



# Archaeological Desk-Based Assessment in Advance of the Proposed Development at Hampton, Hampton Lane, Brook, Ashford, Kent.

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# Archaeological Desk-Based Assessment in Advance of the Proposed Development at Hampton, Hampton Lane, Brook, Ashford, Kent.

National Grid Reference TR 07530 43884



Report for Mr W. Lightfoot

Date of Report: 22nd February 2019

## **SWAT ARCHAEOLOGY**

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Acknowledgement is given to the current owners, the Lightfoot family for permission to use the postcard images of Hampton.

## **Archaeological Desk-Based Assessment in Advance of the Proposed Development at Hampton, Hampton Lane, Brook, Ashford, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Mr W Lightfoot to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Hampton, Hampton Lane, Brook, Ashford, Kent.*

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

*Hampton, or otherwise known as Haneton, is situated in an isolated location, with the small village of Brook circa 1km to the north west and the village of Brabourne is just over 3km to the south east. The town of Ashford is circa 7km to the west, south west. The PDA covers an area of just under 10 acres. The site is accessed from Hampton Lane to the south east and is located in an area of pasture. Circa 700m to the east on a north west-south east axis are the North Downs of which the Pilgrims way runs along Brabourne Road at the base of The Downs. Within the PDA is a Medieval moated manor site and farmstead with a history going back circa 1000 years. Within the site are ditches and ponds of the historic moat as well as a single surviving Victorian cow shed. The rest of the farmstead having been allowed to become dilapidated and subsequently demolished. It was around the mid-19<sup>th</sup> century that the core of Hampton Farm moved south wards, beside Hampton Lane. The family that owns the farm wishes to continue to farm the landscape and turn Haneton back into the homestead at the centre of the farm.*

*The slope of The Downs has been an attraction for millennia. Evidence for the Prehistoric period onwards is found in the wider area but little by way of below ground archaeology within the assessment area. The Prehistoric path that is known as the Pilgrim's Way passes close by. It is thought that Hampton is a manor with Anglo-Saxon origins. Map regression shows the continual changes to the site with many changes to the farmstead buildings from the Post Medieval period to the modern period, all of which have left their mark on the site. Therefore, the PDA high potential for the Medieval, Post Medieval period and Modern period, along with a low potential for all other periods, although the possibility of chance finds from other periods cannot be discounted. The wider landscape itself with the pastures and woods appears little changed over the past hundreds of years except for the removal of a few hedgerows.*

*Based on the information gained in this report, it can be concluded that the site is of national archaeological interest in understanding Medieval moated manor sites and agricultural activity. The peak in creating moated sites was in the late 13th century/early 14th century, although it is not known when the moat at Hampton was constructed. The majority of the known history of the ownership of the manor comes from Hasted, although some early maps and other documents do survive. It appears that part of the house was demolished sometime prior to 1770, although the remaining part survived until the 1920s, when it burnt down. It is probable that there was also an earlier house on the site prior to this Tudor house.*

*The higher platform area within the moat, held the original farmhouse and has also held various modern buildings, all at different times. The 2016 evaluation confirms that Post Medieval demolition remains lie just beneath the topsoil, with the potential for Medieval archaeological evidence below that. However, some of the concrete floors from the modern buildings are likely to have disturbed some archaeology. The wet/damp areas of the moat, pond and central courtyard area means it is possible that there is good survival for environmental remains.*

*The use of the PDA is for residential development involving a new dwelling on the raised platform area at the northern end of the internal part of the moat, as well as barns outside of the moated area to the north west side of the PDA. The owner is looking to preserve the archaeology in situ and its therefore plans to utilise pad and raft foundations to minimise the impact. As a consequence, the proposed development will have a medium impact upon*

*any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. In addition, consideration will need to be given with regards to the statutory protection of the hedgerows surrounding the site.*

*Note: The farmstead and event records for this site in the KHER require updating.*

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr W Lightfoot (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Hampton, Hampton Lane, Brook, Ashford, Kent centred on National Grid Reference (NGR) TR 07530 43884 (Fig 1).

### **1.2 The Site**

1.2.1 The PDA is situated in an isolated location with the small village of Brook circa 1km to the north west and the village of Brabourne is just over 3km to the south east. The town of Ashford is circa 7km to the west, south west. The PDA covers just under 10 acres. The site is accessed from Hampton Lane to the south east and is located in an area of pasture. Circa 700m to the east of a north west-south east axis are the North Downs of which the Pilgrims way runs along Brabourne Road at the bottom of The Downs. The area is sparsely populated and rural, although there are houses along the northern side of Hampton Lane to the south east of the PDA. The brook from which the village takes its name rises from a number of springs in the area at the base of The Downs and flows east to join the Great Stour. The PDA comprises of the remains of a Medieval mote with a single building of a dilapidated unused cattle building. The PDA sits at an average height of 79m although internal to the moated area there are varying levels (Fig. 1)

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Gault Formation Mudstone deposited between 100 and 112 million years ago in the Cretaceous period. Mudstone is made up of fine-grained clay particles compressed together. Mudstones form where clay has settled out in calm water such as in lakes, lagoons, or deep sea. Immediately west of the PDA on a north west to south east axis following the line of the North Downs



is West Melbury Marley Chalk Formation – Chalk, which is part of the grey chalk sub-group of the late Cretaceous period. The thickness of the Grey Chalk Subgroup strata varies, averaging around 200 ft (61 m), depending upon the location. There is a patch immediately to the west of the PDA of superficial deposits of Head, Clay, Silt, Sand and Gravel of the Quaternary period. This is poorly sorted and poorly stratified deposits formed mostly by solifluction and/or hill wash and soil creep. Head deposits and brickearths are commonly associated with river valleys as is the case here. Brickearth deposits are normally 2-4m thick that overlay the bedrock. However, given the closeness of the various bedrock and superficial deposits boundaries to the PDA and that the BGS is of low resolution (1:50,000), it is possible that the data provided for the bedrock and superficial deposits extend beyond the areas recorded.

#### *Geotechnical Information*

- 1.2.3 A well sunk in 1898 at the Honest Millers Pub just under 1km from the PDA reported 1.06m of chalk at the top with Blue Clay (Gault) underneath to a depth of 19.35 (BGS TR04SE16).

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is for a one bed 'L' shaped dwelling to be located within the north western area of the internal moated area. The new dwelling is to be attached to the northern end of the existing cattle building. Set around a small courtyard area, a hygge, a 2-storey building, will form the south east corner. The eastern and southern moat arms will have retaining walls on the internal sides to create a Ha-Ha. Access will be from the middle of the eastern arm of the moated area. Barns are proposed in the north western area outside of the moat, which will be accessed via a small bridge across the moat from the new dwelling. The existing ponds and moat arms will remain, as will the remaining area of the internal moated site. This will remain untouched to leave existing visible foundations and platforms in place. The lower central area in front of the current cattle building will become a wildflower meadow. An orchard will be reinstated in the south western area outside of the moat. The existing cattle building will have part of its roof removed as there are serious structural issues at the southern

end to create an open outside area and windows openings will be placed in the western wall overlooking the pond. The existing trees and vegetation around the moat will also remain and the planting strengthened.

### **Project Constraints**

- 1.3.2 No constraints were associated with this project.

### **1.4 Scope of Document**

- 1.4.1 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 2018): 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 Ashford Borough Council, has a Heritage Strategy dated October 2017. The Ashford Borough Council Local Plan (2000), relating to the heritage assets of the Borough, many policies have now been superseded by other development plan documents or changes in national planning policy. However, three saved policies continue to apply until the adoption of the Local Plan 2030. EN16 Development in Conservation Areas sets out criteria that will be required to be met if development

or redevelopment is proposed in a conservation area. EN23 Sites of Archaeological Importance protects important archaeological sites from development unless applications have adequately demonstrated that the site will be satisfactorily preserved in situ or by record. Thirdly, EN28 Historic Parks and gardens protects such elements of the heritage of the Borough from development which would harm their setting or character. There are three policies in the Draft Local Plan that address the protection and enhancement of the heritage assets of the borough. Draft Policies ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology.

*POLICY EN16: Development in Conservation Areas.*

- 2.3.2 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character or appearance of the area. Proposals must fulfil each of the following criteria: (a) the scale and detailed design of new work has respect for the historic, architectural and landscape context of the established character of the area; (b) the materials proposed to be used are appropriate to the locality and in sympathy with existing buildings; (c) the following are retained – buildings and streets of townscape character, trees, open spaces, walls, fences or any other features which contribute positively to the character and appearance of the area; (d) the development does not generate levels of traffic, parking, or other environmental problems which would damage the character or appearance of the area; and (e) the use proposed is appropriate.

*POLICY EN23: Sites of Archaeological Importance.*

- 2.3.3 In exceptional circumstances, permission may be given for development affecting important archaeological sites of regional or local importance, if the applicant has demonstrated that the site will be satisfactorily preserved either in situ or by record. Any archaeological recording should be by an approved archaeological body and take place in advance of development in accordance with a specification and programme of work to be submitted to and approved by the Borough Council.

*POLICY EN26: Area of Outstanding Natural Beauty (AONB)*

- 2.3.4 The PDA is located to the east of an area of AONB of the North Downs (Fig. 13). Long term protection will be given to the Kent Downs and High Weald Areas of Outstanding Natural Beauty. Priority will be given over other planning considerations to the conservation or enhancement of natural beauty, including

landscape, wildlife and geological features. Proposals for development which would be inconsistent with the conservation or enhancement of natural beauty will be weighed in the light of their importance in securing the economic and social well-being of the area. The siting of major industrial or commercial development will not be permitted unless there is a proven national interest and a lack of alternative sites.

*POLICY EN28: Historic Parks and Gardens.*

- 2.3.5 Proposals which would harm the character or setting of a historic park or garden will not be permitted.
- 2.3.6 The following policies are those in the draft 2030 Local Plan. The final draft was submitted to the Secretary of State in December 2017 for approval.

*POLICY ENV13: Conservation and Enhancement of Heritage Assets (Draft 2030 Local Plan).*

- 2.3.7 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. All applications which will affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

*POLICY ENV15: Archaeology (Draft 2030 Local Plan)*

- 2.3.8 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will not be permitted. Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset,

should include an appropriate desk-based assessment of the asset. In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.

- 2.3.9 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

*Policy EN26: Areas of Archaeological Potential*

- 2.3.10 Ashford Borough Council has identified a number of areas of Archaeological Potential. The area of the PDA itself is included as an area of archaeological potential (Fig. 12).

*Local Planning Guidance*

- 2.3.11 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 Mr W Lightfoot 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 (KCCHER) 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 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.

#### *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 7-11).

#### *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.
- 4.2.8 In addition, the Lightfoot family has been undertaking research of the site and have created an archive of their own. This also includes copies of documents held at the Kent Library and Archives centre in Maidstone.

#### *Walkover Survey*

- 4.2.9 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 (500m 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 are no archaeological events or reports, and no Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens, 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 500m assessment area sparse and predominately relate to scattered farmsteads and chance finds. There is no below ground archaeology in the KHER records.

### 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 There is one designated asset within the assessment area. Garden Cottage, a Grade II listed late 16<sup>th</sup> century timber framed house circa 500m north, west of the PDA (Table 2). There is no intervisibility between the PDA and Garden Cottage due to the number of boundary hedgerows between the two sites. Therefore, the proposed development will not impact upon the significance of this designated asset.

**Table 2: Designated Heritage Assets**

TR 04 SE 43	Post Medieval	Garden Cottage. Grade II listed (1233167). House. Late C16. Timber framed and clad with red brick and weatherboard with some exposed timber posts. Plain tiled roof.
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### 5.3 Previous Archaeological Works

- 5.3.1 The current owner reported that in 2016 he had hosted a community dig at the moated manor site with the Canterbury Archaeological Trust in conjunction with Operation Nightingale. This report does not appear in the KHER record. Five trenches were opened with the aim only to remove turf and topsoil onto the top of the archaeological remains, rather than excavate into any features (Fig. 14). Trench 1 was by far the largest and located on the higher platform area in the north west of the internal moated area. Post Medieval ceramic building material (CBM) was recovered and Post Medieval occupational waste. None of the pottery found was earlier than 17<sup>th</sup> century. It was interpreted as part of the levelling of the earlier Medieval building when the west wing was demolished circa 1770. The remaining trenches were between 1x1 and 1x2m in size also located on the raised platform area. Trench 2 identified Post Medieval wall and culvert. The north west side of the wall suggested possible remnants of interior floor of the building along with demolition rubble of brick and tile. Trench 3 discovered a metallised surface with CBM present on the surface interpreted to be a yard surface of unknown date. Trench 4 on the far west of the raised platform area to investigate a large unworked stone and the trench revealed worked topsoil likely to be related to the

garden area of the house. Trench 5 found Post Medieval finds of glass from a wine bottle, peg tile and brick and is related to the levelling following demolition in the 1920s. No environmental samples were taken. The report concluded that archaeological remains earlier than the Post Medieval period are likely to be present underneath the Post Medieval demolition layer (*Unpublished Document: Canterbury Archaeological trust. 2017. Hampton Farm, Brabourne, Kent: Archaeological Evaluation*)

#### *Landscape Characterisation*

- 5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of ‘small rectilinear with wavy boundaries.’ Surrounded by pre-1810 woodland. The Kent Landscape Character study from 2004 places Hampton in an area called ‘Hampton: Stour Valley’. Immediately west and north is the larger ‘Wye: Stour Valley’ area. To the east is the ‘East Kent Downs’. To the south east is ‘Brabourne Vale’ and to the south are ‘Brabourne Lees Mixed Farmlands’.
- 5.3.3 The land around Hampton is gently undulating gault clay, with woodland and irregular fields that have been intensively cultivated and hedgerows have largely been removed. There are a number of scarp foot springs and there are limited views across the landscape. The fields are smaller and more irregular than in the Wye area. It is considered a unified ancient landscape with little by way of negative detractors other than potential gaps in hedgerows. The aim is to preserve the historic farmland landscape and woodland areas as well as maintaining the remote setting of the historic settlements. On the farmland around Hampton, very few hedgerows have been removed and the fields appear relatively unchanged from Medieval periods onwards.
- 5.3.4 In the Brabourne Vale area the landscape is similar in character except for waterlogging where a series of dykes are necessary to allow the lands used a pasture. The woods south of the PDA are considered damp ancient woods and are Sites of Nature Conservation Interests (SNCI). The assessment mentioned that notable features include red brick farmsteads and with few negative features and the aim to conserve the isolation and characteristics of historic farmsteads and their settings, as well as reinforcing hedgerows.

- 5.3.5 South of the PDA in the Brabourne Lees Mixed Farmland area refer to an undulating landscape with fine loamy soils, occasionally subject to waterlogging, with woodland also a characteristic of the landscape with the village of Brabourne Lees sitting noticeably in the landscape. The landscape is considered unified with few negative detractors and the aim is to conserve the woodland, small scale of the landscape and reinforce hedgerows.
- 5.3.6 Essentially the area of Hampton has remained little changed and we will see that this is borne out when the historical maps are reviewed which show little change in the landscape.

#### *Stour Palaeolithic Area*

- 5.3.7 The PDA is in the Palaeolithic area designated PCA 33 being on a north west to south east band the follows that of The Downs with an area of PCA 38 across the south western part of the assessment area. Area 33 represents the Wealdon Scarp slope where Head slopewash deposits run down the slope and fan out at the base of the slope and occasionally mapped as brickearth. The slopewash deposits are considered to be of Late Devensian age (25k-15k BP). Whilst most of the area has low potential, a late glacial palaeosol has been identified in chalk-rich slopewash deposits at Brook, Ashford, and has associated molluscan remains. It is possible that Palaeolithic artefacts from activity upslope on the Clay-with-flint plateau to the north could be caught up in these deposits. Area 38 has an even lower potential of Palaeolithic finds (Fig. 19).

#### *Historic Hedgerows*

- 5.3.8 There are hedgerows along the far northern eastern and western boundaries of the PDA representing old field boundaries. Therefore, the site has vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 as mentioned in section 2.2.8.

#### *0-100m Radius*

- 5.3.9 There are two KHER entries for this area. Both are at the PDA itself. One record to reflect the site as a Medieval moated manor (TR 04 SE 4) and the other reflect the site as a Post Medieval farmstead (MKE 87466). The farmstead was a loose courtyard plan with buildings to three sides of the yard with the farmhouse detached side on to the yard. The Kent HER record says only the farmhouse

remains although it also states that the ID of the house is uncertain. This record needs updating to reflect that it is only cattle shed that remains and that the farmhouse does not survive having been demolished in the 1920s.

*100-200m Radius*

5.3.10 There are no KHER entries for this area.

*200-300m Radius*

5.3.11 There are no KHER entries for this area.

*300-400m Radius*

5.3.12 There are two KHER records for this area. One is the farmstead record of Beddlestone Farm circa 380m south east of the PDA (MKE87465). This was an 'L' plan farmstead with the farmhouse detached in a central position and has been altered with significant loss of its original form (more than 50%). The other record is for a findspot some 400m north west of the PDA which is of a Post Medieval silver coin (MKE56130) and reported around 2009 by the Portable Antiquities Scheme (PAS).

*400-500m Radius*

5.3.13 The remaining six KHER records fall in this radius with the majority on the outer reaches of the assessment area. Circa 430m west of the PDA in Goldingbank Woods are two earthen banks at the north and east boundaries (TR 04 SE 21). The banks undated and are low in height and topped by hornbeams and reflect the boundaries of the wood and are also adjacent to the land at the Court Lodge in Brook. 500m to the north west is the Grade II listed Garden Cottage being a 16<sup>th</sup> century timber house (TR 04 SE 43) located at the very end of Troy Town Lane in Brook.

5.3.14 There are two other farmstead records. Both outfarms. One just slightly east of Troy Town Farmhouse in an isolated position (MKE87439), with partial loss of its original form. The other outfarm is west of Cuckoldscoombe being an isolated field barn that has since been demolished (MKE87484). Circa 450m north, north east of the PDA is a Protected Military Remains World War Two crash site of a German Messerschmitt in 1940 (MKE90154). The final record is a findspot of a

Post Medieval silver coin (MKE56132). circa 500m north, north west of the PDA in the area of Troy Town, north east of Brook.

#### **5.4 Archaeological and Historical Narrative**

- 5.4.1 In old English, Brook was 'brōc' meaning marshy ground and it lies on the tributary of the great Stour. It has had many variations of spelling from Broke in 1226 AD, and Brooke 1610 AD. Brook is the nearest village to the PDA, but the PDA is in fact falls in the far north west corner of the much larger parish of Brabourne. In old English it was called '*brād burna*'. Meaning broad stream being an early name for the East Stour that flows close to the village. It was also called Bredeburna in documents in 846 AD. Hampton in Old English was 'hām tūn' meaning Home Farm. Combe means valley in old English, and therefore nearby Cucoldscombe to the north of the PDA means Cucol's combe or valley, later corrupted to Cuckoldscombe.
- 5.4.2 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the PDA and the valley of the Great Stour west of the PDA. Ashford marks the start of the middle section of the River Stour. There the East Stour and the Great River Stour join. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury.
- 5.4.3 Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there were clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and south of Chilham with Julieberrie's grave. Other possible long barrows are at Boughton Aluph and Elmestead. There is a Bronze Age bowl barrow on the top of The Downs at Broad Downs, north east of Brook. To the north of Broad Downs are cropmarks of ring ditches and whilst undated they may be the settlement areas at the base of The Downs during this period.
- 5.4.4 The Pilgrims way to the east of the PDA is thought to date to prehistoric times when it followed the chalk escarpment where it was south facing and remained dry underfoot. It was only during Medieval times was it associated with Pilgrimage to the Becket shrine at Canterbury.



- 5.4.5 Iron Age activity in the area can be found in the form of pits on The Downs near Wye where they mined these hills for their iron ore to make tools and weapons. There is an Iron Age hillfort is at Bigberry near Canterbury some 12km north of the PDA and in the wider area around the PDA to the east of Devil's Kneading Trough, Iron Age field systems have been identified.
- 5.4.6 The Roman Road between Ashford and Dover via Lympe passes circa 3km to the south west of the PDA and Stone Street between Canterbury and Lympe is circa 6km to the east. The Romans utilised the Great Stour at nearby Wye with evidence of watermills and villas. Springs were venerated in the Roman period and there are a number located nearby at the base of The Downs and it is possible that the area was frequented by the Romans although no evidence has yet come to light.
- 5.4.7 The village of Brook essentially grew along a single street becoming a rural farming area with clearance of woodland to create fields for pasture. The main farm in the village was the Court Lodge Farm next to the church. A distinctive feature to Kent is the large-scale farmstead, often called a Court Lodge farm and is sited next to a church, which often developed as a manorial or estate farm as is the case here.
- 5.4.8 The Court Lodge Farm in Brook next to the church was known to exist in the 9<sup>th</sup> century in the possession of the Augustians' of Christ Church Canterbury. This site is a scheduled Ancient Monument. Monastic records confirm that it was rented by a Robert de Romene in 1087 AD. Brabourne also has a Court Lodge Farm next to its church although this remained a standard farmstead site.
- 5.4.9 The Domesday Book records Brook as having just 9 households consisting of 3 villagers, four smallholders and two slaves which is considered very small. There were just two plough teams. There was 7 acres of meadow, woodland for 10 pigs, one mill and one church. The main farm was circa 100 acres with three other smaller farms making a total of 350 acres.
- 5.4.10 The larger size of Brabourne is confirmed by the Domesday Book as it had 49 households and was considered very large. It had 31 villagers with 15 plough teams, 20 acres of meadow, woodland or 25 pigs, two mills and one church.

- 5.4.11 The manor of Hampton or Haneton had its own entry in the Domesday book as consisting of about 200 acres with five households. being one villager and 4 smallholders as part of the Hundred of Wye. One plough team and three acres of meadow. At the time of the Conquest the Overlord was King Edward and by 1086AD, the Lord was Hugh de Montfort, who was also the Lord of the Manor of Brabourne in 1086 AD and at a significant number of other estates in the region. Hasted comments that the manor was known as Hampton Cuckoldscombe. It is thought that in Saxon times it belongs as part of the Royal Vill of Wye and belonged to the Saxon kings.
- 5.4.12 The present church in Brook is from the 11<sup>th</sup> century and thought to have been built on the orders of Archbishop Lanfranc in the late 11<sup>th</sup> century with the tower added in 1097 AD by Emulf the Prior of Christ Church Canterbury. No evidence of an earlier Saxon church has yet been found. The church in Brabourne is 12<sup>th</sup> century with Saxon origins.
- 5.4.13 A moat was later constructed at Court Lodge Farm in Brook by Henry of Eastry between 1289 and 1316 AD. It was generally a dry moat enclosing a raised island some 60m by 40m. The moat may have been square in plan originally; the north-west arm of the moat appears to have been infilled and the north-west side of the moat island has been lowered by 0.7m. A hall-house of a 15th century or earlier date stands on the north west side of the island and there is currently no evidence of any earlier buildings within the moat island itself. This hall-house replaced the original buildings around which the moat had been dug.
- 5.4.14 Hampton was inherited by Robert de Montfort, the grandson of Hugo de Monfort. When Robert went into exile, the manor at Hampton was obtained by Henry I. Following the marriage of Robert, the son of Bernard de Vere, constable of England, to Hugh de Monfort's daughter who was the founder of the Priory in nearby Horton early in the reign of King Stephen, passed it to his marshal who then gave it to Horton Priory. Horton Priory according to Hasted, had visitors in 1279 who found 13 monks at Horton, with the house in excellent state where the church there had been newly roofed and extended the cloister.
- 5.4.15 The manor of Hampton was subsequently tenanted to family who appears to have taken their name as Hampton from their residency of it and remained there unto

the reign of Henry VI (1421 to 1471). It has then passed through various families since.

- 5.4.16 In the Medieval period, the wider area mainly consisted of scattered farms, consisting of woodland and pasture, usually for sheep. When the dissolution occurred, the lands belonging to Horton Priory of which Hampton was included, passed to the Crown. Hasted suggests that the tenants may have purchased the freehold at this time. It passing from John Map of Bybrook on the outskirts of Ashford, to William Wilcocks of New Romney. When he died in 1574, it passed to his widow and then down the female line until it was acquired by Sir Edward Radcliffe of Sevington, a physician to James I. There are documents in the Kent Archive that detail the lease in 1610 between Sir Edward Radcliffe and its tenant William Fagg. Part of the lease terms allows the owner to 'come once a year with their servants and to have use of the parlour and lofts or upper chamber over the same with free access for fourteen weeks at one or several times of the year'.
- 5.4.17 Further documentation in the Kent Archives from 1661, show that the owner is now Ralph Ratcliffe and the tenant farmer Thomas Sutton. There are sources that suggest that sometime during the 17/18<sup>th</sup> century part the eastern wing of the manor house was destroyed and part of the material used in the construction of the nearby Troy Town Farmhouse.
- 5.4.18 During the late 17<sup>th</sup>/early 18<sup>th</sup> century, part of the lands for Hampton manor became part of Fishponds Farm to the north east. Hampton stayed in the Ratcliffe family until John Ratcliffe died in 1783, when it passed to his sister, who married Sir Charles Farnaby of Sevenoaks who died in 1798.
- 5.4.19 In 1801 the village of Brook, remained small in size consisting of just 104 people. Rising to 158 in 1841, before falling again by 1921 to 137. Since then the population has slowly increased and by 1961 stood at 245 and currently stands at circa 300 through infilling along the main street.
- 5.4.20 The coming of the railways in the mid-19<sup>th</sup> century opened up markets for the agricultural produce in Kent. Although unlike other parts of Kent, the area did not appear, based on maps to succumb to orchards, although maps did not necessarily indicate if the fields had been turned over to hop growing. Local knowledge mentions that there were hop gardens all around Brook and in

Brabourne Lane. At Hampton it is likely that the land remained predominately as pasture with Ashford as the nearest agricultural market. There is the possibility that an oast was built just outside the north east corner of the moat suggesting that there were some hops on the farmstead. Around 1860, a new farmhouse was built at Hampton Farm aside Hampton Lane, and this is the current farmhouse. Sometime between 1797 and 1918, the Manor was acquired by Lord Brabourne of the Knatchball family, a large landowner in the area.

- 5.4.21 A number of postcards obtained by the current owners dating to circa 1870s, show what is believe to be the farmhouse at Hampton (Plates 1-6). The postcards show a timber framed building with jetties and in a dilapidated state. From the photographs the building appears to date to the 14th/15<sup>th</sup> century and has already lost parts of the end of the building. An 'L' shape can be seen, which would reflect one of the buildings seen in the 1595 map.
- 5.4.22 Hampton Manor is referred to in a book from 1913 called 'A Saunter through Kent'. The book refers to the old house as in ruins, roofless in places with bulging walls and comments that the one inhabitable room is occupied by the farm hand. It refers to the farmhouse as being in half timbered style. An illustration in the book shows the end range of a timber Tudor style jettied house that reflects the same building as the earlier postcards (Fig. 15). In the 1920s the current owner commented that they had been informed that the house had burnt down.
- 5.4.23 Lord Brabourne sold the outlying portions of the Mersham Hatch estate of which included Hampton in 1918 to William John Smythe (Appendix 2). The sale particulars state 'sound Pastoral and arable holding with modern residence and extensive agricultural buildings' totalling 167 acres. However, the modern residence at this time is the house adjacent to Hampton Lane and that the sale particulars comment that the original farmhouse is now in ruins. In 1923 William Smythe sold the land to John Bryan, and it remained in the Bryan family until 1990 when it passed to the Lightfoot family.

## 5.5 Cartographic Sources and Map Regression

### *Map, c. 1595*

- 5.5.1 This map resides in the Kent History Centre Archives. Whilst a copy of the map has been seen, provided by the current owner, it has not been included in this report for copyright reasons. The map shows the manor of Hampton. It shows in detail the buildings in the area of the moat at this time. At this point in time the moat is predominately 'T' shaped. It runs along the north east side and extends further northwards past the return of the moat on the north western arm. There is no indication from this map of a return along the south western side, which shows a hedge, although there is already a pond on this side. There are no buildings showing outside of the moat. There are buildings on all four sides arranged around a courtyard. The farmhouse is at the north western end and there are two 'L' shaped buildings next to each other shown with chimneys. Below the pond in the south western corner is an orchard area which adjoins an outbuilding on the south western side of the courtyard. A longer range of outbuildings are seen on the south eastern range, of which the middle appears to show a gateway with the far south eastern part forming a short expanse of moat before returning to the north eastern arm of the moat of which there is another outbuilding on the north eastern side. In the centre of the courtyard is a depiction of what appears to be a pump or a well. The fields around are named and show the area as more wooded than at present with smaller, more irregular fields, many of the names still exist today.

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

- 5.5.2 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 shows a sparsely populated landscape. Hampton is clearly shown with an access from Brabourne Lane. Brook and Troy Town is shown to the west and north respectively. The farm of Beddystone exists to the south east and between Hampton and the farm there is a small watercourse travelling in a north, north east to south, south west direction. The North Downs is to the north east. It looks like Hampton Lane at this time continued round to the west, through woodland and Spelders Hill, heading back in the direction of Brook. The PDA itself appears to show three buildings, two rectangular and one 'L' shaped. The 'L' shaped one

in the north west corner and the known location of the farmhouse suggesting that the eastern range at this point in time had been removed (Fig. 3).

*Hasted, 1798*

- 5.5.3 This map shows the PDA similar to the previous map with three buildings. There is no indication on the map of moats for either the PDA or for the Court Lodge Farm located next to the church in Brook (Fig. 4).

*Ordnance Surveyors Drawings 1797*

- 5.5.4 This map shows greater detail in the land use and field boundaries. There is now no evidence showing of a water course between Hampton and Hampton Lane as seen in the earlier maps. The watercourse now appears to have altered to a westerly direction and curves round to the south between Hampton and Brook with a branch towards the moated manor site at Court Lodge. It is not clear what the source of water would be for Hampton. The map does not clearly show the moat but it does show a pond on the south west part of the site. The access road from Brabourne Lane is now from an easterly direction rather than a northerly direction seen in the previous maps. Within the site is one building highlighted red that is 'L' shaped and this is the farmhouse with three other outbuildings. The area around the PDA is more wooded. It essentially shows an agricultural landscape of arable and pasture, with scattered copses. The continuation of Hampton Lane no longer appears through the woods towards Brook (Fig. 5).

*Brabourne Tithe Map from 1841/42*

- 5.5.5 The tithe map for Brabourne shows greater detail of the actual moated area (Fig. 6) although the area between the moat and Hampton Lane falls within the Parish of Brook rather than Brabourne, and this finger of land between Hampton and Hampton Lane is seen in fig. 7 in the Brook Tithe map. The Brabourne tithe map shows two arms of the moat, with a pond at the southern end and another pond at the north. The buildings are situated in a courtyard with buildings on all four sides. It is not clear from which direction access to the farm is obtained be it Brabourne Lane or Hampton Lane. The farmhouse is the inverted 'E' shape seen in the western part of this map. There is a long building on the same axis north. By the northern pond there is another outbuilding and on the return on the eastern side of the map a large barn. On the southern side is a small building adjacent to the large pond with smaller outbuildings around the pond on the south western

corner of the map. With an 'L' shaped building outside of the moated area in the north. The main building area is designated 427 and this is owned by William Golding and occupied by Thomas Sutton and is called Hampton Farm. The area to the north is designated 428 is known as Fostall pasture and to the west of the moat designated 463 and called Moat Spot. Looking at the fields east of the moated area on the Brook tithe maps shows the fields between the moat and Hampton Lane are also owned and occupied by the same people. However, the wooded area to the south is owned by Sir Edward Knatchbull Baronet whilst the large wood to the west is owned by the Dean and Chapter of Canterbury who also owns the Court Lodge Farm who at this time is occupied and farmed by James Tassell. Hampton Farm in all, across the two parishes is around 200 acres and primarily consists of wood and pasture.

#### *Historic OS Map 1872*

- 5.5.6 This is the first properly scaled OS map. The PDA consists of two ponds and the remnants of the moat on the north western side. Access is from Brabourne Lane to the east down a long track alongside Fishponds Cottage. The farm consists of a large number of outbuildings on four sides. To the north east outside of the moated area the building there now appears to have an oast attached to the southern end. This was in an era just before the peak of hop growing in Kent and given that hop gardens were known in and around Brook at the time, it is possible that some of the land for Hampton was used for hop growing in this period. There is a footpath that crosses to the east of the moated area from Troy Town in the north, north west to Beddlestone Farm in the south, south east. The area around the farm is mainly pasture, surround by woodland. To the south east of the PDA on the northern side of Hampton Lane is a new building with a track on its western side, which is the new farmhouse for Hampton Farm (Fig. 8).

#### *Historic OS map 1898*

- 5.5.7 There does not appear to be many changes at the PDA other than there is no longer a building showing on the eastern side in front of the western side of the pond (Fig.9).

#### *Historic OS map 1908*

- 5.5.8 There appears to be no change. (Fig.10).

### *Historic OS map 1939*

- 5.5.9 There appear to be changes. Within the moated area, one of the buildings on the north western side of the area is no longer showing. The building on the south east range appears larger. There is also no building to the north east outside of the moated area. The track way from Hampton Lane to the east is no longer showing and this is likely to be due to the new houses that are showing along the lane. In addition, there are no houses showing on the northern side of Hampton Lane with long plots. The western most building on Hampton Lane is labelled on a 1974 map as Hampton Farm (not shown for Copyright reasons). (Fig.11).

### *LIDAR*

- 5.5.10 The LIDAR picture for the PDA shows the straight line of the moat ditch on the north western side with a return on the north east side. At the southern side of the eastern side of the moat is a pond and half way along the eastern side the earthworks suggest the outline of the original trackway entrance into the moat. The larger pond on the western side of the moat shows the lower level continues eastwards towards the entranceway area in what would have been the central courtyard area. This suggests disturbance within the courtyard area of the moat. The highest area of the moat is a platform in the northern area and a much smaller area to the eastern corner. On the north eastern higher area there appears a faint outline of a rectangular shape and this could perhaps be the remains of a site of an earlier demolished building, which following the site visit is identified as modern as a concrete base for what was a pole barn. Around the PDA, the LIDAR map also shows the line of the old field boundaries. If we assume a rectangular shape to the original moat the internal platform would have been around 4000 square metres. South of the south east area of the moat there appears a number of raised circular features and one of them can also be seen in the 1960s Google Earth aerial photograph. The owner tells me this is the area of sheep feeding stations, which gradually build up over time into small mounds (Fig. 12).



## **5.6 Aerial Photographs**

*1960s*

- 5.6.1 The earliest aerial photograph is from the 1960s. Within the moated area there are two large buildings in the south west and south east side. A smaller building is to the north and another small building outside of the moated area to the north. East. The area of the moat is wooded and the site is surrounded by pasture and hedgerows. There is no clear access road although tracks in the field to the east of the western most house on Hampton Lane suggests the route to the farm building is via there. (Plate 7).

*1990*

- 5.6.2 Within the moated area the building on the northern side has been demolished. On the south east range there also appears to be changes to the buildings there. The brackish water of the pond on the western side can be seen, as can the smaller pond area on the eastern side. The northern arm of the moat is hidden below trees (Plate 8).

*2003*

- 5.6.3 Only a single building remains within the moated area. The ditch of the moat (now dry) on the eastern side can be seen (Plate 9).

*2013*

- 5.6.4 The area that was within the moat now looks like rough grassland with a single building still remaining. The area around has been ploughed suggesting the land has become arable rather than pasture. The areas of the moat and ponds are heavily wooded (Plate 10).

*2017*

- 5.6.5 No changes are noted (Plate 11).

## **5.7 Moated Manors and Farmsteads**

- 5.7.1 The Council for British Archaeology Report in 1978 defined moated sites as

*'an area of ground, often occupied by a dwelling, or associated structure, bounded or partly bounded by a wide ditch which in most cases was intended to be filled with water, usually dating from the later part of the Medieval period.'*

- 5.7.2 A 2014 study of moated sites in Britain identified 8452 sites of which 692 have any actual dating evidence. Of those that were dated, 205 was directly from the moat and 380 sites via other elements such as buildings, finds on the internal platform or documentary evidence. The moats themselves were regularly cleared, which can hamper the possibility of retrieving dating evidence.
- 5.7.3 Moated sites have little by way of documentary evidence. Getting a moat, it seems at the time was not of significant importance to be recorded except for a number of high-status sites. As a consequence, it can be difficult to determine why moats were built. Various reasons range from defence, status, to providing freshwater fish or assisting with drainage in the area. Many moated sites were situated on clay lowland area that aided the retention of water within the moat, otherwise clay would have to have been imported in. Given the width of the moat in many cases was not considered to be particularly wide and that some even had buildings outside of the moat area suggest defence in those cases was not the primary factor. Moats themselves would have only been visible from higher ground, and some in isolated positions, so for some, their placement meant it could not be seen, refuting the idea that status was a primary factor. Also, moats were just not confined to the elite in society, the majority of moats were connected with free tenants or minor Lords. Others were related to monastic houses. Over 7500 of the 8452 sites were not associated with royal or religious orders. What is clear is that the reason for these moats had no one overriding factor with complexity of probably a number of reasons. There appears to be no correlation in size, shape and social status. At Hampton, early maps suggest that the entire site was never moated and that the moat itself was 'T' shaped, this suggests at Hampton defence was not a reason. It is possible that it was created just to assist drainage. However, the inclusion of what appears to be a gatehouse on the southern arm of the moated site suggests that status was a key factor in this instance.
- 5.7.4 There are a number of unanswered questions regarding moated sites. As well as dates. It is also not clear which came first. Were moats dug and then building built

internally or were the moats dug around existing buildings. Were they placed to colonise land? What were the reason locally that clusters of moated sites could be found? As a result, opportunities for archaeological study are important to further understand these sites.

- 5.7.5 Reviewing the situation in Kent, in 1979 there were 121 known moats, by 2014, 146 sites were known with a possible 14 more which are uncertain. Of the known sites, approximately 20 have been dated. As distribution map in Kent shows some in the north west area of Kent and others along the line on The North Downs on the southern side.

**Table 3: Dated Moats in Kent**

Period	Number	Cumulative
Pre 1300	3	3
1300-1350	2	5
1350-1400	1	6
1400-1450	0	6
1450-1500	0	6

**Table4: Dated platforms in Kent**

Period	Number	Cumulative
Pre 1200	0	0
1200-1250	2	2
1250-1300	8	10
1300-1350	2	12
1350-1400	0	12
1400-1450	4	16
1450-1500	0	16

- 5.7.6 Moated site before 1200 AD nationally are rare, the beginning of their popularity starts in the 13<sup>th</sup> century with the peak in the late 13<sup>th</sup> century/early 14<sup>th</sup> century and Kent appears to follow this trend. Moats appear to have originated in the Midlands before spreading north and south with the highest concentration in the east of England. In Kent the early sites are monastic at Aylesford and Headcorn where they were Friary and Priory sites along with Hoo St Werburgh. Nationally 38% of moated sites existed by 1300, 63% by 1350 and 80% by 1400. Moated sites start declining in number during the mid-14<sup>th</sup> century, with many of those nationally after 1350 being higher status sites with permission to crenellate.

- 5.7.7 Within Kent there are areas where sites are clustered. There are three in Great Chart, a cluster of 7 around Headcorn and five in nearby Staplehurst, four in Horton Kirby and South Darenth. Hampton is close to Court Lodge in Brook, with another nearby to the south in Mersham. The Court Lodge site in Brook had monastic origins and is a Scheduled Ancient Monument. It is a court lodge site and is related to the church next door. As a result, the site itself is documented historically and it is also considered that there is an area of survival for both wet and dry archaeological remains.
- 5.7.8 Fishponds were widely scattered throughout England with the majority found in central, eastern and southern parts, and in areas with heavy clay soils. Most fishponds were located close to habitation where a watch could be kept to prevent poaching. Although about 2,000 examples are recorded nationally, this is thought to be only a small proportion of those in existence in medieval times. Despite being relatively common, fishponds are important for their associations with other classes of medieval monument and in providing evidence of site economy as is the case at Hampton where there is evidence of the pond existing in c. 1595.
- 5.7.9 The Kent Farmsteads and Landscapes project was published in 2012 and provides detailed information regarding farmsteads in order to assess their significance.
- 5.7.10 Hampton is a regular courtyard with farm buildings on three sides. And 72% of farmsteads in Kent fall into the courtyard type. Kent was distinctive in that it did not necessarily have large open arable landscapes but smaller farms with wood pasture landscapes that supported a greater diversity in agricultural practices. This was seen at Hampton, with fruit growing, hop growing, cattle, sheep and woodland management.
- 5.7.11 Economic boom in the 12<sup>th</sup> and 13<sup>th</sup> centuries facilitated the development of large farms. Until the 1920, the farmhouse survived and it is considered rare for any farm buildings or house to survive pre-1750. Obviously, many farm buildings have come and gone on the site at Hampton. Improvement in animal husbandry led to new buildings, the needs for housing cattle. Reflection of changing land use in this period with introduction of hop growing and the building of oasts. Post 1880, Hampton also reflects farming trends with the introduction of more modern

buildings with concrete floors and corrugated materials and followed by growing levels of disrepair. It was in the mid-19<sup>th</sup> century that the centre of the farm moved from the moat location to beside Hampton Lane.

## **5.8 Walkover Survey**

- 5.8.1 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. No artefacts were seen but archaeological features in the form of the moat and internal building platforms were identified in the walkover (Plates 12-26).
- 5.8.2 Access is currently via farm gates across fields from Hampton Lane. The PDA is seen from the road at Hampton Lane through a break in the hedge line for the gate and it is set lower in the landscape than the road. In addition, there is a public footpath that runs alongside the outer part of the eastern moat on a south easterly and north westerly axis this will be alongside the proposed access road from Hampton Lane. There is also another footpath on a south westerly to north easterly axis that joins the other footpath at the outer south east corner of the moat.
- 5.8.3 The moat ditch, currently dry can be seen along the eastern arm which forms part of a wider area at the southern end. There is a break in the ditch halfway along the eastern arm to allow access into the internal area. The line of the moat along the northern end is much more regular and is 8 metres wide at the top. The moat returns along the western side and forms into a large pond. At the current time there is water in parts of this pond and the owner informs me that most of the time these areas except for the southern pond area are dry. There is a ditch within the hedge line north of the eastern end that continues up to join the far north eastern corner of the PDA and is evidence of what was either an additional arm to the moat or a drainage ditch as seen on the 1595 map that formed the 'T' shape. The moat and pond areas on the northern and western side are lined with trees. The eastern side is open with views across towards The Downs.
- 5.8.4 Within the moat, the area to the north is clearly raised much higher and is currently scrub. At the south eastern end of this raised area is evidence of a

concrete base and brick pillars relating to a modern building, which the owner remembers as a pole barn in this location with corrugated roof and sides and can be seen standing on the 1960s aerial photograph, but demolished by 1990. On the western side of the internal moat area is a disused cattle barn in poor condition. This has modern bricks and the pond laps right up to the rear western wall. At the southern gable end it is clear that the building has structural issues.

- 5.8.5 On the southern side of the moat there is no evidence of any ditch. The southern end is also raised and is the same level as the field to the south. The area is grassed over except for the remains of a large concrete base that is likely to have been the floor of a modern barn. The raised area continues at the south eastern corner into the southern end of the eastern part of the internal area. Viewed from the central area of the internal area it is possible to see the remains of circa 2/3 courses of brick buildings at the side.
- 5.8.6 In front of the cattle barn is the lowest part of the internal area of the moated site which is currently a damp area with long grass. There are no buildings outside of the moated area which are fields for pasture. The eastern and northern boundary of the PDA are hedgerows, although somewhat sparse in places. The hedgerow along the southern part of the western side the PDA in the area of pasture was removed sometime between 1960 and 1990.

## 5.9 Summary of Potential

### *Palaeolithic*

- 5.9.1 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 no records from this period within the assessment area. However late glacial palaeosol has been identified at Brook in slopewash deposits from the scarp area of The Downs and it is possible that the same has occurred in the area of Hampton. However, the overall Palaeolithic potential in this area is considered **low**.

### *Mesolithic*

- 5.9.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Whilst it is possible that the vale at the base of the slope of The Downs were exploited during this period it is considered that the potential for finding remains that date to this period is **low**.

### *Neolithic*

- 5.9.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. However, we know that the Great Stour Valley was attractive in the Neolithic period with Neolithic earthen long barrows upstream from the PDA at Wye and south east of Chilham with Julieberrie's grave. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Bronze Age*

- 5.9.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are no Kent HER record from this period within the assessment area. In the wider area, Bronze Age field systems have been found to the south west in the Hinxhill/Wye area. Bronze Age activity in the area of Julieberries Grave suggest a continued attraction to the Sour Valley. In addition, the 'Pilgrim's Way' is considered a prehistoric path which passes north east of the PDA. However, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Iron Age*

- 5.9.5 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 no records from this period within the assessment area. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Romano-British*

5.9.6 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 no records from this period within the assessment area although we know the Romans exploited the Stour Valley with mills and villas along its length. The nearest known one being at Wye. In the wider area to the south and east are Roman Roads that runs from Ashford towards Dover and Stone Street from Canterbury to Lympe. In addition, Romans venerated springs and the PDA is close to a number that emerge from the scarp slope to the north and west of the PDA. Consequently, the likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Anglo-Saxon*

5.9.7 The Kent HER has no records from this period within the assessment area. Given that Brook has Anglo-Saxon origins suggests there was activity in the area during this period although the area of the PDA may still have been wooded at this point. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Medieval*

5.9.8 The Kent HER has one records from this period within the assessment area relating to that of the PDA itself being a moated homestead manor site. It is likely that the internal platform area within the moat had buildings located within it at this time. Therefore, the potential for finding remains that date to this period is considered **high**.

### *Post Medieval*

5.9.9 The Kent HER has seven records from this period within the assessment area. One within the PDA itself reflecting its position as a farmstead during the Post Medieval period. In this period to the south east is also Beddlestone Farmstead as well as there being two outfarms, one in Troy Town to the north west and another to the north east that has been destroyed. Near the outfarm in Troy Town is also the Grade II listed heritage asset of Garden Cottage from the 16<sup>th</sup>



century. Around the same area, Portable Antiquity Scheme finds of Post Medieval coins have been discovered by metal detecting. Map regression confirms that during this period there were changes to the building complex in and around the moated area during this period with only one building currently remaining from this period. Therefore, there is a **high** probability of encountering Post Medieval remains.

#### *Modern*

5.9.10 KHER has one record dating to this period being that of the German plane crash site in 1940 to the north, north east of the PDA. The PDA continued to be used as part of the farm, although the density of buildings on the site reduced in the 20<sup>th</sup> century, modern structures were put up. The potential for finding remains dating to this period in the PDA is considered **high**.

#### *Undated*

5.9.11 There is one undated record being that of the earthen banks in Goldingbank Wood that likely represents the limits of the wood in relation to the adjacent Court Lodge lands in Brook.

#### *Overview*

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

5.9.13 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: **low**
  
- Iron Age: **low**
  
- Roman: **low**
  
- Anglo-Saxon: **low**
  
- Medieval: **high**

- Post-Medieval: **high**
- Modern: **high**

## 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 has been in use as a manor house and farm since the Medieval period onwards. The position of the proposed new buildings is in the higher platform area that held the original farmhouse, part of which was potentially demolished in the 18<sup>th</sup> century and also in the 20<sup>th</sup> century and has also held various modern buildings, all at different times. The 2016 evaluation confirms that Post Medieval demolition layer remains lie just beneath the topsoil, with the potential for Medieval archaeological evidence below that. However,

some of the concrete floors from the modern buildings is likely to have disturbed some archaeology. The wet/damp areas of the moat, pond and central courtyard area means it is possible that there is good survival for environmental remains. Apart from the areas of modern buildings where there likely to have been a **medium** impact, elsewhere on the site within the moated area is considered to have historically a **low** impact on any potential archaeological remains.

- 6.2.2 The use of the PDA is for residential development involving a new dwelling on the raised platform area at the northern end of the internal part of the moated area as well as barns outside of the moated area to the north west side of the PDA. The owner is looking to preserve the archaeology in situ and its therefore looking to utilise pad and raft foundations to minimise the impact. As a consequence, the proposed development will have a **medium** impact upon any potential archaeology. It is possible that the construction of the Ha-Ha on the eastern arm of the moat will potentially impact with the digging into the remains within the ditch. As there is the possibility of environmental remains within what appears to be an original arm of the moat any material removed should be examined.

## 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, Diversity 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 low potential for all periods except for the Medieval, Post Medieval period due to the PDA being the site of a moated manor and farm. We know from the wider area from Prehistoric times that the river Valley and Downs area was attractive so it is possible that chance finds from earlier periods could be encountered.

### *Rarity*

- 7.2.2 The remains relating to possible Medieval and Post-Medieval agricultural activity can be considered to be of local rarity. However, understanding moated manorial sites, their chronology and social elements is of national rarity with so few sites having dating evidence and that have not been destroyed.

### *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 nationally may uncover more documentary evidence, although it is unlikely to alter the conclusion present in this report.

### *Group Value*

- 7.2.4 The potential for the PDA as a moated manor site and historical farm as has a high group value in the wider understanding the landscape usage of the area for moated manors, considering that there are a number of other moated manor sites nearby.

### *Survival / Condition*

- 7.2.5 Since the PDA has been used as a working farm into the modern period, parts are likely to have had a medium impact on any surviving archaeology. The evaluation confirms the remains of Post Medieval layers below the top soil, which is likely to have Medieval archaeology below. The locations of the new build in the PDA are in the location of the Medieval farmhouse which was demolished around the 1920s. In addition, the wet areas lend themselves to the survival of environmental remains. Therefore, there is a high possibility of finding archaeology in situ.

### *Fragility / Vulnerability*

- 7.2.6 Any potential remains within the PDA, should they survive in-situ will potentially be vulnerable to damage during the proposed development. However the owner, is seeking to use construction methods to minimise the impact in order to preserve the remains in-situ.

### *Diversity*

- 7.2.7 The potential is primarily for remains from the Medieval and Post Medieval period. Although chance finds from earlier periods cannot be discounted but are considered low.

### *Potential*

- 7.2.8 The Impact assessment concludes that the site does have a high potential for archaeological remains although the proposed development is seeking to limit any disturbance to the remains, and will therefore provide with little opportunity there than in the area of the pad foundations and maybe the Ha-Ha.

### *Significance*

- 7.2.9 Based on the information gained in this report, it can be concluded that the site is of national archaeological interest in understanding Medieval moated sites. Even with documentary evidence, archaeological evidence can still provide more detail regarding chronology and usage of the site over time. The farmstead survey highlights the following research questions.

‘Do the moats of medieval farm complexes serve a farming function, or simple drainage function, or are they very much defensive/status symbols reflecting which farmsteads were freeholds and higher status? Are there distinctive concentrations of moated farmsteads reflecting high water table and topography/geology or is there a broad chronological grouping?’

## **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.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Medieval to Modern period and **low** for all other periods. The need for, scale, scope and nature of any further

assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

## **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 Mr W Lightfoot (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

February 2019

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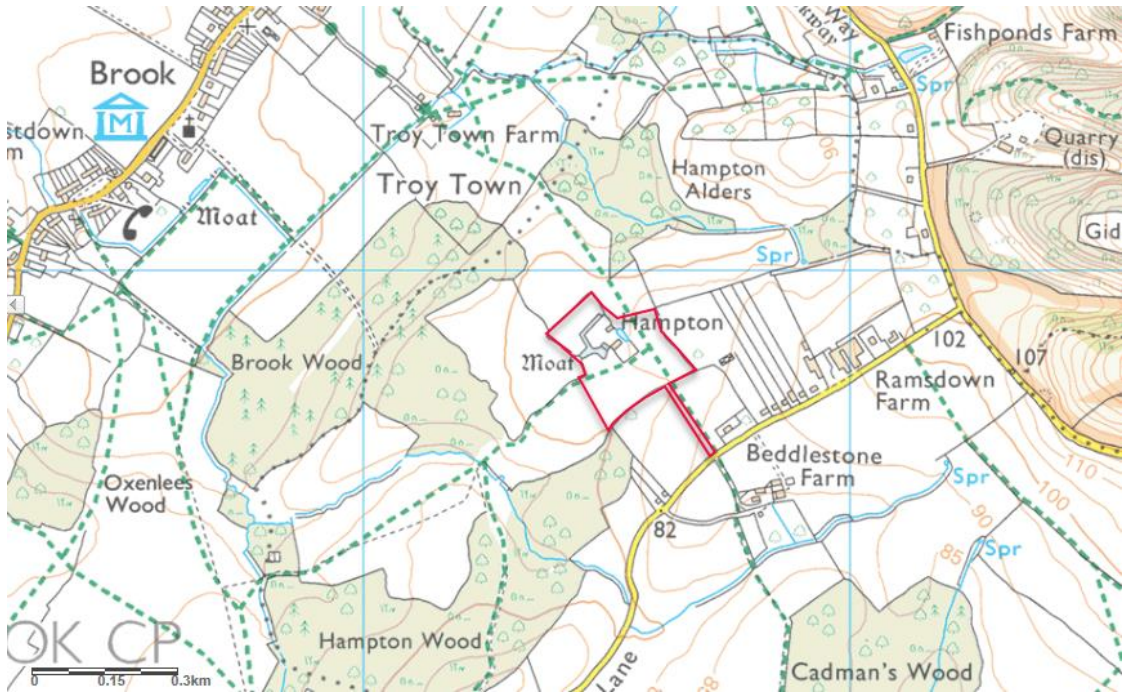
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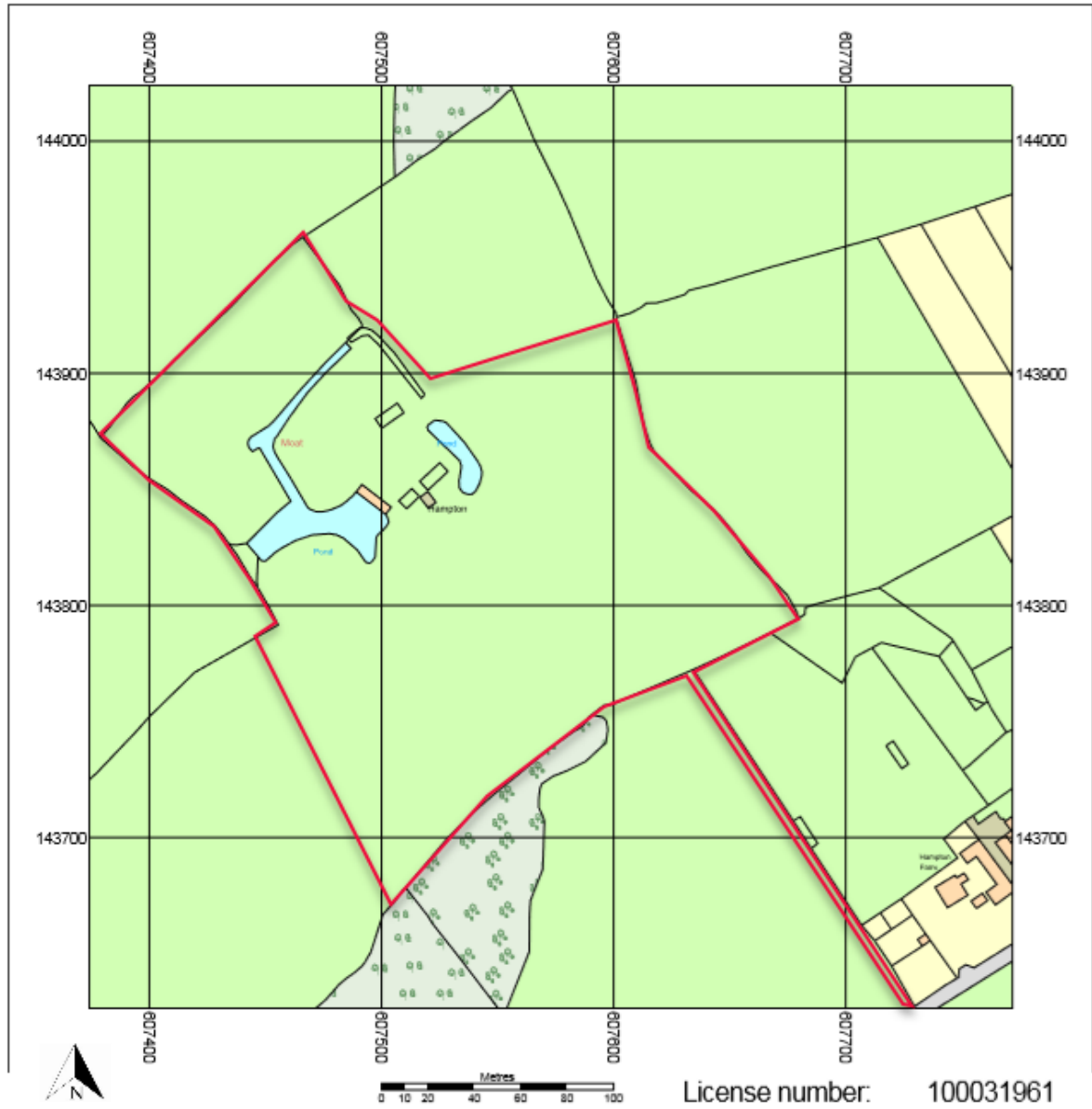
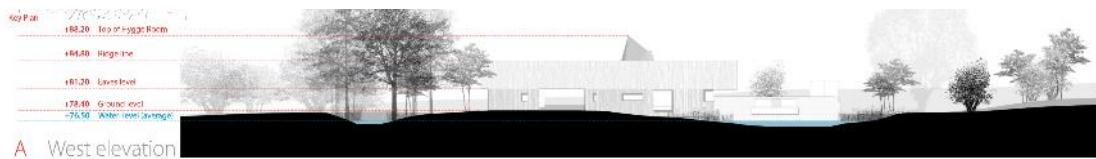
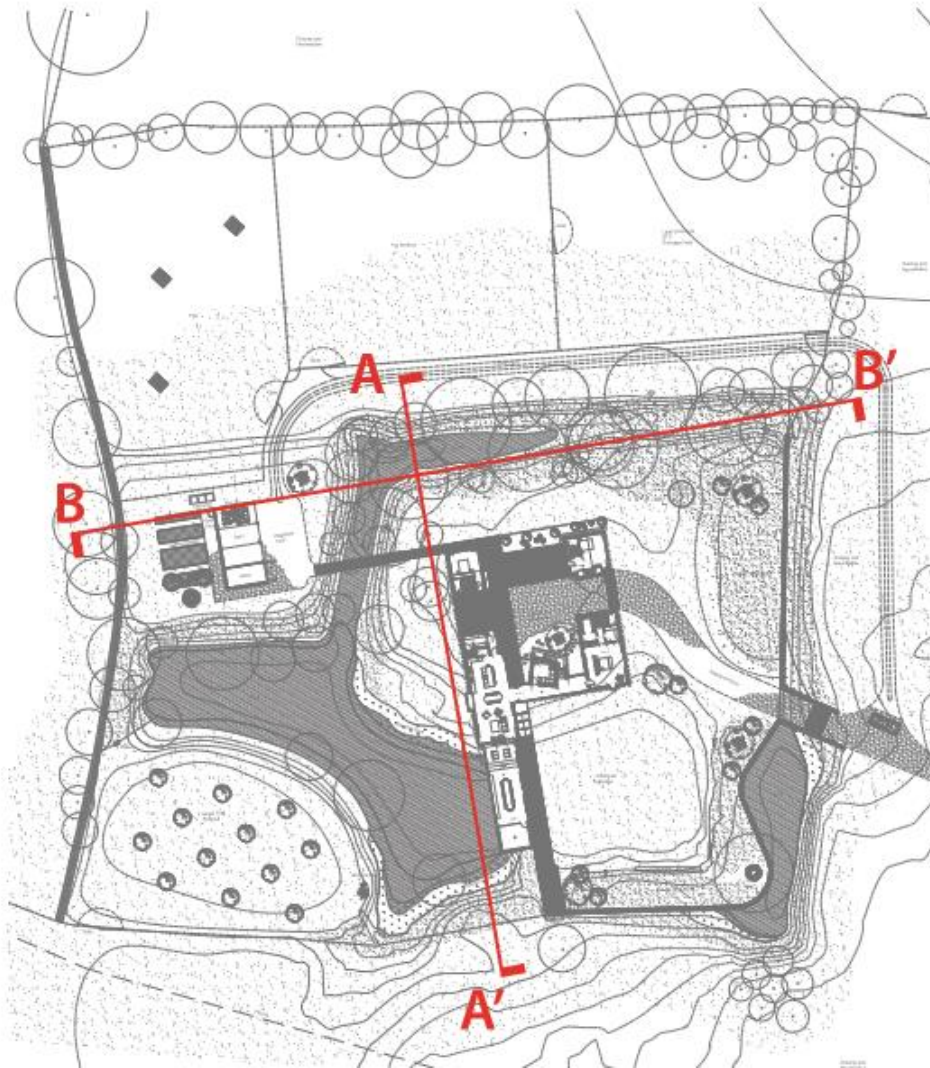
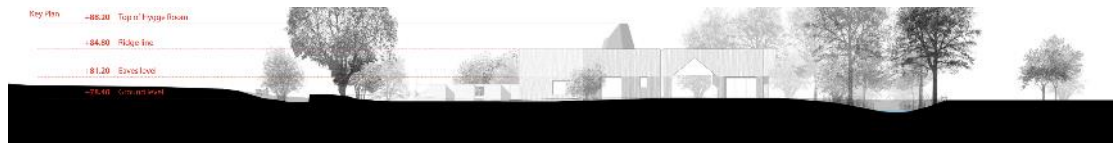


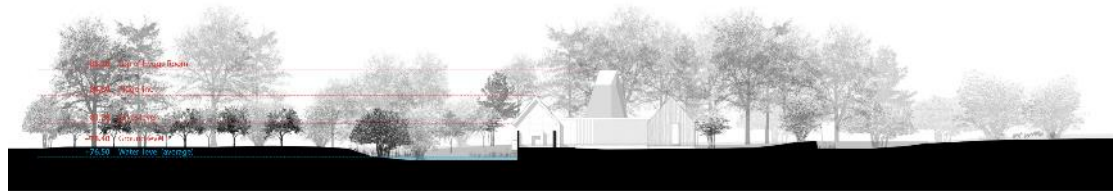
Figure 1: Location Maps, Scale: 1:640,000, 1:10,000, 1:2,500







C East elevation



D South elevation

Figure 2: Proposed Development Area



Figure 3: Andrew, Dury and Herbert Map from 1769



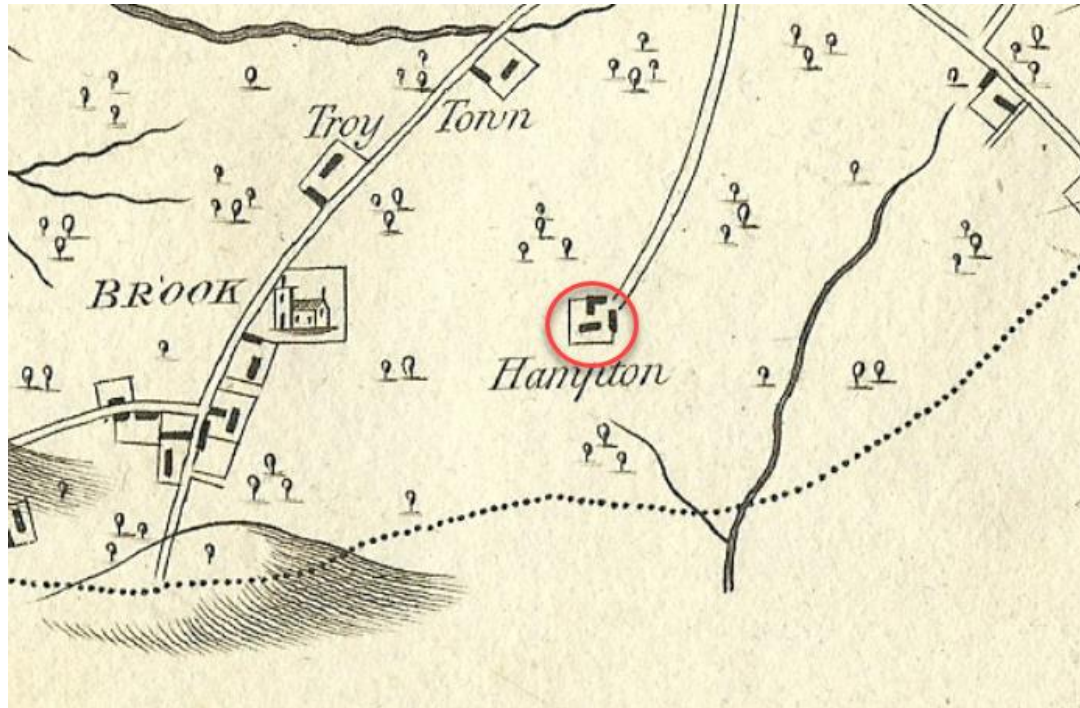


Figure 4: Hasted, 1798

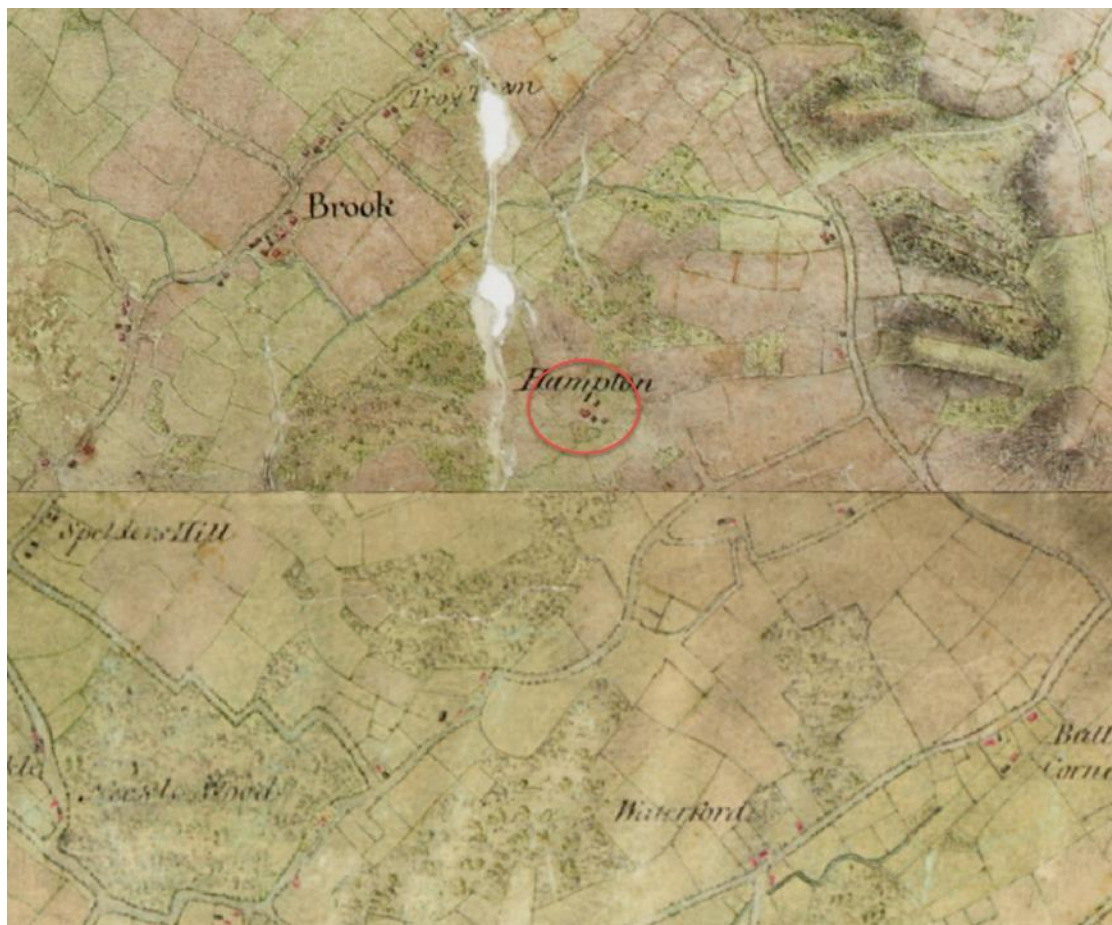


Figure 5: Ordnance Surveyors Drawing, 1797



Figure 6: 1841 Tithe Map Brabourne

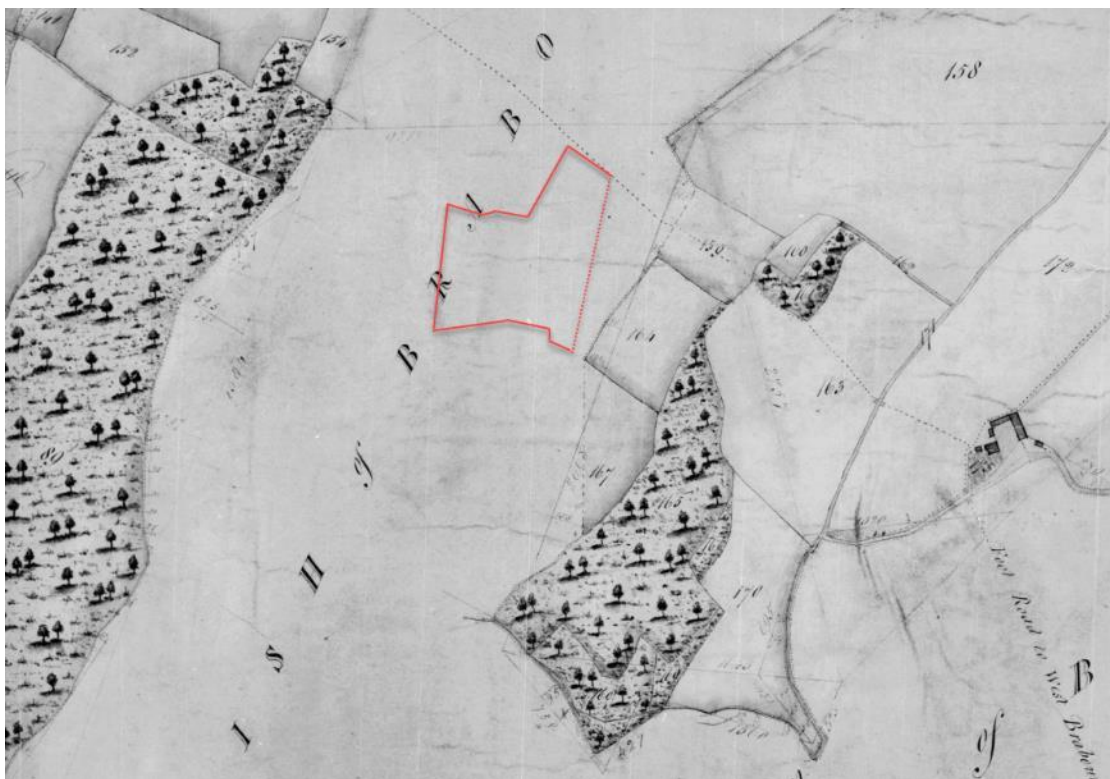


Figure 7: 1841 Tithe Map Brook



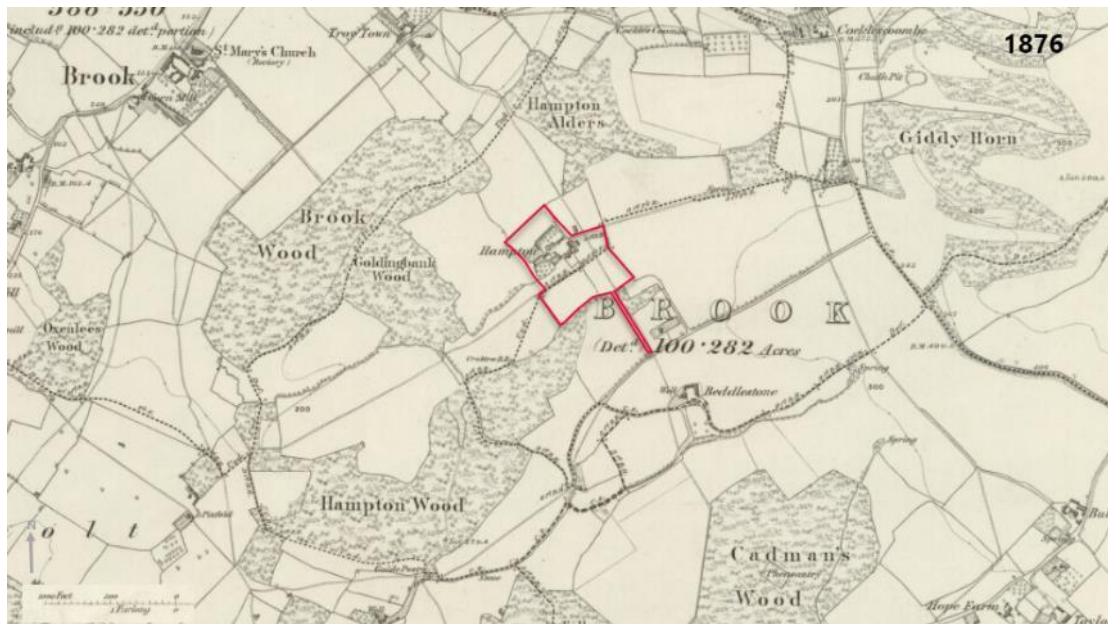


Figure 8: Historic OS Map 1876



Figure 9: Historic OS Map from 1898



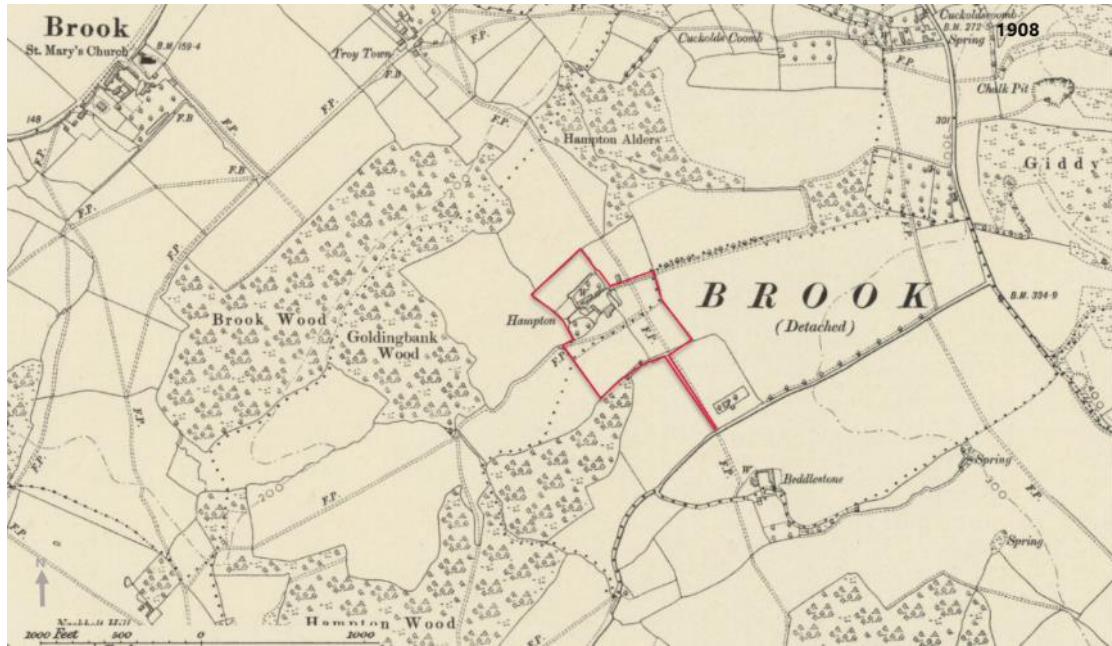


Figure 10: Historic OS Map 1908

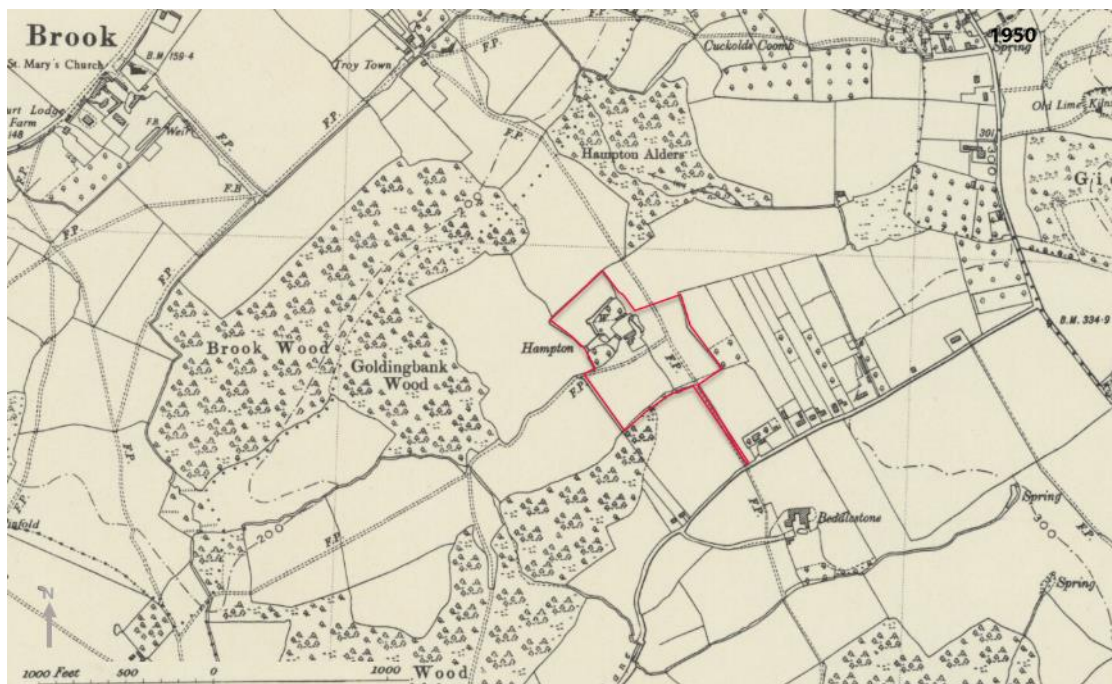
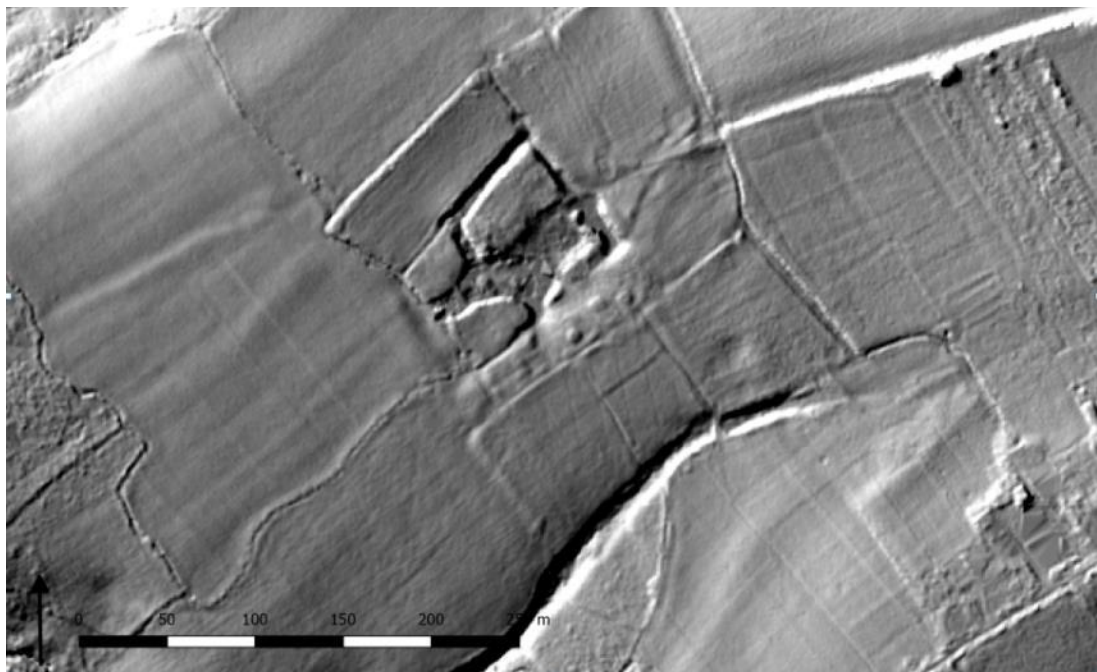


Figure 11: Historic OS Map 1950



*Figure 12: Ashford Borough Council Area s designated under the Local Plan*



*Figure 13: LIDAR 1m DTM (Environment Agency)*





*Figure 14: Location of CAT trenches in 2016*



Figure 15: Illustration of Hampton Manor, bottom left (Igglesden, 1913).

**11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 16-19). ALL LOCATION DISTANCES TAKEN FROM THE CENTRE OF THE MOATED AREA**

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'small rectilinear with wavy boundaries.' Surrounded by pre-1810 woodland
TR 04 SE 21	Monument	c. 430m W	Unknown	Woodbanks in Goldingbank Wood. There are two earthen banks at the north and east boundaries of Brook and Goldingbank woods. The banks are low but are topped by old hornbeam stubs and indicate the limit of the wood. The boundaries are adjacent to land at Court Lodge.
TR 04 SE 43	Listed Building	c. 500m NW	Post Medieval	Garden Cottage. Grade II listed (1233167). House. Late C16. Timber framed and clad with red brick and weatherboard with some exposed timber posts. Plain tiled roof. Three framed bays with outshots. Two storeys to hipped roof with gablets and stacks to centre and freestanding at end right. Three wooden casements on first floor and 4 on ground floor (including one in right hand outshot). Plank door to centre right with flat hood. Hipped rear extension. Interior: evidence of end jetty and ovolo moulded mullioned window in outshot. Upper hall originally open to clasped purlin roof (See Traditional Kent Buildings, Vol. 5). (Chalk signature in roof John Culling 1709.
TR 04 SE 4	Monument	Within PDA	Medieval to Post Medieval	Homestead moat, Hampton, Brabourne. At Hampton is a homestead moat and this site probably represents the location of Hampton Manor House. A number of buildings are shown on the Ordnance Survey 1st edition map of c.1861, although the

				concentration of these appears to diminish by the 4th edition map of c.1931
MKE56130	Findspot	c. 400m NW	Post Medieval	PAS find. Silver Coin. Post Medieval silver sixpence of William III (1694-1702) dated 1696.
MKE56132	Findspot	c. 500m NNW	Post Medieval	PAS find. Silver Coin. Post Medieval silver penny of Charles I (1625-1649), Group D or G, initial mark one/two pellets, 1634-1649 AD.
MKE87439	Farmstead	c. 500mNW	Post Medieval	Outfarm east of Troy Town farmhouse. In an isolated position. Altered with partial loss of original form (less than 50%).
MKE87465	Farmstead	c. 380m SE	Post Medieval	Beddlestone Farm. A regular L-plan farmstead with detached house and other detached elements. Farmhouse detached in central position. Altered with significant loss of original form (more than 50%)
MKE87466	Farmstead	Within PDA	Post Medieval	Hampton. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached side on to yard. Isolated position. Only the farmhouse remains
MKE87484	Farmstead	c. 500m NE	Post Medieval	Outfarm west of Cuckoldscoombe. A field barn with no associated yard. Farmstead completely demolished.
TR 04 SE 129	Crash Site	c. 450m NNE	Modern	Crash site of Messerschmitt. crash landed 13th October 1940 at Cuckold Coombe. Pilot captured. Aircraft written off

Figure 16: Gazetteer of KHER Records



Figure 17: KHER Monument Record - All





Figure 18: KHER Historic Landscape Characterisation





Figure 19: KHER Stour Palaeolithic Areas

12 APPENDIX 2 – 1918 SALE PARTICULARS (PROVIDED WITH PERMISSION FROM  
THE CURRENT OWNERS WHO ARE DESCENDANTS OF THE AUCTIONEERS)

**EAST KENT.**

In ROMNEY MARSH and BETWEEN ASHFORD and HYTHER.

---

Particulars, Plans and Conditions of Sale of  
THE FREEHOLD OUTLYING PORTIONS OF THE

**MERSHAM HATCH ESTATE**

OF WHICH ABOUT  
1,074A. 2R. 1P.  
ARE

Rich Fattening and Grazing Lands in the Parishes of  
BROOKLAND, IVYCHURCH and MIDLEY,

285A. 1R. 25P.

INCLUDE THE EXCELLENT CORN GROWING FARM KNOWN AS  
BRIDGE FARM, BILSINGTON, HIGHSTEAD FIELD,  
BILSINGTON, and the SCHOOL FIELD, NEWCHURCH.

778A. 3R. 35P.

ARE REPRESENTED BY DESIRABLE, WELL CULTIVATED and FERTILE  
Freehold Upland Farms, Residential and Small  
Holdings, Accommodation, Arable, and Pasture  
Lands in the Parishes of WILLESBORO', SEVINGTON,  
MERSHAM, BROOK, and WYE,

IN ALL ABOUT  
2,138a. 3r. 21p.,  
WHICH

---

**Messrs. W. & B. HOBBS**

---

Are instructed by the RT. HON. LORD BRABOURNE to Sell by Auction, at  
THE SARACEN'S HEAD HOTEL, ASHFORD,  
*On TUESDAY, JUNE 18th, 1918,*  
AT THREE O'CLOCK P.M., IN TWENTY-TWO LOTS.

---

Particulars and Conditions of Sale, with Plans, may be obtained of the  
Solicitors: Auctioneers:

Messrs. HALLETT, CREERY & Co., Messrs. W. & B. HOBBS,  
(G. T. WELLDON, JOHN CREERY & J. H. GILL) (JOHN & FRANK HOBBS)  
ASHFORD and LYDD. Land and Estate Agents, ASHFORD.



LOT 21.

Coloured Blue on Plan.

**THE DESIRABLE  
Freehold, Sound Pastoral and Arable Holding,**

KNOWN AS

**HAMPTON FARM,**

situate in the parishes of Brook, Brabourne, and Wye, about four miles from Ashford, with excellent Market, Railway, and other facilities and Grammar School.

**THE WELL-BUILT MODERN RESIDENCE**

is substantially built of brick with tiled roof and occupies a good position near the high road. It contains on the GROUND FLOOR Entrance Porch, two Reception Rooms, Kitchen fitted with sink and force pump with water from well; Dairy and pantry paved with red tiles, with brick and tiled Scullery and W.C. attached. FIRST FLOOR five Bedrooms.

**THE FARM BUILDINGS**

Include large barn with tiled roof, having an open waggon lodge attached at the back, and in the front two lodges and loose box, all with galvanized iron roofs and open to the enclosed yards; on the opposite or West side is an open lodge with galvanized iron roof, for eight fattening beasts and cart lodge; on the South side brick and tiled buildings comprise a stable for four horses with cutting bin, paved brick on edge, with channel, and lodge for six cows. The Oast-house is now used as an implement lodge with granary over, the circle, having a cemented floor, is used as a Corn Store. The old Farm House is now in ruins.

**THE LANDS**

which adjoin the high road leading from Naccolt to Wye and Brabourne are with the exception of about 58 acres sound pastures of good quality, and are divided into enclosures suitable for grazing purposes, the arable is strong and especially suitable for wheat and bean crops.

**SCHEDULE.**

No. on Ordnance Map, 1908 edn.	Name of Field.	Description.	Parish.	A. R. P.
25	Old Homestead	Premises	Brabourne	1 3 2
23	Fostal	Pasture	"	3 3 34
21	Well Field	Arable	"	8 2 16
22	Runsbrook Wood	Wood	"	3 1 12
17	Ellingford	Pasture	"	11 0 4
17	Part Ellingford	Arable	"	6 0 0
20	Hampton Alders	Wood	"	12 1 34
85	Hampton Alders	"	Brook	1 1 4
19	Part Stronghay	Pasture	Brabourne	9 0 10
86	Part Stronghay	"	Brook	1 0 39
24	Moat Spot	"	Brabourne	1 1 33
27	Part Long Meadow	"	"	5 1 33
12	Part Long Meadow	"	Brook	1 3 14
28	Goldingbank	"	Brabourne	12 2 19
29	High Hann	Arable	"	9 2 27
30	Slays	Pasture	"	22 0 11
32	Bamp Pasture	"	"	3 0 13
26	Part Calf Pasture	"	"	1 0 0
11	Part Calf Pasture	"	Brook	2 1 19
577	Russells	Arable	Wye	6 2 19
9	New House and Garden	House and Garden	Brook	1 14
10	Spleen Field	Pasture	"	10 1 29
13	Part Spleen Field	"	"	1 0 0
10a	Forstall	"	"	1 3 5
4	Great Field	Arable	"	27 1 1
99	Trittons	Pasture	"	1 3 7

*Ed R. R. 15/- per acre less*  
125.50 -  
37  
68.50 -  
2  
136.10 10

**LOT 21.—Continued.**

The Tenancy of Hampton Farm, is a yearly one, terminating at Michaelmas, 1918, at an annual rental of .. .. . 80 0 0  
 The Lamb Pasture, No. 32 on Plan, 3a. or. 13p. is in the occupation of Mr. G. Revell, a yearly tenant, not under notice to quit, at a rental of .. .. . 136.50 -  
 .. .. . 1 10 0  
£81 10 0

**LANDLORD'S OUTGOINGS.**

	£	s.	d.	value 1917	£	s.	d.
Vicarial Commuted Tithe .. .. .	11	6	6	value 1917	10	8	6
Brabourne appropriated Tithe commuted .. .. .	14	0	4	value 1917	12	19	0
Wye interest in lieu of extraordinary rent charge .. .. .					1	3	2
Brook Rectorial Commuted Tithe .. .. .	14	19	6	value 1917	13	15	8
Quit Rent to Manor of Wye .. .. .					1	16	4
Quit Rent to Manor of Horton .. .. .					2	0	4
					<u>£43</u>	<u>3</u>	<u>0</u>

Land Tax believed to be redeemed. *Refrain* £37

The Vendor reserves full rights of way (in the positions shown on a plan which can be inspected at the offices of the Vendor's Solicitors or at the sale) through this farm to Strankling, Golden Bank, Spleish Woods and to Lamb Pasture Shaw.  
 Timber and Underwood Valuation £135

*20.10.10 -*  
*21.25.10 } 612.10. -*

---

**LOT 22.**

Coloured Brown on Plan.

A Very Compact

**SMALL PASTORAL HOLDING**

KNOWN AS

**THE GIBSON LAND,**

Situate at the THREE WENTS, NACCOLT, between NACCOLT and HAMPTON WOOD in the Parish of WYE, and containing in seven Enclosures

**21A. 3R. 31P.** *Ed R. R. 15/- per acre less* £20 3 17

Together with a Lodge and Piggery thereon. *22 9m* £374

**SCHEDULE.**

No. on Ordnance Map, 1908 edn.	Name of Field.	Description.	Parish.	A. R. P.
852	Pond Field	Pasture	Wye	3 1 6
853	Gibson Land	"	"	5 0 28
856	Gibson Land	"	"	4 1 0
857	By Vidgeons	"	"	2 0 32
859	House Field	"	"	3 1 37
860	By Vidgeons	"	"	2 1 7
863	Gibson Land	"	"	1 1 1
				<u>21 3 31</u>

Let on a yearly tenancy terminating at Michaelmas, at an annual rental of £15.

**LANDLORD'S OUTGOINGS.**

The Tithe Rent Charge is commuted at £2 5s. 6d.; value 1917 .. .. . 2 1 10  
 Land Tax, believed to be redeemed. .. .. .  
 Quit Rent to Manor of Bransford .. .. . 11

*12 of 28m 300*  
*£ s. d.*  
*2 1 10*  
*11*

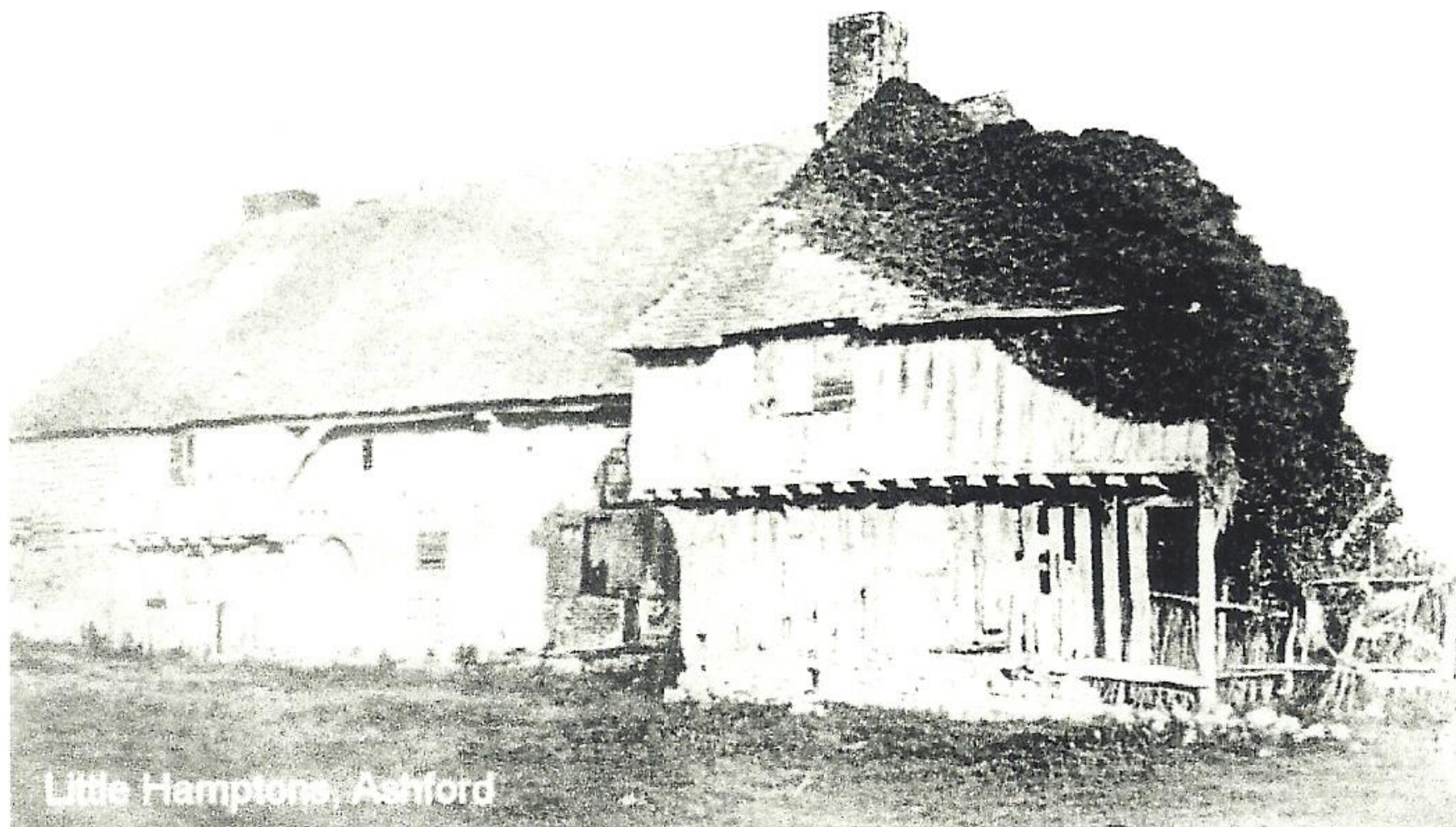
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*60*  
*£ 370*  
*S. Chittenden*

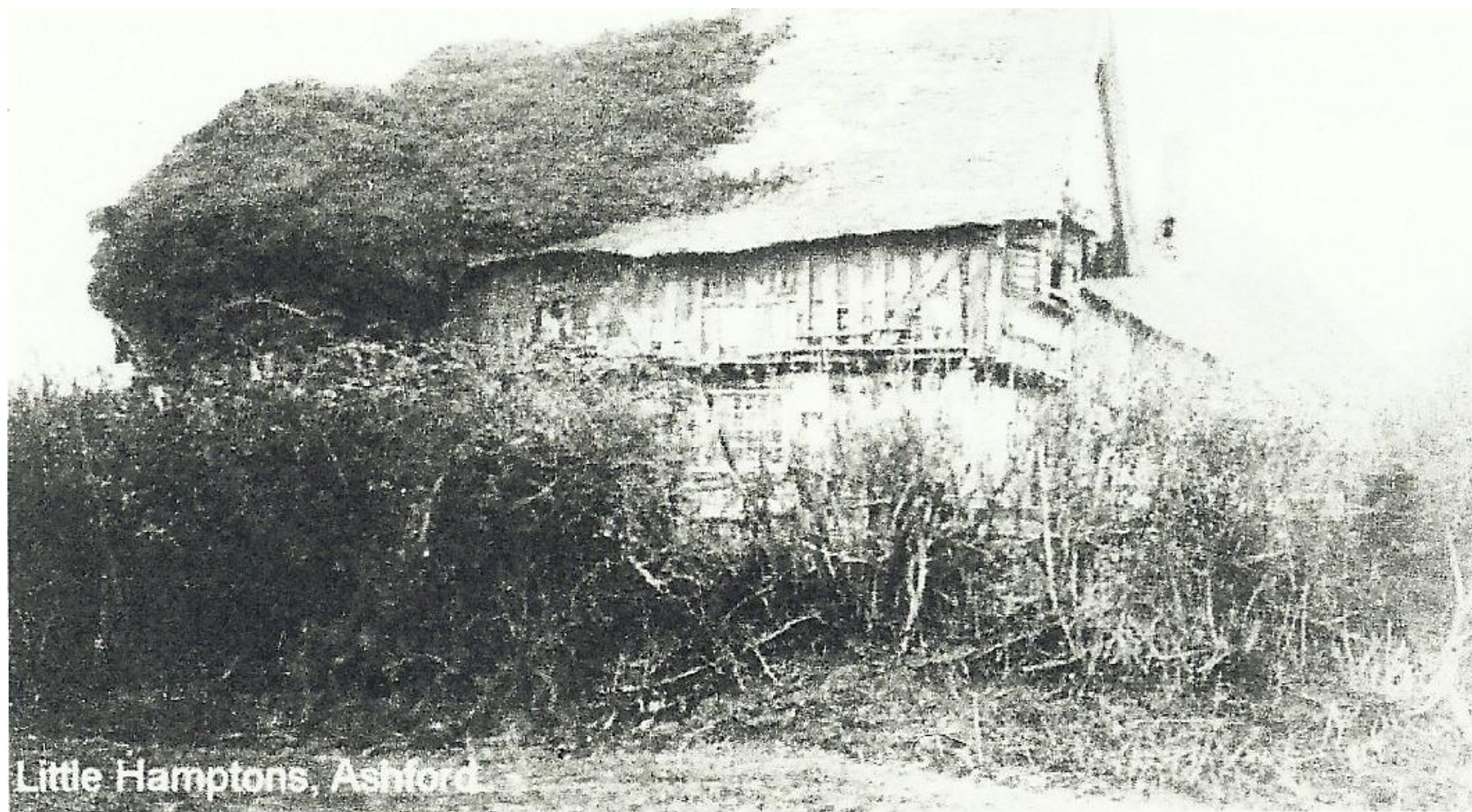


13 APPENDIX 3 POSTCARDS CIRCA 1870S (PLATES 1-6).



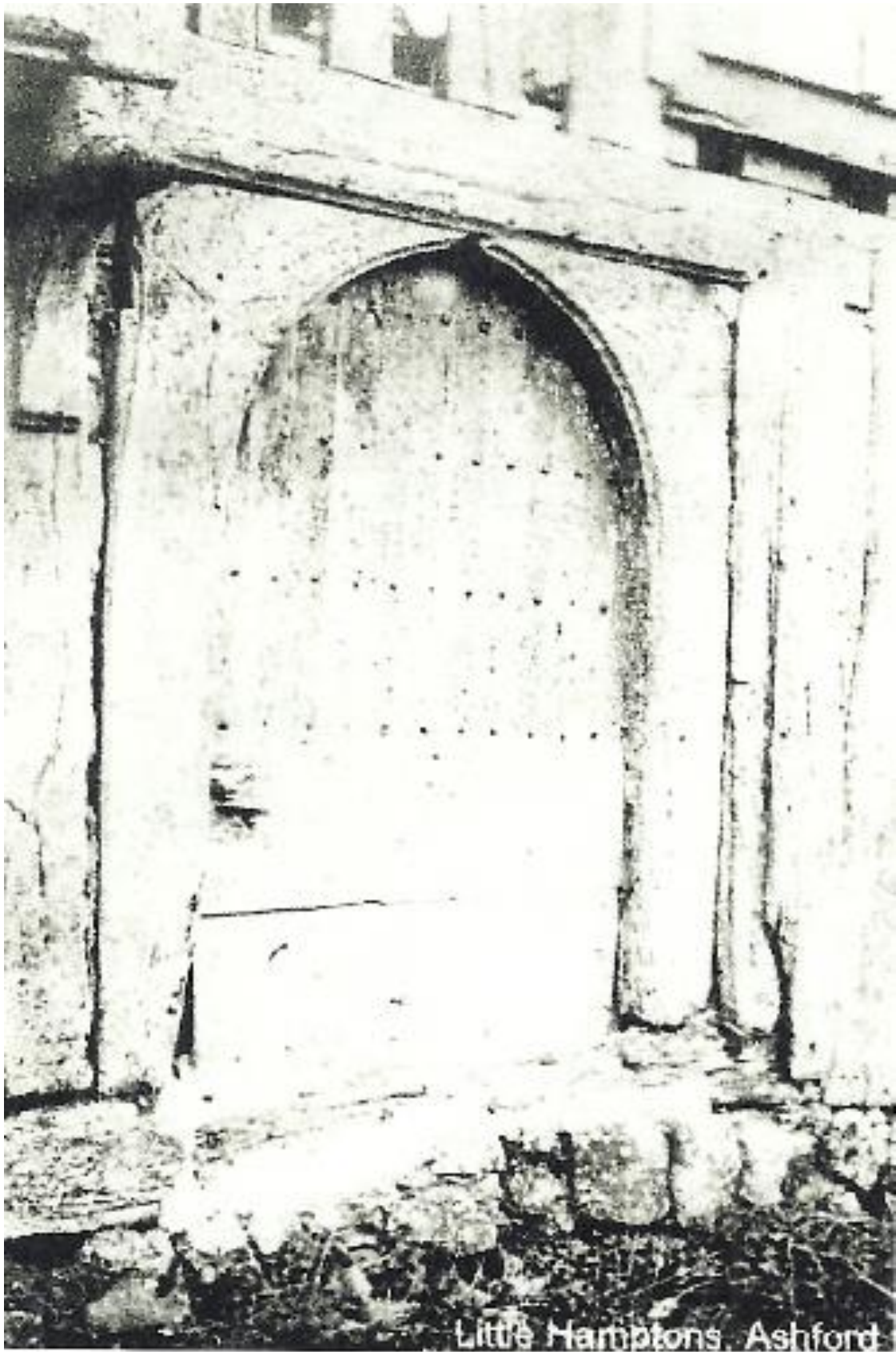


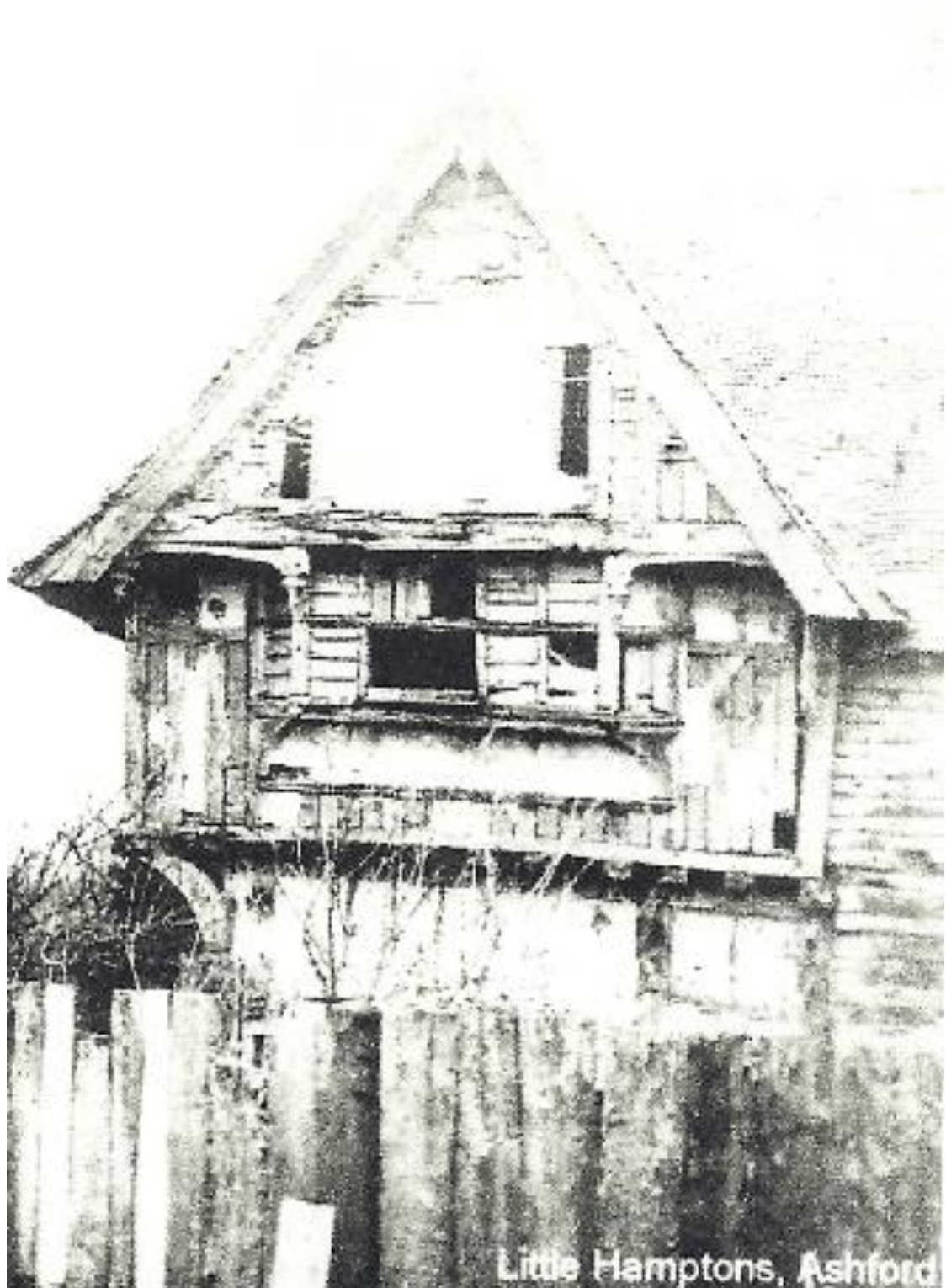
















*Plate 7: 1960s. All at an altitude of 1.04km (Google Earth).*



Plate 8: 1990 (Google Earth)





*Plate 9: 2003 (Google Earth)*



*Plate 10: 2013 (Google Earth)*





Plate 11: 2017 (Google Earth)



*Plate 12: View towards PDA from Hampton Lane (facing NW).*





*Plate 13: View towards PDA from the eastern boundary of the PDA (facing W).*



*Plate 14: View towards the rear of the cattle shed (facing NE).*





*Plate 15: View towards the southern end of the cattle shed, scale 1m (facing NW)*





*Plate 16: View across the central courtyard area towards the cattle shed, scale 1m (facing SW).*



*Plate 17: View towards the higher platform area in the south east corner (facing SE).*





*Plate 18: View across PDA from the western boundary (facing SW).*





*Plate 19: View along the northern arm of the moat (facing NE)*





*Plate 20: View across the northern platform area of the moat (Facing SW).*



*Plate 21: View of the eastern arm of the moat (facing SE).*





*Plate 22: View of the building remains in the south east corner (facing E).*





*Plate 23: View looking across PDA from the south eastern arm of the moat area (facing NW).*



*Plate 24: View looking towards the south eastern platform area (facing SE).*





*Plate 25: View along the northern part of the western boundary of the PDA (Facing NW).*





*Plate 26: View from the north east corner of the PDA (Facing SSW).*