lympe) passes the Proposed Development Area (PDA) and continues north to *Durnovernum* (Canterbury).

The Proposed Development Area (PDA) is situated in the 'Minnis' area of Stelling about one mile east of the village and adjacent to the Roman road of Stone Street.

The PDA is comprised of the former Stonegate Farm Egg Packing Facility built c. 1975 and now in a derelict state.

The surrounding landscape of the PDA is one of particular interest to landscape archaeologists. Most of our village names in Kent are Saxon and as the Saxons had a greater impact on the landscape than the Romans or Jutes and it is of particular interest that when you get a village name with an addition- in this case 'Minnis' which is derived from the Saxon word *(ge)meanness* which is thought to mean common pasture land held by the commoners it is of some importance.

This land would have been cut out of the surrounding woodland and used as pasture for the flocks and herds owned by the commoners. In time the lord of the manor who owned the 'soil' would enclose the common and exclude the commoners. Thomas Ingoldsby, author of the 'Ingoldsby Legends wrote in 1842: 'We have been rather busy of late carrying into execution the enclosure of Swingfield Minnis under the auspices of my Lord Radnor'. But Stelling Minnis was an exception and despite the Enclosure Acts of Parliament the commoners retained access to the 'minnis' of Stelling (Plate 13).

Edward Hasted in his great work 'The History and Topographical Survey of the County of Kent (Volume 8) writes of Stelling Minnis:

"Stelling is the next parish northward from Liminge, being written in Domesday, Stellinges. The greatest part of it, in which the church stands, is in this hundred of Loning borough, and the rest of it is in the hundred of Stowting.

Stelling is an obscure parish, lying close on the east side of the Stone-street way, just above or southward of Lower Hardres, in a wild hilly country. It is mostly situated on high ground, and is exceeding healthy. The soil is but barren, consisting of an unfertile red earth, intermixed with quantities of flints. On the north and east sides it is covered with woods. The heath called Stelling-minnis comprehends most of the parish, extending across it, and a considerable way beyond, into the parishes of Liminge and Eleham, being in the whole more than two miles in length, though it is of a very different breadth at different parts of it. It is along the whole of it interspersed with houses and cottages, many of which are built on the middle of it, with fields and orchards taken out of it and inclosed round them, which form altogether an uncommon and not unpleasant scene, the inhabitants of them being as rude and wild as the country they live in. These dwellings on the minnis may be said to form the village of Stelling, for there is no other. A little beyond the minnis stands the church, on an hill, and a little further the court-lodge, at the north-west boundary of the parish” (Hasted 1799: 46-51).

It is of particular interest that Hasted mentions: ‘along the whole of it interspersed with houses and cottages’ which may suggest there may be medieval remains along the east side of the PDA but outside the proposed development footprint and adjacent to the Roman road. In addition Hasted’s description of the landscape ‘as covered with woods’ which can be seen on the Ordnance Survey Surveyors Drawings of 1798 (Plate 12).

Map Regression 1798-1991

A Map Regression Analysis (MRA) has been undertaken and will determine, as far as is reasonably possible from existing records, the nature of the cartographic resource within the environs of the PDA. It has been undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the *Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, and other relevant By-Laws of the Institute of Field Archaeologists.

A map regression exercise on maps was carried out on the proposed development area at Thorn Farm and has shown that the site had not been developed until the mid 20th century.

Maps consulted for this period include, the *Andrews Dury* map of 1769, the *Ordnance Survey Surveyors Drawings* (c.1798), and the *Ordnance Survey* of 1801.

Andrews and Dury published their famous atlas some thirty years before the Ordnance Survey, immediately becoming the best large scale maps of the county. It is thought that Edward Hasted based his maps of the Hundreds of Kent on Andrews and Dury's work. The finely engraved hatching at once distinguishes these sheets from other maps of the period and the use of the large scale enables one to see individual houses and, particularly, the ground plans of the country seats, many of which are identified with their owners' names; even the houses of the lesser gentry are included. A circular of 1765 sought subscriptions for this project. Andrews appears to have been the principal engraver and possibly surveyor as well. Dury and Herbert were booksellers in London who backed the project. The Map was reprinted in 1775, 1779 and 1794, all the issues are rare and highly prized. The map was issued in this first edition as uncoloured sheets, and coloured in outline (Plate 11).

Responsibility for the mapping of Britain fell to the Board of Ordnance, from which the Ordnance Survey takes its name. The Board had been established in Tudor times to manage the supply of stores and armaments for the army and maintain national defences. From its headquarters in the Tower of London, engineers and draftsmen set out to produce the first military maps by a system of triangulation.

The survey of Kent was first to go ahead. It began in 1795 under the direction of the Board's chief draftsman, William Gardner. Critical communication routes such as roads and rivers were to be shown clearly and accurately. Attention was paid to woods that could provide cover for ambush, and elaborate shading was used to depict the contours of terrain that might offer tactical advantage in battle.

Preliminary drawings were made at scales from six inches to the mile, for areas of particular military significance, down to two inches to the mile elsewhere. Back in

the Drawing Room at the Tower of London, fair copies of the drawings were prepared at the reduced scale of one inch to the mile. From these, copper plates were engraved for printing (Plate 12).

The first Ordnance Survey (County) map of Kent was published in 1801 at a scale of 1" to the mile whereas the Ordnance Survey Surveyors drawing were drawn at 6" to the mile. In consequence a tremendous amount of detail shown on the surveyor's drawings does not make it on to the smaller scale engraved maps (Plate 13).

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 (Figures 1-5).

The Andrews Dury map of 1769 (Plate 11) shows the straight as an arrow Roman road running north-south and annotated 'Stone Street'. The 'Thorn' is shown just to the north of the PDA as a farm and just to the west of 'Stone Street' with a track running parallel to 'Stone Street'. The parallel measurement of the track from the Roman road is about 355m which is the Roman measurement of 10 actus. An actus is a landscape measurement of 35.5m used by Roman land surveyors- the *Agrimensores*. This area can be seen from aerial photography (Plate 8) to have been divided in to strip fields of 2 actus width. Aerial photographs held by the KCC HER

suggest a curving track to the south of the PDA and in the area enclosed but examination of aerial photographs for this DBA show a rectangular building –possibly Roman- inside a curvilinear earthwork adjacent to this track (Plates 7-9).

On the Andrews Dury map of 1769 (Plate 11) can be seen on the east side of the Roman road a dotted line running parallel to Stone Street thought to be a parish boundary but seen in aerial photographs to be a double ditched track or road which may pre or post date the Roman road (Plates 7-9).

The Ordnance Survey Surveyors Drawing of 1798 and held by the British Library show that the areas east and west of the PDA are wooded but the Roman road ‘Stone Street’ which defines the eastern boundary of the PDA is clear and in use (Plate 12).

The Ordnance Survey map of 1801 (Plate 13) shows open fields in the area of the PDA with buildings just to the south of the PDA and these were also shown on the Andres Dury map of 1769 (Plate 11).

The OS map of 1872 shows the PDA comprises four fields-119, 127, 128, 130 with buildings just outside the south-east corner of the PDA and identified on the earliest map of 1769 (Figure 1).

By 1897 (Figure 2) nothing has changed either on, or in the vicinity of the PDA.

The OS map of 1907 (Figure 3) shows no change or does the aerial photograph of 1960 (Plate 5).

By 1972 (Figure 4) the PDA has been developed with one large, two medium and four smaller warehouses with access from the adjacent Stone Street.

The OS map of 1991 (Figure 5) shows the earlier development of c.1972 has been demolished and replaced with a much larger development which covers the entire site of the PDA with buildings, ponds and access roads. The detail of this development can be seen on the aerial photographs of 1990 and 2013 (Plates 6, 10).

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

12. Conserving and enhancing the historic environment

12.6. 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.*

12.8. 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 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 its 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”.

Regional Policies

The South-East Research Framework (SERF) is ongoing 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 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 industrial units, and construction of vehicular access, associated car parking and landscaping. A site visit took place on 07/10/2015 which included a walkover of the site and a photographic record (Plates 1-4).

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 that the site has a bedrock formation of Lewes Nodular Chalk Formation with Superficial Deposits of Clay with Flints Formation- Clay, Silt, Sand and Gravel Deposits. (BGS 1:50,000 digital).

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Quinn Estates Ltd in order to supplement a planning application for the development of the site at land at Thorn Farm, Stone Street, Stelling Minnis in Kent CT4 8DA

3.2 Desktop Study – Institute for Archaeologists (2014)

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”. (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 Thorn Farm.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site (18/09/15).

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 of information.

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

4.1.4 Aerial photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 5-10).

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 where felt 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 of Stelling Minnis is diverse and comprises possible activity dating from the Roman 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 Roman period.

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 the site of the PDA), followed by a full pictorial record of archaeological sites, monuments and records within the site's immediate vicinity (Figures 14, 15). 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 Building; No Historic Parks & Gardens and Conservation Areas are recorded within the confines of 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 and is not represented within the assessment area.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age and is not represented 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 is 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 KCC HER records one find of an unidentified copper alloy object which may be a knife handle 200m from the PDA (MKE 96731).

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 assessment area has one of the major roads of Roman Kent adjacent to the PDA (TR 14 NW 53). Ivan Margary in his seminal book - Roman Roads in Britain: 1 - published in 1955 says: 'This fine example of a Roman road was laid out upon a single alignment, almost due south, from the high ground outside Canterbury to the ridge above Monks Horton 10 miles off, and is still in use throughout.....near Upper Hardres and Stelling Minnis, it is especially well preserved as a clear raised *agger*.....This road is included in Iter IV of the Antonine Itinerary, and the length of the stage is given as 16 miles (Margary 1955: 25-26).

It is of some importance that just south of the PDA cropmarks have been identified as 'former field boundaries' (TR 14 NW 13) and work for this DBA has identified a possible large Roman building and earlier earthworks associated with these cropmarks (Plates 7-9).

Other finds from the Roman period include a Roman gold finger ring dating to the late 4th or early 5th century and found 200m north of the PDA (MKE 96742).

In addition a very fine sculptural copper alloy fragment of a Roman tripod was found 300m to the east of the PDA (MKE 96699).

5.6 Anglo-Saxon

The Anglo-Saxon period is only represented in the assessment area by place names.

5.7 Medieval

The medieval period is represented within the assessment area with find spots of pottery and coins. A find spot of medieval pottery 200m east of the PDA (MKE 68719), and two medieval coins, one 250m north east of the PDA (MKE 80000) and one 300m north east of the PDA (MKE 96760).

5.8 Post-Medieval

The Post Medieval period is represented by a number of farmsteads in the vicinity of the PDA (MKE 87615).

5.9 Modern

Modern development within the assessment area is focused on the development of the PDA from the 1970's.

5.10 Undated

There are no undated records on the KCC HER that fall within the assessment area.

5.11 Cartographic Sources and Map Regression

A map regression exercise carried out on the proposed development area has shown that the site has always been open ground to the 1970's. Eight detailed maps of the area dating from 1769 up to 1999 show the area has always been woodland/pasture till the 1970's.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

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

6.2 Iron Age

There is one record that reflects Iron Age activity within the search area. The potential for finding remains dating to the Iron Age within the confines of the PDA is considered **low**.

6.3 Romano-British

There are several records that reflect Romano-British activity within the search area. The potential for finding remains dating to Romano-British archaeology in the research area suggests that the potential is therefore to be considered **high**.

6.4 Anglo-Saxon

Anglo-Saxon archaeology within the assessment area has not been represented. The potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **undefined**.

6.5 Medieval

Medieval archaeology within the assessment area has been represented. The potential for finding remains dating to the medieval period on the development site is considered as **low**.

6.6 Post-Medieval

There are three records that reflect Post-Medieval activity within the search area. The potential for finding remains dating to the post-medieval period is therefore considered as **low**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The area of the PDA has been subject to two phases of massive development with the construction of large buildings, ponds and deep foundations for access roads and loading bays. The impact on the potential archaeological resource is considered to be **high**. However there are areas of the PDA, for instance the north area of the site and the verges of the Roman road- Stone Street - which are considered to have surviving archaeological potential.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of residential and business units, access roads, landscaping and car parking. Some impact is to be expected within the development area once construction begins. However, the site has been developed at least twice and the impact will for the most part be on areas already developed and so the proposed impact is considered as **moderate**.

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 **medium** archaeological potential.

It is recommended in this case that further archaeological assessment will be required subsequent to planning permission being granted and that a Archaeological Evaluation should be carried out under planning conditions. These procedures 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 to inform if further mitigation is 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.500m distance, ‘Leigh Farm’ (TR 14 NW 47) is to the west of the PDA and is screened from the proposed development by hedgerows and trees, and share no intervisibility with it.

No intervisibility between the Site and the other designated heritage assets within the Study Area was established during the site visit (Plates 1-4).

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 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 Quinn Estates Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson BA(Hons), PhD., MCifA., FRSA.

November 13th 2015

10 REFERENCES & BIBLIOGRAPHY

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

National Planning Policy Framework 2012.

Data provided by Kent HER

PLATES



Plate 1. View of site (looking west)



Plate 2. View of site (looking north)



Plate 3. View of site (looking east)



Plate 4. View of site (looking west from centre of site)



Plate 5. Google Earth 1960. Red circle denotes PDA. Note double ditched feature east of Stone Street (red arrow)



Plate 6. Google Earth 1990. Site now developed



Plate 7. Google Earth 2003. Development of site with additional building



Plate 8. Google Earth 2007. Note curvilinear crop mark and possible track



Plate 9. Google Earth 2011. Rectangular crop mark inside curvilinear crop marks (red arrow). Double ditched linear (black arrow)



Plate 10. Google Earth 2013



Plate 11. Andrews Dury map of 1769. The area of the PDA (red circle). Possible Roman field systems (black arrow). Double ditched linear as seen on Plate 9 and area of common (Minnis) blue arrow



Plate 12. OSSD map of 1798. Note the Roman road (Stone Street) still in use and the thick forests (red arrow)



Plate 13. OS map of 1801. Area of PDA (red circle). Area of common (Minnis) red arrow

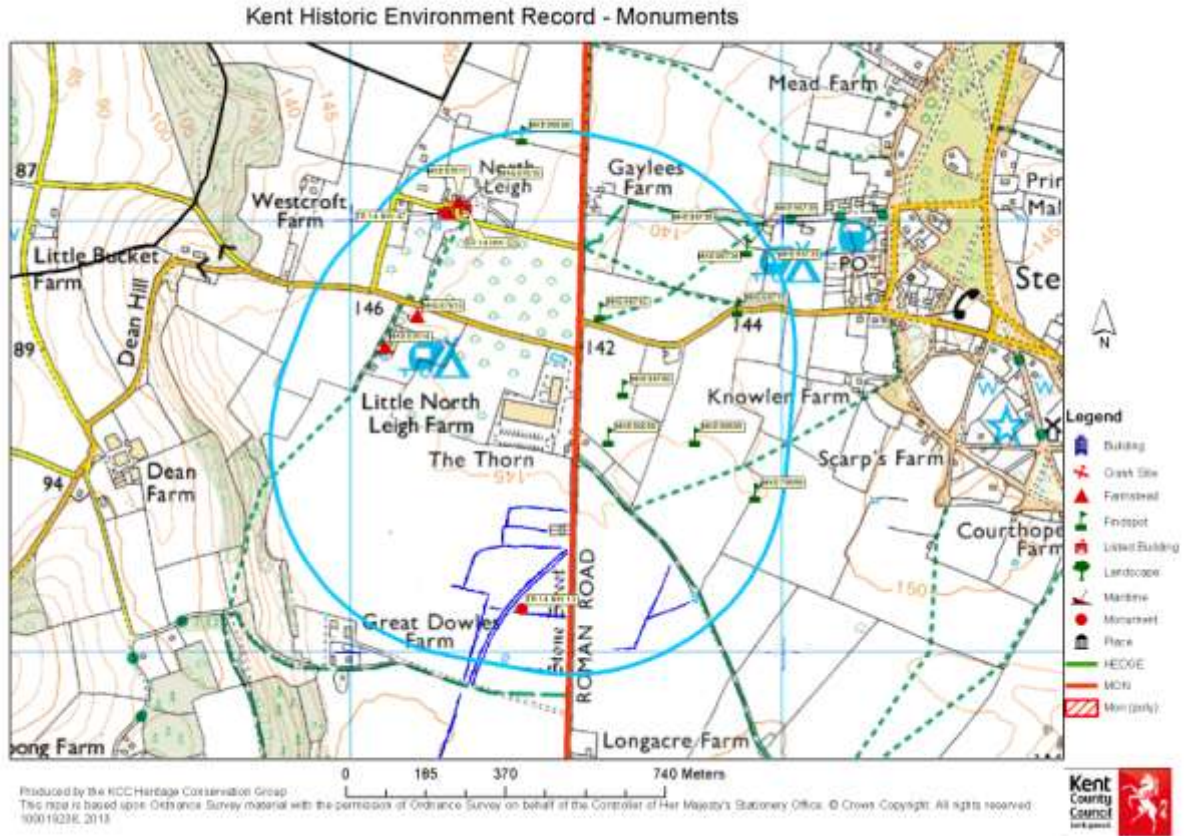


Plate 14. HER data (KCC) Monuments

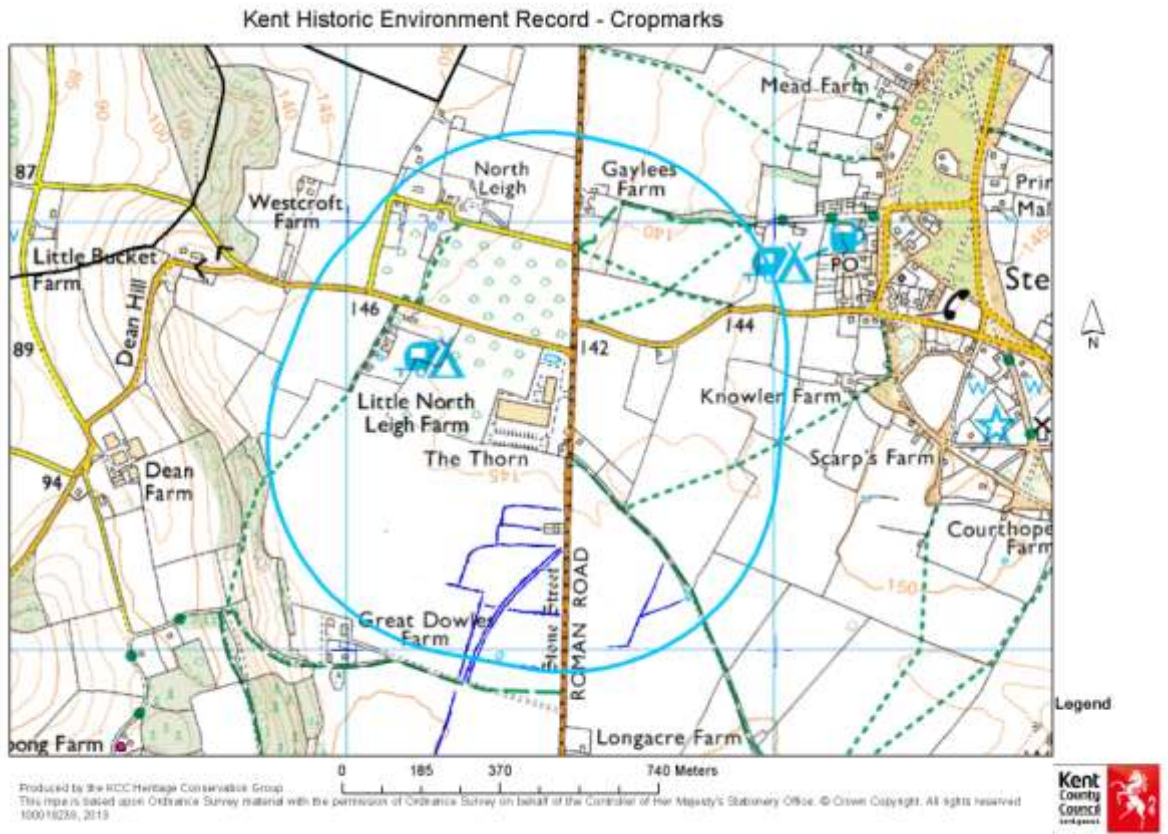
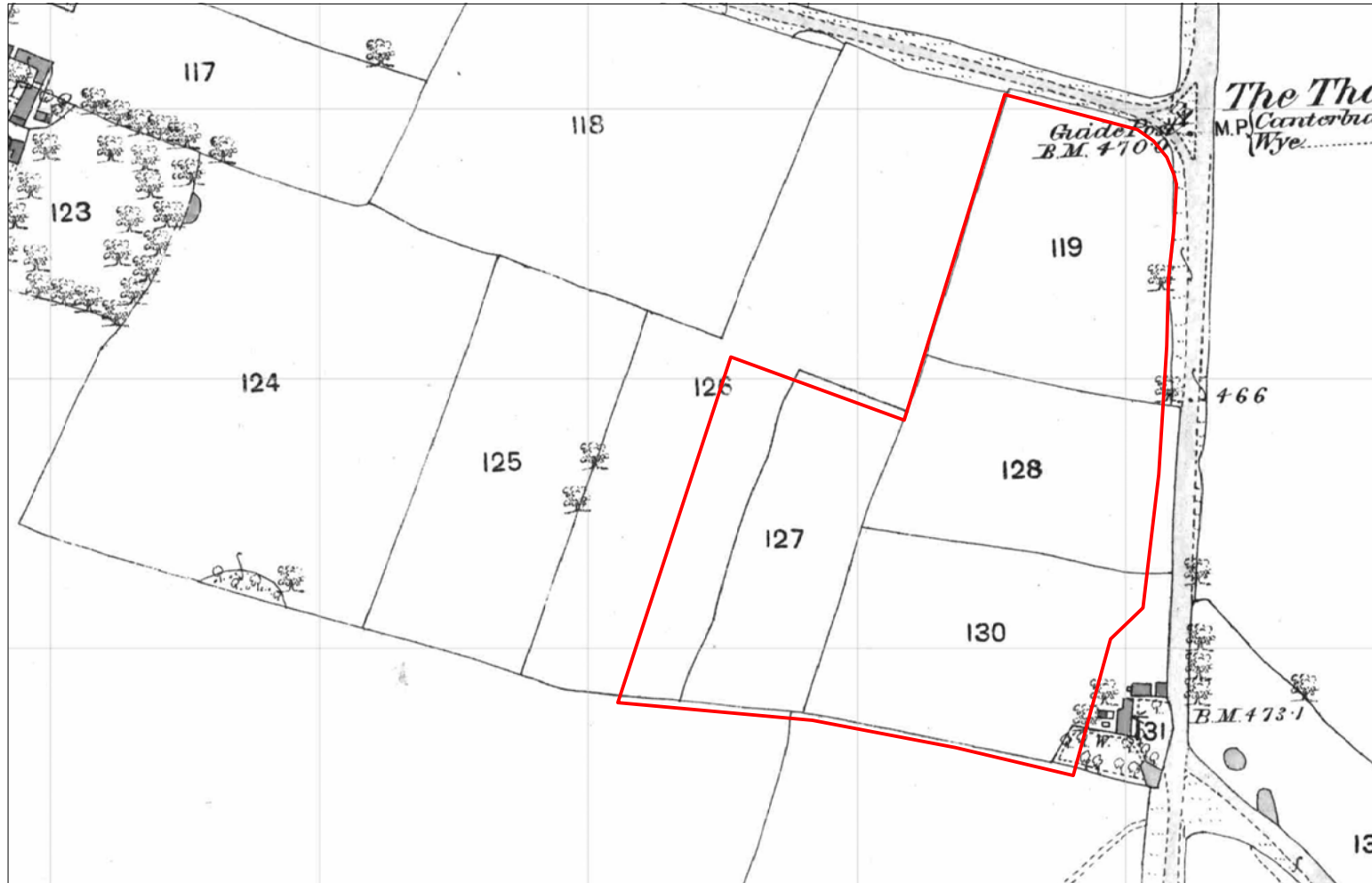
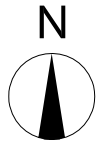


Plate 15. HER data (KCC) Cropmarks

613060.0mE
146765.0mN



613585.0mE
146395.0mN

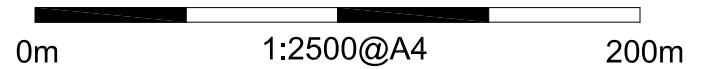
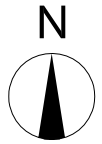


Figure 1: Historic mapping 1872

613060.0mE
146765.0mN

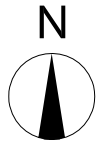


613585.0mE
146395.0mN

Figure 2: Historic mapping 1897

0m 1:2500@A4 200m

613060.0mE
146765.0mN



613585.0mE
146395.0mN

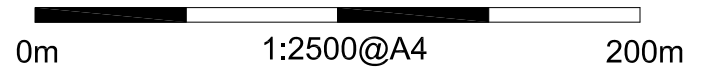
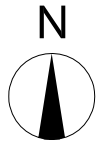


Figure 3: Historic mapping 1907

613060.0mE
146765.0mN



613585.0mE
146395.0mN

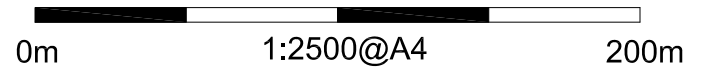
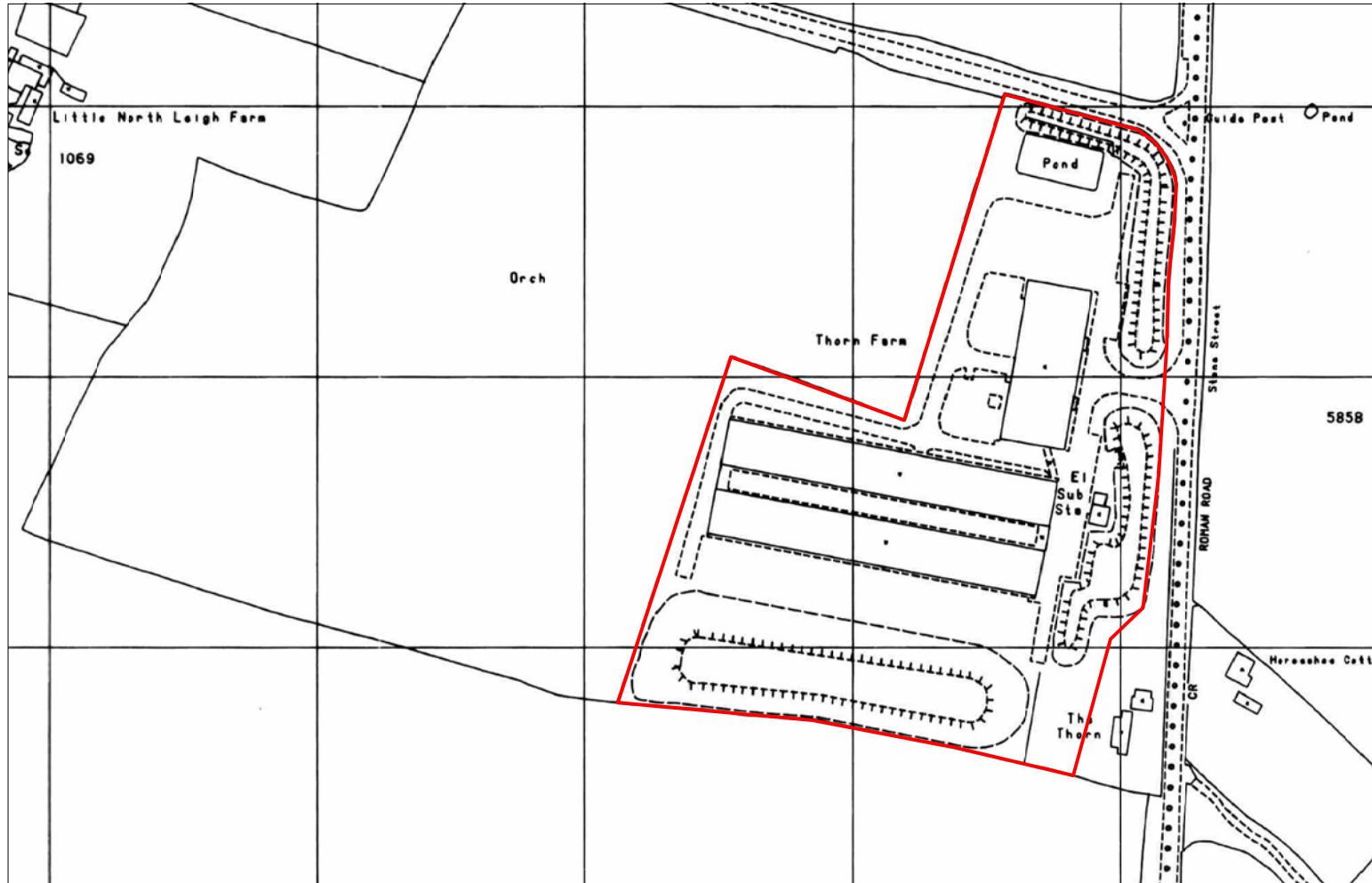
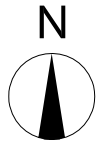


Figure 4: Historic mapping 1972

613060.0mE
146765.0mN



613585.0mE
146395.0mN

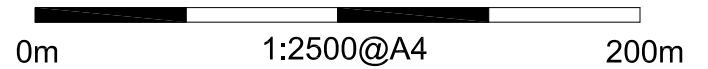


Figure 5: Historic mapping 1991