



Archaeological Desk-Based Assessment in
advance of the Proposed Development at
the site of Hoaden Court Farm, Hoaden,
Ash. CT3 2L G

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of Hoaden Court Farm, Hoaden, Ash CT3 2LG

NGR: TR27059 60128



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Archaeological Desk-Based Assessment in Advance of the proposed development at the site of Hoaden Court Farm, Hoaden, Ash CT3 2LG

NGR: TR27059 60128

1. SUMMARY

1.1 SWAT Archaeology has been commissioned by the landowners to carry out an archaeological desk-based assessment on the site of Hoaden Court Farm, Hoaden, Ash Kent.

1.2 The proposed development comprises of a replacement cold store.

1.3 The proposed development area (PDA) is located in the south east of England, in the northeast of the county of Kent, the parish of Ash and the hamlet of Hoaden. The PDA (NGR: TR27059 60128) is located to the north of the hamlet in a rural area to the east of Hoaden Lane between the villages of Elmstone and Ash. The site comprises of c.0.6 acres of regular courtyard plan farmyard and farmhouse (MKE86749). Hoaden Lane forms the west boundary and to the north, east and south the yard and house are bounded by farmland (Fig.1-2).

1.4 This Desk Based Assessment has examined the wide variety of archaeological data held by KHER and other sources (section 10.2). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Romano-British: **moderate**
- Anglo-Saxon: **low**

- *Medieval: **moderate***
- *Post-medieval: **high***
- *Modern: **low***

*The Desk Based Assessment concludes that the site has a **moderate** potential for archaeological discoveries.*

2. INTRODUCTION

2.1 The PDA is centered on the National Grid Reference: TR27059 60128

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

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

2.3 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.

2.4 It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

3. GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Lambeth Group (sand); sedimentary Bedrock formed approximately 48 to 59 million years ago in the palaeogene period in a local environment previously dominated by swamps, estuaries and delta.

3.1.2 There are no superficial deposits recorded in this area.

3.2 Topography

3.2.1 The PDA sits at an average height of 14m AOD. It is located in a rural area to the north of an isolated ribbon development of farms. The farms begin in the south with Little Hoaden Farm (MKE86748) and continue north along Hoaden Lane ending with Hoaden Farm (MKEMKE86747) and Hoaden Court Farm (MKE86749). The village of Elmstone is 1.4km southeast and the village of Ash 2km northwest. The town of Richborough is found 4.6km east, the east coast 8.5km distant and the City of Canterbury 11km west (Fig.1).

3.3 Historic Hedgerows

The PDA is located in a rural area that is dominated by farmland of parliamentary type enclosure and orchards. The fields are regular sized with straight boundaries and there is little evidence of hedge boundaries except to the yard area. A pond with trees and vegetation is located to the west of the building that is proposed for replacement.

Cartographic evidence suggests that it is unlikely that the site may have vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 8-11).

The architect's drawings illustrate the replacement of an existing building that will have no impact on the vegetation.

4. PLANNING BACKGROUND

4.1 The Proposed Development

The proposed development area comprises of c.0.6 acres of farmyard with a planning application for the replacement of an existing building with a new cold store.

4.2 The National Planning Policy Framework (March 2012) Policy 12

The NPPF (2012) paragraphs 126 – 141 is the relevant policy for the historic environment, particularly paragraphs 126 and 128:

4.2.1 Conserving and Enhancing the Historic Environment

Paragraph 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.

4.2.2 Paragraph 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 significant.

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).

4.3 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

- PPG15 Planning and the Historic Environment
- PPG16 Archaeology and Planning

4.4 Statutory Protection

Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.5 Regional Policies

4.5.1 Dover District Council Heritage Strategy 2013 lists the following policies relevant to archaeology:

Theme 11: Archaeology

The strategy helps to identify and understand the many historic assets in the district and how their special character could contribute to the future of the area. The strategy also provides advice and guidance for the management of historic assets and can be used to support future funding bids.

4.5.2 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.

4.6 This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

The Good Practice Advice notes emphasizes 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.

5. PROJECT CONSTRAINTS

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

6. AIMS AND OBJECTIVES

6.1 The Desk-Based Assessment was commissioned by the landowner, in order to supplement a planning application for the proposed replacement cold store to establish the potential for archeological features and deposits.

6.2 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”. (CiFA 2014)

7. METHODOLOGY

7.1 Desk-Based Assessment

7.1.1 Archaeological Databases

The Kent Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Sittingbourne. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and 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.

7.1.2 Historical Documents

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

7.1.3 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. 3-10).

7.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

7.1.5 Geotechnical Information

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

7.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8. RECENT ARCHAEOLOGICAL INVESTIGATIONS

8.1 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 into the assessment.

8.2 Archaeology

8.2.1 The PDA is located within the Historic Landscape Character of parliamentary type enclosures of small fields, with regular, straight boundaries. To the east are orchards, to the south are scattered settlements with paddocks and to the west are prairie fields of C19th enclosure with extensive boundary loss.

It is situated within the Stour Palaeolithic Character Area PCA8. Brickearth is found on the higher ground above the south side of the Ash levels. No prehistoric findspots are recorded and the potential for Palaeolithic material is considered very low, however, if found it is probable that they would be undisturbed and therefore of high importance.

There are no events recorded with the c.500m assessment area. Cropmarks of enclosures (TR25NE244) and a ring ditch (TR25NE240), a curvilinear feature (TR25NE249) and a circular arrangement of post-holes (TR25NE248) are located c.700m west, southwest and south of the site. A Saxon cemetery (TR25NE2) is found c.1.5km east near Cop Street and an Iron Age pit (TR25NE45) with pottery was found towards Preston c.2km west

8.2.2 0-100m Radius:

There are no events recorded within the assessment area.

8.2.3 100-200m Radius:

There are no events recorded within the assessment area.

8.2.4 200-300m Radius:

There are no events recorded within the assessment area.

8.2.5 300-400m Radius:

There are no events recorded within the assessment area.

8.2.6 400-500m Radius:

There are no events recorded within the assessment area.

8.2.7 Established stratigraphy

There have been no archaeological evaluations within the assessment area, therefore a stratigraphy has not been established.

9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

9.1 Table of Historical Periods

Paleolithic	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

9.2 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 this page in **Table 1**.

9.3 Introduction

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the modern period.

The geographic and topographic location of Hoaden is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

9.4 History of the Locality

9.4.1 The name Hoaden or Oden, as it is anciently known, may derive from the Germanic personal name 'Odo' and the Anglo Saxon word 'den' meaning *pasture*, particularly for pigs. The hamlet of Oden is not mentioned in the Domesday Book. It began life as part of the parish of Ash where a field of Crul, recorded in the Calendar of Papal Registers (1471-1484), provided tithes to John Peckham the then Archbishop of Canterbury. Hoaden Farmhouse (TR 25 NE 154) is a Hall House of the Wealden Type, traditionally found in the south east of England and typically built for yeomen. The house may have had four bays; two central bays open to the roof with a hearth; one wing with two doors leading to the outside forming a cross passage, a buttery and pantry to each side and a room above; a second wing providing a private room to the ground floor and a solar to the first floor. The ground floor of the wings followed the lie of the hall, while the upper floor of the wings jettied out. Originally the house would have been timber framed with whitewashed wattle and daub infill panels and a thatch roof.

9.4.2 In the 1769 map there is a small hamlet named Oden set between Preston and Elveston or Elmeton in the Parish of Preston, however it is not in the position of the current hamlet, which is set between Elmstone and Ash. Oden is represented as a cluster of three buildings in a courtyard plan, possibly representing the medieval farm. The area to the south, in which the hamlet would now be found, is an unpopulated area and is described as 'lands from Canterbury to Richborough' and sits just north of the Roman Road.

9.4.3 Hoaden has seen little change or development through the post medieval and modern periods. The addition of Cherry Thatch (TR 25 NE 142) in the C17th and Hoaden Farm, Little Hoaden Farm and Hoaden House in the C18th, suggests that the hamlet grew from a single medieval farmstead. Hoaden House was renamed Hoaden Court between 1976 and 1984.

9.4.4 The closest village is Elmstone, 1.4km northwest, which derives its name from the old English 'tun' meaning an *enclosure, a farmstead, or a village* and the personal name of 'Ethelmaer' meaning *Ethelmaer's farmstead*. The church dates to the 12th century and is one of a group of churches located in Preston and Stourmouth.

9.4.5 The village of Ash, 2km east, takes its name from the Old English 'æsc' meaning *Ash* and is first recorded in the Domesday Book of 1086. Ash was once part of the Royal Manor of Wingham, which was established during the Roman period and continued into the Saxon period to be in the possession of the Archbishop of Canterbury. It became a separate parish in 1282.

The Grade I listed parish church is dedicated to St Nicholas and was built around 1190 on the site of an earlier Saxon building. It is built from flint and Roman brick, thought to originate from Richborough castle; One Lancet window and the Piscina survive from the 13th century. The church was altered in the 14th century and a tower with green copper spire was added in the 15th century and was used as a navigation aid.

There are several medieval buildings in the village, including 'Molland House', dating to 1272 and eleven of the twelve original manor houses. A lazaret house for those afflicted with leprosy was documented in the village in 1473 and the Chequer Inn began life as a timber-framed hall house, dating from about 1500.

9.4.6 Richborough Roman Fort (*Rutupiae*), 4.6km east, is one of the most symbolically important Roman sites in Britain, witnessing both the beginning and the end of Roman rule. The four invading legions assembled here after landing in Britain in AD43 and the ancient Roman Road began from the West Gate leading west on the Roman Road located c.350m south of the PDA to Canterbury and on to London making it the main port of entry and supply depot during the first two centuries. In the second half of the third century it became one of five forts under the authority of the Count of the Saxon shore and a Saxon cemetery is located to the southwest at Gilton (TR28165818).

9.5 Map Regression 1869 – 1992

9.5.1 Historic maps

9.5.1.1 In an extract from the Topographical Map of the County of Kent by A Drury & W Herbert 1769, the PDA is located in an unpopulated area between Ash and ‘Elmeston or Elmtton’. It is recorded as ‘the Lands from Canterbury to Richborough’ and the Roman road from Canterbury to Richborough is south. A place named Oden is found between Preston and Elmeston and may be Hoaden, just slightly misplaced. If so it represents a very small hamlet of possibly a single farmstead of three buildings in a Courtyard plan. The hamlets and villages of Sheerwater, Shatterling, Gilton, Ash, Richborough Elmeston and Preston are all correctly placed in modern relation to each other.

9.5.2 The Ordnance Survey Maps

9.5.2.1 Historic OS map 1873 1:2500

The PDA is in a rural area just east of Elmstone but within the parish boundary of Ash. It forms part of the north buildings (525) of the regular courtyard plan farm buildings of Hoaden House (MKE86749). The land to the south of the farmhouse is orchard. Hoaden farmstead is c.250m southwest and is a GII listed, C15th, two-storey, hall house possibly of Wealden type (TR25NE154) with a regular L-Plan farmstead, with detached house and other detached elements (MKE86747). The land around Hoaden farm is meadow interspersed with trees (Fig.3).

9.5.2.2 Historic OS map 1898 1:2500

The farm buildings within the PDA have been extended west to incorporate an oast and two small buildings have appeared in the northern fields. The land has been cultivated as hops (Fig.4).

9.5.2.3 Historic OS map 1907 1:2500

Several more small buildings have appeared in the fields to the north (Fig.5).

9.5.2.4 Historic OS map 1938 1:2500

The lands cultivated as hops have grown and there are new buildings in the fields to the west and to buildings and glasshouses to the southeast. Outbuildings for pigs have been added to the courtyard plan and the house has an additional outbuilding (Fig.6).

9.5.2.5 Historic OS map 1955 1:2500

A tennis courts have been added in the grounds of the house (Fig.7).

9.5.2.6 Historic OS map 1982-84 1:2500

The PDA is now named Hoaden Court (Fig.8).

9.5.2.7 Historic OS map 1989-93 1:2000

Several of the fields are cultivated as orchard and there have been further buildings added to the northern fields (Fig.9).

9.5.2.8 Historic OS map 1993-95 1:2000

The oast has been removed (Fig.10).

9.6 Aerial photographs

9.6.1 1940

The main farm building is arranged in an L-plan with attached buildings to the east creating a courtyard plan. There are detached elements to the north and east. The farmhouse is located to the southwest. The surrounding fields are planted as orchard and the road is located to the west (Plate 1).

9.6.2 1960

The L-plan farm building has been removed (Plate 2).

9.6.3 1990

A T-Plan has been constructed in the place of the previous L-Plan building. Several large buildings have been constructed to the north (Plate 3).

9.6.4 2003 - 2007

There has been little change (Plate 3-4).

9.6.5 2013

There are several storage containers and grow tunnels have been installed to the east (Plate 5).

9.6.6 2017

A new building has been constructed to the east and the grow tunnels have been removed (Plate 6).

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

9.7.1 There is one Historic Environment Record within the confines of the proposed development area (PDA). There are seven find spots, four farmsteads, two listed buildings and one monument recorded within the assessment area (Appendix I).

9.8 Setting of Listed Buildings

9.8.1 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).

9.8.2 There are two Grade II listed buildings within the assessment area and both are located on the ribbon development of Hoaden Lane. Hoaden farmhouse (TR25NE154) is a two-storey, hall house of the Wealden type, located c.250m southwest of the PDA and Cherry Thatch (TR25NE142) is a C17th, one-storey, timber framed house with thatch roof, c.300m south.

10. ARCHAEOLOGICAL POTENTIAL

10.1 Walkover Survey

10.1.1 The walkover survey is for the purpose of:

1. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

10.1.2 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

10.1.3 The site has historically been a farm and the planning application is for a replacement building and so no archaeological features were apparent.

10.1.4 The PDA consists of a farm building set within a farmyard (Plates 8-11).

10.2 Kent Historic Environment Record

See Appendix I

10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no record from this period within the assessment area; therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no record dating to this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level.

The Kent HER has one record dating to this period within the assessment area. In 1974 a Bronze Age hoard was found at c.450m southwest of the PDA during potato harvesting (TR25NE20). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.2 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 Kent HER has no record dating to this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.3 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. There are two Kent HER records from this period within the assessment area. The Roman Road (TR25NW450) ran from Richborough to Canterbury, c.350m south of the PDA and a copper alloy coin, Dupondius 43-238AD (MKE65366) was found c.400m southwest. Therefore, the potential for finding archaeological features or deposits from this period is considered **moderate**.

10.2.4 Anglo-Saxon

There are no Kent HER records from this period 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 **low**.

10.2.5 Medieval

There are four Kent HER records from this period within the assessment area. A shield shaped heraldic copper alloy pendant or mount (MKE65267) was found c.150m west, the GII listed, C15th Hoaden farmhouse (TR25NE154) that began life as a Wealden type Hall House is located c.250m southwest, a rectangular copper alloy buckle (MKE65267), a rectangular copper alloy strap end (MKE65268) were found c.450m southeast. Therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **moderate**.

10.2.6 Post Medieval

There are seven records held at the Kent HER from this period within the assessment area. An asymmetrical oval designed copper alloy mount with pattern (MKE57531) was found

c.100m south, a silver penny of Henry VII (MKE65271) was found c.200m north and the GII listed C17th Cherry Thatch house (TR25NE142) is located c.300m south. In addition, there are four farmsteads from this period. Therefore, the potential for finding remains dating to this period is considered **high**.

10.2.7 Modern

There are no records in the Kent HER within the assessment area from this period. Therefore, the potential for finding remains dating to this period is considered **low**.

10.2.8 Farmsteads

There are four farmsteads recorded within the assessment area; all date to the post-medieval period. Hoaden House (MKE86749) is the farmhouse sited on the PDA. The farm is a regular courtyard plan with additional detached elements that once had an oast although this has now been removed; consequently the farm has suffered partial loss of form. Hoaden Farm (MKE86747) is located c.250m southwest and is a regular L-Plan farmstead with detached house and other detached elements. Only the farmhouse remains. Little Hoaden Farm (MKE86748) is a loose courtyard plan with buildings to four sides of the yard and detached farmhouse; only the farmhouse remains. A farmstead (MKE86751) is recorded c.400m northwest. It is a dispersed cluster plan where only the farmhouse remains.

10.2.9 Undated Records

There are no undated record within the assessment area.

10.3 Summary of Potential

10.3.1 The PDA is located to the north of the hamlet in an isolated and rural position. There has been no archaeological work carried out within the assessment area, therefore the only evidence of past use is from cartographic resources, metal detecting finds and standing buildings and the Roman road that runs from Richborough to Canterbury C.350m south. The hamlet is not mentioned in records until the medieval period and then it is only mentioned in relation to a field that provided tithes to the Archbishop of Canterbury. Hoaden farmhouse c.250m southwest is a C15th Medieval Hall House; Hoaden has grown

very slowly with the addition of the C17th Cherry Thatch and the C18th Hoaden house and Little Hoaden Farm. Therefore the site has a moderate potential for the Bronze Age, Roman and Medieval periods and a high potential for the Post Medieval period.

10.3.8 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **moderate**
- Anglo-Saxon: **low**
- Medieval: **moderate**
- Post-Medieval: **high**
- Modern: **low**

11. IMPACT ASSESSMENT

11.1 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.

11.2 Historic Impacts

11.2.1 Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA was probably farmland from at least the medieval period and in the post medieval period the farm buildings were constructed, therefore, previous impacts to archaeological remains from construction are considered to be **moderate**.

11.2.2 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 PDA may have been subject to the agricultural process prior to the post medieval period, therefore, the damage to archaeological remains from the agricultural process is considered to be **low**.

11.3 Summary of Impacts Both Historic and Proposed

11.3.1 Evidence suggests that the site may have historically been the subject of agriculture. In the post medieval period farm buildings were constructed to the yard area. Therefore, the site has probably sustained some impact to the farmyard area.

11.3.2 The level of natural geology of the site is unconfirmed.

12. 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 **moderate** archaeological potential and the periods that have the highest potential for survival are the Roman, Medieval and Post-Medieval periods.

13. OTHER CONSIDERATIONS

13.1 Archive

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

13.2 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 EHER, and therefore considered as being reliable.

13.3 Copyright

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Paul Wilkinson

SWAT Archaeology

14. REFERENCES & BIBLIOGRAPHY

Dover District Council Heritage Strategy (2013)

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

National Planning Policy Framework 2012

Data provided by Kent HER

Plates



Plate 8. The farm site (looking north)



Plate 9. The farm (development site on the right)



Plate 10. The farm (looking east)



Plate 11. The farm entrance (looking west)

Appendix 1

KHER	Type	Location	Period	Description
TR25NE20	Findspot	c.450m SW	Bronze Age	1974, Bronze Age hoard found at Hoaden on land belonging to Mr Lewis Hayward. An unknown quantity of metal objects was uncovered on a low mound, during potato harvesting and was shared out among the workers. Several items have been traced and identified as two axes, three fragments of an axe, plain leaf-shaped pegged spearhead, fragment of ingot. Held at the Royal Museum, Canterbury.
TR25NE154	Listed Building	c.250m SW	Medieval	GII listed, C15th, Hoaden farmhouse, two-storey, hall house possibly of Wealden type.
TR25NE142	Listed Building	c.300m S	Post Medieval	GII Listed, C17th, Cherry Thatch, one storey, timber framed house with thatch roof.
TR25NW450	Monument	c.350m S	Roman	Roman road running from Canterbury to Richborough identified as a linear cropmark north of Seaton Road of lateral ditches and banks of the

				road.
MKE57531	Findspot	c.100m S	Post Medieval	2006, asymmetrical oval design, copper alloy mount with pattern, 1550-1650AD, found by metal detector.
MKE65267	Findspot	c.450m SE	Medieval	2005, rectangular, copper alloy buckle, 1300-1500AD, found by metal detector
MKE65268	Findspot	c.450m SE	Medieval	2005, rectangular, copper alloy strap end, 1300-1500AD, found by metal detector.
MKE65269	Findspot	c.150m W	Medieval	2005, shield shaped, heraldic, copper alloy pendant or mount with three lions, left facing on red enamel. Found by metal detector.
MKE65271	Findspot	c.200m N	Post Medieval	2004, silver penny of Henry VII found by metal detector.
MKE65366	Findspot	c.400m SW	Roman	2007, copper alloy coin, 43-238AD, Dupondius, found by metal detector.
MKE86747	Farmstead	c.250m SW	Post Medieval	Hoaden Farm, a regular L-Plan farmstead, with detached house and other detached elements, in an isolated position, only the farmhouse remains.

MKE86748	Farmstead	c.400m S	Post Medieval	Little Hoaden Farm, a loose courtyard plan farmstead, with buildings to four sides of the yard, farmhouse detached in central position, isolated position, only the farmhouse remains.
MKE86749	Farmstead	On site	Post Medieval	Hoaden House, a full regular courtyard plan, with additional detached elements, with farmhouse in central position, isolated position, altered, partial loss of form - less than 50% (Oast)
MKE86751	Farmstead	c.400m NW	Post Medieval	Farmstead south-south-east of Sheerwater farm, dispersed cluster plan, isolated position, only the farmhouse remains.



Figure 1: Site location map, scale 1:5000.

OS Plan Colour

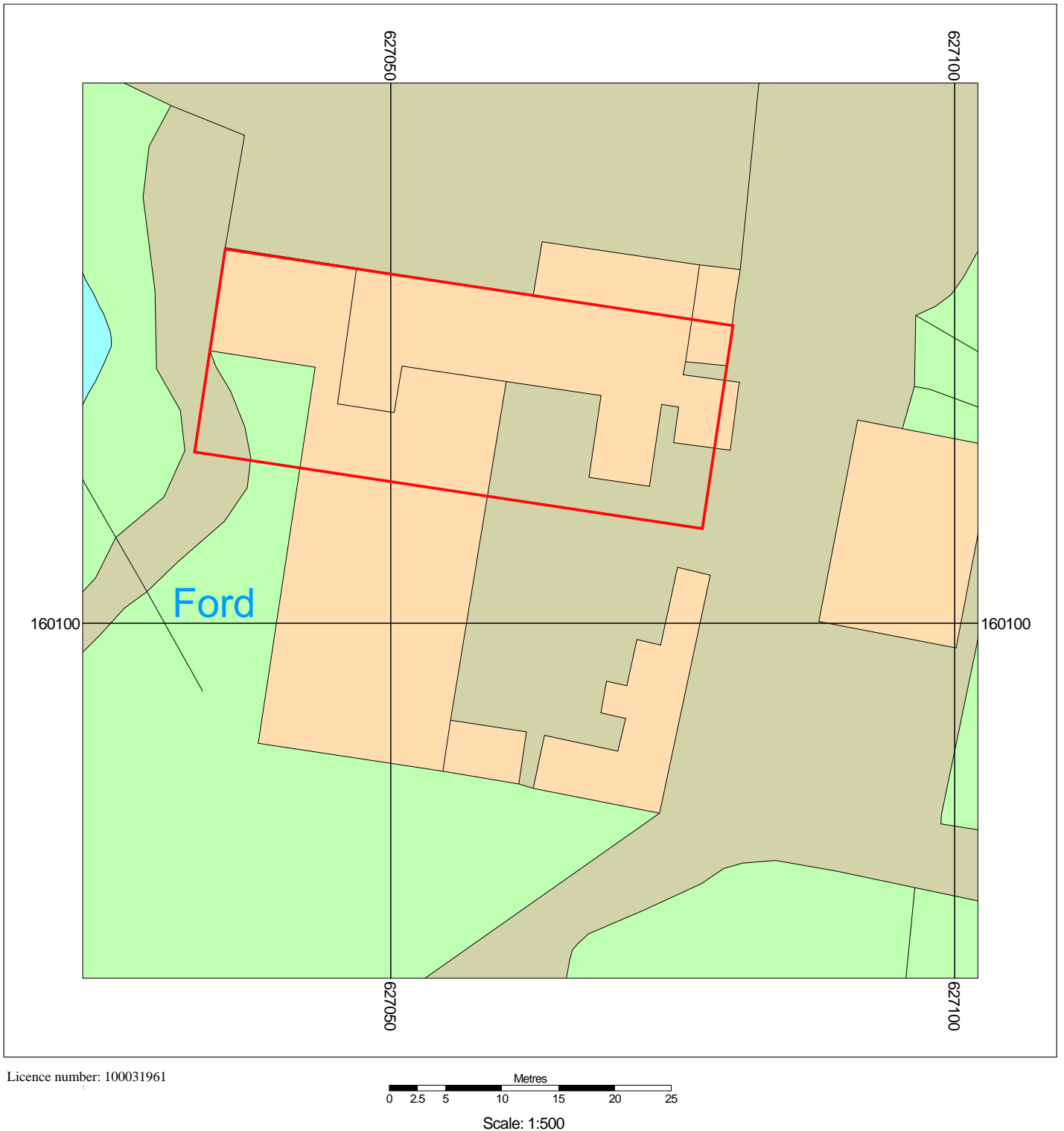


Figure 2: Site location map

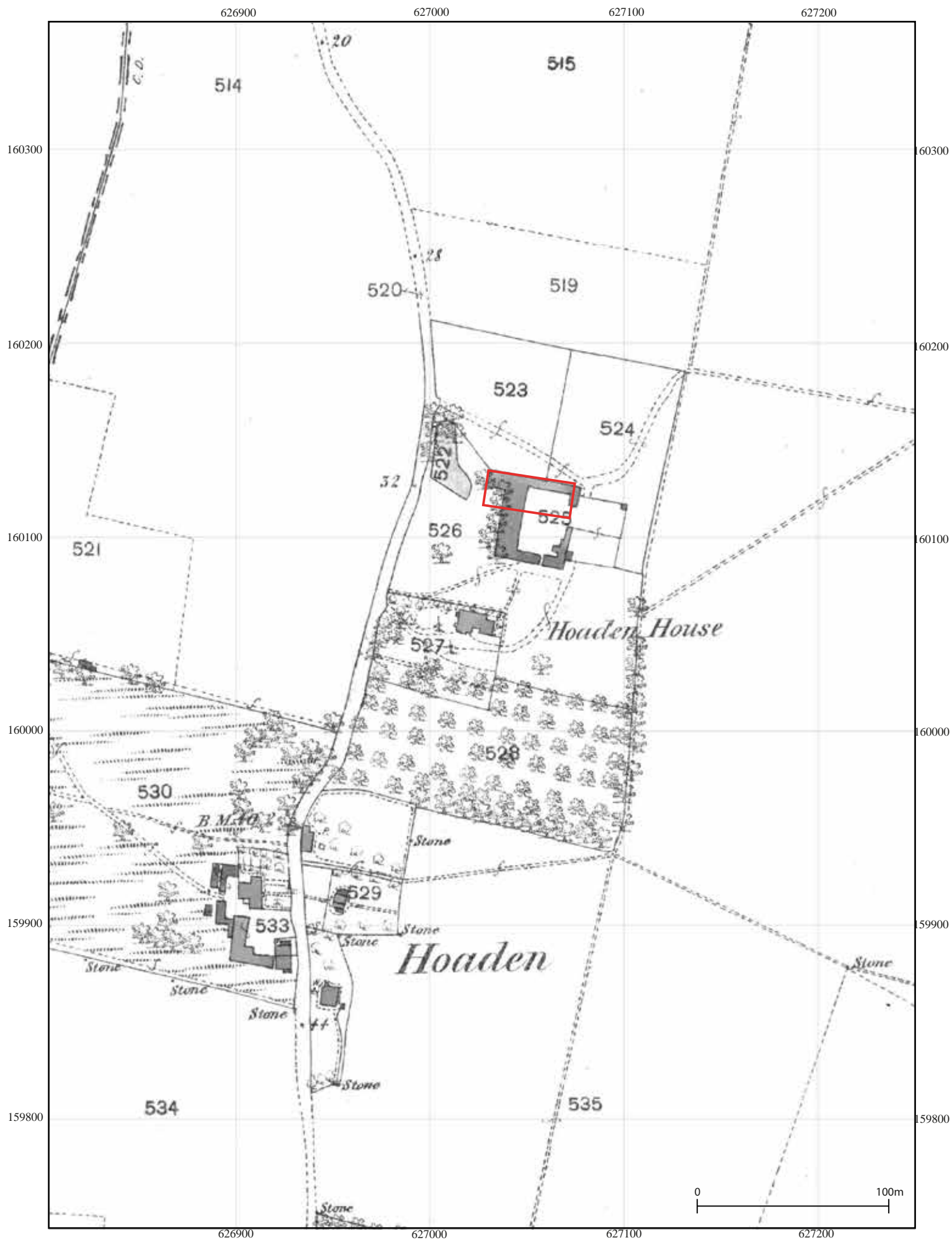


Figure 3: OS historic map from 1873, scale 1:2500

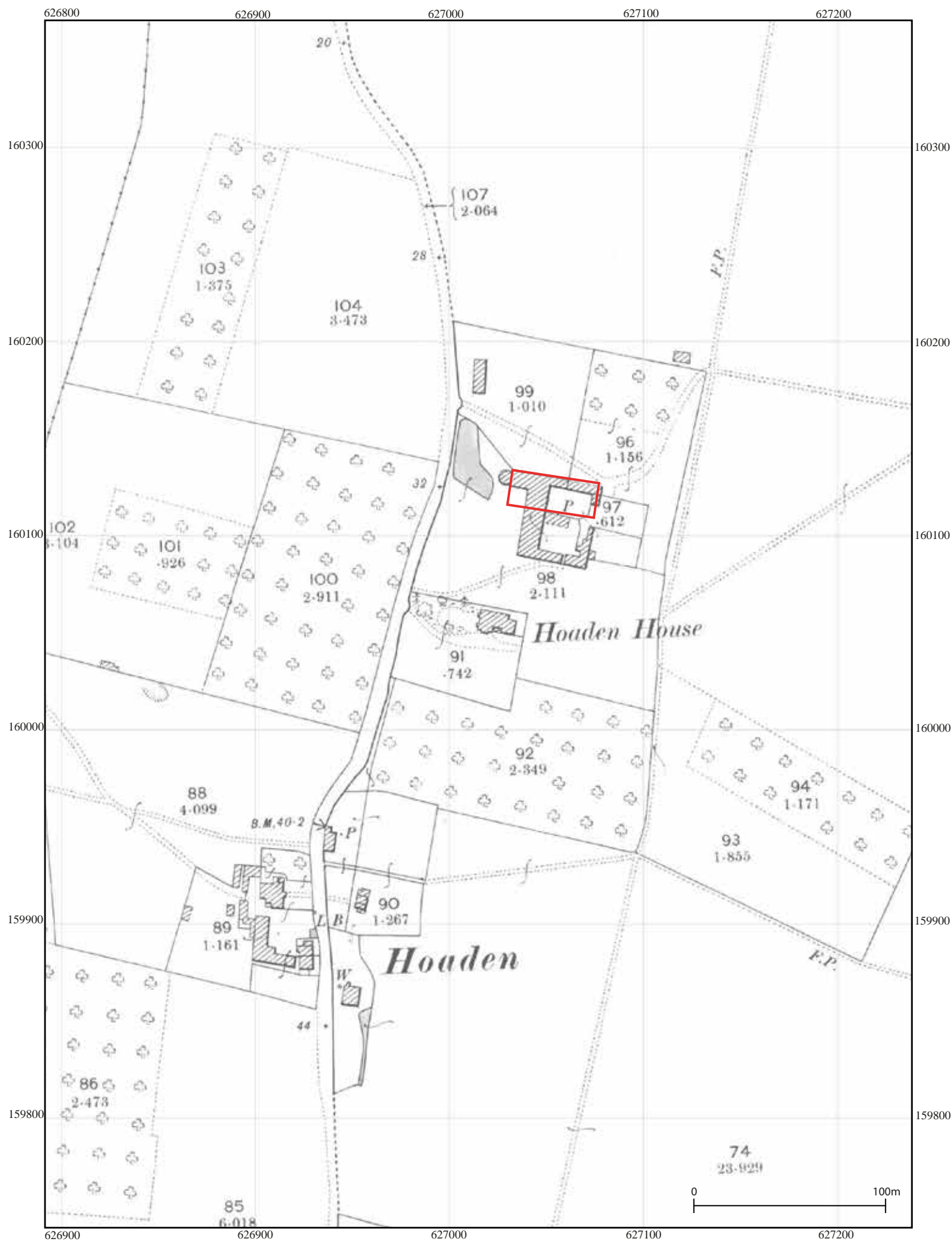


Figure 4: OS historic map from 1898, scale 1:2500

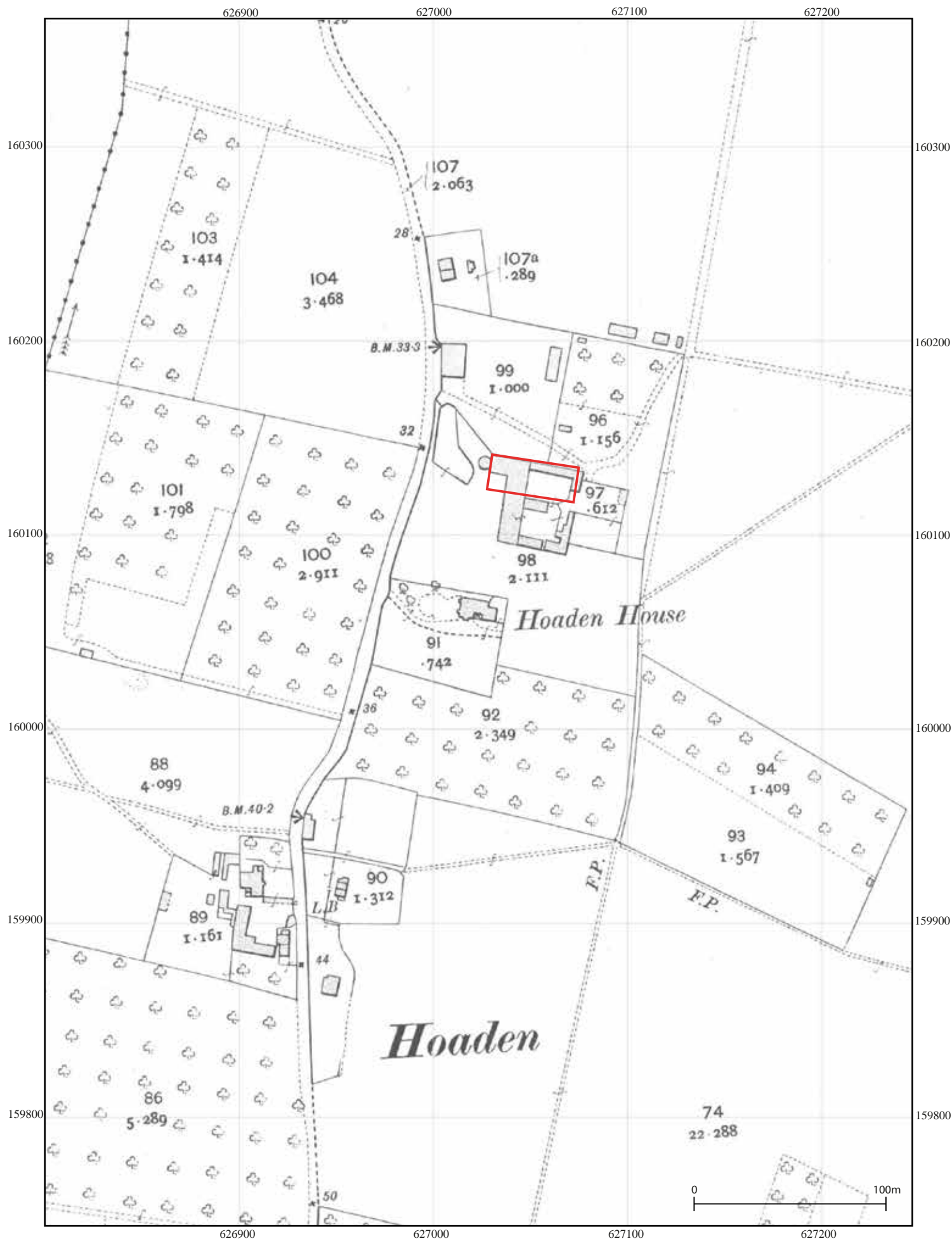


Figure 5: OS historic map from 1907, scale 1:2500

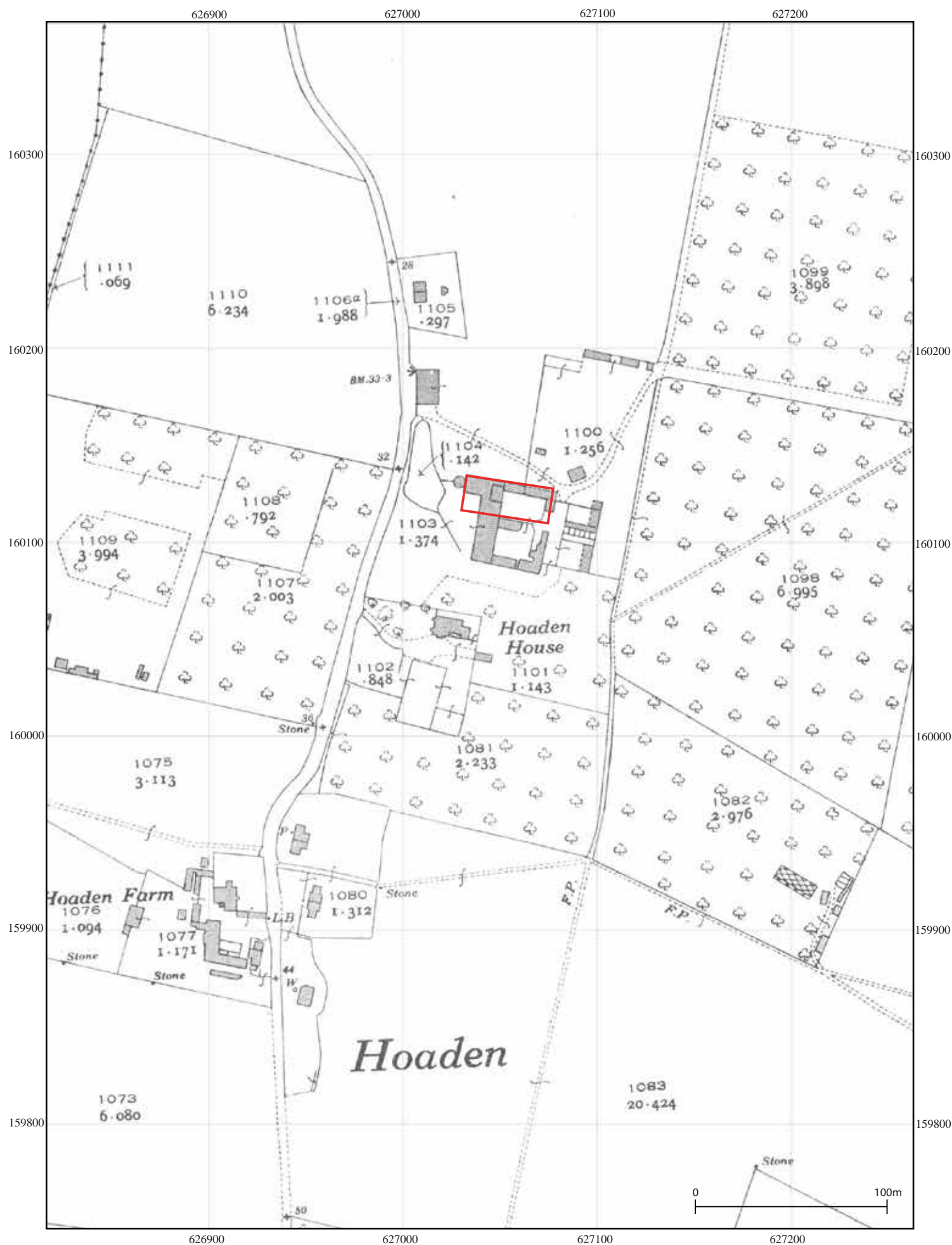


Figure 6: OS historic map from 1938, scale 1:2500

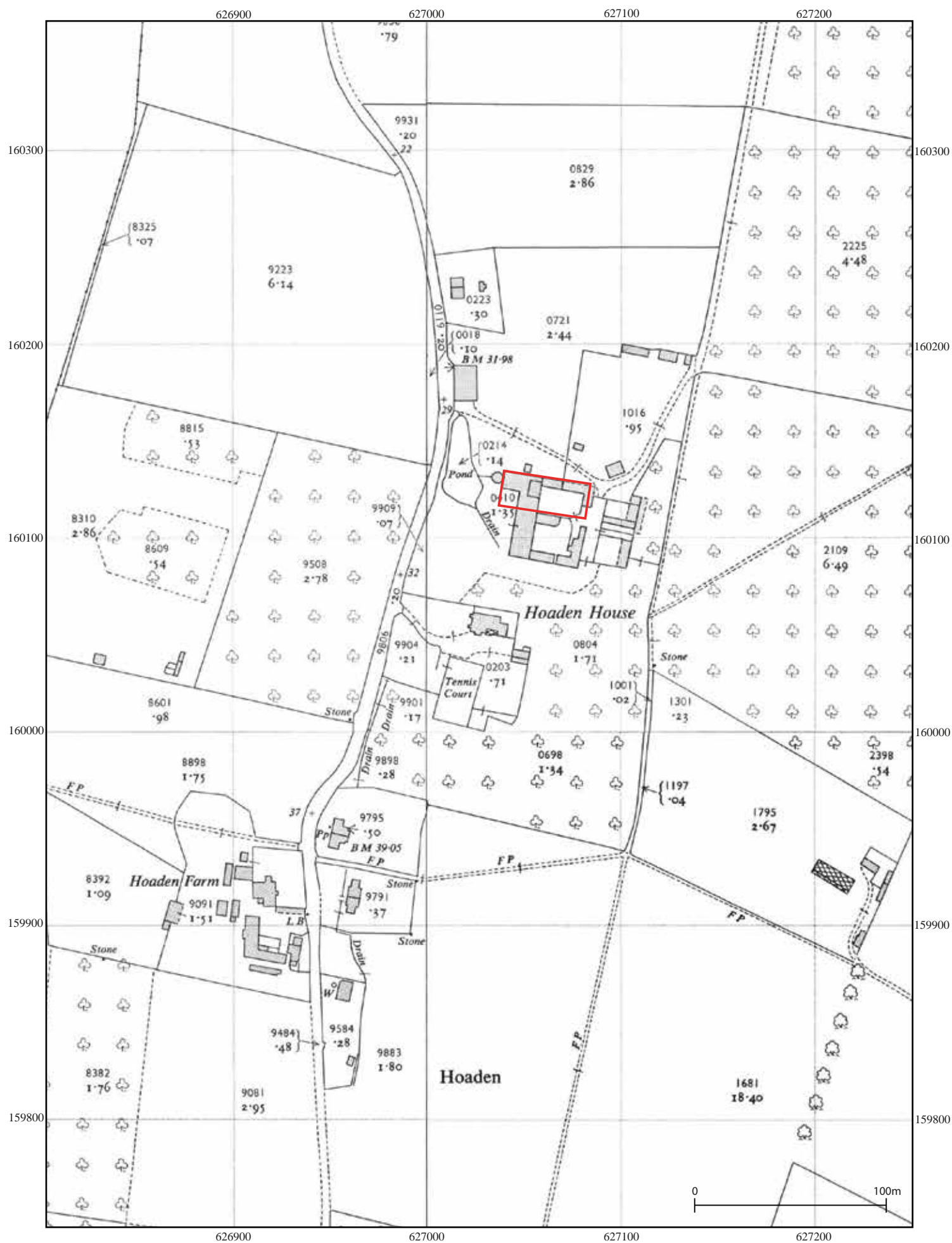


Figure 7: OS historic map from 1955, scale 1:2500

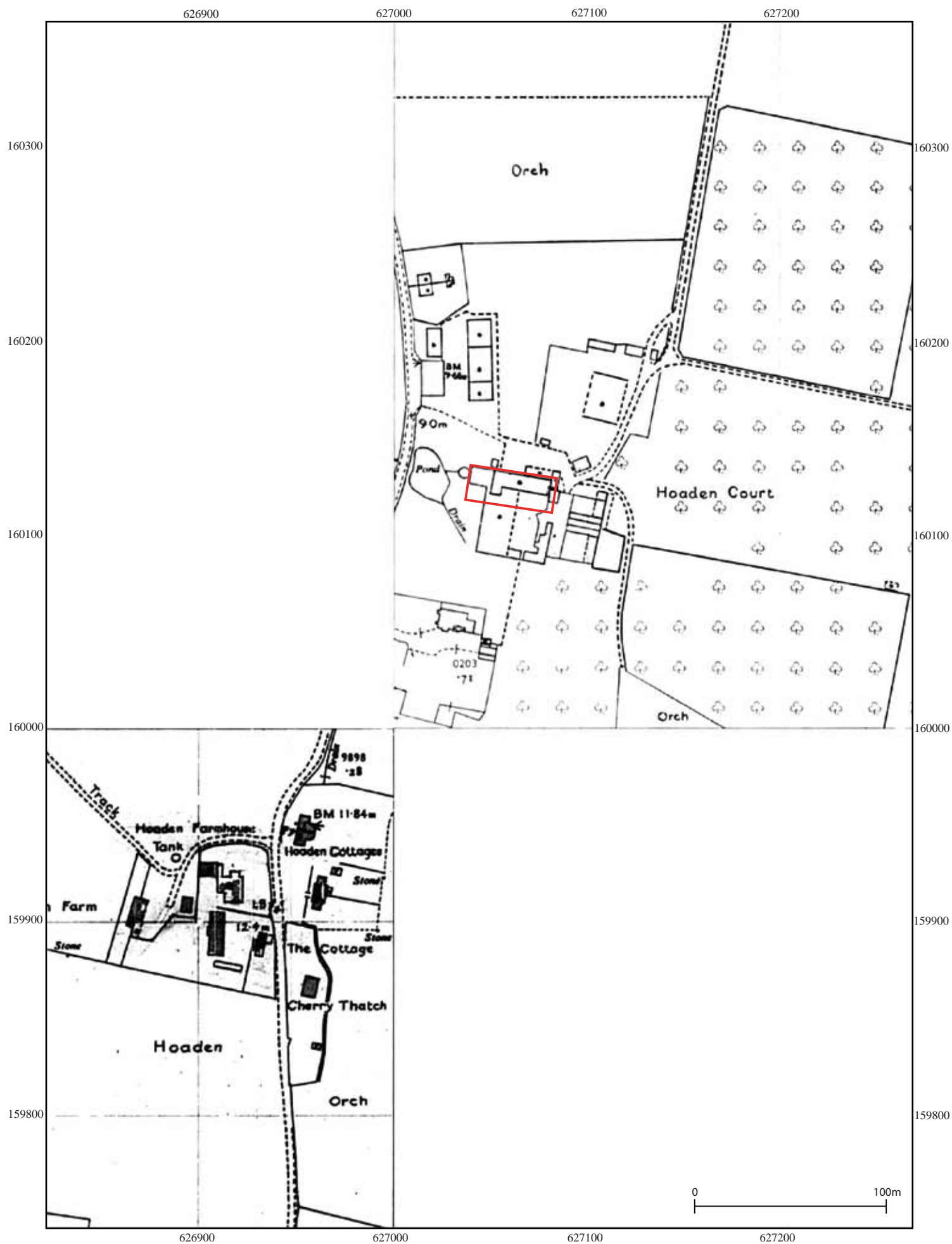


Figure 8: OS historic map from 1982-1984, scale 1:2500

Kent Historic Environment Record - Hoaden Court, Ash - Historic Landscape Character

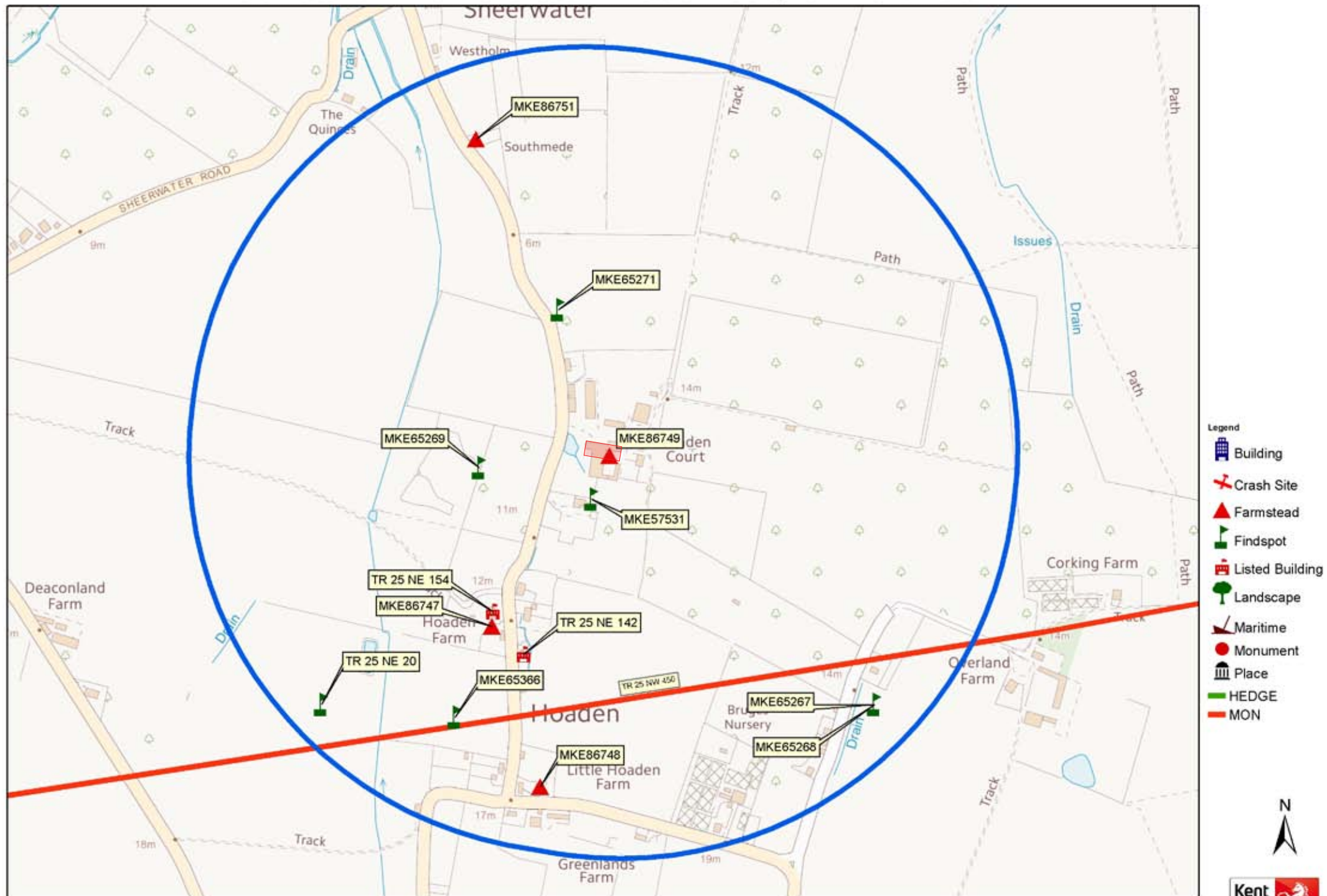


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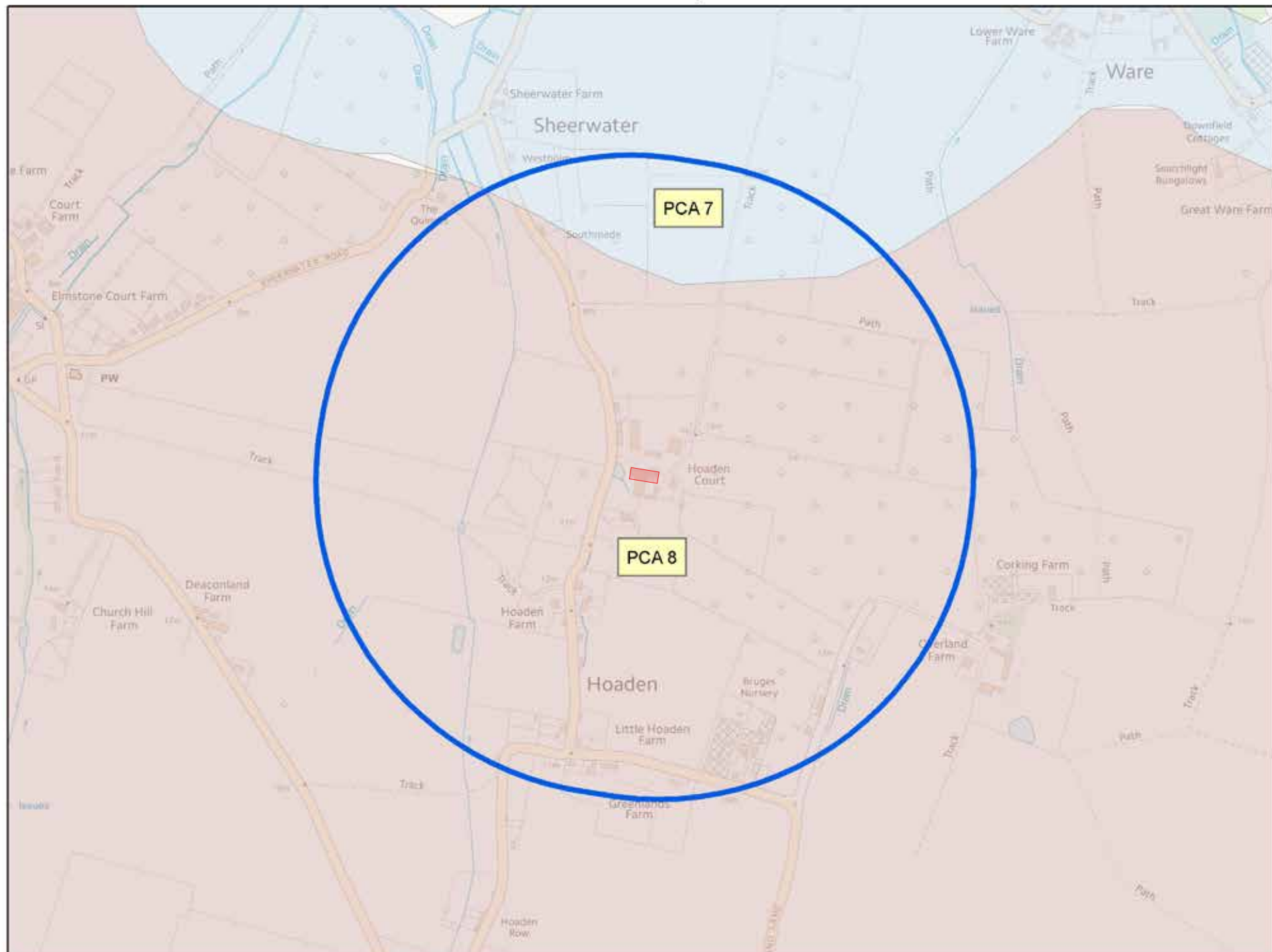
0 0.125 0.25 0.5 Kilometers



Kent Historic Environment Record - Hoaden Court, Ash - Monuments



Kent Historic Environment Record - Hoaden Court, Ash - Stour Palaeolithic Character Area



Legend





Plate 1: Google Earth aerial photograph from 1940



Plate 2: Google Earth aerial photograph from 1960



Plate 3: Google Earth aerial photograph from 1990



Plate 4: Google Earth aerial photograph from 2003



Plate 5: Google Earth aerial photograph from 2007



Plate 6: Google Earth aerial photograph from 2013



Plate 7: Google Earth aerial photograph from 2017