



**A**rchaeological Desk-Based Assessment in  
Advance of the Proposed Developments  
at Ringshill Farm, Wouldham Road,  
Wouldham, Rochester, Kent, ME1 3TP.

December 2019

# Archaeological Desk-Based Assessment in Advance of the Proposed Developments at Ringshill Farm, Wouldham Road, Wouldham, Rochester, Kent, ME1 3TP.

National Grid Reference TQ 71673 65895



Report for D G & J W Gore.

Planning Application MC/19/2897

Date of Report: 16<sup>th</sup> December 2019

## **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](http://www.swatarchaeology.co.uk)

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## **Archaeological Desk-Based Assessment in Advance of the Proposed Developments at Ringshill Farm, Wouldham Road, Wouldham, Rochester, Kent, ME1 3TP.**

### **Summary**

*SWAT Archaeology has been commissioned by D G & J W Gore to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Ringshill Farm, Wouldham Road, Wouldham, Rochester, Kent, ME1 3TP.*

*This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. 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: **high**
- Iron Age: **moderate**
- Roman: **moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

*The PDA is located just east of the River Medway and on the western side of the Wouldham Road. The M2 motorway is to the north and Wouldham village to the south. The farm buildings complex of the PDA covers an area approximately just over two acres and contains a number of farm buildings from the Post Medieval period through to the modern. Adjoining the yard area, close to the Wouldham road is the Grade II listed Ringshill Farmhouse and the nearby Grade II listed barn.*

*There is archaeological significance within the assessment area of high potential for the Prehistoric period, particularly the Bronze Age, the Palaeolithic and Post Medieval periods. The Iron Age and Roman period are considered to be of Moderate potential. All other periods are considered to be of low potential. The Medway Valley has been subject to detailed Palaeolithic survey, including test pitting close to the Site, which has revealed that there is a high potential for environmental remains. The Medway Valley has been occupied for millennia*

*from the Neolithic period onwards. The valley on the eastern side has a significant number of ring ditches and the location of the proposed grain store is situated where there has been a cropmark of a ring ditch. The valley also has Iron Age and Roman activity, where to the north east an Iron coin has been found and near Nashenden Farm a Roman urn. There has been a farm at Ringshill from at least the mid-18<sup>th</sup> century and in the Late 18<sup>th</sup> century/early 19<sup>th</sup> century, it underwent a number of changes with a new yard set out with buildings on three sides. Therefore, the potential of Post Medieval is considered high. Any Bronze Age, Iron Age and Roman activity would be considered to be of local to regional significance. Should Palaeolithic activity be found this would be considered of national significance and could potentially further our understanding of exploitation of the Medway in this period. Any Post Medieval activity would be of local significance in assisting our understanding of the development of the farm.*

*The research has indicated that the PDA area to the south west of the yard is an area that has been in agricultural use from at least the Post Medieval period, if not earlier as an orchard or an arable field, which would have had a low historical impact of any archaeology, although the effect of the potential grubbing out of trees and modern deep ploughing is unknown. The area of the building conversions are in an area of the main Post Medieval yard for the farmstead. One being a 1960s building built in the centre of the yard (building 4), the other (building 3), also a modern building in the western corner of the yard that would have replaced an earlier farm building. This is likely to have caused a high impact on any potential archaeology.*

*The proposed development comprises of a new grain store located in front of the recently built hay barn to the south west of the main yard area. It is not known as to the type of construction whether it is foundation trenches or a pad design. In addition, two of the existing modern agricultural buildings are to be converted. The exact nature of the conversion is not known in detail but does not include any below ground works. The proposed development of the grain store is considered to have a high impact on any potential archaeology and low impact in the area of the building conversions.*

*The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended for an archaeological evaluation to take place through trial trenching. This initial phase should determine whether any significant archaeological remains would be affected by the development and if so, what mitigation measures are appropriate.*

## 1 INTRODUCTION

### 1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by D G & J W Gore (the 'Clients), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Ringshill Farm, Wouldham Road, Wouldham, Rochester, Kent, centred on National Grid Reference (NGR) TQ 71673 65895 (Fig 1).

### 1.2 The Site

- 1.2.1 The PDA is located just east of the River Medway and on the western side of the Wouldham Road. The M2 motorway is to the north and Wouldham village to the south. The farm buildings complex of the PDA covers an area approximately just over two acres and contains a number of farm buildings from the Post Medieval period through to the modern. Adjoining the yard area, close to the Wouldham road is the Grade II listed Ringshill Farmhouse and the nearby Grade II listed barn. The PDA is currently accessed at the northern end of the farm complex but earlier in 2019, permission was granted to create a new access road further to the south along with a new hay barn at the south west corner of the far complex on what was an arable field. The PDA is set at an average height of 6.0m aOD (Fig. 1).

#### *Geology*

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of a band of bedrock comprising of New Pit Chalk formation. The farm complex itself site of Head brickearth and to the west in the area of the marshes is alluvium associated with the river Medway. Given the broad resolution of the BGS mapping (1:50;000) the boundaries are not clearly defined and may not accurately reflect the actual geology at the PDA itself.

#### *Geotechnical Information*

- 1.2.3 No geotechnical information is known. However, an evaluation earlier in 2019 by SWAT Archaeology close to the site of the proposed development identified a relatively consistent stratigraphic sequence across the majority of the Site



comprising topsoil of circa 0.3m sealing an intact subsoil of orange sandy clayey soil.

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is for three separate planning applications. Only one has yet been formally submitted, MC/198/2897, being south east of the approved hay barn and south of the main farm complex, a proposed grain store building on what is currently arable land. The other two applications are to follow are for the conversion of existing agricultural buildings in the main farm complex, buildings 3 and 4 (fig. 2).

### **1.4 Project Constraints**

- 1.4.1 There were no constraints associated with this project.

### **1.5 Scope of Document**

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

## 2 PLANNING BACKGROUND

### 2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

### 2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

*'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human*

*activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*

2.2.3 NPPF Annex 2 defines a Heritage Asset as:

*'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

2.2.4 Paragraph 189 of the NPPF states that:

*'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.'*

2.2.5 Paragraph 190 of the NPPF states that:

*'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

*Hedgerow Regulations (statutory Instrument No. 1160) 1997*

- 2.2.8 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

### **2.3 Local Policies**

- 2.3.1 Medway Council has a Local Plan adopted in 2003, retained in 2007.

*POLICY BNE21 ARCHAEOLOGICAL SITES*

- 2.3.2 Development affecting potentially important archaeological sites will not be permitted, unless:

(i) the developer, after consultation with the archaeological officer, has arranged for an archaeological field evaluation to be carried out by an approved archaeological body before any decision on the planning application is made; and

(ii) it would not lead to the damage or destruction of important archaeological remains. There will be a preference for the preservation of important archaeological remains in situ.

(iii) where development would be damaging to archaeological remains, sufficient time and resources are made available for an appropriate archaeological investigation undertaken by an approved archaeological body. Such investigations should be in advance of development and in accordance with a specification and programme of work approved by the council. Resources should also be made available for the publication of the results of the investigation.

- 2.3.3 A new Local Plan to cover the period until 2037 is currently in process.

2.3.4 The Council also has the following approach to Heritage:

- Restricting development that could have an unacceptable impact on a designated heritage asset and its setting;
- Ensuring that new development in Conservation Areas enhances their significance and special qualities, whilst respecting the historical and architectural character;
- Ensuring that all new development contributes to local distinctiveness and identity;
- Encouraging development that makes sensitive use of historic assets, particularly where they are under-used or redundant;
- Promoting the preservation of historic buildings considered to be 'at risk'.
- Resisting demolition or destruction of heritage assets without substantial justification that clearly demonstrates that public benefit outweighs the harm or loss resulting from the demolition or destruction.

*Local Planning Guidance*

- 2.3.5 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

- 3.1.1 This Desk-Based Assessment was commissioned by D G & J W Gore to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and 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.

3.1.2 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.

### **3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)**

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

*‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’*

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*

- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

## 4 METHODOLOGY

### 4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

### 4.2 Sources

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

#### *Archaeological databases*

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 750m 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.

#### *Cartographic and Pictorial Documents*

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.



*Aerial photographs*

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

*Secondary and Statutory Resources*

4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

*Walkover Survey*

4.2.8 The Site is visited for a walkover survey. This is for the purpose of:

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

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

5.1.1 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 (750m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens, Protected Military Remains or NMP cropmarks in the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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		c. 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
<b>Table 1: Classification of Archaeological periods</b>		

5.1.2 The Kent HER records within the 750m assessment area are dominated by cropmarks of either enclosures or ring ditches, of which some are close to or within the PDA as well as a number of other Prehistoric records. In general, the records are not numerous in number probably reflecting the lack of archaeological excavation opportunities in the area.

### 5.2 Designated Heritage Assets

5.2.1 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).

- 5.2.2 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).
- 5.2.3 The table in Figure 13 provides a full list of all designated heritage assets within the assessment area. The key ones are mentioned below.
- 5.2.4 The PDA located at Ringshill Farm has a couple of listed buildings within the farm complex itself. Ringshill Farmhouse (TQ 76 NW 506) is Grade II listed and attributed to the mid-18<sup>th</sup> century. To the north west of the house, close by, is a Grade II listed barn (TQ 76 NW 452). It is single aisled with 5 bays and dated to the 18<sup>th</sup> century. Both house and barns have replacement 20<sup>th</sup> century roofs, in full for the house and in part for the barn. Whilst not individually listed, there are a number of other farm outbuilding, which may be protected under curtilage. Curtilage listed buildings are structures that have the same protection and restrictions imposed on them as a listed building. Curtilage listed buildings are typically ancillary buildings, such as barns and stables, that are located in land associated with the principal building. This can apply where the structure(s) were constructed before 1st July 1948 and in common ownership with the principal listed building at the time of listing and that there is a functional relationship between the structures at the time of listing. At the farm complex, there are a number of buildings that appear to exist prior to 1948 and the map regression and construction suggests there are some still surviving of pre-1842 date (Fig. 11). These include the north eastern range and the north western barn and another outbuilding on the south western range. The house was listed on the 23<sup>rd</sup> August 1974 and the barn on the 2<sup>nd</sup> December 1991. They all remain in common ownership at the time of listing and also as at now. Figure 12 provides a summary of the date of all the current buildings on site. The two proposed conversions are to modern 20<sup>th</sup> century structures where there is essentially no change to the footprint and the buildings will be suitable clad with weatherboarding to match the local vernacular. The PDA is still an active farm and it is appropriate for the farm building to evolve to suit modern needs. The large proposed grain store is away from the main complex, associated with other modern sheds and does not impact upon the original farmstead yard.

- 5.2.5 Under the Kent farmsteads project, the farm has been identified as a 'Loose courtyard with working agricultural buildings on three sides and with additional detached elements to the main plan'. Loose Courtyard plans are the dominant farmstead plan type of South East England. The period from 1750 (being the date of the original house and barn), Ringshill was typical in that from the medieval period to the later 18th century, documentary, map and field evidence shows that many farms comprised no more than a house and barn, which applies to 16% of farms in Kent. In the early 19th century expansion of farms is an important development farm with the production of farmyard manure by cattle in increasing agricultural productivity to meet the demands of an increasing urban population. Ringshill was ideally placed given its proximity to the river Medway, Thames and London particularly benefitting from the river side marshes for pasture and the arable fields on the sides of The Downs. Farms of the Loose Courtyard type with buildings to three sides of the yard represent medium size farms and are characteristic of the northern part of Kent representing 14% of farmsteads in the North Downs
- 5.2.6 To the south west of the farm complex circa, 350m away is Starkeys (TQ 76 NW 709), which is Grade I listed being one of the most complete surviving stone built Medieval hall houses in Southern England according to the listing description. It is potentially 14<sup>th</sup> century with 15<sup>th</sup> and 18<sup>th</sup> century alterations and additions. Due to distance and vegetation between the two sites and the residential housing in what was the eastern range of the farm, there is no intervisibility between the PDA and Starkey Castle other than the extreme rooftop.
- 5.2.7 The significance of these heritage assets will not be affected by the proposed developments and will cause 'less than substantial harm' as per paragraph 196 of the NPPF.

### **5.3 Previous Archaeological Works**

- 5.3.1 Adjacent to the PDA for the new grain store is the new hay barn and access road. Planning permission of this was granted earlier in 2019 and in August 2019, three evaluation trenches were placed in the area by SWAT Archaeology. Two located

in the area of the hay barn, north west of the PDA for the grain store and one located on the access road north east of the proposed grain store (Plate 9). The proposed development at the time did not encroach into the area of the potential ring ditch. No archaeological finds or features were found.

- 5.3.2 In 2008, a non-intrusive Historic Environment Assessment was undertaken at Ringshill Farm to provide data for a Farm Environment Plan in relation to Higher Level Stewardship scheme. The report looked in to the wider landscape around the farm as well as reviewing the HER data at the time and undertaking a walkover. The report did highlight a number of features at the time such as boundary stones and lynchets, which have since been added to the HER data. The actual farm buildings were not studied.

#### *Landscape Characterisation*

- 5.3.3 The PDA and surrounding area are classed under the Landscape Characterisation as an area of 'Prairie Fields (19<sup>th</sup> century enclosure with boundary loss)' (Fig.15). Over time there has been a gradual increase in field size with defunct boundaries being removed. The location of the farm is below the high ground of the North Downs ridge line, situated on the gentler scarp slopes on the eastern side of the Medway valley. The land is one of cultivated open fields, bounded by hedgerows and shaws with views along the valley and across to the western side. East of the PDA, on the steeper ground are Medieval lynchets. The lynchets are the result of the repeated action of the plough's mould-board turning the loosened soil outwards and downwards; over time forming a level strip or tread for cultivation with a scarp slope down to the next strip below or through the action of slope wash accumulating against a barrier such as a fence or hedge. Generally, they follow the contour lines of the natural slope, they represent the communal efforts of medieval peasant farmers to bring marginal hilly ground into cultivation. There are usually tracks from the waters edge up to the higher ground on The Downs being former droveways where animals were taken from the pasture at the rivers edge up to other pastures and woods on the higher ground.
- 5.3.4 The land flattens out towards the river and becomes one of marshes west of the farm complex. This area contains drainage ditches, grassland a reed beds with open views along the river. Now a tranquil riverside scene, parts would have in

the 19<sup>th</sup> century been a hive of activity with wharfs nearby and tramways to the wharfs from quarries.

- 5.3.5 The PDA lies within the North Downs Area of Outstanding Natural Beauty (AONB) and has the following key characteristics of the Medway Valley. Wooded upper scarps with wide views across the river as well as views across adjacent chalk pits and quarries and an acknowledgement of the industrial heritage of the area. There are river corridor settlements in the area and south towards the greensand ridge. Trimmed remnant hedges surround the large arable fields on the scarp foot along with rolling intensively cultivated fields. There are riverside marshes and also swathes of dense mixed woodland.

#### *Medway Valley Palaeolithic Project (MVPP)*

- 5.3.6 The MVPP broadly follows the boundaries of the geology with area within the PDA designated KT 28 of superficial deposits of Head bricks, clay and silt and to the west the area designated 15 matching the alluvium deposits. To the east on the higher land is area designated 36 of head clay, silt, sand and gravel (Fig. 16).
- 5.3.7 Area 28 of the PDA has had both faunal and finds of the Archeulian tradition and carries high importance. The alluvium area to the east, less finds and only medium importance. To the east is also considered an area of medium importance.
- 5.3.8 The MVPP undertook test pit analysis to the east of the farm complex to fully understand the Pleistocene sediments within the region one towards the base of the valley side and another higher up the valley side. Buried fluvial gravel deposits of Terrace E were identified beneath 3m of colluvial overburden at Ringshill Farm (TP11) and dated to circa 268ka.
- 5.3.9 A patch of gravel at Ringshill Farm mapped by BGS as Terrace 2 (D) deposits was investigated but this proved to be entirely Head Gravel solifluction deposits. Two stray surface handaxe finds from the west side of the Medway (Starkey's Farm, and from near the old church), Burham are considered to be residual finds derived from the North Downs plateau.

#### *0-100m Radius*

- 5.3.10 There are four KHER entries for this area all relating to Ringshill itself. There are two records for the Grade II listed farmhouse (TQ 76 NW 506) and the adjacent

barn (TQ 76 NW 452), as well as a record recognising it as a farmstead (MKE84552). The western end of the PDA, there is a cropmark of a possible ring ditch (TQ 76 NW 844) seen on the 2013 aerial photograph (Plate 5).

#### *100-200m Radius*

- 5.3.11 There are two KHER entries for this area. One is on the south of the PDA being a boundary stone located on the parish boundary line. Another cropmark is to the north west of the PDA, located in the same arable field as the one mentioned above. This one though is much clearer and clearly shows a double ditch (TQ 76 NW 842).

#### *200-300m Radius*

- 5.3.12 There are no KHER entries for this area.

#### *300-400m Radius*

- 5.3.13 There are four KHER records for this area. To the south west is the Grade I listed Starkey Castle (TQ 76 NW 381), that was also a farmstead (MKEW84551). Also, in the vicinity of Starkeys, a Palaeolithic handaxe was found, although little else is known about the find (TQ 76 NW 381). To the east, north east is a Portable Antiquities Scheme find of an Iron Age copper alloy coin (MKE75861).

#### *400-500m Radius*

- 5.3.14 There are five records that fall in this radius. There are more cropmarks. One to the east, south east is of a rectangular enclosure, with linear features and a possible pit seen on the 2007 aerial photograph (TQ 76 NW 791). Another cropmark is to the south west of another possible ring ditch (TQ 76 NW 844). To the east was the location of test pitting in relation to the Medway Valley Palaeolithic survey where faunal remains were revealed (TQ 76 NW 412). A survey revealed the possibility of a tidal mill location at Starkeys (TQ 76 NW 722). To the north, north east is the line of what was a tramway that led to a wharf.

#### *500-600m*

- 5.3.15 There are four KHER records for this radius. One reflects that of the river Medway navigation (TR 65 NE 307). There are two more PAS finds, to the west, north west of Palaeolithic artefacts. A flint burin (MKE110177) and a faience scraper

(MKE110178). Another set of cropmarks have been seen to the south east of the PDA of an unknown enclosure from a 1928 aerial photograph (TQ 76 NW 31) but it is possible that farm buildings, such as cowsheds and pigsties, once existed in this area.

#### *600-700m*

- 5.3.16 There are five KHER records for this radius. To the south east is a second boundary stone representing the parish boundary line (TQ 76 NW 720). To the west, south west is a second tramway that ran from a large chalk pit by the Rectory (TQ 76 NW 397). In later times the quarry was used as a training area for the Royal Engineers. There are also three more cropmarks of ring ditches grouped together south and south west of the cricket ground to the north of the PDA. Seen in the 2013 aerial photograph (TQ 76 NW 839; TQ 76 NW 841; TQ 76 NW 843).

#### *Over 700m*

- 5.3.17 There are 16 KHER records for this area. Two of which are unidentified marine crafts to the north of the PDA aside the river. To the south is the Rectory chalk quarry (TQ 76 NW 396). To the west of the quarry and south west of the PDA was a Royal Engineer training ground (TQ 76 NW 400), A wharf was located by Starkey Castle (TQ 76 NW 399). This radius also picks up features on the far side of the river being the Maidstone to Strood railway (TQ 76 SW 442) and also the cement works at Cuxton (TQ 76 NW 414), which has had a variety of different uses and of which some buildings still survives. To the east, north east are earthworks thought to be Medieval lynchets (TQ 76 NW 718). To the east is another cropmark of a double ditch seen in the 2007 aerial photograph (TQ 76 NW 790). Mammoth remains from the Palaeolithic period has been dredged from the Medway at Cuxton (TQ 76 NW 905).
- 5.3.18 There are also four PAS finds. The exact location of these is not necessarily revealed with the find added to a grid square. To the north, two Iron Age copper alloy coins (MKE71902; MKE71903) were found and to the north east a Roman copper alloy coin (MKE114135). To the east, north east a Post Medieval copper alloy inscribed token was discovered (MKE110348)



## 5.4 Archaeological and Historical Narrative

- 5.4.1 The Medway river has had Palaeolithic remains and is an ancient channel dating from 500, 000 years ago. The Medway Gap was created when the Medway river cut through the North Downs. These deposits contain an abundance of Palaeolithic artefacts and fossil animal remains. In 1906, the tusk and teeth of a mammoth was found in Peters Pit south of the PDA. The tusk, measuring over 3 metres can now be seen in Rochester Guildhall Museum. Just across the Medway on the western banks at Cuxton is a Palaeolithic Scheduled site where abundant handaxes, along with undisturbed horizons and scarce faunal remains from restricted outcrop close beneath ground surface
- 5.4.2 The Medway Valley is also known for Neolithic settlement as evidence by such structures as causewayed enclosures and burial monuments. Several chamber tombs can be found south, south east of the PDA. 'Kits Coty house' is on such remains of a burial chamber that is sited at one end of a long barrow. To the south and lower down the hill are the remains of 'Little Kits Coty House' or 'Countless Stones', pile of stones that are fallen but arranged in a similar manner and many others in the vicinity.
- 5.4.3 Along the valley on both the higher and lower ground are Bronze Age burial mounds. Some of which have revealed skeletons. East of the PDA is the Nashenden Valley that forms part of the North Downs and the Pilgrims Way follows the western edge. Some mounds lie close to the Pilgrim's Way, itself a prehistoric trackway. This area also contains ancient woodland. The Iron Age saw continuation of occupation of the valley to the north and south.
- 5.4.4 Nearby Rochester was a Roman town and the main London to Dover Roman Road of Watling Street passed through with a bridge across the Medway. Its Roman name was Durobrivae meaning 'stronghold of the bridges'. It is likely that the area of the PDA, being on the hinterland of Rochester in this period, was one of scattered farmsteads and villa estates and its proximity to the town, Medway and Watling Street would have attracted occupation to the area. Certainly, many villas were lined along the Medway valleys. South of the village of Wouldham in the vicinity of the Old Church Road, is thought to be a Roman structure, possibly a

villa. Another known villa site is a large one further south at Eccles. The nearby north Kent area around Upchurch also became significant for Pottery manufacture in the Roman period, relying upon the Medway to transport goods. The Medway, was heavily exploited by the Romans who quarried the area for stone.

- 5.4.5 In the Anglo-Saxon period, Rochester became one of the two dioceses in Kent, Canterbury being the other. The bishopric for Rochester was established by Æthelberht in 604 AD, and the foundation of the cathedral there by Bishop Justus. The first documentary evidence of Wouldham is in 751 AD when King Ethelbert gives 'Wuledham' to the Church of St Andrew in Rochester. The name is though the originate as Wolde meaning a treeless down settlement or alternatively settlement of the Wuldas, meaning glorious or splendid men. Spellings have been Uuldaham in 811 AD, Wuldaham and Oldeham in 1086 AD.
- 5.4.6 North of the PDA, is the village of Borstal, since enveloped into Rochester. Its name came from Anglo-Saxon burg-steall "fort site" or "place of refuge", likely referring to the hill there. It is in the Domesday Book of 1086 as 'Borchetelle', and then consisted of a 50-acre meadow, six households and two watermills. Anglo-Saxons were known to have occupied the area as a large cemetery has been found to the south at Eccles.
- 5.4.7 Wouldham, belonging to the Bishop of Rochester both before and after the Norman invasion based on the Domesday Book, there were 18 villagers, 16 smallholder and 6 slaves, which is considered large for the period. Enough land for 5 ploughlands with 2 lord's plough teams and 6 men plough teams. There was also 60 acres of meadow and enough woodland for 60 pigs, 1 fishery, and one church. The present church was built around the earlier church as is dated to around 1200 AD. The earliest church at Wouldham is a stone one in 1058.
- 5.4.8 South of the PDA is the parish boundary line. The PDA itself sits in the parish of St Margarets, Rochester whereas nearby, Starkeys to the south falls within the parish at Wouldham. A number of boundary stones between Ringshill Farm and Starkeys exists to mark this parish boundary. The earliest record of St Margarets Church is in 1108. Originally on the southern outskirts of Rochester, the town

grew in the Medieval period and enveloped the church. The church was later rebuilt, with only the Medieval tower remaining.

- 5.4.9 The Wouldham area had three manors, Wouldham, Starkeys and Rings. There is the Manor of Littlehall (Starkeys) and covered the land between the Manors of Rings and Wouldham. Documentary evidence from 1446 shows the name of Ringshill as 'Ryngges', and may be a manorial name. Along with Ringshill Place to the east, these two buildings formed the Manor of Rings. The Manor of Rings was in possession of Thomas de Woldeham in the thirteenth century.
- 5.4.10 In later years, both the Manor of Rings and the Manor of Littelhall (Starkey's Castle) passed onto Sir William Whorne or Whorne's Place, Cuxton and then later during Charles I's reign to the Marsham family.
- 5.4.11 Hasted, a late 18<sup>th</sup> century historian describes the area in Wouldham as 'the hills rise to a great height eastwards, as far as Nashenden being mostly unenclosed, open downs, the soil of which is chalk, much covered with slints, being poor and unfertile, a dreary country.'
- 5.4.12 Starkey's, a Grade I listed Medieval hall house was known to have been purchased around 1490 by Sir Humphrey Starkey who built a house there. However, it is possible that parts of the building incorporate earlier structures from the 14<sup>th</sup> century, having earlier been built by Richard Byset who owned it in 1390.
- 5.4.13 During the Medieval period, the area was one of scattered farms and predominately agricultural. There was a bridge crossing the Medway at Rochester and to avoid long detours, there were ferry crossings at certain points across the Medway. There is known to be one at Wouldham in the 19<sup>th</sup> century and it is likely it was also in operation much earlier. This crossed from Wouldham to Halling. The ferry service continued until the 1960s.
- 5.4.14 By 1769 there was farm at Borstal farm was called 'Bostle', and probably had been joined by a wayside inn called the White Horse on the valley road above. In about 1830 Borstal House was built near the farm, and at the time of the 1840s Tithe Map the settlement was just a hamlet of a few cottages, mostly owned by local woman Mary Tuff. She sold her nearby lime-works in 1853, which was developed into a cement factory owned from 1864 and led to the growth of the village of

Borstal. A second cement factory, called Borstal Manor, opened in 1898. Both works closed in 1900, but continued to produce cement intermittently until about 1920 and the village eventually swallowed up into Rochester.

- 5.4.15 By the mid-1800, the area of the Medway around Rochester had a number of cement works along its length. At Wouldham, there were two operations known as Wouldham Court close to the centre of the village and Peters/Wouldham Hall, south of Wouldham village located on the banks of the river. This led to the expansion of Wouldham Village which jumped from 165 in 1801 to 1,272 by 1901. The Wouldham Court works also built a tramway to connect these works with the quarry. The tramway south of Starkey Castle ran from a chalk pit towards a wharf at the river. The area around had a number of lime kilns. The Peters/Wouldham works closed in 1925 and Wouldham Court in 1903.
- 5.4.16 In 1841, Ringshill Farm was advertised to be let, following occupation from the late Hugh Stewart Carlow containing a farm house and 262 acres as well as the livestock, deadstock hay and straw.
- 5.4.17 By 1859, the estate was to be sold. Mr Thomas Buck was the then tenant. The farm was described as containing hops, arable and pasture land of 268 acres. In 1905 a high tide at the river meant that 40 sheep belonging to Ringshill Farm drowned.
- 5.4.18 Between Starkey and Wouldham village was an army camp with land purchased in 1865. At some time in its life it was also a POW camp. Wouldham Camp was a Royal Engineer training camp for 'wet bridging' in the late Victorian period. The Army owned land on both sides of the river. It continued in use as a wet bridging camp into the 1960's when it was known as the 'Eastern Command Bridging Training Centre'. In the nearby quarry the Royal Marines were trained in 1918 for the Zeebrugge raid on a full-size replica of the Mole at Zeebrugge. Late in World War two, a temporary bridge was built from Wouldham Church across the Halling and later removed in 1946 once the war ended.
- 5.4.19 In 1963 a viaduct was built over the river Medway south of the bridge at Rochester, which carried the M2 motorway. In 2003 another span to the motorway was added. In 2003, there was another crossing of the river, this time just to the south of the motorway by the High-Speed rail link. These bridges across

the Medway have seemed to provide an unofficial boundary to the edge of the Rochester urban area., limiting expansion south of the bridges.

## 5.5 Cartographic Sources and Map Regression

### *Andrews, Dury and Herbert map of 1769*

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map does not show the farm. The only buildings showing at those at Starkeys, which is located north east of Wouldham alongside the Wouldham Road. To the north east of the PDA is the hamlet of Borstal. To the east of the PDA is the high ground and the road of what is the route of the Pilgrims Way also known as the Burnham Road (Fig. 3).

### *Hasted, 1798*

- 5.5.2 There is little by way of difference to the earlier map. In the vicinity of the PDA is a route down to the riverside (Fig. 4).

### *Ordnance Surveyors Drawing 1798*

- 5.5.3 This is the first map to show the farm. The house and nearby barn can be identified. As well as for of the south western range and it also appears that the barn on the north western range is there. The north eastern range does not yet appear to be built. The area around is one of arable fields except for the marsh to the north west (Fig.5).

### *St Margaret Tithe Map of 1842*

- 5.5.4 As the parish boundary line is between Starkey's and Ringshill Farm, they are on two separate maps and have been placed together to be able to view the wider area. The farmhouse can be seen facing the road. The farm now has buildings on three sides of the yard. The owner at the time is Hugh Carlow and the farm occupied by Thomas Buck and is 264 acres, which ties in with the earlier newspaper article. The yard area also contains a cottage in the north west corner. The area to the west is pasture with the arable land to the east of the Wouldham Road. The farm also owns a track that travels eastwards from the Wouldham Road to the Burnham Road. The field designated No. 4 to the south west of the yard is an orchard. The pond and drainage channels designated No. 11 west of the

yard between meadow and the marsh. The farm at this time also owns area no 17, which is on the eastern side of the Burham Road and called Mill Hill Field with the suggestion a mill may have stood near here (Fig.6).

#### *Historic OS Map 1863-65*

5.5.5 This is the first properly scaled OS map. This shows little change from the earlier tithe map. A number of the field have had boundaries removed to make them larger. There is now a new building to the north west of the yard area. Just off the map to the east is the area referred to a windmill hill and nearby a shaw marked 'Old Fort' given that was the interpretation at the time in the location of the present-day Shoulder of Mutton Wood where there is now known to be a Bronze Age bowl barrow. To the north of the farm is a straight line leading from the road to the riverside. This is an embankment leading down to a wharf (Fig. 7).

#### *Historic OS map 1898 1:2500*

5.5.6 There is little change at the farm. The map now shows that to the north west of the north western range is a circular building of unknown purpose (Fig.8).

#### *Historic OS map 1909 Scale 1:2,500*

5.5.7 There appears little change (Fig. 9)

#### *Historic OS map 1932-33 scale 1:2,500*

5.5.8 There are no changes (Fig. 10).

## **5.6 Aerial Photographs**

### *1940s*

5.6.1 Unfortunately, the aerial photograph is not of the best quality. Enough can be discerned to show that the farmhouse and its outbuildings look little different that of the historic maps in the 1932-33. However, to the west of the north western range, it suggests that there are now additional buildings in that area (Plate 1).

### *1960*

5.6.2 The aerial photograph shows little change. Aside the farmhouse can be seen a barn, with a slimmer building attached to the rest of the range. The north western

range consists of a large barn. The north eastern range is a long slim range. Between the barn on the north western range and the farmhouse, a new barn has been built (Plate 2).

*1990*

- 5.6.3 There have been a number of changes. Parts of the south western range has lost some buildings to be replaced by two larger modern barns. The barn of the north western range still exists. As does much on the north eastern range. The orchard that was to the south west of the yard area is now arable. (Plate 3).

*2003*

- 5.6.4 A new large barn has been built to the south west of the yard (Plate 4).

*2013*

- 5.6.5 This photograph shows the cropmarks of two ring ditches. The westernmost one is a double ring ditch and can clearly be seen. These potentially represent the remains of a Neolithic and/or Bronze Age round barrow. The one closest to the PDA is less clear but is a single ditch. (Plate 5)

*2018*

- 5.6.6 There is no change (Plate 6).

*LIDAR*

- 5.6.7 The LIDAR does not show any evidence of the ring ditch in the vicinity of the PDA (Plates 7 & 8).

## **5.7 Walkover Survey**

- 5.7.1 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 artefacts. A walkover was undertaken on the 13th December 2019. No features or artefacts were seen (Plates 10-24) and none of the buildings were viewed internally.
- 5.7.2 The farm is currently accessed from the Wouldham Road to the north of the house. beside the house is the 18<sup>th</sup> century Grade II listed black weatherboarded

barn. The rear of the house would have original faced onto the farm yard with agricultural buildings on three sides as seen in the 1842 tithe map. There is a brick wall separating the area between the house and its garden and the farm yard. The yard surface is all concrete hard standing. The majority of the north eastern range from this period still remains are used for storage and housing cows. Aside for the listed barn only a single other structure remains from the south western range currently occupied by a stonemason. The north western range consists of a large barn built before 1842 but with a modern roof. The north western corner of this barn has a circular structure attached, which has lost its roof being only single storey in height. It is thought that this may be the remains of an oast, but it appears too small in size and may possible be a dovecote. These are square or circular towers, of single storey that usually had conical roofs for housing pigeons and their manure and can be incorporates into the walls of other buildings as stables or barns and built to ornament home farms. The majority are of 18<sup>th</sup> and 19<sup>th</sup> century in date with low, small doorways, which this building appears to have. Based on the map regression, this would have been added sometime between 1842 and 1868. Looking at the brickwork on the barn, it appears that at an earlier point in time it had entrance doors on both sides, with the north western door now bricked up. The early buildings on all three sides of the yard all have similar design with black bricks framing the tops of the windows giving a consistency of design and confirmation of construction at similar times. As a working farm, its requirements have evolved in the 20<sup>th</sup> century, with large modern barns. One was placed in the middle of the original yard that is currently housing cattle, open fronted facing the barn with the brick rear facing the house (building No. 4). In the south western corner of the original yard is a large open hay store erected in the late 20<sup>th</sup> century (buildings No. 3). South east of the main yard is another large modern agricultural shed. West of this is the new hay barn, which has already been erected, with the new access road currently being constructed. At the rear of the north western range are two other outbuildings, which are of 20<sup>th</sup> century date and have recently been re-clad. The area of the proposed new grain store, has previously been part of an arable field is an area currently left fallow in anticipation of the planning application with the crop having been harvested in the autumn.



## 5.8 Summary of Potential

### *Palaeolithic*

5.8.1 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 five records from this period within the assessment area. A handaxe from this period was found at Starkey's Farm. Mammoth remains have been found from the riverbed in the early 20th century and a flint burin and a scraper tool was reported under the PAS. Area 28 of the PDA under the Medway Valley Palaeolithic Project has had both faunal and finds of the Archeulian tradition and carries high importance. Therefore, the Palaeolithic potential in this area is considered **high**.

### *Mesolithic*

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

### *Neolithic*

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has one record from this period although it is possible that it may fall into the Bronze Age being a double ring ditch to the east of the PDA on the outer edges of the assessment area. Neolithic activity has been found outside the assessment area to the south at Burham, with a causewayed enclosure of some national importance (TQ 76 SW 389) and the Coldrum Stones, a chambered Neolithic tomb and the megalithic tomb of Kits Coty and suggesting the valley was occupied and potential cultivated in this period. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Bronze Age*

5.8.4 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 no records definitively from this period within the assessment area. However, there are a number of records of unknown date, which are highly likely to relate to this period or may even be Late Neolithic. These are cropmarks of ring ditches and barrows, which are to be found all along the valley sides in this area

both on the lower ground, at the level of the PDA to the north and south west and on the site of the proposed grain store at the farm and also to the north east, east and south east on the higher ground. Beyond the assessment area to the south east is the scheduled mound of a round barrow at Shoulder of Mutton Wood, with the possible remains of a Bronze Age field system nearby. The finds and features for this period cover the area to the south west and north west of the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

#### *Iron Age*

- 5.8.5 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 four records from this period within the assessment area. Three located to the north near Borstal and one to the east, north east. Three of the four were also reported under the PAS and located to a grid square. Iron Age pits were found to the north east by Nashenden Farm during the Channel Tunnel Rail link fieldwork investigations. Further south, down the valley, near Burham and Eccles are Iron Age activity. The Pilgrims Way is a Prehistoric trackway. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

#### *Romano-British*

- 5.8.6 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 Kent HER has one record from this period within the assessment area being a PAS find of a coin, located to a grid square to the north east. Near Nashenden Farm a Roman urn was found in antiquity. Elsewhere along the valley to the south near Peter's Village, at Burham and Eccles are Roman villas, which were set all along the River Medway. Therefore, the possibility of chance finds from this period cannot be discounted and the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

### *Anglo-Saxon*

- 5.8.7 The Kent HER has no records from this period within the assessment area. Rochester and Wouldham would have been the key settlement area in this period, with the PDA located between the two in the rural hinterland. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Medieval*

- 5.8.8 The Kent HER has three records from this period within the assessment area. This includes the Grade I nearby Starkey's Castle. To the east, north east is potential a Medieval lynchet feature identified in a previous survey. To the north east is a findspot of a copper alloy jetton. It is likely that in this period the area of the PDA was one of agricultural fields. The potential for finding remains that date to this period is period is considered **low**.

### *Post Medieval*

- 5.8.9 The Kent HER has 17 records from this period within the assessment area. These include the farmstead, which includes Grade II listed farmhouse and barn at Ringshill and also the farmstead at Starkey's castle. The farmstead based on the surviving farmhouse and barn is circa 1750, with the later expansion of the yard with buildings on three sides is from the late 18<sup>th</sup> century/early 19<sup>th</sup> century. The records also recognise the industrialisation of the area with wharfs, tramways and chalk pits on this side of the river, and also on the far side with factory buildings and the railway. There are also a number of boundary stones reflecting the dividing line between the parishes of St Margaret and Wouldham which is just to the south and south east of the farm. The river Medway was a major navigation route in this period and there are also records for marine crafts to the north of the PDA. In addition, to the south west, there is the site of a Royal Engineers camp and training ground. The potential for finding remains that date to this period is considered **high**.

### *Modern*

- 5.8.10 KHER has no records dating to this period. The PDA in this period remained a working farmstead and a number of modern farm buildings have been added from the 1960s onwards to the present day. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

*Unknown*

5.8.11 Aside from the cropmarks in this period, is that of the site of a possible tidal mill located by Starkey's.

*Overview*

5.8.12 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

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

## 6 IMPACT ASSESSMENT

### 6.1 Introduction

6.1.1 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.

### 6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA area to the south west of the yard is an area that has been in agricultural use from at least the Post Medieval period, if not earlier as an orchard or an arable field, which would have had a low historical impact of any archaeology, although the effect of the potential grubbing out of trees and modern deep ploughing is unknown. The area of the building conversions are in an area of the main Post Medieval yard for the farmstead. One being a 1960s building built in the centre of the yard, the other, also a modern building in the western corner of the yard that would have replaced an earlier farm building. This is likely to have caused a high impact on any potential archaeology.

6.2.2 The proposed development comprises of a new grain store located in front of the recently built hay barn to the south west of the main yard area. It is not known as to the type of construction whether it is foundation trenches or a pad design. In addition, two of the existing modern agricultural buildings are to be converted. The exact nature of the conversion is not known in detail but does not include any below ground works. The proposed development is considered to have a high impact on any potential archaeology at the site of the new grain store and low impact in the area of the building conversions.

## 7 SIGNIFICANCE

### 7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

### 7.2 Significance Criteria

#### *Period*

7.2.1 There is archaeological significance within the assessment area of high potential for the Prehistoric and Post Medieval period, moderate potential for the Iron Age and Roman periods. All other periods are considered to be of low potential. This Medway Valley here is known for its Palaeolithic potential. In addition, there are a high number of Bronze Age cropmarks all along the valley, with one actually located in the area of the new grain store itself. The Medway valley is also renowned have Neolithic, Iron Age and Roman activity, although there is little such activity close to the PDA. With the farm itself existing from the Post Medieval period, this period is also considered high.

#### *Rarity*

7.2.2 Bronze Age and Roman activity would be considered to be of local to regional significance. Should Palaeolithic activity be found this would be considered of national significance and could potential further our understanding of exploitation of the Medway Valley in this period. Any Post Medieval activity would be of local significance in assisting our understanding of the development of the farmstead.

#### *Documentation*

7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research may uncover more documentary evidence.

*Group Value*

- 7.2.4 There is potential for archaeology at the PDA in providing group value in understanding the occupation of the area in the Bronze Age period especially given the potential for a Bronze Age ring ditch as seen by cropmark on the site of the proposed grain store.

*Survival / Condition*

- 7.2.5 The area of the proposed grain store is likely to have been in agricultural use and historical had a low impact on any potential archaeology, although there is the possibility of an unknown impact caused by the grubbing out of the orchard in the area and/or deep modern ploughing.

*Fragility / Vulnerability*

- 7.2.6 Any potential remains within the PDA in the area of the proposed development for the grain store, should they survive in-situ will be vulnerable to damage during the proposed development of a high impact.

*Potential*

- 7.2.7 The impact assessment concludes that the site has a high potential for archaeological remains.

*Significance*

- 7.2.8 Based on the information gained in this report, it can be concluded that the site is of archaeological interest in relation to the Palaeolithic, Bronze Age and Post Medieval period of which carries national, regional and local significance.



## 8 ARCHAEOLOGICAL MITIGATION

### 8.1 Introduction

- 8.1.1 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 **high** archaeological potential for the Prehistoric and Post Medieval periods, **moderate** for the Iron Age and Roman period and **low** potential for all other periods. The development proposals for the grain store will encounter part of the site in the area of a potential Bronze Age ring ditch in parts of the site that is considered to have had low historical impact. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended for an archaeological evaluation to take place through trial trenching. This initial phase should determine whether any significant archaeological remains would be affected by the development and if so, what mitigation measures are appropriate.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

- 9.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

### **9.2 Reliability/Limitations of Sources**

- 9.2.1 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**

- 9.3.1 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 D G & J W Gore (and representatives) for the use of this document in all matters directly relating to the project.

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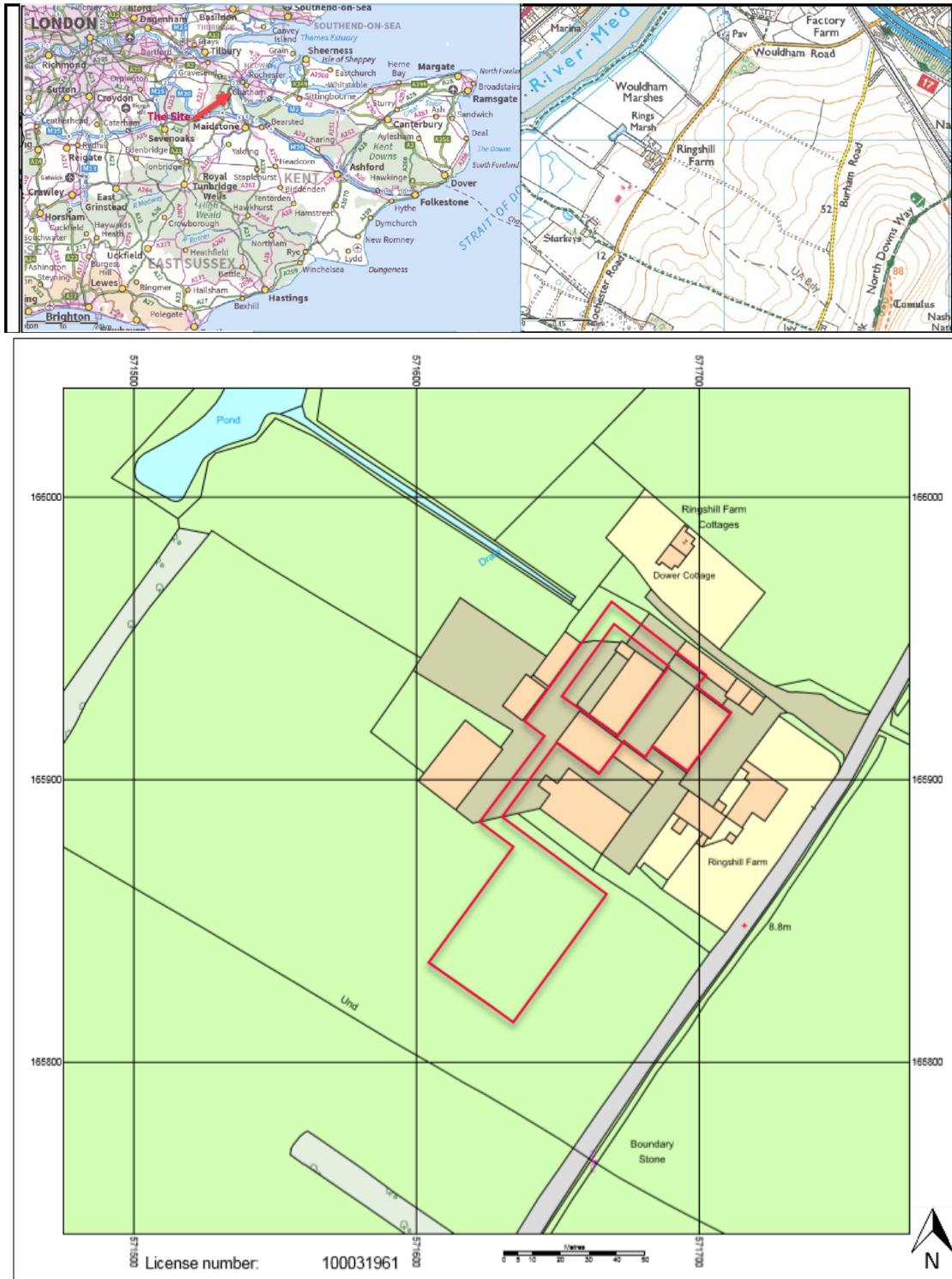


Figure 1: Location Maps, Scale: 1:20,000, 1:1,250





Figure 2: Proposed Development Area (Kent Design Studio)





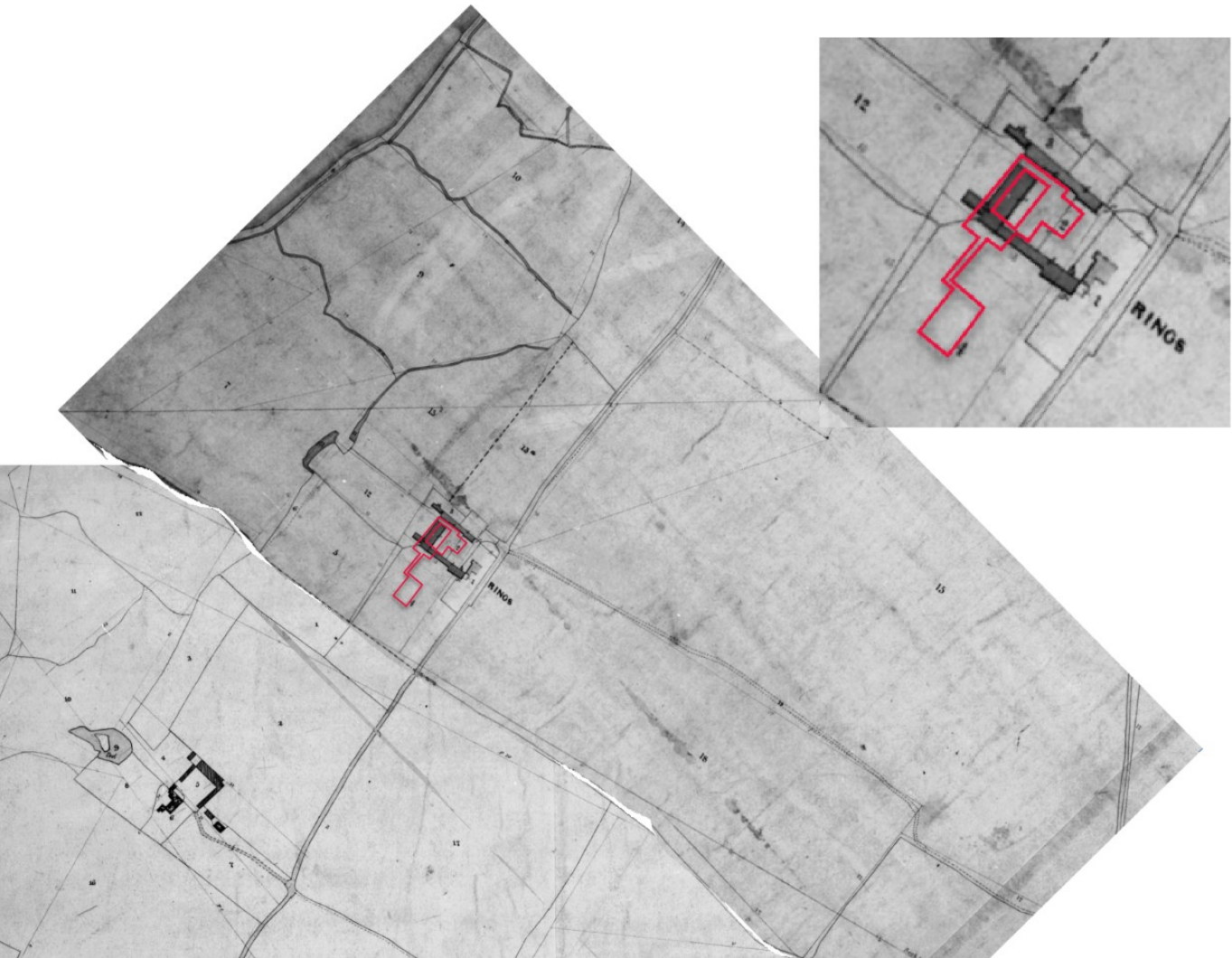
Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



*Figure 5: Ordnance Surveyors Drawing 1798*



*Figure 6: St Margaret, Rochester Tithe Map 1842 and close up*



Figure 7: Historic OS Map 1863-65 Scale 1:10560

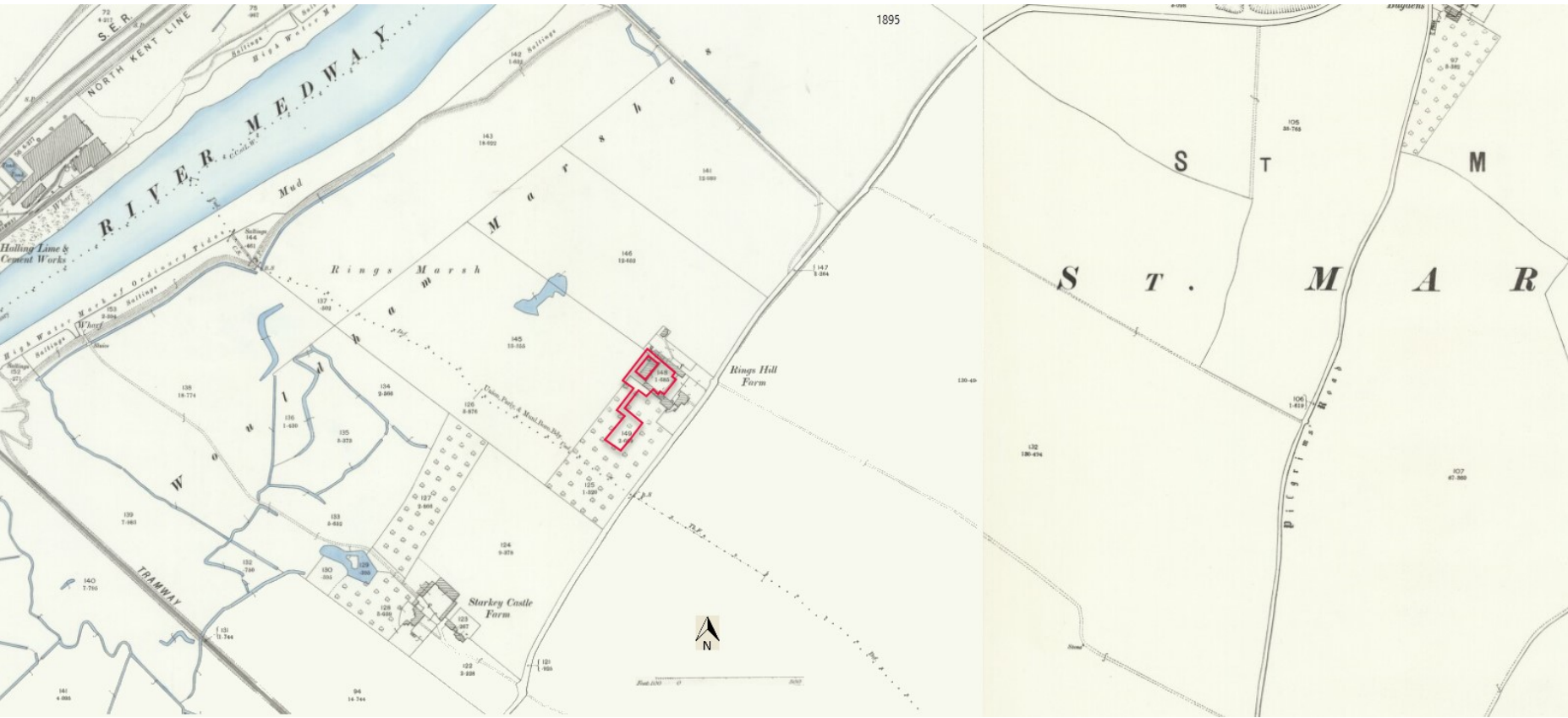


Figure 8: Historic OS Map from 1895 1: 2500

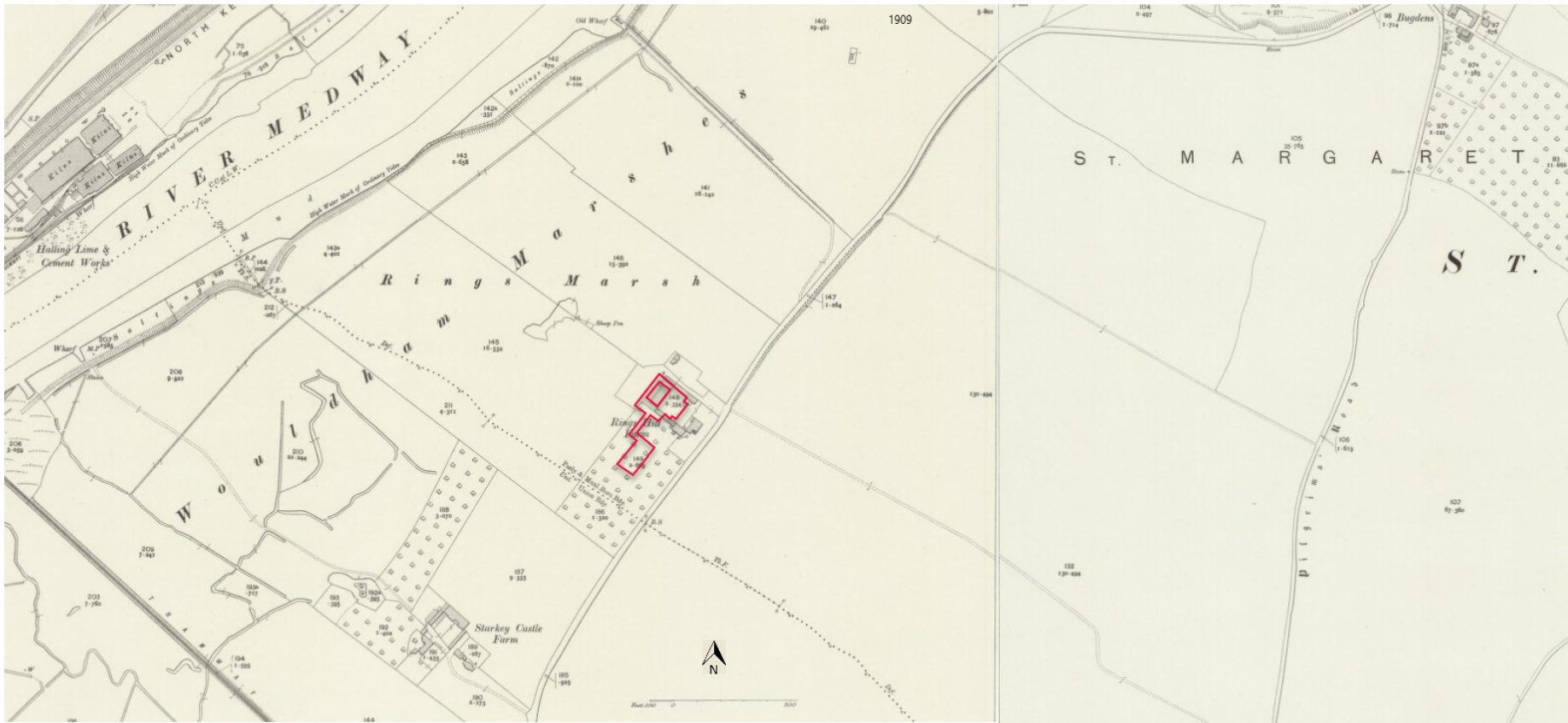


Figure 9: Historic OS Report 1909 Scale 1:2,500

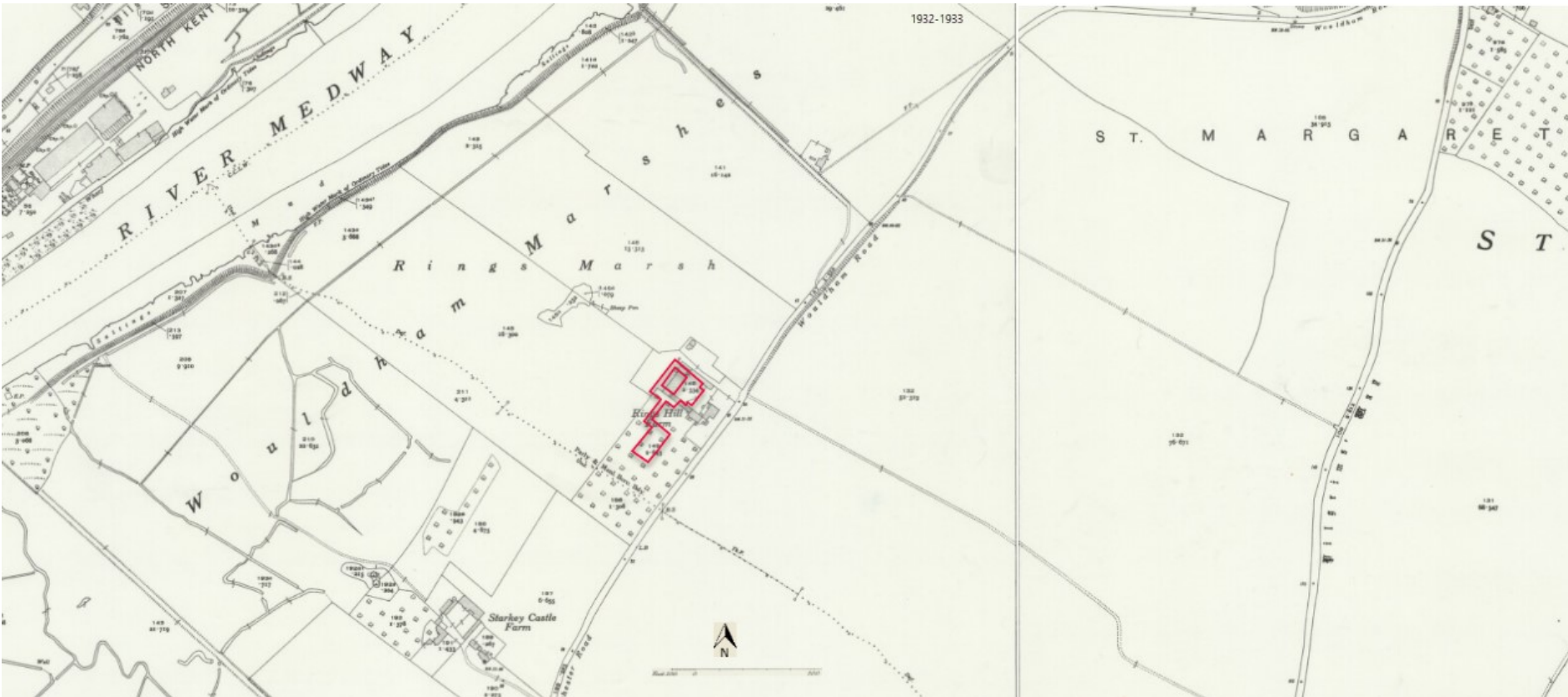


Figure 10: Historic OS Map 1932-1933 Scale 1:2500



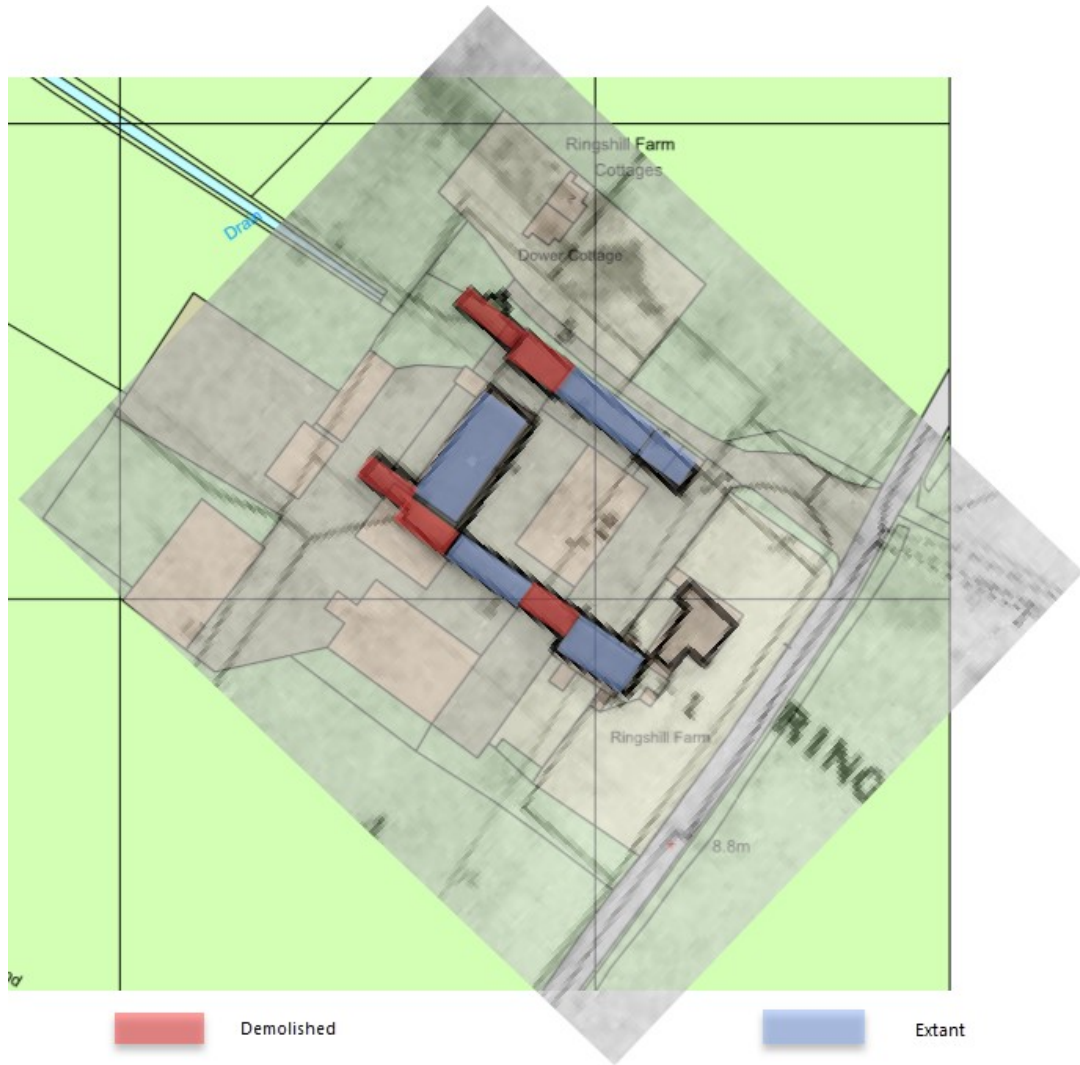


Figure 11: Overlay of tithe map of 1842 to the present-day OS map detailing which buildings have since been demolished and which still survive.



Figure 12: Phasing of the site

**11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 13-17). ALL DISTANCES TAKEN FROM A CENTRE POINT IN THE PDA.**

KHER	Type	Location	Period	Description
TQ 76 NW 197	Marine	c. 835m N	Post Medieval	Remains of an Unidentified Craft
TQ 76 NW 203	Marine	c. 835m N	Post Medieval	Remains of an Unidentified Craft
TQ 76 NW 31	Monument	c. 580m SE	Unknown	Possible camp/enclosure, identified from cropmarks, Rochester/Wouldham boundary. An unknown enclosure was identified on an aerial photograph taken in 1928. An aerial photograph from just a few months later did not show this enclosure/camp. There is nothing to be seen at ground level but it is possible that farm buildings, such as cowsheds and pigsties, once existed in this area.
TQ 76 NW 92	Findspot	c. 730m N	Iron Age	Two Iron Age coins, Wouldham Marshes, near Borstal, Rochester. found in 1983 on the Wouldham Marshes near Borstal. The first was a potin coin whilst the second coin was either a Cunobelin bronze or a coin of Dubnovellaunus in Kent.
TQ 76 NW 506	Listed Building	Adjacent to PDA	Post Medieval to Modern	Ring's Hill Farmhouse. Grade II listed (1086414). Mid C18.
TQ 76 NW 452	Listed Building	Adjacent to PDA	Post Medieval to Modern	Barn 10 Metres South West of King's Hill Farmhouse. Grade II listed 1107905. Single-aisled Barn. C18, timber framed, weatherboarded. C20 replacement tile roof to north. Kent tile survival to south. Half hipped roof with south outshut cart doors under gabled hood to north. 5 bays, aisled on south south side. Queen-post truss roof with pairs of straight braces from main

				posts to main truss. Framed walls with midrails and braces. Through purlin, ridgeless roof.
TQ 76 NW 709	Listed Building	c. 400m SW	Medieval to Post Medieval	Starkey Castle. Grade I listed (1347808). Manor house, possibly at one time also hospice, now house. Circa 1360-1380, C15 and early C19.
TQ 76 NW 394	Monument	c. 410m NNE	Post Medieval	Wouldham Road tramway (line of). Tramway embankment running from a bridge under Wouldham Road to an old wharf on the Medway.
TQ 76 NW 396	Monument	c. 755m S	Post Medieval to Modern	Wouldham Rectory chalk quarry. A chalk quarry associated with the cement industry is situated on land belonging to the Cawdor Estate. It was initially connected by a tramway to a wharf on the Medway. Later, a cast iron pipe was built to pump the slurry to the wharf. See also TQ 76 NW 397 and TQ 76 NW 398.
TQ 76 NW 397	Monument	c. 650m WSW	Post Medieval to Modern	Wouldham Rectory Quarry tramway. A tramway ran from Wouldham Rectory chalk quarry to a wharf on the river Medway. It carried chalk which was loaded onto barges. There are traces of a cast iron pipe which was used to pump slurry towards the western end. See also TQ76 NW 396 and TQ 76 NW 398.
TQ 76 NW 399	Monument	c. 745m W	Post Medieval to Modern	Starkey Castle Farm wharf, Wouldham. In Wouldham there is a wharf associated with Starkey Castle Farm. No further information is available.
TQ 76 NW 400	Monument	c. 750m SW	Post Medieval to Modern	Wouldham Camp. Camp and training ground used by the Royal Engineers for training in bridge building.
TQ 76 NW 414	Building	c. 785m NNW	Post Medieval	Bestos Works, Cuxton. Factory buildings on a site originally used as a small cattle cake factory c1900 by the firm of Mackey (previously of Gillingham) which was burnt down in 1914. Rebuilt this was occupied by Rochester Toffee Co. c1923 and British Besto and Basket Co. Ltd. until 1971 making fruit baskets.

				The range of buildings survives currently sub-divided between a variety of users.
TQ 76 NW 718	Monument	c. 725m ENE	Medieval	A lynchet, possibly associated with an open field identified during a Historic Environment Assessment.
TQ 76 NW 720	Monument	c. 640m SE	Post Medieval	A boundary stone. Marked on the modern 10,000 Ordnance Survey map, though 62m from the point indicated by the survey.
TQ 76 NW 721	Monument	c. 115m S	Post Medieval	A boundary stone. Marked on the modern 10,000 Ordnance Survey map, though 25m from the point indicated by the survey.
TQ 76 NW 722	Monument	c. 465m W	Unknown	A possible tidal mill at Starkeys. A silted ditch identified during a Historic Environment Assessment is thought to possibly have been a leat for a tidal mill at Starkeys.
MKE71902	Findspot	c. 730m N	Iron Age	PAS find. Iron Age copper alloy coin
MKE71903	Findspot	c. 730m N	Iron Age	PAS find. Iron Age copper alloy coin
MKE75861	Findspot	c. 360m ENE	Iron Age	PAS find. Iron Age copper alloy coin
TQ 76 NW 790	Monument	c. 800m E	Early Neolithic to Early Medieval or Anglo-Saxon	Cropmark of a double-ditched ring ditch, north-east of Wouldham. visible on the 2007 aerial photos. Outer ring ditch is slightly irregular and measures c.25m in diameter. The inner ring ditch is c.10m in diameter. Possibly a barrow with an outer ditch.
TQ 76 NW 791	Monument	c. 415m ESE	Unknown	Cropmark of a rectangular enclosure, linear features, and possible pit, north of Wouldham. Cropmark of a rectangular enclosure, linear features, and possible pit, north of Wouldham, visible on the 2007 aerial photos.
MKE84551	Farmstead	c. 370m SW	Post Medieval	Starkey Castle Farm. Regular courtyard multi-yard. Farmhouse detached in central position. Isolated position. Altered - partial loss of original form (less than 50%) Notes: Oast.

MKE84552	Farmstead	Within PDA	Post Medieval	Ring's Hill Farm. Loose courtyard with working agricultural buildings on three sides and with additional detached elements to the main plan. Farmhouse detached side on to yard. Isolated position. Altered - partial loss of original form (less than 50%).
TQ 76 NW 839	Monument	c. 615m NNE	Unknown	Cropmark of a ring ditch, to the south of Wouldham Cricket Ground. A ring ditch visible as a cropmark on the Google Earth image of 2013 to the south of Wouldham Cricket Ground. It is 31m across and consists of a single circular ditch with no interruption.
TQ 76 NW 841	Monument	c. 685m NNE	Unknown	Cropmark of a possible ring ditch, to the south west of Wouldham Cricket Ground, Rochester. Visible as a cropmark on the Google Earth image of 2013 to the south west of Wouldham Cricket Ground, Rochester. It is 30m across and consists of an indistinct cropmark. It is approximately the same size as ring ditch MKE91102 visible to the south east in Google Earth image of 2013.
TQ 76 NW 842	Monument	c. 180m WSW	Unknown	Cropmark of a ring ditch, to the north-east of Starkey Castle. A double ring ditch visible as a cropmark in the aerial photos of 2007 and the Google Earth images of 2007 and 2013, to the north-east of Starkey Castle. The inner circular ditch is 14m across, with some interruption, and the outer circular ditch is 25m across, with some interruption.
TQ 76 NW 843	Monument	c. 610m NNE	Unknown	Cropmark of a possible ring ditch, to the south west of Wouldham Cricket Ground, Rochester. visible as a cropmark on the Google Earth image of 2013 to the south west of Wouldham Cricket Ground, Rochester. It is 30m across and consists of an indistinct cropmark. It is approximately the same size as ring ditch MKE91102 visible to the south east in Google Earth image of 2013.

TQ 76 NW 844	Monument	Within PDA	Unknown	Cropmark of a possible ring ditch, to the south-west of Ringshill Farm. A possible ring ditch visible as a cropmark on the Google Earth image of 2013, to the south-west of Ringshill Farm. It is 23m across and consists of a single circular ditch with some interruption.
TQ 76 NW 381	Findspot	c. 385m SW	Lower Palaeolithic to Middle Palaeolithic	Palaeolithic handaxe at Starkey's Farm, Wouldham. No further information on circumstances of discovery.
TQ 76 NW 412	Palaeolithic Findspot	c. 415m E	Early Prehistoric	Faunal remains found at Rings Hill Farm, Wouldham. Molluscan remains and piece of a mammal bone were found at Rings Hill Farm, Wouldham, in presumed slopewash deposits during a test pit investigation in 2005 done as part of the Medway Valley Palaeolithic Project. Molluscan remains found in TP 4, and the mammal bone (part of) in TP 3. The date of the deposits is uncertain.
TQ 76 NW 905	Palaeolithic Findspot	c. 840m N	Middle Palaeolithic to Upper Palaeolithic	Mammoth remains from riverbed at Cuxton. Dredged up in early 20th C, and including a complete tusk.
MKE110177	Findspot	c. 575m WNW	Upper Palaeolithic to Middle Neolithic	PAS find. Palaeolithic flint burin. A probable flint burin dating from the Upper-Palaeolithic to early Neolithic date, although earlier date seems likely.
MKE110178	Findspot	c. 575m WNW	Unknown	PAS find. Palaeolithic faience scraper (tool)
MKE110348	Findspot	c. 835m ENE	Post Medieval	PAS find. Post Medieval copper alloy token. Dating to 1657. Obverse: 'Thomas Wood of'. Obverse inscription: Initials W over T E, the latter divided by a heart, Reverse: GRAVESEND 1657, Reverse inscription: Initials W over T E, the latter divided by a heart.
MKE114135	Findspot	c. 790m NE	Roman	PAS find. Roman copper alloy coin. A highly worn and abraded copper-alloy radiate, probably a contemporary copy (Barberous Radiate), Probably copying a coin of the Gallic Emperor

				Victorinus (269-271). possibly SALUS AVG reverse prototype, depicting Salus left feeding snake and holding staff in left hand.
MKE114196	Findspot	c. 825m NE	Medieval	Medieval copper alloy jetton. Possible 'rose shield of Tournai' of intermediate fabric, struck under Louis XII (1497-1515) and the early years of Francis I (1515-1547), and dating to 1497-1521.
TQ 76 SW 442	Monument	c. 795m NW	Post Medieval	Maidstone And Strood Railway. The Maidstone - Paddock Wood Branch line was extended down the Medway to link up with the North Kent Line at Strood, and was opened in 1856.
TQ 65 NE 307	Monument	c. 590m NW	Post Medieval to Modern	River Medway navigation. The Medway was improved by Navigation Acts of 1664, 1740, 1792, 1802 and 1824. Connecting Tonbridge to the Thames at Sheerness, there are 10 locks between Tonbridge and Allington Lock, below which the river is tidal.

Figure 13: Gazetteer of KHER Records



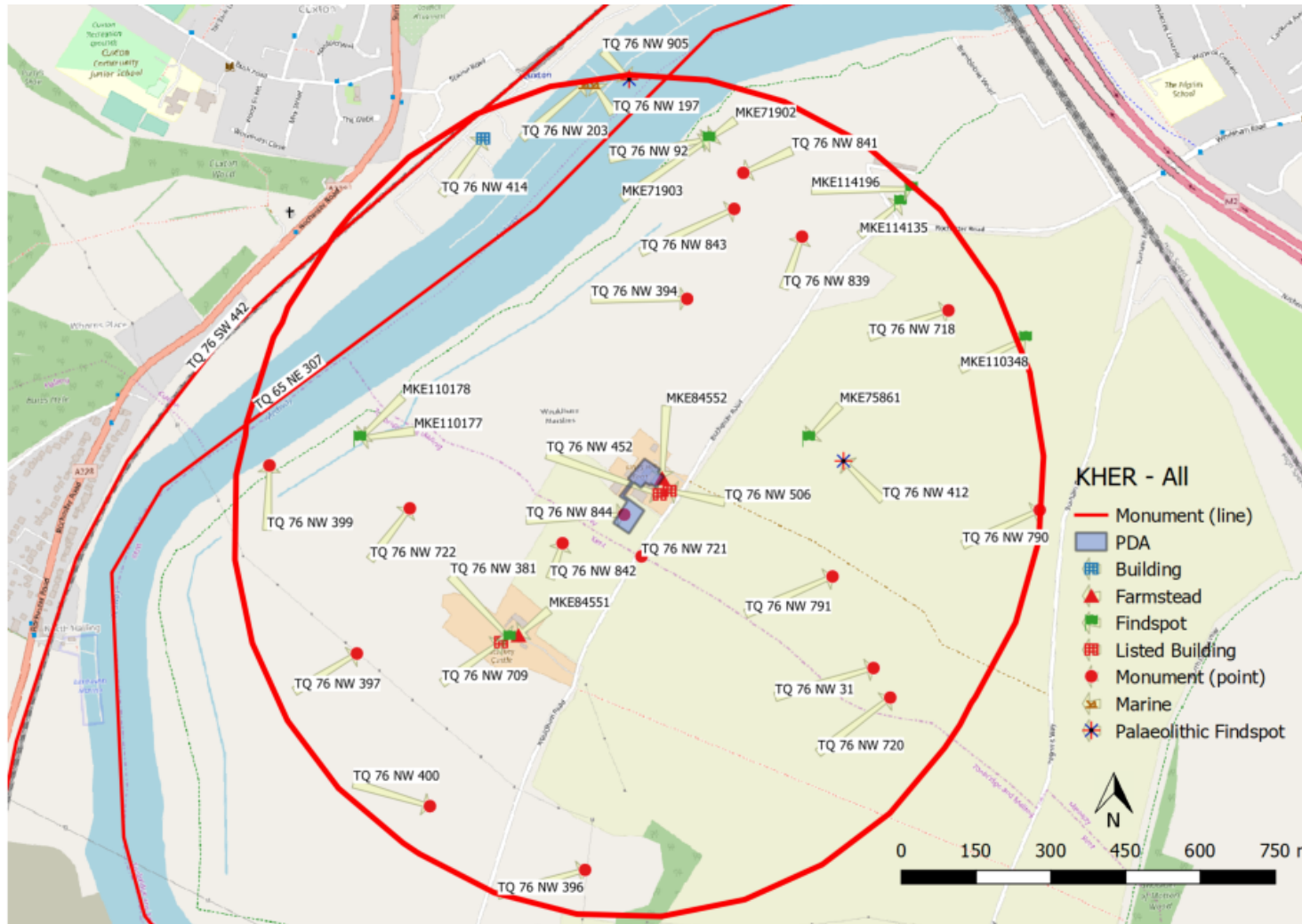


Figure 14: KHER Monument Record – All

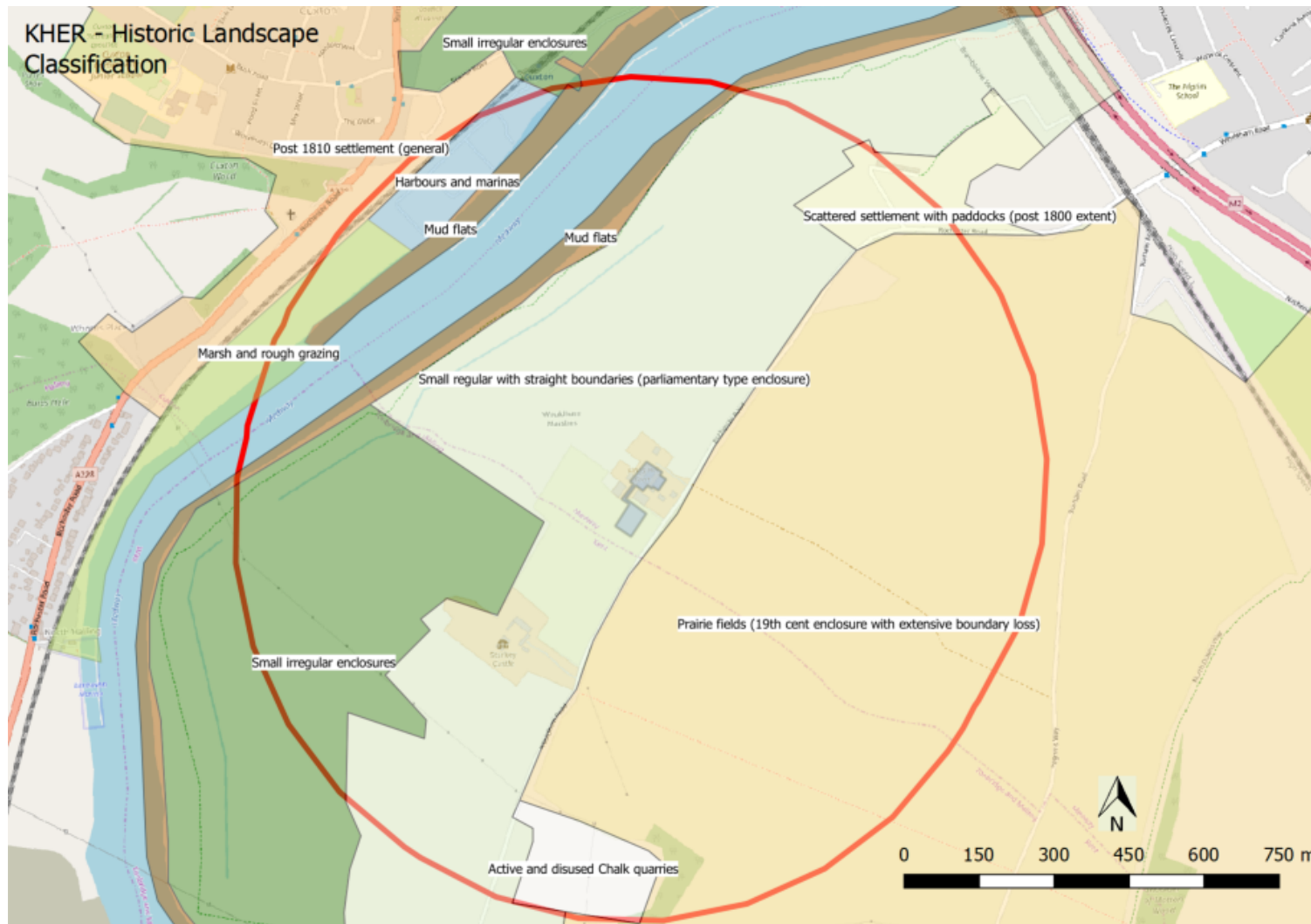


Figure 15: KHER Historic Landscape Characterisation

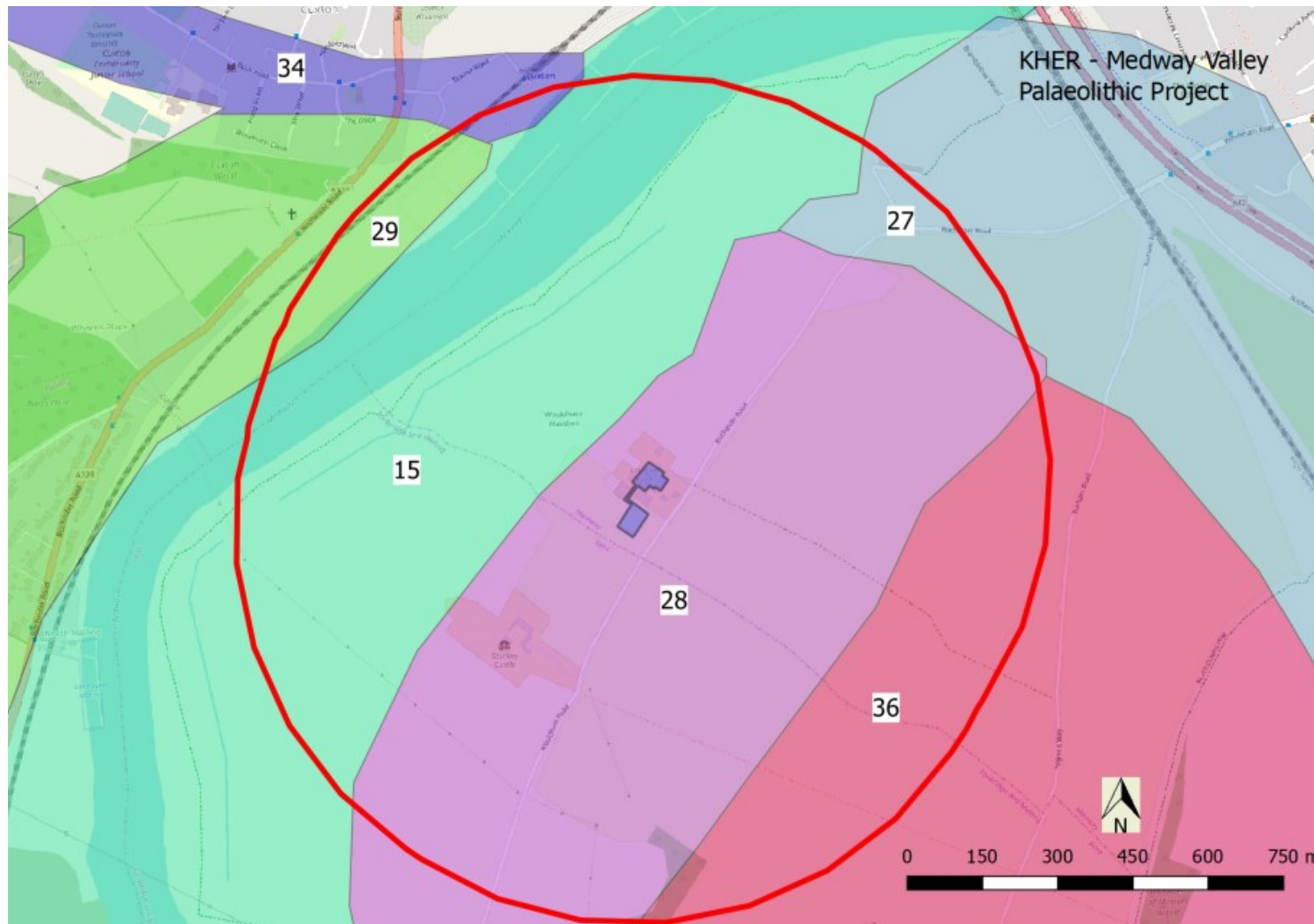


Figure 16: KHER Medway Valley Palaeolithic Areas

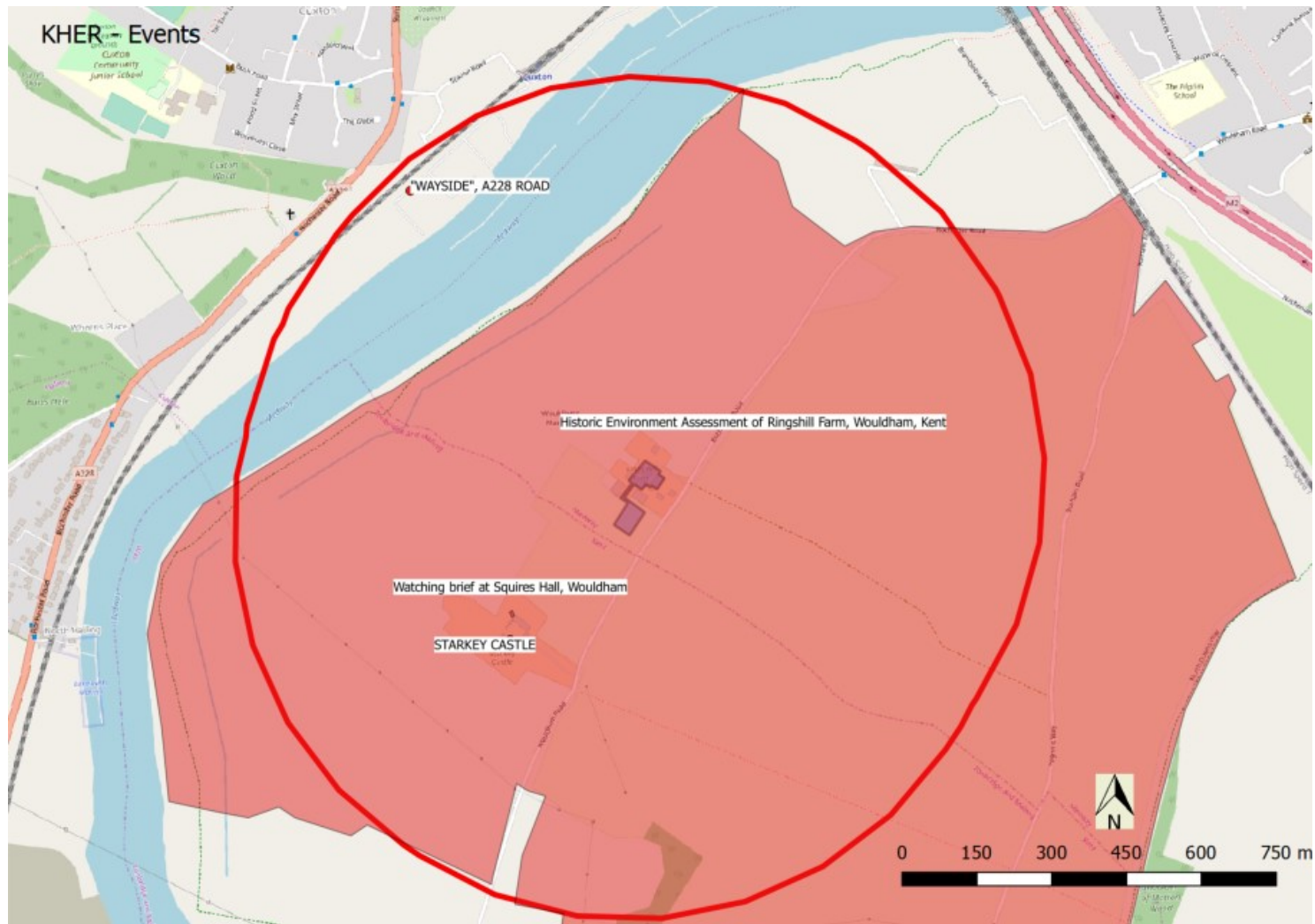


Figure 17: KHER Events



*Plate 1: 1940s. (Google Earth).*



Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



*Plate 4: 2003 (Google Earth)*





Plate 5: Aerial Photograph showing the cropmarks of the ring ditches (Google Earth)



Plate 6: 2018 (Google Earth)

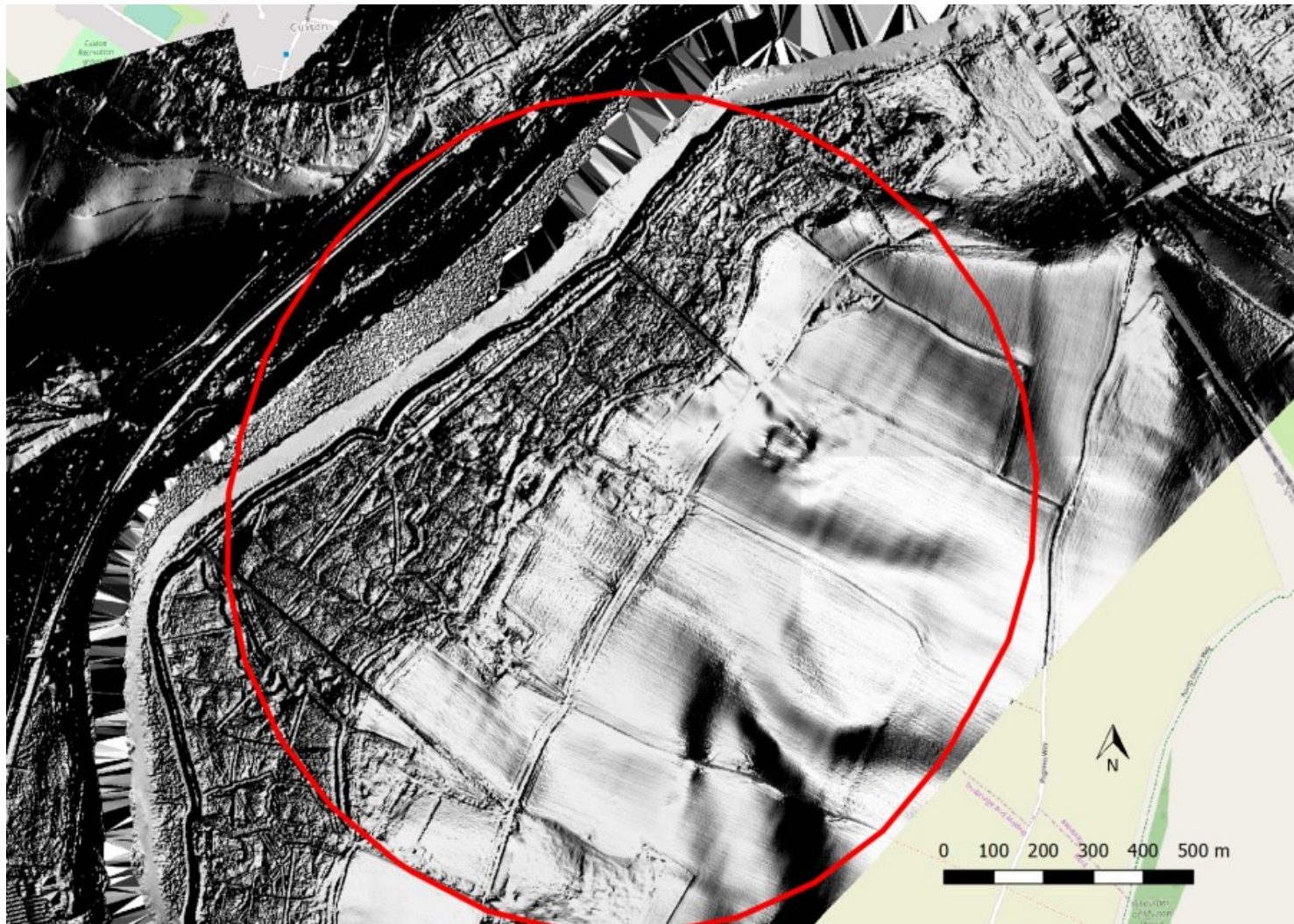
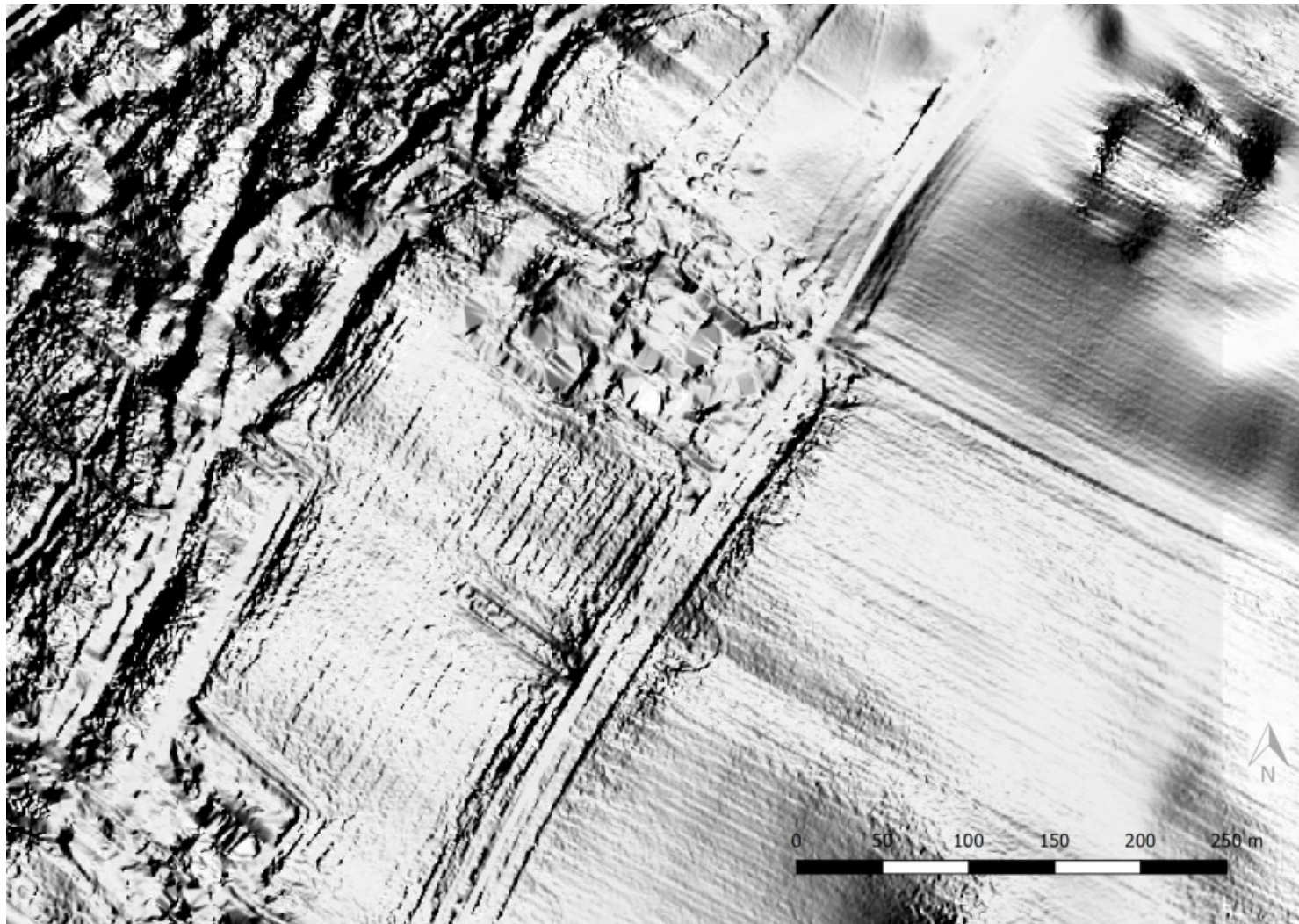


Plate 7: LIDAR 1m DTM (Environment Agency)



*Plate 8: LIDAR 1m DTM Close-up*



*Plate 9: Location of 2019 Hay Barn and access road evaluation trenches (SWAT Archaeology).*



*Plate 10: View across the site of the proposed grain store (facing SSE)*



*Plate 11: View across the PDA of the grain store towards the new hay barn (facing NW)*



*Plate 12: View across the PDA of the grain store (facing NE)*





*Plate 13: View towards the site of one of the proposed conversions (facing E)*



*Plate 14: View towards the site of one of the proposed conversions (facing W)*



*Plate 15: View of the rear building of one of the conversions (facing W)*



*Plate 16: Front view of one of the barn conversions (facing NE)*



*Plate 17: View across towards the Grade II listed house and barn (facing SW)*



*Plate 18: View of the north eastern range (facing NW)*



*Plate 19: View of the original building in the south western range (facing NW)*



*Plate 20: View across the yard (facing NE)*





*Plate 21: View of the barn on the north western range (facing W)*



*Plate 22: View towards the main yard area from the access road (facing NE)*



*Plate 23: View of the Farm from the field to the East (facing W)*



*Plate 24: View of the farm from the Pilgrims Way (facing NW)*



*Plate 25: Plate Locations*