



Land North of Beaver Road, Allington, Kent; Historic Environment Desk Based Assessment

January 2022

Land North of Beaver Road, Allington, Kent; Historic Environment Desk Based Assessment

NGR Site Centre: TQ 733 570



Report for: Barratts David Wilson Homes (Kent)

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SWAT ARCHAEOLOGY

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Land North of Beaver Road, Allington, Kent;

Historic Environment Desk Based Assessment

Summary

SWAT Archaeology has been commissioned by Barratts David Wilson Homes (Kent) to prepare a Historic Environment Desk-Based Assessment relating to the Application Site of Land north of Beaver Road, Allington, Kent. There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the Application Site.

The Application Site does not contain any designated or non-designated heritage assets and is not within any conservation area. There are a limited number of designated heritage assets within the 1km assessment area and the assessment shows that the Application Site does not contribute to the setting or how these heritage assets are experienced.

Assessment of the findings from the Kent Historic Environment Record (KHER) and other resources would suggest that the Application Site is of high archaeological interest for the Roman and Palaeolithic period and moderate for the Iron Age, which carry national and regional significance. Whilst there is no known activity within the Application Site itself, the wider area has revealed evidence for these periods along with the presence of River Terrace 4 gravel deposits at the Application Site means that there is the potential for artefacts from the Palaeolithic period. It appears that the Application Site is likely to have been in woodland and agricultural use from at least the Medieval period onwards if not earlier. Based on historical mapping from 1896, the site was in use as a plant nursery with only a couple of known structures within the Application Site from the 20th century when in use as a plant nursery that have since been demolished.

The landscape character assessment of the Application Site confirms the landscape within the Application Site was formed recently. Therefore the historic landscape of the Application Site is considered to have low interest.

Foundations, along with associated access road and services proposed as part of the Proposed Development are likely to have a high impact upon any potential archaeology. Therefore, it is anticipated that within the Application Site there will be a requirement, that will be agreed with Kent County Council Archaeologists, for a programme of archaeological works initially with a geophysical survey, followed by a general evaluation as well as a specialist Palaeolithic survey, which can be addressed by an appropriate planning condition.

Land North of Beaver Road Allington, Kent;

Historic Environment Desk Based Assessment

1 INTRODUCTION

1.1 Planning Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Barratts David Wilson Homes (Kent) (the 'Applicant'), to carry out a Historic Environment Desk Based Assessment relating to a Planning Application Site at Land north of Beaver Road, Allington, Kent centred on National Grid Reference (NGR) TQ 733 570 (Fig.1).
- 1.1.2 This document has been prepared to support the planning application to Tonbridge and Malling Borough Council and Maidstone Borough Council to assess the impact of the Proposed Development for the survival of archaeological remains within the Application Site and assesses the potential impacts that the Proposed Development could have on these as well as built heritage assets and historic landscape in the vicinity of the Application Site.
- 1.1.3 This document comprises the baseline for this Historic Environment Desk Based Assessment and is designed to be read in conjunction with and inform Chapter 8 of the Environmental Statement Historic Environment which accompanies the planning application.

1.2 Site Description

- 1.2.1 The Application Site is located approximately 2km north west of the centre of Maidstone on the western edge of Allington. The Application Site is approximately 15.32 ha and is bounded to the: north-west by a railway line; south-east by Beaver Road and the urban area of Allington; south-west by the fields; and north-east by a field and beyond, the A20 London Road.
- 1.2.2 The Application Site comprises an open undulating grass field with woodland in the south-eastern corner of the Application Site as well as areas of scrub and trees around the margins of the Application Site. There are informal permissive footpaths within the Application Site. There is also a railway embankment along the north western boundary of the Application Site and a 16-inch diameter water trunk main within the Application Site close to and parallel with the south-eastern Application Site boundary.

- 1.2.3 The Application Site (Fig. 1) generally slopes down from the southwest to northeast from approximately 58m Above Ordnance Datum (AOD) to approximately 45m AOD and clearly shown on the attached topographical map (Fig.34). A dry valley feature in the location of the high-pressure water main is present in the south eastern area of the Application Site, parallel with and close to the Application Site boundary. The valley becomes increasingly steep towards the east of the Application Site.

Geology

- 1.2.4 The British Geological Society (BGS 1995) shows that the local geology at the Application Site. The underlying geology of the Application Site comprises Hythe formation – sandstone and limestone interbedded¹ which has formed a principal bedrock aquifer across the whole of the Application Site with Sandgate Formation creating a bedrock Secondary A aquifer over the northern part of the Application Site and a superficial Secondary A aquifer in the superficial River Terrace Deposits in the centre of the Application Site (Fig.11).

Geotechnical Information

- 1.2.5 A Geotechnical investigation has been undertaken by Leap Environmental at the Application Site. This confirmed the presence of made ground of circa 0.95m in the north eastern corner comprising either gravelly clayey sand or sandy clay with fragments of brick, concrete, rare blacktop, and clinker. The central and western area confirmed that there was a patch of River Terrace Deposits in those areas at depths between 0.4m and 3.90m below ground level. These were underlain by the Sandgate Formation bedrock predominately in the centre and north west of the Application Site. Where the River Terrace Deposits and the Sandgate Formation were absent, weathered Hythe Formation was encountered (Leap Environmental, 2021).

1.3 Scope of Document

- 1.3.1 This assessment determines, as far as possible, the existing nature, extent of designated and undesignated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding

¹ https://mapapps.bgs.ac.uk/geologyofbritain/home.html?&_ga=2.92969882.603140765.1619610869-22380984.1619610869

heritage assets and is to be used in the support of the planning application associated with the Proposed Development.

1.3.2 The Historic Environment Desk Based Assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014, revised 2020). The purpose of the Historic Environment Desk Based Assessment is to establish the known or potential cultural heritage resource in a local, regional, national, or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints);
- the identification of published and unpublished archaeological events;
- the examination of available cartographic and documentary sources;
- a walkover survey to assess the surviving cultural heritage resource; and
- an assessment of potential impacts upon the setting of nearby heritage assets.

1.3.3 Further information on the assessment of potential impacts and effects on the heritage assets as a result of the Proposed Development is provided in Chapter 8 of the Environmental Statement accompanying the planning application.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

- 2.1.1 The historic environment desk-based assessment has been undertaken within the context of relevant legislation, planning policies and guidance documents.

2.2 Legislation

- 2.2.1 Statutory protection is provided by the following legislation:

Ancient Monuments and Archaeological Areas Act (1979) ;

- 2.2.2 The Ancient Monuments and Archaeological Areas Act concerns scheduled monuments where an archaeological site or historic building is considered to be of national importance and determined to be a scheduled monument by the Department of Culture, Media and Sport (DCMS). Any scheduled monument impacted by a development requires Scheduled Monument Consent which is undertaken by Historic England who provide advice on the management of Scheduled Monuments and any consents.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2.3 This Act covers buildings and areas that are desirable to preserve or enhance. This is done through the recording of listed buildings, which are buildings considered to have special architectural or historical merit, along with the designation of Conservation Areas, which are areas considered to have special merit in terms of architecture, character and/or appearance.
- 2.2.4 Under the terms of the Act a listed building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.
- 2.2.5 The Act sets out three grades of listing that can be applied. Grade I, the highest, is applied to buildings of exceptional interest. Grade II* applies to buildings that are considered particularly important of more than special interest, followed by Grade II for buildings of special interest, warranting every effort to preserve them.
- 2.2.6 Under the designation of a Conservation Area, all the buildings within that area are recognised as part of its character and therefore provides a broader level of protection. For the demolition or substantial demolition of a building within a Conservation Area, planning permission would be required as well as for any changes to the external appearance.

Hedgerow Regulations (Statutory Instrument No. 1160) 1997

- 2.2.7 A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria. 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 (NNRs). The Regulations aim 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.

Planning Policy Context

2.3 National Planning Policy Framework (NPPF)

- 2.3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The Government's core principles in relation to planning and the historic environment and is covered in Section 16, paragraphs 189-208. 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.
- 2.3.2 Paragraph 189 of the NPPF sets out the core planning principles and states that planning Heritage assets *'are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 2.3.3 Section 16 also provides policy on the conservation and assessment of heritage assets. Annex 2 of the NPPF defines 'Heritage Assets' 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).'*
- 2.3.4 Paragraphs 189-208 of Section 16 relate to the historic environment and the impact that developments may have on it. These paragraphs provide a framework for the preparation of policies for the historic environment and guidance for Local Planning Authorities, property owners, developers, and others on the conservation of heritage assets. Overall, the objectives of Section 16 can be summarised as seeking the: delivery of sustainable development;

understanding the wider social, cultural, economic, and environmental benefits brought by the conservation of the historic environment; conservation of England's heritage assets in a manner appropriate to their significance; and recognition that heritage contributes to our knowledge and understanding of the past.

2.3.5 Section 16 of the NPPF further recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 of the NPPF states that Local Planning Authorities '*in determining applications for development, should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting*'. The paragraph indicates that the level of detail provided should be proportionate to the significance of the asset and sufficient to understanding the impact of the proposal on this significance.

2.3.6 The NPPF states clearly that the more important the heritage asset, the greater level of protection is given to that asset. This means that listed buildings, scheduled monuments, protected wreck sites, battlefields, Grade I and II* registered parks and gardens and World Heritage Sites are afforded the highest level of protection. Paragraph 193 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

2.3.7 Paragraph 200 then states:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

2.3.8 Paragraph 199 notes that significance can be harmed or lost through development within the setting of a heritage asset. Paragraph 201 provides a test for assessing harm in relation to

designated heritage assets: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent; unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- 'a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use'.*

2.3.9 Paragraph 202 notes that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

2.3.10 Paragraph 205 requires Local Planning Authorities to *'ensure developers record and advance the understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and impact'.*

2.4 Planning Practice Guidance: Conserving and enhancing the historic environment

2.4.1 Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance which expands on how the historic environment should be assessed within the NPPF. This acknowledges that *'where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development'.*

2.4.2 Furthermore, it highlights that neglect and decay of heritage assets are best addressed through ensuring that heritage assets remain in active use that is consistent with their conservation. Importantly, the guidance states that *'where the complete or partial loss of a*

heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to: capture and record the evidence of the asset's significance which is to be lost; interpret its contribution to the understanding of our past; and make that publicly available'.

2.4.3 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high test that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgement for the decision maker, having regard to the circumstance of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting.

2.4.4 Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.5 Local Policies

2.5.1 The Application Site predominately sits within the area of Tonbridge and Malling Borough Council (TMBC). A small portion of the north eastern part of the Application Site falls within the area of Maidstone Brough Council (MBC).

Tonbridge and Malling Borough Council Local Development Framework Core Strategy

2.5.2 TMBC adopted the Local Development Framework Core Strategy on 25 September 2007. It set out the Council's vision, aims and objectives which will determine the future pattern of development in the Borough over the period up until 2021 and the way in which the social, economic and environmental needs of the area can be delivered in the most sustainable way. The key policies relevant to this assessment are:

2.5.3 CP1/3 - *'The need for development will be balanced against the need to protect and enhance the natural and built environment. In selecting locations for development and determining planning applications the quality of the natural and historic environment, the countryside,*

residential amenity and land, air and water quality will be preserved and, wherever possible, enhanced.'

2.5.4 CP24/1 – *'All development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must through its scale, density, layout, siting, character, and appearance be designed to respect the site and its surroundings'*. This applies whether it is a natural or historic resource.

2.5.5 CP25/2 – *'Where development that causes material harm to a natural or historic resource is exceptionally justified, appropriate mitigation measures will be required to minimise or counteract any adverse impacts. Where the implementation of appropriate mitigation is still likely to result in a residual adverse impact then compensatory measures will be required.'* Acceptable mitigation measures could be enhancement of the character of a Conservation Area or restoration of a Listed Building or its setting.

2.5.6 In addition, Tonbridge and Malling Borough Council has under the Local Development Framework, the Managing Development, and the Environment Development Plan Document (adopted in April 2010). It applies existing and emerging national and regional policies at the local level. This plan has the following policies appropriate to archaeology:

2.5.7 SQ1- 1. *'Proposals for development will be required to reflect the local distinctiveness, condition, and sensitivity to change of the local character areas as defined in the Character Area Appraisals SPD.*

2. All new development should protect, conserve and, where possible, enhance:

(a) the character and local distinctiveness of the area including its historical and architectural interest and the prevailing level of tranquility;

(b) the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form, and important views; and

(c) the biodiversity value of the area, including patterns of vegetation, property boundaries and water bodies.'

2.5.8 SQ2 – *'Buildings included within the Local List of Buildings of Architectural or Historic Interest adopted by the Council will be retained wherever possible and protected from development that would harm their setting or local historic or architectural interest'*.

- 2.5.9 SQ3 – *‘Development will not be permitted where it would harm the overall character, integrity or setting of the Historic Parks and Gardens identified on the Proposals Map and listed in Annex SQ3, or which might prejudice their future restoration’.*

Tonbridge & Malling Borough Council Local Plan Regulation 22 Submission

- 2.5.10 TMBC has prepared a new borough-wide Local Plan focused on the period up to 2031. However, it has been subsequently withdrawn and therefore has not been considered further in this chapter.

Maidstone Borough Council Local Plan

- 2.5.11 The Maidstone Borough Local Plan was adopted in October 2017 providing a framework for development until 2031. It plans for homes, jobs, shopping, leisure and the environment, and provides infrastructure to support these. The policies within Maidstone Borough Local Plan will be used to make decisions on planning applications. One of the policies is Policy SP18 ‘The Historic Environment’ which states:

‘To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;

ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;

iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and

iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan’.

- 2.5.12 In addition, Policy DM4 ‘Development affecting designated and non-designated heritage assets’ states:

'1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.

2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:

i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;

ii. The significance of the assets; and

iii. The scale of the impact of development on the identified significance.

3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4. The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.

5. In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record'.

2.5.13 Maidstone Borough Council also has a Heritage Strategy in the Local Plan, which was adopted in October 2017. There are no specific policies relating to archaeology. The paper was to present evidence of heritage assets in the borough and that heritage considerations underpinned the preparation of the Local Plan.

2.6 Guidance and Best Practice

Historic England – Conservation Principles, Policies, and Guidance (2008) Guidance and Best Practice

2.6.1 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic

England's own advice and guidance through the planning process, the document is recommended to Local Planning Authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

- 2.6.2 This document from 2008 remains relevant with that of the current NPPF policy in the emphasis placed upon the importance of understanding significance to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historic, aesthetic and communal.

Historic England Good Advice Notes in Planning (2015)

- 2.6.3 On the 25th March 2015, Historic England withdrew the Planning Policy Statement 5 (PPS5) Practice Guide. This document was replaced with three Good Practice Advice in Planning Notes (GPAs). The GPAs provide supporting guidance relating to good conservation practice covering: The Historic Environment in Local Plans; Managing Significance in Decision-Taking in the Historic Environment; and The Setting of Heritage Assets .

- 2.6.4 In addition to these documents, Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include: 'HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management'; 'HEA2: Making Changes to Heritage Assets'; and 'HEA3: The Historic Environment and Site Allocations in Local Plans'. More recently, guidance in 'the Significance of Heritage Assets' has also been provided by Historic England.

Principles of Cultural Heritage Impact Assessment in the UK

- 2.6.5 Released in July 2021 and produced jointly by Chartered Institute for Archaeologists, Institute of Historic Building Conservation and the Institute of Environmental Management and Assessment, additional guidance is provided for cultural heritage practitioners. The Cultural Heritage Impact Assessment is concerned with understanding the consequences of change to cultural significance. At a fundamental level, Cultural Heritage Impact Assessment is used to make informed decisions about the sustainable management of cultural heritage assets. The need for a Cultural Heritage Impact Assessment is triggered whenever somebody proposes to do something which could result in change to a cultural heritage asset or assets. It concerns understanding the cultural heritage asset and evaluating the consequences of change

3 METHODOLOGY

3.1 Assessment Area

- 3.1.1 To assess the effects of the Proposed Development on the heritage assets within the Application Site and the surrounding area, two study areas were established.
- 3.1.2 For archaeological assets, both within the Application Site and in the surrounding area, a 1km study area surrounding the Application Site (hereafter 'the 1km assessment area'), has been established. Assessments of the potential for archaeological assets to survive within the assessment area along the significance of known or predicted archaeological assets (including their archaeological interest and setting) were undertaken. Where the nature, extent or significance of the resource is not sufficiently well defined, proposals and strategies for further investigations and evaluations are provided.
- 3.1.3 For heritage assets and historical landscapes, a larger study area was used where appropriate that extended beyond 1km from the perimeter of the Application Site. This was in order to provide added context from a wider area to understand and model the heritage potential of the Application Site. Settings of all heritage assets are not limited by distance, where appropriate, heritage assets beyond this 1km assessment area are included in order to allow the importance of known and likely built heritage assets and historical landscapes to be placed in their local, regional and national contexts.

3.2 Sources

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

Archaeological databases

- 3.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the Application Site and the surrounding landscape. KHER has been used in this way for this assessment.
- 3.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets is the preferred archive for a comprehensive HER search and has been used in this assessment.

Cartographic and Pictorial Documents

3.2.4 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 assessment is provided in Appendix 10.

Aerial photographs

3.2.5 The assessment of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

Secondary and Statutory Resources

3.2.6 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 assessment and have been included within this assessment.

Walkover Survey

3.2.7 A walkover survey of the Application Site and surrounding area was carried out by a qualified archaeologist on the 27th of May 2021. The purpose of the walkover survey was to:

- Identify any historic landscape features not shown on maps;
- Conduct a rapid survey for archaeological features and Heritage Assets;
- Make a note of any surface scatters of archaeological material;
- Identify constraints or areas of disturbance that may affect archaeological investigation; and
- Understand the setting of known Heritage Assets and the wider landscape.

3.2.8 The results of the walkover survey are detailed in Section 5 of this document

Constraints

3.2.9 The baseline assessment has been based on information readily available at the time of undertaking the assessment. Due to the nature of buried archaeological assets, there is still the potential for hitherto unknown remains to be discovered. In respect to the data set retrieved, where there is data relating to the Portable Antiquities Scheme, the full extent,

date, and nature of these sites is often uncertain and for a number of HER records in relation to older antiquarian finds, the data is not always accurate and detailed to that of modern archaeological standards.

- 3.2.10 Access to the Application Site was gained. However, areas of the Application Site were dominated by scrub at the time of the walkover preventing close inspection of the soil, while parts of the Application Site inaccessible due to dense vegetation in the western and south eastern corner. A site walkover is limited as archaeological remains can survive below-ground with no indication of their presence above-ground.

4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE

4.1 Introduction

- 4.1.1 This section sets out the general history of the Application Site and the surrounding 1km assessment area. The classification of the Archaeological Periods are presented 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
Table 1: Classification of Archaeological periods		

Kent County Council Historic Environment Record (HER)

4.1.2 A search of the KHER was carried out on the 1st of May 2021, for the 1km assessment area, which was centred on the Application Site. The search provided a moderate number of records, just over 50, reflecting the wide range of periods shown in Table 1. Furthermore, a gazetteer of the KHER is included in Appendix 11.3 with KHER map data shown on Figures 7-11.

4.1.3 There are no Conservation Areas, Scheduled Monuments, World Heritage Sites, Registered Parks and Gardens, Historic Parks and Gardens or NMP cropmarks in the search area.

Protected Military Remains

4.1.4 A second world war Messerschmitt crash site circa 435m (HER -TQ 75 NW 398) to the south east of the Application Site and circa 670m south, south east (HER -TQ 75 NW 139) a potential flying bomb or aircraft crash site have been designated as Protected Military Remains (PMR) sites under the Protection of Military Remains Act 1986 where the wreckage of all military aircraft (UK or other nations) that crashed in the United Kingdom, in United Kingdom territorial waters or in United Kingdom controlled waters are automatically protected irrespective of whether there was loss of life or whether the wrecking occurred during peacetime or in a combat. Given the distance of these site from the Application Site, no impact to these sites is expected (Fig.7).

4.2 Previous Archaeological Works

4.2.1 The KHER has a large number of intrusive archaeological events, and these are shown in Figure 9. The most recent and closest is in the field immediately to the south west of the

Application Site where a geophysical survey and evaluation was undertaken in 2020. The vast majority of below ground investigative work has occurred in and around the Maidstone Hospital site on Hermitage Lane to the south of the Application Site. These areas are discussed in greater detail below.

Land off Hermitage Lane (EKE20721; EKE20722; EKE20723)

4.2.2 The Land off Hermitage Land Site comprises a 10.9 hectare (ha) field immediately south west of the Application Site, which was investigated in 2020, initially via a desk-based assessment to accompany a current planning application for residential houses, which concluded:

- low potential for occasional residual Palaeolithic – Neolithic flint artefacts;
- moderate potential for Bronze Age and Iron Age – Romano-British occupation evidence comprising discreet pits and field systems of local significance; and
- moderate potential for medieval or post-medieval evidence of land management of negligible to local significance.

4.2.3 The desk-based assessment was followed by a magnetometry survey on the field which revealed that a number of anomalies were identified within the centre part of the site and were suggestive of being archaeological in origin and potentially an enclosure.

4.2.4 This was then followed by an evaluation of 19 trenches which showed that there was Romano-British activity in the form of ditches (HER - TQ 75 NW 462) and possibly forming an enclosure (HER - TQ 75 NW 461). Many of the ditches were identified at a depth of just circa 0.30m below ground level.

4.2.5 On the northern side of the enclosure were two sets of double ditches, that whilst they had no dating material due to the alignment of the enclosure, they were considered to be Romano-British and may represent another enclosure, possible field boundary or a trackway.

4.2.6 A robber cut with large inclusions of roughly hewn ragstone blocks along with Romano-British pottery on an east-west alignment was seen at a depth of 0.72m.

4.2.7 The evaluation also revealed Post Medieval boundaries. The remains of a sheep were found in a shallow pit and was thought to be Post Medieval in date (HER - TQ 75 NW 463).

- 4.2.8 Natural deposits were seen at between 50.76m aOD in the north of the site and 61.08m aOD in the south.

Land at Hermitage Lane (EKE 5410)

- 4.2.9 The Land at Hermitage Lane site is located circa 230m to the south of the Application Site and north of Maidstone Hospital was subject to 170 evaluation trenches. Settlement evidence was found representing the late Neolithic, Late Bronze Age into the Early Iron periods, as well as Late Iron Age into the Early Roman period. The central portion of this area contained 5th terrace river gravels.

- 4.2.10 Archaeological features were shallow and just below the topsoil. Features included post holes, pits ditches and gullies. Artefacts included Neolithic sherds and a leaf-form arrowhead with concentrations towards the south west of the site. There was no discernible pattern of enclosures or field systems, but the pottery suggested a broad span of settlement activity with three principal phases of occupation.

Former Kent Garden Centre (EKE5558)

- 4.2.11 There was a watching brief on the location of the former garden centre (now DFS store) in 2000 by Archaeology South-East ahead of the development of 107 dwellings circa 75m east from the Application Site. Topsoil stripping was monitored as was the manhole site, and service trenches. No archaeological features or finds were identified.

Land East of Hermitage Lane Phase 2 (EKE14306)

- 4.2.12 Twenty-five evaluation trenches were excavated in 2017 circa 690m south, south west from the Application Site which identified a single north east to south west aligned linear feature and a Bronze Age pit. Only the pit was dateable.

Hermitage Lane: Phase 4 Access Road (EKE20295)

- 4.2.13 The 2020 evaluation of four trenches at Hermitage Lane along the alignment of the Phase 4 access road identified no archaeological features being an area immediately west of the 1998 evaluation (EKE5410). It was circa 725m south of the Application Site.

Evaluations at Maidstone Hospital

- 4.2.14 The 2003 evaluation with six trenches circa 680m south from the Application Site revealed pits, post holes and gullies dated by pottery to the Iron Age and Roman periods (EKE9467). A 2015 car park extension identified a 'v' shaped ditch aligned north west to south east with pottery of the 1st century AD (EKE14306).

Land off Hermitage Lane (EKE15409)

- 4.2.15 Land off Hermitage Lane, 970m to the south west of the Application Site is on the outer reaches of the 1km assessment area. Following the evaluation an excavation was undertaken in the southern part of the site of a 0.95ha area centring on the Iron Age and early Roman features found during the evaluation. A number of Bronze Age enclosure and pits were found as well as a late Iron Age to Early Roman field system along with a possible driveway all suggesting settlement in the area.

4.3 Historical Map Progression

Symonson Map, 1596

- 4.3.1 This map shows the principal settlements of Preston, just south of the bridge crossing at Aylesford on the southern side of the River Medway and 'Allyngton' (Allington) to the east with its church and castle depicted. The River Medway is the main focus on the map rather than the detailed depiction of roads in this period. There is woodland shown stretching from the area of the Application Site south westly towards Barming (Fig.12).

Andrews, Dury and Herbert map, 1769

- 4.3.2 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 the route of London Road on a north west to south east axis passing to the north of the Application Site. The parish boundary lines are depicted by the dotted line adjacent to the Application Site. The Application Site lies with the northern part open and the southern part in woodland. The woodland covers large areas between Preston to the north and Barming to the south essentially located on the spur of higher ground. Just to the west of the Application Site is Hermitage Lane and to the south is The Armitage being St Lawrence's Chapel also known as the Hermitage. To the north are located the areas of Upper Preston and Little Preston. The area is sparsely populated. To the east is the River Medway and Allington Castle (Fig.13).

Ordnance Surveyors Drawing, 1797

- 4.3.3 Unfortunately, the survey obtained in this area was not complete and leaves an 'L' shaped gap. The Application Site is shown mainly within the East Malling Woods wooded area with arable fields to the north and also a few clearings within the woodland. One of the clearings falls within the western portion of the Application Site. Hermitage Lane is to the west with the Hermitage itself seen to the south also within a clearing (Fig.14)

Aylesford Tithe Map, 1841

4.3.4 The tithe map (Fig.15) shows the Application Site situated within a number of different plots. The Application Site lies on the edge of the Aylesford administrative boundary. The largest plot the Application Site lies within is plot designated 352 and the Earl of Romney is the owner and occupier at this time. In the records the field was named 'Quarry' being a wood of 57 acres. (0.23sqkm). The table below shows the records for all the plots covered by the Application Site.

Table 2: Tithe Information

Plot Number	Owner	Occupier	Name	Usage
352	The Earl of Romney	The Earl of Romney	Quarry	Wood
367	The Earl of Romney	John Jarrett	Fans Quarry	Arable
366	The Earl of Romney	John Jarrett	Shaw	Wood
365	The Earl of Romney	John Jarrett	Lower Milkway	Arable
364	The Earl of Romney	John Jarrett	-	-
356	The Earl of Romney	John Jarrett	Crookhorn	Arable
357	The Earl of Romney	John Jarrett	-	-
358	Charles Milner	Charles Milner	-	Arable

4.3.5 Essentially the land is a mix of woodland and arable fields, with some shaws forming boundaries between them. A small part of the Application Site falls into the adjacent Plots designated 352 and 367 which refer to quarry. Given the topography of the area the actual quarry area is considered to be to the north east of the Application Site, closer to the London Road. A small portion of the Application Site also fell within the estate of Charles Milner at Preston Hall. The Earl of Romney was lord of Allington Manor who resided at The Mote in Maidstone.

Historic OS Map 1862 & 1865-1867

4.3.6 This map shows the Application Site predominately was part of a large woodland area with a couple of arable areas at the extremities. A trackway passes through the woods along the length of the Application Site from London Road in a south westerly direction towards

Hermitage Lane. In the wider map area, to the far south of the Application Site, it shows Roman remains were found at that location (Figs.16 & 17).

Tithe Apportionment 1888

- 4.3.7 This shows few changes to the fields in terms of land usage and ownership from the earlier 1841 tithe map with the exception of the railway line running through the area which forms the northern boundary of the Application Site (Fig.18).

Historic OS Map, 1897 & 1895-6

- 4.3.8 After 1888 there was significant change. Much of the woodland has been cleared leaving a square wooded area called Palace Wood. Palace Wood is shown as a mixture of scrub and wood. In the wider area map, Palace Farm is labelled to the south east of Palace Wood. The remaining area of the Application Site is now called Allington Nursery, which extends outside of the area of the Application Site to the north east, south east and south west and the area laid out with a grid of straight tracks. The nursery greenhouses lie just outside of the Application Site to the north east. The path of the Administrative Boundary is clearly shown, and the railway has been built adjacent to the north western boundary with the railway passing over the London Road via a bridge (Figs.19 & 20).

Historic OS Map, 1907 & 1908

- 4.3.9 There has been further change at the Application Site. Towards the central southern end there is now a small square structure. In addition, in the south eastern part of the Application Site, Palace Wood has been cleared away and replaced by more tracks associated with the plant nursery. Beyond the Application Site to the south west on Hermitage Lane and the railway is now a semi-detached house. Between the Application Site and Palace Farm the Palace Wood clearance has left a small shaw. In this area of the shaw is also another new unknown structure. The wider area around is showing as orchards and woodlands, with a number of quarries (Fig.21 & 22).

Aylesford Tithe Apportionments 1925

- 4.3.10 This shows that the plots designated 352B, 352C, 364B, 358E, and 365B are all part of Allington Nursery which are owned and occupied by G Bunyard & Co Ltd. The full extent of the plant nursery area extends slightly further north east and south west of the Application Site boundaries (Fig.23).

Historic OS Map, 1931 & 1931-1933

4.3.11 The unknown structure outside of the Application Site to the south east identified on the Historic OS Map, 1907 & 1908 is now called 'The Bungalow'. Within the eastern part of the Application Site there are structures labelled as tanks. On the eastern side of London Road there appears to be a new layout of roads/tracks along with a glasshouse suggesting a further expansion of the plant nursery (Figs.24 & 25).

Historic OS Map 1947-1948

4.3.12 There is little change (Fig.26)

Historic OS Map, 1956 & 1960

4.3.13 There have been significant changes in that the Application Site is no longer showing as a plant nursery by 1960. It was recorded as having been sold in 1960. Consequently, the greenhouses are no longer in place although the large outbuildings remain. In addition, there is a new outbuilding in the north eastern part of the Application Site as well as a smaller outbuilding towards the centre of the south eastern part of the Application Site. The north eastern portion of the Application Site is now part of a larger orchard. The southern part of the Application Site now has an orchard with an area of scrub immediately adjacent. At the south eastern end of the Application Site are a couple of straight tracks referred to as cart tracks with the other tracks seen on previous maps no longer recorded. In the wider area to the south east, there are new housing estates including Sir Thomas Wyatt public house. Over the railway line on the northern side of Barming station is a large factory. In the field immediately north east of the Application Site, a pillbox, not seen on the earlier maps, is now showing with another on the eastern side of the London Road forming a pair defending the road (Figs.27 & 28).

Historic OS Map, 1966 & 1967-1971

4.3.14 There is little change (Figs. 29 & 30)

Historic OS Map, 1974 onwards

4.3.15 In 1974, there is little change. By the 1980s, the maps are referring to the area north of the southern orchard as scrub and non-coniferous trees (Figs. 31 & 32)

4.4 Historical and Aerial Photographs

1940s

4.4.1 The aerial photograph is of poor quality. The area is shown as a plant nursery with surrounding agricultural fields and orchards. Within the Application Site at the southern end can be seen a rectangular area of larger trees. To the east of the Application Site can be seen the farm buildings and greenhouses (Plate 1).

1960's

4.4.2 The Application Site is no longer a plant nursery but now consists of newly divided fields. A small orchard exists in the south eastern corner next to the rectangular treed area whilst the rest appears arable. To the south east there are now more houses. The pillbox in the adjoining field to the north east can be located. Adjacent to the east the plant nursery outbuildings have been removed and replaced with a new large outbuilding (Plate 2).

1990

4.4.3 The different arable fields have now been combined to form a single area of pasture. The large outbuilding seen earlier adjacent to the east has been demolished and a new outbuilding has been constructed just within the Application Site and appears to be a Dutch Barn. Through the length of the Application Site is a scar of the trench for the laying of the high-pressure water pipeline. At the south western end of the Application Site the small orchard and the rectangular area of trees remain. To the east is a new commercial area, Wyatt House, under construction with an access road diagonally off the new Beaver Road. West of the Application Site is still orchards. Further south east is now a garden centre with car park next to the pub. To the north of the Application Site on the London Road, north of the railway there is now a roundabout and a new road off to the east from that roundabout called St Laurence Avenue hugging the northern side of the railway (Plate 3).

2003 - 2006

4.4.4 There is now housing adjacent to the south eastern boundary of the Application Site and Beaver Road. The orchard immediately adjacent to the south western boundary is now arable. In the 2006 photograph there are hay bales showing. Adjacent to the north east is a new building called Wyatt House. In the south western part of the Application Site the tree area and overgrown orchard remain. There is now a new larger building on the location of the garden centre with a large car park showing at the rear relating to the Maidstone London Road Park and Ride. The public house has had an extension added to the north of the building and is now a motel. The area of residential housing has also increased to the south. The southern corner of the Application Site next to Wyatt House is showing a yard area with lorries surrounded by a number of buildings (Plate 4).

2019

- 4.4.5 The Application Site is still pasture and has been sub-divided into paddock areas. In the north western corner are stables. The area of Wyatt House around 2013 following demolition was converted to residential housing by 2018 and the Dutch Barn was also demolished around that time (Plate 5).

LIDAR

- 4.4.6 The 1m Digital Terrain LIDAR mapping is seen in Figure 33. The LIDAR shows very little disturbance in the main area of the field. The key features showing are the lines of the historical trackways that correspond with the historical mapping when the Application Site was in use as a plant nursery. In the eastern corner, the area there shows disturbance, and this is in the area of the previously demolished modern Dutch barn and where the geotechnical survey confirmed the presence of made ground (Leap Environmental). The southernmost area of the Application Site is where the overgrown orchard and woodland area remains. The LIDAR also suggests that there has been some form of disturbance in this area.

Prehistoric: Palaeolithic Period (c. 500,00 BC to c. 10,000 BC)

- 4.4.7 The KHER has three records for this period of which have been located in the outer reaches of the 1km assessment area. The KHER reports that under the Portable Antiquities Scheme in 2003, a chance find of a Palaeolithic handaxe which was located in the far west of the 1km Assessment area in 'wetlands' (HER-MKE75442). North of a railway cutting circa 700m west, south west of the Application Site another handaxe was recorded as a surface find (HER-TQ 75 NW 427). Circa 800m to the south of the Application Site a surface find was recorded in the 1880s near Barming Asylum (HER-TQ 75 NW 426).
- 4.4.8 Palaeolithic remains are more abundant in Kent than any other county, and the majority of these are from sites in the north west of the county especially along the Thames and Medway estuaries. In the Palaeolithic period, the Medway was initially the dominant river rather than the River Thames (Knowles, 2021) and Lower Palaeolithic finds have been found along the River Medway usually in relation to historic quarrying, mostly from pits around Aylesford or in fluvial terrace deposits. At least five discrete gravel terrace features have been mapped within the wider area as identified in Fig. 11.
- 4.4.9 The Medway Valley Palaeolithic project, which looks at Palaeolithic potential, and includes the area of the Application Site. The Application Site sits in an Area designated No. 45 (Fig.10).

Area 45 is considered to have gravel terrace deposits, which may be expected to contain Palaeolithic material. In particular, the River Terrace 4 deposits are likely to be correlative with the Lynch Hill - Corbets Tey gravels of the Thames. Given the requirement to understand key questions regarding dating and sequencing and whether there are Palaeolithic artefacts in River Terrace 4 deposits, the Application Site carries high significance. The likelihood of finding Palaeolithic remains is considered moderate. This combination leads the palaeolithic assets within the Application Site to be of **high** archaeological potential. Palaeolithic remains are exceptionally rare and are considered to be of national significance.

Prehistoric Mesolithic Period (c. 10,000 BC to c. 4,300 BC)

4.4.10 Log boats have been found across Kent and the River Medway and surrounding area would have been an attraction given its typology and riverine valley resources (Ashbee). There are three KHER records for this period. The following two of the records are recorded as being found at Bunyards Nursery, which encompassed the Application Site when it was active: a Mesolithic flint in 1910 (HER-TQ 75 NW 49); and a collection of implements including four tranchet axes plus a blade or flake (HER-TQ 75 NW 95). Given the Application Site formed part of the larger Nursery, it is not clear as to the exact location these finds were found. Further Mesolithic finds in the form of scrapers and flakes, which may also fall into the Early Neolithic period (HER-TQ 75 NW 375) have been found in the wider archaeological region to the south, south, west on the outer reaches of the 1km assessment area. Therefore, there is the possibility that they may have occurred in the area of the Application Site. The potential for this period is considered to be **moderate**. In-situ Mesolithic sites are also rare and considered of national significance.

Prehistoric: Neolithic Period (c. 4,300 BC to c. 2,300 BC)

4.4.11 The pace of woodland clearance began to increase to create agricultural land although it is likely that during the early Neolithic much of the landscape in the 1km assessment area was still covered with deciduous woodland. Clearance of woodland, to provide pasture and crop fields, was patchy and at first may not have been permanent leading to woodland regeneration in some areas (Palmer). Environmental evidence at a causewayed enclosure at Burham (HER-TQ 76 SW 389) in the wider archaeological region c. 4.4km north of the Application Site, suggests that it was built in open land.

4.4.12 There are six KHER records for this period within the 1km assessment area. Circa 140m south east of the Application in the wider Bunyards Nursery is a Neolithic flint sickle (HER-TQ 75 NW

49). Other finds in the 1km assessment area are located predominately to the south, which possibly reflects the number of excavations that have occurred in this area as well as other chance finds. Below ground archaeology is represented by: a possible Prehistoric ditch (HER-TQ 75 NW 350) circa 835m south of the Application Site; pottery (HER-TQ 75 NW 140), which was found, 620m south of the Application Site; an axe head reported under the Portable Antiquities Scheme (HER-MKE70348) at an unspecified location; and an arrowhead circa 450 south east of the Application Site dating back to possibly the Neolithic/Bronze Age (HER-TQ 75 NW 119).

4.4.13 This area of Kent has one of the most prominent Neolithic landscapes in the county due to the presence of the Medway Megaliths which are considered an important cluster in Britain. They are located on the higher ground to the north, of the Application Site in the wider archaeological region. There are six in all, three either side of the River Medway. Those on the eastern side of the River Medway are chamber tombs and are to be found north of the village of Aylesford on Blue Bell Hill. 'Kits Coty', is the remains of a Neolithic burial chamber that is sited at one end of a long barrow and located at a high point in the landscape circa 3.5km to north of the Application Site. The monument is comprised of four large stones, three vertical and one sitting atop the former horizontally. It is approximately 3.4m by 2.4m and some 3.4m high. To the south and circa 500m lower down Blue Bell Hill are the remains of 'Little Kits Coty House' or 'Countless Stones', consisting of fallen stones and a similar distance away is the White Horse Stone, where a single upright remains.

4.4.14 Visual links with natural features were important to monument buildings and these monuments are relatively close to each other. However, it is not certain as to how wooded the area would have been in this period and whether the monuments had sight of each other. These monuments would have acted as a focus for the coming together of mobile communities in the area. The higher ground around Blue Bell Hill focused on the ancestors' resting places. In addition, causewayed enclosure like that at Burham were communal places of feasting and cultural deposition of items such as pottery, human and animal bones whereas the lower ground around the Application Site is likely to have been used for domestic and agricultural purposes with the transition of agriculture. The archaeological potential from this period is considered **moderate**. Any in-situ finds of accumulations of artefacts associated with working sites or occupation would be of national significance as they provide insights into flint working technology and the places Neolithic people lived. These would also provide

regional significance in furthering our understanding of the utilisation along the Medway Valley in this period.

Prehistoric: Bronze Age (c. 2,300 BC to c. 600 BC)

4.4.15 The Bronze Age is characterised by the introduction of metals and, initially the construction of distinctive burial tradition under round earthen barrows. The later Bronze Age period saw a change in emphasis away from the ritual landscape towards a more utilitarian landscape of agricultural settlement. For instance, the people in the Bronze Age reorganised the landscapes with the greater importance of agriculture through the introduction of field systems and double ditched enclosures, evidence of which has been seen in the much wider archaeological region 5km north of the Application Site, near Burham (HER – TQ 76 SW 474). Furthermore, closer, near the church in Aylesford, circa 1.8km north, north west of the Application Site, Bronze Age swords have been discovered (HER- TQ 75 NW 36). The area surrounding the River Medway as well as the river itself would have held an attraction in this period, not just to assist trade but also for ritual deposition purposes as possible votive offerings, which have been found along the upper, middle, and lower reaches of the Medway and in particular around Aylesford (Ashbee).

4.4.16 The KHER within the 1km assessment area has five records for this period. Evidence of Bronze Age activity and settlement has been seen circa 685m to the south of the Application Site around Hermitage Farm (HER-TQ 75 NW 14); at Maidstone Hospital, circa 855m south of the Application Site (HER-TQ 75 NW 168); and circa 685m of the Application Site towards Barming (HER-TQ 75 NW 141). At these sites, pottery, pits and, post holes have been found, although some were early finds such as the Beaker pottery found in 1905 (TQ 75 NW 14) and the gold torcs (HER-TQ 75 NW 38) at Aylesford in the River Medway in 1861. The gold torcs have been interpreted as possible votive offerings, where little else is known about the finds and their exact location. This does suggest there is general occupation activity and settlement across the wider area, no doubt attracted by the River Medway while being outside of the flood plain. Therefore, the archaeological potential from this period is considered **moderate**. Finds from this period have a significance that is regional, the same as the Neolithic period in terms of ritual and occupational use in the Medway Valley.

Iron Age (c. 600 BC to C. AD43)

4.4.17 The Iron Age saw a general continuation of trends from the preceding period, with increasing numbers of open settlements and defended enclosures evident. The Iron Age period is less

well represented in the area of River Medway valley, although there would have been scattered farmsteads across the landscape. The landscape is one that would have been attractive with woodland, areas for grazing and arable land. In addition, there would have been locally available resources such as sarsen, sandstone and greensand used for items such as querns and whetstones. In 1886, an Iron Age cemetery circa 2km north, north west of the Application Site, in which many artefacts were recovered including a bronze jug, pan and bucket with handles in the form of a human face from a cremation burial (HER-TQ 75 NW 21). This excavated cemetery site along with a later cemetery excavation in 1960 at Swarling, 40km east gave rise to the 'Aylesford-Swarling' culture based on the Aylesford-Swarling pottery (HER – TQ 76 SW 10).

4.4.18 The KHER has six records for this period within the 1km assessment area. These are located predominately to the south of the Application Site reflecting the excavations that have occurred near Barming (HER-TQ 75 NW 142), circa 685m from the Application Site and Maidstone Hospital (HER-TQ 75 NW 167), circa 765m from the Application Site. The features found included ditches and pits, although pottery and a cremation in a vessel were discovered in a back garden circa 715m to the south east (HER-TQ 75 NW 436). Whilst occupation cannot be determined as continuous from the Bronze Age, it does confirm the general attractiveness of the area for occupation and activity and settlement of the River Medway valley is likely to have been related to agriculture taking advantage of the fertile and free-draining soils. The potential for finding remains that date to this period within the confines of the Application Site is considered **moderate**. Iron Age agricultural sites have regional significance in allowing comparison and contrasts between sites and river valleys in Kent and understanding field systems associated with settlement sites.

Romano-British (c. AD43 to c. AD410)

4.4.19 As the nearest part of Britain to the continent, Kent experienced contact with Rome from an early date, experiencing first trade followed by conquest. The initial invasion route along the Kentish coastal plain was later heavily settled along the major Roman road, Watling Street, which linked Richborough, Canterbury, Rochester, and London. Watling Street passed within 10km north of the Application Site, while another north-south Roman Road connecting Rochester with Hastings that broadly followed the line of the present A229 Blue Bell Hill was circa 2km east of the Application Site. Generally, the settlement pattern reflected earlier periods as it was concentrated on the coastal plain, greensand and river valleys. The village

of Aylesford has been put forward as the site of the battle of Medway following the Roman invasion but there is currently no evidence to corroborate this (Historic England).

- 4.4.20 The Romans heavily exploited the River Medway and used it as an important navigable river to supply ragstone from many different quarries to places like London, Richborough and Canterbury (Elliott, 2018). The furthest known downstream quarry was at Allington, at the tidal reach of the River Medway close to a villa site (HER-TQ 75 NE 20) near the present day Allington Castle circa 1.3km north east of the Application Site. A number of Roman villas along the length of the River Medway in prominent locations overlooking the river were also associated with various quarries.
- 4.4.21 The KHER has nine records for this period within the 1km assessment area. Many Iron Age sites were subject to occupation continuing into the Roman period, which could have been the case at Barming (HER-TQ 75 NW 142) and the Maidstone Hospital site (HER-TQ 75 NW 167). It also appears that the Maidstone Hospital site with nearby Bronze Age Urns (HER-TQ 75 NW 14) and Late Iron Age burial found in 1923 (HER-TQ 75 NW 13), along with Roman funerary deposits suggests a tradition of burials in the area. Away from these occupation areas, there is likely to have been farming, and in the field immediately south west of the Application Site, a Roman enclosure was found in 2020 (HER-TQ 75 NW 461). In addition, south of the Maidstone Hospital site is another villa was recorded at Barming.
- 4.4.22 The Application Site could have formed part of the wider agricultural area and part of the broader Romano-British settlement across the Maidstone area. The Roman road network in this area is not well understood and the Romano-British tended to undertake burials at the roadside outside of their settlement areas. The Roman enclosure investigated in the field immediately to the south west of the Application Site, circa 150m from the boundary suggests a possible trackway associated with the northern side of the enclosure (HER-TQ 75 NW 462) and is suggestive that this area was cleared of woodland during this period. It is not clear from the geophysical survey or archaeological evaluation undertaken in that field if the trackway continues towards the Application Site. The potential for finding remains that date to this period within the confines of the Application Site is considered **high**. Roman settlement remains are of local and regional interest and are of medium significance. Roman agricultural practices such as field systems have low significance.

Anglo-Saxon and Early Medieval (c. AD410 to c. AD1066)

- 4.4.23 There is little by way of evidence for the Anglo-Saxon period. Kent was one of the first areas to be heavily settled by Germanic peoples and they tended to prefer the more tractable soils of the coastal plain and the river valleys. The Anglo-Saxon chronicles record a battle taking place in 455 AD in the Aylesford area when Germanic Hengest fought the Welsh Vortigern. Horsa (Hengist's brother) is said to have fallen in this battle.
- 4.4.24 Aylesford takes its name from an Old English personal name, and literally denotes 'Ægel's ford' identified from 455 AD, becoming 'Ailesford' in 1086 AD and 'Aylsesforde' by 1610 AD. There would have been a ford across the River Medway at this spot. Ægel's settlement was at Aylesham and he was chief of a tribe living at Ellinge.
- 4.4.25 There are just two KHER records for the 1km assessment area. One of the records is for an early Medieval iron knife where the exact location is not revealed. Instead, it was attributed to a general grid square circa 100m south west of the Application Site (HER-MKE75685). The other record is that of an early Medieval pit found in 2015 excavations circa 600m north west of the Application Site at the Quarry Wood Industrial Estate (HER-TQ 75 NW 409). Therefore, the potential for finding remains that date to this period within the confines of the Application Site is considered **low**. Agricultural features are considered to be of local interest with low significance. However, if there was evidence concerning any battles, this would be of national significance.

Medieval (c. AD1066 to c. AD1485)

- 4.4.26 By Domesday, the wider landscape had incorporated settlements and agriculture mainly of a pastoral nature but also included some early 'irregular' open-field systems that were later enclosed. Following the Norman conquest of 1066, the manor of Aylesford was owned by William the Conqueror (Hasted, 1798) with the manor house for Aylesford thought to be close to that of the present Priory circa 1.8km north west of the Application Site. Some of the land was given to the Bishop of Rochester as compensation for land seized for the building of Rochester Castle. The Domesday Book (Open Domesday) records Aylesford as being in the Hundred of Larkfield with 53 households comprising of 40 villagers, five smallholders and eight slaves. There were also 43 acres of meadow, woodland for 70 pigs and one mill.
- 4.4.27 During the Medieval period, the seat of Preston Manor was located at present day Preston Hall as earlier buildings have stood on the same site as the current extant building. Without estate maps from this period, of which none have been found, it is unclear if the Application

Site fell within the area of the estate of Preston Hall but by the time of the tithes, only a small part of the Application Site appears to have been part of the Preston Hall Estate. By the 1300s the Culpeper baronets owned the manor through to the post-medieval period. Jeffrey Culpepper was High Sheriff of Kent twice, once between 1364–66 and again in 1374 and the family remained influential in Kent throughout their time at Preston Hall. In addition, quarrying continued in the area during the Norman period with the stone used in the construction of the White Tower in London and Westminster Abbey.

- 4.4.28 The Priory, also known as The Friars, was founded in 1242 AD close to the manor house in Aylesford for the Carmelites just west of Aylesford, on the north bank of the River Medway. As a result of the Priory, Aylesford prospered in the Medieval and Post Medieval period. In the 14th century one of the earliest bridges was built across the River Medway circa 1.5km north west of the Application Site. It is now a Scheduled Monument (HER – TQ 75 NW 26). An estate map dating to 1700 held at the Priory shows the Priory land located northwards of the Priory and the Application Site.
- 4.4.29 At the time of the 1841 tithes, and most likely also in the Medieval period, the majority of the land at the Application Site belonged to Allington Manor. The name Allington, is derived from the Old English tun farmstead; it comes via eleventh century Elentun and was connected with a man called Ælla (Glover, 1982). Historic versions of the name include 'Aelling tun' (old English), Alintone (1210 AD), and 'Allyngton' (1596 AD), Allington Castle was originally built in the 11th century, and it is thought to have had a motte with wooden fortifications. In 1281 the present stone castle was built, which was converted to a mansion in the 15th century. In 1492 the castle came into the possession of the Wyatt family. Although the castle was never attacked or besieged, a major fire in around 1600 left only enough of the castle to make a farmhouse.
- 4.4.30 There are low numbers of KHER records dating to the Medieval period within the 1km assessment area. Two are Portable Antiquities Scheme finds where the exact location is not revealed of a parchment pricker (HER-MKE75550) and a silver penny (HER-TQ 75 NW 394). The chapel or Hermitage circa 690m south west of the Application Site is first mentioned in the 13th century and went out of use following the dissolution. The lords of Allington Castle were the patrons; the Chapel was suppressed 1545-7. Nothing remains of the chapel at the site (HER – TQ 75 NW 12).

4.4.31 The Post Medieval historical mapping suggest that the area of the Application Site was in or close to the edge of woodland located on the higher ground of the ridge to the south and south east and it is possible that the area was also wooded in the Medieval period. Therefore, the archaeological potential is considered to be **low**. Given the agricultural nature of the Application Site in this period, there is considered to be low interest and significance.

Post-Medieval (c. AD 1485 to c. AD1900)

4.4.32 The River Medway was navigable as far as Maidstone until 1740, which prompted the construction of the late 19th century wharf at Aylesford close to the west quarry circa 1.8km north of the Application Site on the wider archaeological area. The oldest buildings within Aylesford Village circa 1.5km north west of the Application Site are on the north and south banks of the river and Aylesford village continued to prosper in this period.

4.4.33 As described above, between the 1300s and 1734 the Preston Hall Estate was owned by the Culpeper baronets. The Baronetcy of Culpeper of Preston Hall was created on 17 May 1627 for William Culpeper. He served as High Sheriff of Kent in 1637 and his grandson, Sir Thomas Culpeper, 3rd Baronet served as High Sheriff in 1704 and was Member of Parliament for Maidstone between 1705 and 1713 and again between 1715 and 1723. On his death, the estate passed to Alicia Culpepper, Thomas' sister, and, through her, to her husband's family, the Milners. The Milner family then lived at Preston Hall until the mid-19th century when the property was purchased by Edward Ladd Betts in 1848. Betts demolished the old house and commissioned John Thomas to build a replacement in the Jacobean style slightly to the south of the original house location circa just over 1km from the Application Site (Weston Homes, 2021).

4.4.34 Maidstone was not initially included in the railways built in the 1840s in the area as the local inhabitants at the time were opposed to it (Maidstone Borough Council). The mainline from London towards Dover instead was constructed through Tonbridge and Ashford, circa 10km south of Maidstone. In 1846, a branch line called the Medway Valley line, connected Maidstone West with Strood called the Medway Valley line. A further new line was opened in 1874 as a terminus of the line from Otford called Maidstone East and it is this line that is adjacent to the Application Site and was subsequently extended in 1884 eastwards towards Ashford.

- 4.4.35 By the mid-19th century, the farmhouse at Allington Castle was derelict. In the early part of the 20th century the castle was restored. In 1951 it was taken over by the Carmelite order (Hasted 1798). Today it is a private residence. Allington is a reasonably modern village. The few dwellings around the castle had a population of just 49 in 1841.
- 4.4.36 The 1895-96 historical OS maps show that the Application was part of Allington Nursery. The earlier 1888 tithe records do not make any reference to a plant nursery at the Application Site and therefore the plant nursery at the Application Site must have been set up in the intervening period. The later 1925 Tithe Apportionments confirm that the Application Site and wider plant nursery area was owned by a company called George Bunyard & Co Ltd. The Bunyard family originally founded a plant nursery in 1796 at a site in Maidstone on a triangle of land between Tonbridge Road and Rocky Hill circa 2.5km south east of the Application Site (Kent History and Archive Centre Facebook Page). By the 1896 centenary of the firm called George Bunyards & Co Ltd had nurseries at Allington and Boxley as well as West Borough, in Maidstone. 'Between 700,000 and 800,000' fruit trees were grown in these nurseries at that time. Historical OS mapping shows the grid layout of pathways associated with the nursery area, some of which fall within the Application Site along with a small outbuilding located in the central southern area of the Application Site. The main group of building associated with the nursery lay to the north east outside of the area of the Application Site in the wider archaeological region.
- 4.4.37 There are 14 KHER records for this period. Many farmstead records reflecting the agricultural nature of the area in the initial Medieval period. The railway (HER-TQ 75 NE 816) came through adjacent to the Application Site in 1874 with a station (HER-TQ 75 NW 145) located at the junction with Hermitage Lane. In the wider area circa 630m to the south and circa 730m to the west, there is suggestive evidence of possible Civil War skirmishes (HER-TQ 75 NW 372; TQ 75 NW 373). In the field immediately south west of the Application Site, the 2020 excavation found a sheep burial in a pit just circa 125m from the Application Site (HER-TQ 75 NW 463). Therefore, given the nature of plant nursery low physical impact activity and that part of the Application Site was still wooded in this period, the archaeological potential for finds from this period within the area of the Application Site is considered **low**. Any potential features associated with the plant nursery are likely to be features displaying disturbance caused by commercial planting and pathways, which would be considered of low interest and significance.

Modern (AD1901 to date)

- 4.4.38 During World War I, Preston Hall was used as a hospital and convalescent home for servicemen. In 1925, the Royal British Legion took over the running of Preston Hall and the house and grounds became known as the British Legion Village as it contained many housing units for the soldiers. Preston Hall was again used as a hospital during World War II after which it was brought into the National Health Service when it was established in 1948. It was used first as a specialist chest hospital before becoming a general hospital. When the Maidstone General Hospital opened in the early 1980s Preston Hall was used as the headquarters of the Maidstone Health Authority until 2012 (Weston Homes, 2021).
- 4.4.39 Up until the First World War, the Application Site was still in use as part of Bunyards Nursery. During the Inter war period, Edward Bunyard was head of the plant nursery which specialised in fruit trees having taken over after his father, George died in 1919. Edward Bunyard gained prominence for growing fruits and produced several books. He wrote three books of national significance: *A Handbook of Hardy Fruits (1920–25)*, *The Anatomy of Dessert (1929)*, and *The Epicure's Companion (1937)*, edited with his sister, Lorna). He was a pillar of the Royal Horticultural Society and became a leading authority of fruit varieties. He was heavily involved in setting up the national fruit collection to create a 'living library' of fruits which moved from RHS Wisley to Brogdale in the 1950. As well as fruit he collected roses and sold them through his plant nursery. Vita Sackville West who created the famous 'white garden' at Sissinghurst, near Cranbrook in Kent, took advice from Edward Bunyard. Edward Bunyard died in 1939. The plant nursery, which provided apple trees for Kew Gardens in London was sold in 1960 (Kent Garden Trust, 2010). A small building was constructed in the south of the Application Site (present from 1907 until 1956) and a tank was present in the place of the tank until the 1987 map edition. A further building was constructed in the north east corner of the Application Site between 1947 and 1956, however this building is shown to have been demolished between 2017 and 2018
- 4.4.40 During World War II in 1940, defence lines were set up across south east England to create barriers against potential invasions. These barriers were called stoplines and consisted of a number of different features including pillboxes, anti-tank obstacles, minefield, trench systems and gun emplacements. As the River Medway was one of these stoplines and the London Road was a main road between Maidstone and London, along with the railway line, the area including and surrounding the Application Site was considered strategic (Holden, 2019). As a consequence, two pillboxes were placed on the western (HER-TQ 75 NW 205) and

eastern side (HER-TQ 75 NW 204) of the London Road by the railway line, which forms the north western boundary of the Application Site. The western one being located in the immediate field north west of the Application Site, circa 603 from the north eastern boundary (SWAT, 2018).

4.4.41 There are five KHER records for this period , the two pillboxes mentioned above and a second world war crash site circa 445m to the east (HER-TQ 75 NW 398) and a possible second circa 625m to the south (HER-TQ 75 NW 169). The remaining record is for a George VI pillar box (HER-TQ 75 NW 387). The area of the Application Site remained in use as part of a plant nursery until 1960 after which it was used as arable and pasture with the building of a Dutch barn in the eastern corner. From around 2010, the Application Site has been scrub and the barn demolished by 2018 with the area around the Application Site to the south-east becoming more urban as Maidstone expanded replacing the scattered farms. The archaeological potential for finds from this period within the area of the Application Site is considered **low** significance and interest.

5 WALKOVER SURVEY

- 5.1.1 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 as well as assessing heritage assets and setting. The walkover survey was undertaken on the 27th of May 2021. No artefacts or archaeological features were identified in the walkover other than the known pillbox (Plates 9-22).
- 5.1.2 The Application Site is currently open and informally used by the public for dog walking with a number of different informal access points on the south eastern, north western, and south western boundary. The railway line runs alongside the north western boundary with the track level with the Application Site at the north western corner before going into a cutting as it heads south westerly towards Barming Station close to the south western corner, which cannot be viewed from the Application Site. The north western boundary consists of mature vegetation with the south western boundary tall mature trees. The southern part of the Application Site consists of a small area of mature woodland. A footpath runs alongside the southern part of the south eastern boundary between the Application Site and the rear gardens of the houses off Beaver Road and Corben Close. The north eastern boundary is a sparse hedgerow with glimpse of the pillbox in the adjoining field. This adjoining field recently received planning permission for houses with construction yet to start. The north eastern corner adjoins the houses on Godwin Road.
- 5.1.3 The Application Site is characterised by scrub, overgrown with long grass and brambles and nettles, along with young self-seeded trees which means that it was not possible to see all of the Application Site from one location, especially at the south western and northern western parts of the Application Site. In addition, the vegetation obscures any potential archaeological features. There was no evidence of any previous structures in the area including that of the Dutch Barn that was in the north eastern corner, or the other unknown building located close to the central eastern boundary. The north eastern corner also appeared to have made ground possibly from the construction of the houses in Godwin Close.
- 5.1.4 The Application Site had long views to the north east with that of the Kent Downs otherwise the currently boundaries prevent on the remaining site prevent further long views.

6 ASSESSMENT OF HERITAGE ASSETS AND HISTORICAL LANDSCAPE

6.1 Introduction

- 6.1.1 Step 1 of the methodology recommended by the Historic England guidance The Setting of Heritage Assets (see Methodology above) is *'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'*.
- 6.1.2 The Application Site is located away from historical core areas of Aylesford, Maidstone and Allington. Consequently, within 1km assessment area of the Application Site there are only two designated heritage assets which are the walls and gates (Listing: 1210705) circa 880m north, north west of the Application Site flanking the entrance to Preston Hall with the accompanying statues (Listing: 1363122) circa 865m to the north, north west of the Application Site. These are Grade II listed and date to 1850.
- 6.1.3 Preston Hall itself is slightly further to the north of the walls and gates mentioned above and just outside of the 1km assessment area at circa 1,050m from the Application Site. The walls and statues and Preston Hall are approached along a 250m straight road close to the junction of the A20 and Hermitage Lane. However, since the wider estate in which the house resides falls within the 1km assessment area it is appropriate to include within the initial assessment. The main house is dated to 1850 and is Grade II (Listing: 1070492). Information on the historical evolution of Preston Hall and associated estate in Aylesford which dates back to the Norman Period is presented in the Medieval and Post-Medieval sections of section 4. Part of the estate has been broken up during the 19th and 20th centuries and most of the area around the house is now used for housing. The hall itself was transformed into 36 flats in 2015. Based on the tithe information, only a small part of the Application Site appears to have been part of the Preston Hall Estate historically, with the majority of land at the time of the tithes belonging to the Allington Manor. Given the distance from the Application Site, the lack of intervisibility primarily due to the urbanisation of the area surrounding these designated assets of Preston Hall, along with their setting away from the main road and that the Application Site does not contribute to their setting, these heritage assets will not be

considered further as they will not be impacted by the Proposed Development.

- 6.1.4 Non-designated heritage assets are buildings, identified by the KHER as having a degree of heritage significance but which do not meet the criteria for designated heritage assets. There are two HER building records within the 1km assessment area associated with: Barming Railway Station (HER – TQ 75 NW 145) built in 1874; and a Second World War pillbox in the field adjacent to the Application Site to the north east (HER -TQ 75 NW 205).
- 6.1.5 The pillbox is one of a pair built to defend the A20 London Road and the railway, with the second pillbox on the eastern side of the A20 (HER - TQ 75 NW 204). The Application Site forms part of the adjacent pillbox's heritage asset's wider historical setting, although it's primary sightline would have been across to the A20 and the railway bridge, in the opposite direction from the Application Site. The Application Site does not form part of the wider setting for the pillbox on the opposite side of the London Road and will not be considered further. The adjacent pillbox due to its proximity to the Application Site will be considered further.
- 6.1.6 Barming Railway Station only has glimpse views with the Application Site via the footbridge and is set down in a cutting in order for Hermitage Lane to pass above. It has no relationship with the Application Site and will not be considered further. These non-designated buildings do not meet the criteria for listing but have been recorded on the KCC HER and are therefore of low significance.
- 6.1.7 However, the setting of heritage assets is not limited by distance. Therefore, a review of designated assets further away within the Application Site 1km assessment area and also outside of the 1km assessment area has been undertaken. The nearest Scheduled Monument is Aylesford Bridge circa 1.6km to the north.
- 6.1.8 The walkover survey confirms that there are long views to the north east towards the Kent Downs. The Kent Downs in the Maidstone area are considered a historic landscape and include a number of heritage assets, one of which is Scheduled being Little Kit's Coty House Megalithic Tomb (List Entry: 1013673). However, given that the Application Site is only a small part of the wider urban area associated with Allington and Maidstone and as such will only form an extremely small part of the wider urban setting, resulting in a negligible impact upon its significance or setting, these assets associated with the area of the Kent Downs landscape, will not need to be considered further.

6.2 Pillboxes

Architectural and Historical Interest

- 6.2.1 During World War II in 1940, defence lines were set up across south east England to create barriers against potential invasions. These barriers were called stoplines and consisted of a number of different features including pillboxes, anti-tank obstacles, minefield, trench systems and gun emplacements. The River Medway was one of these stoplines and the A20 being a main road between Maidstone and London, along with the railway line, the area of the Application Site was considered strategic. As a consequence, two pillboxes were placed on the western and eastern side of the A20 by the railway line. The western one being located in the field immediately north east to the Application Site.
- 6.2.2 A report on the defence area around the River Medway and Maidstone has been produced (Holden) and confirms that the area of river north of Maidstone town centre to Little Preston, circa 1.2km north of the Application Site, that included Allington Lock, and was considered an area vital for water management. The General Headquarters Line (GHQ) was defended by infantry pillboxes interspersed with anti-tank gun emplacements at important crossing points. Bridges were prepared for demolition, and roads and railways set with blocks to be activated in the event of an invasion. In the event of an invasion the pillboxes would be manned by infantry as an initial line of defence under the responsibility of the Home Guard until additional troops could arrive to support.
- 6.2.3 The pillboxes are of type 24, which are irregular hexagon in plan. The rear wall is the longest at about 14 feet (4.3m); this has the entrance with an embrasure on either side. The other walls vary from 7–8 feet (2.2–2.5m), each having a single embrasure. Internally there is a Y-shaped anti ricochet wall. The type 24 is the most common type, with more than 1,724 recorded as being extant in the UK.

Setting

- 6.2.4 The pillbox in the field next to the Application Site is located on higher ground in a field currently of mown grass. The entrance is located on the south western side and the railway is circa 15m to the north west and the A20 London Road faces the front to the north east/east/south east. The view towards the railway bridge and the A20 London Road would have been a composition of the placing and design of the heritage asset. However, this field has recently received approval (Land South of London Road and East of Hermitage Lane,

Aylesford (17/01595/OAEA)) for residential housing of 106 units and whilst the pillbox will retain some space around it, it will form in future part of a housing estate.

6.2.5 Whilst the defence line is no longer active it provides a reminder to the wider community regarding World War II. The pillbox's wider setting and contextual relationship needs to be considered as it is relevant to its significance. There is another pillbox located on the opposite side of the A20 London Road by the railway. Both of these pillboxes, either side of the A20 London Road, by the railway bridge would have effectively formed a pair defending the main road and the railway in and out of Maidstone. The pillbox on the eastern side of the A20 London Road is also of a Type 24 and is a 'mirror' image of the pillbox located on the western side of the A20 London Road, with the entrance doors located in the wall facing away from the road. The primary sight line for this pillbox was towards the A20 London Road in the opposite direction of the Application Site and associated bridge although there would have been firing lines in all directions.

6.2.6 There have been many changes in the landscape of the defence area since the Second World War, although some sections of the Maidstone defence line on the River Medway remain unaltered, there have been many other changes. The M20 motorway and also the High Speed 1 railway line now cuts across the wider area, and industrial developments have spread along its line, isolating some defence works in pockets of wasteland. New housing estates have been built and one was recently built in the vicinity of the Bunyard Way on the eastern side of the A20 London Road where the pillbox has been incorporated into the design of the new housing as an open space area. Other defensive features in the Maidstone area have had their setting eroded with the development of housing and industrialisation since the 1940s.

6.3 Archaeological Potential

6.3.1 This section summarises by period the historical documentation, mapping, aerial imagery and KHER data, and the known historic landscape to provide an overview by period.

Prehistoric: Palaeolithic Period (c. 500,00 BC to c. 10,000 BC)

6.3.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The KHER has three records for this period of which have been located in the outer reaches of the 1km assessment area and Palaeolithic finds have been found along the River Medway. The Application Site contains River Terrace 4 deposits which may carry Palaeolithic remains. The likelihood of finding Palaeolithic remains is considered

moderate. This combination leads the palaeolithic assets within the Application Site to be of high archaeological potential. Palaeolithic remains are exceptionally rare and are considered to be of national significance.

Prehistoric Mesolithic Period (c. 10,000 BC to c. 4,300 BC)

- 6.3.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The landscape is thought to be one that was still heavily wooded. There are three KHER records for this period. Flint artefacts are recorded as being found at Bunyards Nursery (HER – TQ 75 NW 49; TQ 75 NW 95), which encompassed the Application Site when it was an active plant nursery although the exact location of their finding are not known and other finds from this period are on the outer reaches of the 1km assessment area (HER – TQ 75 NW 375). The potential for this period is considered to be moderate. In-situ Mesolithic sites are also rare and considered of national significance.

Prehistoric: Neolithic Period (c. 4,300 BC to c. 2,300 BC)

- 6.3.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The pace of woodland clearance began to increase to create agricultural land although it is likely that during the early Neolithic much of the landscape in the 1km assessment area was still covered with deciduous woodland. There are six KHER records for this period within the 1km assessment area, mainly towards the south of the Application Site in areas interpreted as occupation in this period (HER - TQ 75 NW 140; TQ 75 NW 350; TQ 75 NW 375; TQ 75 NW 119). In the wider Bunyards Nursery Site circa 140m south east of the Application Site a flint sickle was discovered in 1910 (HER – TQ 75 NW 49). The Application Site also sits within a wider historical area for the Neolithic landscape with important Neolithic structures circa 3.5km to the north. The archaeological potential from this period is considered moderate. Any in-situ finds of accumulations of artefacts associated with working sites or occupation would be of national significance as they provide insights into flint working technology and the places Neolithic people lived. These would also be of regional significance in furthering understanding of the utilisation along the Medway Valley during this period.

Prehistoric: Bronze Age (c. 2,300 BC to c. 600 BC)

- 6.3.5 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial, and ceremonial level. The Bronze Age is characterised by the introduction of metals and, initially the construction of distinctive burial

tradition under round earthen barrows. The KHER has five records for this period in the southern quadrant of the 1km assessment area reflecting domestic activity (HER – TQ 75 NW 141; TQ 75 NW 13; TQ 75 NW 14; TQ 75 NW 168). Possible votive offerings in water have been found near Aylesford in the River Medway (HER - TQ 75 NW 38) suggesting that there is general occupation activity and settlement across the 1km assessment area, no doubt attracted by the River Medway while being outside of the floodplain. Therefore, the archaeological potential from this period is considered moderate. Finds from this period have a regional significance in furthering understanding of ritual and occupational use in the Medway Valley.

Iron Age (c. 600 BC to C. AD43)

- 6.3.6 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 Iron Age saw a general continuation of trends from the preceding period, with increasing numbers of open settlements and defended enclosures. The Iron Age period is less well represented in the River Medway valley, although there would have been scattered farmsteads across the landscape. The KHER has six records for this period (HER – TQ 75 NW 142; TQ 75 NW 10; TQ 75 NW 1367; TQ 75 NW 374; TQ 75 NW 436; TQ 75 NW 405) within the 1km assessment area. These are located predominately to the south of the Application Site near Barming where excavations have provided evidence that the general attractiveness of the area for occupation and activity and settlement of the River Medway valley is likely to have been related to agriculture associated with the fertile and free-draining soils. The potential for finding remains that date to this period within the Application Site is considered moderate. Iron Age agricultural sites have regional significance in allowing comparison and contrasts between sites and river valleys in Kent and understanding field systems associated with settlement sites.

Romano-British (c. AD43 to c. AD410)

- 6.3.7 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. As the nearest part of Britain to the continent, Kent experienced contact with Rome from an early date, experiencing first trade followed by conquest. The Romans heavily exploited the River Medway and used it as an important navigable river to supply ragstone from quarries to places like London, Richborough and

Canterbury. The KHER has ten records for this period within the 1km assessment area. Occupation activity was present in the southern quadrant of the 1km assessment area (HER – TQ 75 NW 142; TQ 75 NW 11; TQ 75 NW 15; TQ 75 NW 96; TQ 75 NW 167; TQ 75 NW 405; TQ N75 NW 461; TQ 75 NW 13; TQ 75 NW 14) with the Application Site possibly forming part of the wider agricultural area as well as part of the broader Romano-British settlement across the Maidstone area which is evidenced by the Roman enclosure investigated in the field immediately to the south west of the Application Site, circa 150m from the boundary. In addition, there was a possible trackway associated with the northern side of the enclosure (HER-TQ 75 NW 462). The potential for finding remains that date to this period within the confines of the Application Site is considered high. Roman settlement remains are of local and regional interest and are of medium significance. Roman agricultural practices such as field systems are of low significance.

Anglo-Saxon and Early Medieval (c. AD410 to c. AD1066)

- 6.3.8 There is little by way of archaeological evidence for the Anglo-Saxon period. Kent was one of the first areas to be heavily settled by Germanic peoples and they tended to prefer the more tractable soils of the coastal plain and the river valleys. Aylesford was in existence as a settlement. The Anglo-Saxon chronicles record a battle taking place in 455 AD in the Aylesford area when Germanic Hengest fought the Welsh Vortigern. Horsa (Hengist's brother) is said to have fallen in this battle. There are just two KHER records for the 1km assessment area. One of the records is for an early Medieval iron knife where the exact location is not revealed. Instead, it was but attributed to a general grid square circa 100m south west of the Application Site (HER-MKE75685). The other record is that of an early Medieval pit found in 2015 excavations circa 600m north west of the Application Site at the Quarry Wood Industrial Estate (HER-TQ 75 NW 409). Therefore, the potential for finding remains that date to this period within the Application Site is considered low. Agricultural features are considered to be of local interest with low significance. However, if there was evidence concerning any battles, this would be of national significance.

Medieval (c. AD1066 to c. AD1485)

- 6.3.9 By Domesday, the wider landscape had incorporated settlements and agriculture mainly of a pastoral nature but also included some early 'irregular' open-field systems that were later enclosed. During the Medieval period, the seat of Preston Manor was located at present day Preston Hall, as earlier buildings have stood on the site of the current extant building. Without

estate maps from this period, of which none have been found, it is unclear if the Application Site fell within the area of the estate of Preston Hall but by the time of the tithes, only a small part of the Application Site appears to have been part of the Preston Hall Estate. At the time of the 1841 tithes, and most likely also in the Medieval period, the majority of the Application Site belonged to Allington Manor. There are low numbers of KHER records dating to the Medieval period within the 1km assessment area. Two are Portable Antiquities Scheme (PAS) finds (HER – MKE 75550; TQ 75 NW 394) of a parchment pricker and silver penny respectively. The remaining record reflects the location of St Lawrence's Chapel or Hermitage (HER- TQ 75 NW 12). The Post Medieval historical mapping suggests that the area of the Application Site was in or close to the edge of woodland located on the higher ground of the ridge to the south and south east and it is possible that the area was also wooded in the Medieval period. Therefore, the archaeological potential is considered to be low. Given the agricultural and possibly wooded nature of the Application Site in this period, any features may possibly be field boundaries and is considered to be of low interest and significance.

Post-Medieval (c. AD 1485 to c. AD1900)

6.3.10 In 1846, a branch line, called the Medway Valley line, connected Maidstone West with Strood. A further new line was opened in 1874 as a terminus of the line from Otford called Maidstone East and it is this line that is adjacent to the Application Site and was subsequently extended in 1884 eastwards towards Ashford. Between 1888 tithe records and the 1895-96 historical OS maps show that the Application Site became part of Allington Nursery. The 1925 Tithe Apportionments confirm that the Application Site and wider plant nursery area was owned by a company called George Bunyard & Co Ltd. Historical OS mapping shows the grid layout of pathways associated with the nursery area, some of which fall within the Application Site along with a small outbuilding located in the central southern area of the Application Site. The main group of buildings associated with the nursery lay to the north east outside of the Application Site. There are 14 KHER records for this period with many farmstead records reflecting the agricultural nature of the area in the initial Post Medieval period. In the field immediately south west of the Application Site, the 2020 excavation found a sheep burial in a pit just circa 125m from the Application Site (HER-TQ 75 NW 463). Therefore, given the nature of plant nursery, low physical impact activity and that part of the Application Site was still wooded in this period, the archaeological potential for finds from this period within the area of the Application Site is considered low. Any potential features associated with the plant

nursery are likely to be features displaying disturbance caused by commercial planting and pathways, which would be considered of low interest and significance.

Modern (AD1901 to date)

6.3.11 During the 20th century the Application Site continued in use as Bunyards Nursery. During World War II in 1940, the River Medway was a defence stoplines and the London Road was a main road between Maidstone and London, along with the railway line, the area including and surrounding the Application Site was considered strategic. As a consequence, two pillboxes were placed on the western (HER-TQ 75 NW 205) and eastern side (HER-TQ 75 NW 204) of the London Road by the railway line, which forms the north western boundary of the Application Site. The western one being located in the immediate field north west of the Application Site circa 60m from the north eastern boundary. The land associated with Bunyards Nursery was sold in 1960. after which it was used as arable and pasture with the building of a Dutch barn in the eastern corner. From around 2010, the Application Site has been scrub and the barn demolished by 2018 with the area around the Application Site to the south-east becoming more urban as Maidstone expanded replacing the scattered farms. The archaeological potential for finds from this period within the area of the Application Site is considered low significance and interest.

Overview and Significance

6.3.12 This desk-based assessment of the archaeological potential has considered the potential of the Application Site, but this can only be tested by fieldwork, which will be carried out post-determination of the planning application.

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

- Prehistoric: **high**

- Iron Age: **moderate**

- Roman: **high**

- Anglo-Saxon: **low**

- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

6.3.14 There are no known archaeological assets within the Application Site. A review has suggested that the area of the Application Site lies outside of settlement areas, in what was woodland and then agricultural hinterlands before becoming a plant nursery during the 19th and 20th century. Once the plant nursery closed the land reverted to pasture. The high potential for the Prehistoric period is based upon the Palaeolithic potential at the Application Site due to the presence of River Terrace 4 gravel deposits and carries national significance as such sites are rare. The high potential for the Roman period is considered based on the enclosure recently found in the field immediately to the south west of the Application Site. The significance of Roman features, which is considered to be regional in our understanding of the use of the area in and around the River Medway, although the finding of field systems would be considered of low significance. Based on the assessment, it can be concluded that the Site is of archaeological interest and could potentially carry national and regional significance.

7 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

7.1 Development Proposals

7.1.1 The Proposed Development forms the subject of an outline planning application for the development of up to 435 dwellings, including 40% affordable homes, with associated landscaping, parking, open space, play areas, etc. Realignment of Beaver Road and the construction of a new vehicular access off of Beaver Road and construction of a new vehicular access onto Godwin Road, and all other associated development works (Access only detailed matter with all other matters reserved)(Fig. 6).

7.2 Assessment of Physical Impact on the Archaeological Resource

7.2.1 Assessment of the findings from the KHER and other resources would suggest that the possibility for archaeological remains is high for the Prehistoric and Roman period, moderate for the Iron Age and low for all other periods.

7.2.2 There are no known archaeological assets within the Application Site. A review has suggested that the area of the Application Site lies outside of settlement areas in what was woodland and then agricultural hinterlands. The high potential for the Roman period is considered based on the enclosure found in the field immediately to the south west. The results of these archaeological investigations contribute towards a growing body of knowledge of the Roman period in the area surrounding the River Medway. The evidence seen for Prehistoric occupation and activity is primarily to the south and south west and, this activity is considered of local significance. It is possible agricultural features may survive in the form of field boundaries, which would be considered of low significance. Any possible archaeological finds or features relating to occupation, would carry regional significance.

7.2.3 There is high potential for the Palaeolithic period given that the Application Site includes River Terrace 4 gravel deposits. The understanding of the river terrace deposits associated with the River Medway is complex and unclear. Prehistoric activity, particularly in the Palaeolithic period is rare and as a result, understanding the occupation and activity and exploitation of the river valley is a key research topic of national significance and the Application Site has the potential contribute towards our understanding of the period.

7.2.4 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the Application Site. By collating this information, the impact

on previous archaeological remains has been assessed 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 undisturbed areas 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.

7.2.5 Based on the criteria above, the historical impact at the Application Site is considered to be low where the ground has been penetrated to a very low level for the majority of the area as a result of it not having been built on. Although there is the possibility of disturbance from modern ploughing and the grubbing out of trees in areas that were previously parts of the orchards and the plant nursery. There is likely to have been historical disturbance at the north eastern corner of the Application Site due to the now demolished Dutch Barn and the geotechnical report confirms the presence of made ground in this area. There would have also been disturbance in the area of the second known building on the Application Site and possibly tanks. It is not known if the tanks were above or below ground. Disturbance would have also occurred across the Application Site along the alignment of the high-pressure water main. These various historical disturbances are likely to have caused medium/high disturbance in their localised areas. In addition, there is also the possibility of historical localised disturbance along the north western boundary of the Application Site from the construction of the railway embankment/cutting, although this is uncertain.

7.2.6 The proposed foundations, along with associated access road and services are likely to have high impacts upon any potential archaeology. This Application Site presents an opportunity,

combined with the cumulative development of fields immediately to the north east, north west and potentially further investigations to the south west to allow for a further large area to be archaeologically investigated. In addition, the high Palaeolithic potential at the Application Site, provides an opportunity to answer key questions outlined by the MVPP and also the South East Regional Framework (SERF).

7.2.7 Therefore, it is recommended for a programme of archaeological works in the form of a geophysical survey followed by an evaluation is carried out post determination, in accordance with an appropriate planning condition.

7.2.8 In addition, as well as a general archaeological evaluation, a specialist Palaeolithic survey will be undertaken using methodology for field evaluation, test pit excavations and associated sampling following the measures outlined by the South East Regional Framework (SERF) Palaeolithic report (2010,2017,2019) and the Medway Valley Palaeolithic Project.

7.3 Assessment of the Historical Landscape

7.3.1 Based on the Post Medieval historical mapping, it appears the landscape of the Application Site was likely on the edge of woodland that covered the higher ground north of the village settlement of Barming. The south east boundary of the Application Site essentially following closely to the of the parish boundary line. In the early 19th century, based on the 1841 tithes, the landscape was wooded and adjacent to the north east of the Application Site, the land was used as a quarry.

7.3.2 During the 19th century the irregular shaped area of woodland was slowly cleared, creating the characteristics identified in the KCC Historic Landscape Characterisation field pattern type of 'Medium regular with straight boundaries (parliamentary type enclosure)' which encompass group of fields (including the Application Site) in between the urban areas of Maidstone to the south east and Larkfield to the north east. These are formally planned fields which have a regular pattern, with straight hedge fields and show evidence of having been formal laid out (often aligned to roads, or associated with new road layouts), in this case it appears the A20 London Road. To the south of the Application Site is characterised as 'Post 1810 settlement (general)' as seen in Figure 8.

7.3.3 The arrival of the railway in 1874 had a large impact of the field pattern in the area, by dissecting fields, including the Application Site, along its route creating new field boundaries either side of the railway line. By the late 19th century, the landscape around the Application

Site was characterised by a mixture of small patches of woodland interspersed with fields converted to orchard use. During this period, the Application Site as well as areas immediately north east, south east and south west became used as Bunyards Nursery, where there were no field boundaries but instead interconnecting footpaths. However, within the Application Site, remnants of a wood remained until it was finally cleared by the early part of the 20th century. In the area to the east and south east of Allington Nursery there was intensification of fields used for orchards. As with elsewhere in Kent the utilisation of the railways and stations including Barming Station were used for the transportation of fruit.

- 7.3.4 By the Pre-Second World War period, south of the railway line, Allington Nursery and its network of paths intensified at the Application Site and adjacent areas. Through the 20th century including in areas of the plant nursery, there was increased intensification of the land used for orchards except for areas adjacent to the north east and south east of the Application Site.
- 7.3.5 The nursery closed in 1960 and during the second half of the 20th century. The area to the south east changes from orchards to that of the urban expansion of Maidstone. Within the Application Site, it is only in the 1966 OS mapping do we see evidence of a field boundary across the north eastern third of the Application Site. There are no other formal boundaries at the Application Site at this point except for that formed by the railway. It is only by the 1988 OS historical mapping do we see the formation of the current day north eastern and south western and south eastern boundaries at the application site, confirmation that these are of a recent formation as is the orchard in the field adjacent to the Application Site to the south west, with the shelterbelt of trees on the south western boundary likely created around this time. This confirms that the Application Site and fields to the north east and south west as being part of a recently formed landscape.
- 7.3.6 The KCC Historic Landscape Characterisation shows that the Application Site falls just outside of the Historic Landscape Character Area (HLCA) 32 Urban Area to the south east and lies within the Historic Landscape Character Area HLCA 31 Central Valley Area. These are sub-areas to the wider Historic Landscape Classification Type described above. HLCA 31 Central Valley Area is a relatively varied area and therefore difficult to apply general characteristics. The area is dominated by regular and wavy bonded fields with some 'prairie' fields indicating extensive agricultural activity over the past few hundred years and as a result removed significant elements of the early landscape character. The landscape character assessment of the Application Site presented in Chapter 6 confirms the landscape within the Application

Site was formed recently which is confirmed by the landscape evolution as described above. Therefore the historic landscape of the Application Site is considered to have low significance.

7.3.7 The broader KCC Historic Landscape Classification at county level, places the Application site within an area referred to as 'Greensand Fruit Belt – Malling'. This area is described as a flat to undulating landscape dominated by orchards with shelterbelts and extends from the Wrotham Gap eastwards towards the western outskirts of Allington, Maidstone and the Application Site. Occasional traditional orchards survive intact or remain but abandoned to scrub. A third or more of the orchards may have been lost in this area over the past thirty years. The landscape is interspersed with small broadleaf copses such as at the Application Site. It is generally a medium scale landscape, enclosed at a local level by the shelterbelts and remaining hedges as is the case with the south western boundary of the Application Site and adjacent orchard but as mentioned previously, this shelterbelt is recent. Long views as at the Application Site can be glimpsed, particularly towards the Kent Downs. The landscape is affected by large expanse of mineral extraction at Hermitage Farm Quarry circa just over 1km south west of the Application Site.

7.3.8 As discussed in section 4.47-4.49, the Application Site also has the potential to inform and possibly contributing towards the knowledge and understanding of the Palaeolithic landscape within the River Medway valley, which carries national significance.

7.4 Assessment of Physical Impact on Built Heritage Setting

7.4.1 The Application Site is located away from historical core areas of Aylesford, Maidstone and Allington. There are no Conservation Areas, Scheduled Monuments, World Heritage Sites, Registered Parks and Gardens, Historic Parks and Gardens in the Application Site or the 1km assessment area. The Application Site 1km assessment area only contains two designated heritage assets being the walls and gates flanking the entrance to Preston Hall and the accompanying statues

7.4.2 There are no built heritage assets located within the Application Site. Of the designated heritage assets assessed, there is no intervisibility between the Application Site and those designated assets of Preston Hall whose primary significance is that of their aesthetic and historical qualities. Therefore, the Proposed Development will produce no harm on the settings or significance of these assets in accordance with NPPF paragraph 202.

- 7.4.3 The primary heritage significance of the pillbox in the field immediately north east of the Application Site is its aesthetic and historical interest as a World War II pillbox as part of the Maidstone area GHQ stopline. It has been determined that the Application Site forms part of the heritage asset's wider historical setting, although it's primary sightline would have been across to the A20 London Road and the railway bridge, in the opposite direction of from the Application Site. In addition, the setting is likely to alter following the recent planning approval where residential housing for 106 units in the field surrounding the pillbox is likely to further obscure the pillbox from that of the Application Site. As a consequence, the Proposed Development at the Application Site for residential housing will have a 'less than substantial impact' on the primary interest being its historical, aesthetic significance and setting of the pillbox in accordance with NPPF Paragraph 202.
- 7.4.4 The public benefit that is predicted from the proposed development delivers progress as described in the National Planning Policy Framework. The scale of the development is sufficient that it will contribute towards housing supply.

8 CONCLUSION

- 8.1.1 The purpose of this Historic Environment Desk Based Assessment was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This report has been prepared by SWAT Archaeology for Barratts David Wilson Homes (Kent) relating to a Planning Application Site at Land at Bunyards, Beaver Road, Allington, Aylesford, Kent.
- 8.1.2 The Application Site does not contain any designated or non-designated heritage assets and is not within any conservation area. There are only a limited number of designated heritage assets within the 1km assessment area. Those relating to Preston Hall on the outer reaches of the 1km assessment area have been shown to have no intervisibility with the Application Site and that the historical and aesthetic significance of these assets will not be impacted. The non-designated asset of the Second World War pillbox in the adjacent field to the north east will only have a negligible impact from the Proposed Development given that the primary line of fire is away from the Application Site. Also, planning approval has already been given for a residential housing estate in the field in which this pillbox resides, which will have a far greater impact than that of the Proposed Development at the Application Site. As the Application Site does not contribute to the setting or how these heritage assets are experienced. Therefore, it is considered that the proposed development will have an impact at the low end of 'less than substantial' in accordance with NPPF paragraph 202.
- 8.1.3 The landscape character assessment of the Application Site confirms the landscape within the Application Site was formed recently. Therefore, the historic landscape of the Application Site is considered to have low significance and has minimal impact
- 8.1.4 Assessment of the Archaeological findings from the KHER and other resources would suggest that the Application Site is of high archaeological interest for the Roman and Palaeolithic period and moderate for the Iron Age. Whilst there is no known activity within the Application Site itself, the wider area has revealed evidence for these periods along with the presence of River Terrace 4 gravel deposits at the Application Site means that there is the potential for artefacts from the Palaeolithic period. It appears that the Application Site is likely to have been in as woodland and agricultural use from at least the Medieval period onwards if not earlier and a plant nursery during part of the 19th and 20th century.

- 8.1.5 The proposed development for foundations, along with associated access road and services is likely to have a high impact upon any potential archaeology. Therefore, it is anticipated that there will be a requirement for a programme of archaeological works initially with a geophysical survey, followed by a general evaluation as well as a specialist Palaeolithic survey, which can be addressed by an appropriate planning condition attached to any permission granted.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Impact 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 Barratts David Wilson Homes (Kent) (and representatives) for the use of this document in all matters directly relating to the project.

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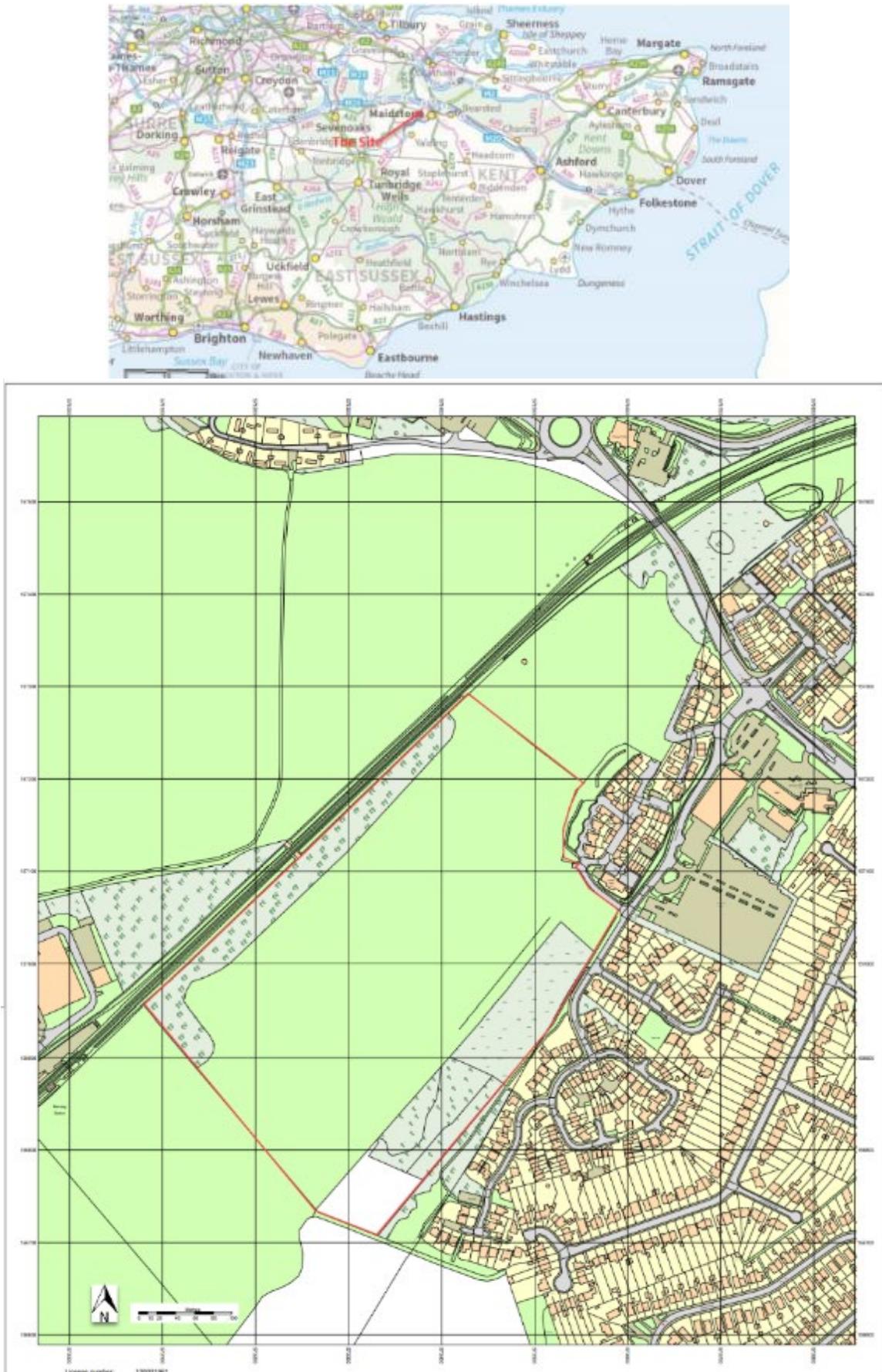


Figure 1: Site location map scale 1:2,500.

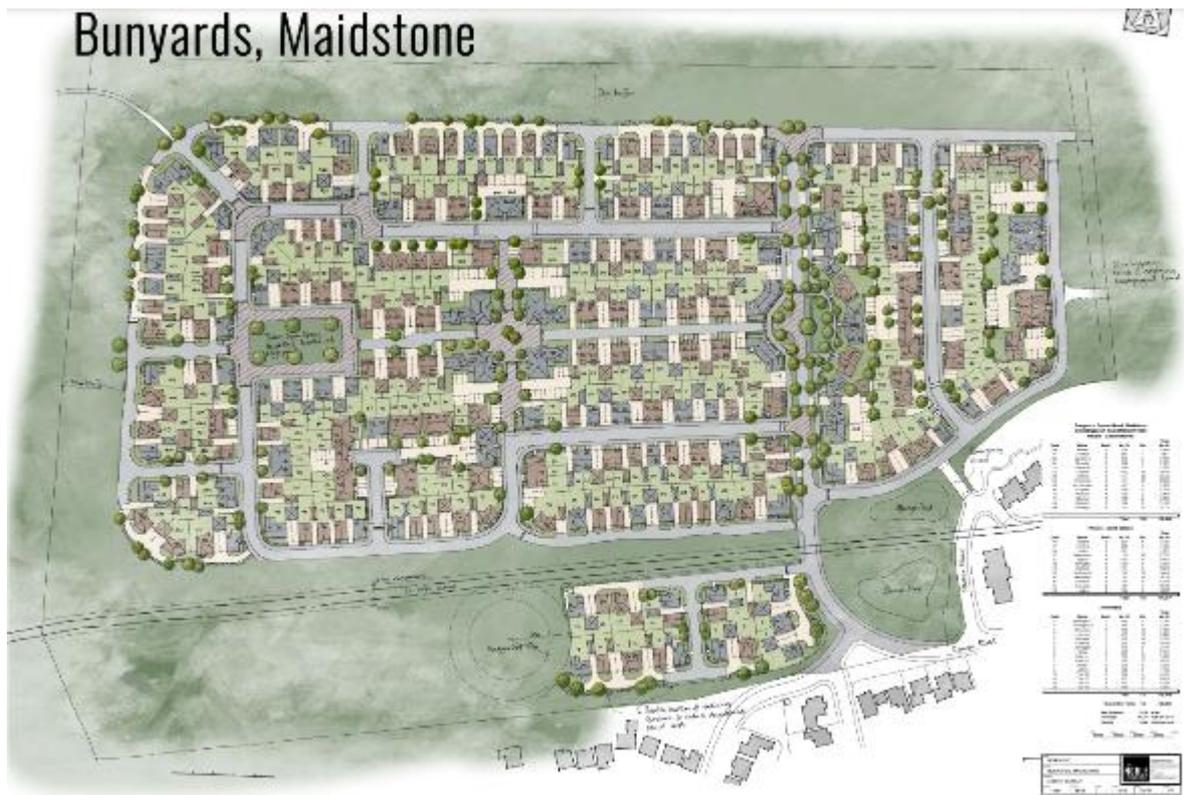


Figure 2: Proposed Development

11 APPENDICES

11.1 Statutory List Description

11.1.1 Preston Hall

Heritage Environment Record Number: TQ 75 NW 325

List Entry Number: 1070492

National Grid Reference: TQ 72947 57987

Type of Record: Grade II

Date of Listing: 19th January 1989

Period: Post Medieval

Summary: Country house in landscaped park, in use as hospital from 1945 to 2012, converted into flats in 2015. 1850 by John Thomas for Edward Betts, in a neo-Elizabethan style. Coursed dressed stone with ashlar dressings, strings, and main cornice. Parapets and Dutch-type gables with gable parapets with urns to plain and fish-scale slate roof with irregular stacks and octagonal chimneys on square pedestals. South front: Central block. Symmetrical about central 4-storey balustraded tower and with gabled end projections. 2 storeys with attics. 5 bays with transom and mullion windows in all bays, except in the outer bays on the ground and 1st floors which have octagonal projecting bays topped by bracketed cornices. Lunette-topped semi-dormers with shell decoration in lunettes in intermediate bays. Bracketed cornice to tower with range of square windows below. Large cross-window with bracketed cornice supported on stud-banded Corinthian pilasters below, on 2nd floor. Tower octagonal at this stage and transition effected by corner urn-like elements above main cornice of buildings. Large 1st floor aedicule with bracketed cornice on doubled stud-banded Corinthian pilasters on 1st floor. Central ground floor porte-cochere on double banded columns and pedestals, with bracketed cornice moulding, the ends flanked by scutcheons and griffins. Central arched door surround behind porte-cochere with double panelled doors and arched overlight. Wing to left: Symmetrical, of 3 bays, with further wing to left. 2 1/2 storeys, with semi-dormers. Gabled projection with canted octagonal oriel on 1st floor. 6 and 4-light transom and mullion windows. Wing of stable block projecting at right angles to left. Central arched entrance to stable court behind topped by diagonally placed octagonal tower with broached cupola and flanking gables. 1½ storeys; 6 windows with Dutch-type gabled projection to left and second Dutch-type gable to right. Semi-dormers with small Dutch-type gables over remaining bays. Tall, triple octagonal stacks behind main ridge. 1, 2 and 3-light transom and mullion windows. Stable courtyard behind now much altered. North front: 2 1/2 storeys. Tall 2-storey central projecting bay with octagonally-hipped roof appearing over balustrade with much heraldic and floral decoration at cornice level and flanked by intermediate bays and smaller 2-storey bays beyond. Low wings to right masking stable court. Towers to left and right, that to left octagonal with ogee dome, that to right square with balustrade. Interior: Vestibule. Articulated by

Period: Post Medieval

Summary: Wall and gates to entrance court of Preston Hall Hospital. Circa 1850 by John Thomas for Edward Betts. Dressed stone plinth, ashlar above. Wall on square plan but with quadrant curves in re-entered corners. Part wall, part balustrade with geometrical abstracted balusters and moulded standards. Entrance to forecourt in centre, flanked by gate-piers with stone bands, cornices, and urns, flanked and supported by volute decoration on balustrade. Wall 4 feet high, standards 6 feet high, and piers 9 feet high.



Figure 4: Location of the walls and gates of Preston Hall

11.1.3 Statues Flanking Entrances 50 Yards South of Preston Hall

Heritage Environment Record Number: TQ 75 NW 344

List Entry Number: 1363122

National Grid Reference: TQ 72947 57987

Type of Record: Grade II

Date of Listing: 19th January 1989

Period: Post Medieval

Summary: Statues on plinths. Circa 1850 by John Thomas for Edward Betts. Stone. Rectangular plinths carrying statues of lion and lioness grappling with python and 2 dogs respectively. Plinths with strap-work and floral decoration.



Figure 5: Location of the Statues.

11.2 Non-Designated Built Heritage Assets of Interest

11.1.4 Pillbox (Type fw3/24)

Heritage Environment Record Number: TQ 75 NW 205

National Grid Reference: TQ 73489 57327

Type of Record: Building

Period: Modern

Summary: The pillbox was assessed as part of a build heritage statement, and is a Type fw3/24 pillbox



Figure 6: Location of Pillbox

11.3 KCC HER Data. All distances are approximate and taken from the Application Site boundary

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
1	TQ 75 NW 139	Crash Site	Modern	573739, 156250	c. 625m SSE	Site of possible Second World War V1 flying bomb or aircraft crash site at Barming. Large depression c.50m diameter and 2.50m below general ground level.
2	TQ 75 NW 140	Findspot	Late Neolithic	573272, 156173	c. 620m S	Late Neolithic Pottery found at Barming. Two pieces of Late Neolithic pottery found on surface of natural subsoil on site of Late Bronze Age/Early Iron Age and Late Iron Age/Early Romano-British settlements.
3	TQ 75 NW 141	Monument	Late Bronze Age to Early Iron Age	573272, 156105	c. 685m S	Late Bronze Age/Early Iron Age occupation site at Barming. Late Bronze Age/Early Iron Age occupation site c.750-550 BC. Features associated with datable pottery were made up of post-holes, pits, small scoops, and ditches/gullies although much was residual as many of these features are of a later date. A total of 175 sherds of pottery were found.
4	TQ 75 NW 142	Monument	Late Iron Age to Roman	573286, 156105	c. 685m S	Late Iron Age/Early Romano-British Occupation Site at Barming. Late Iron Age/Early Romano-British occupation site made up of post-holes, pits, and ditches/gullies. Activity appears to have begun around c.75/50 BC and, whilst a small quantity of second century pottery was recovered, could be dated no later than the early first century. Two hundred and thirty-eight sherds of "Belgic" and Roman pottery were recovered.
5	TQ 75 NW 10	Findspot	Early Iron Age	572320, 156400	c. 1000m WSW	Belgic pot, Broke Wood, Aylesford. Found in 1955 during ploughing.
6	TQ 75 NW 11	Findspot	Roman	572940, 156220	c. 670m SSW	Romano-British pottery, Hermitage Farm, Aylesford. Reported in 1944 at unspecified part of the site.
7	TQ 75 NW 12	Monument	Medieval	573120, 156130	c. 690m SSW	St Lawrence's Chapel, or Hermitage, Longsole (site of). Site of the chapel of St. Lawrence at Longsole, often referred to as the Hermitage of Longsole, was first mentioned at the beginning of the 13th century. The lords of Allington Castle were the patrons;

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
						the Chapel was suppressed 1545-7. Nothing remains of the chapel at the site.
8	TQ 75 NW 13	Monument	Early Bronze Age to Late Iron Age	573180, 156170	c. 635m SSW	Belgic cremations, Roman pottery, and 1st century fibula found near the Old Hermitage. A late Celtic interment was found in 1923 near the site of St. Lawrences Chapel, or Old Hermitage. Finds included pedestal cinerary urns of Aylesford type, a patera of Belgic ware, and a bronze bow-shaped fibula. A piece of a Samian bowl was also found in 1923 close to the site of the chapel. The finds were made in a sandpit which has not been worked for many years and is completely overgrown.
9	TQ 75 NW 14	Findspot	Bronze Age	573180, 156120	c. 685m S	Bronze Age beakers found near Hermitage Farm, Maidstone. Found in 1905. No further details.
10	TQ 75 NW 15	Monument	Roman	573460, 156000	c. 795m S	Romano-British burials, pottery, and glass bottle, near former Chapel of St Lawrence, Maidstone. A short distance east of the (former) chapel of St. Lawrence, before 1862, a square bottle of glass with a reeded handle, two Samian dishes and a cup, together with six vessels of coarse pottery were found, probably indicating Romano-British burials.
11	TQ 75 NW 38	Findspot	Late Bronze Age	573000, 158000	c. 775m NNW	Late Bronze Age gold torcs (7) found at Aylesford. Seven torcs in nine fragments, possibly found at different times, were discovered in the River Medway at Aylesford. They are believed to have been deliberately broken and to have been used as votive offerings. The exact locations of the finds are unknown, but they were probably found at about the same time and near the 4 armllets found in 1861.
12	TQ 75 NW 49	Findspot	Early Mesolithic to Late Neolithic	573710, 156995	c. 140m SE	Neolithic flint sickle and Mesolithic flint pick found at Allington, Maidstone. In 1910 Mr Norman Bunyard found a Mesolithic flint while digging at Bunyards Nursery, Allington. A Neolithic flint sickle was also found at the Nursery site at an unknown date. The site has since been developed as a housing estate. The items are kept at Maidstone Museum.

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
13	TQ 75 NW 95	Findspot	Mesolithic	574000, 157000	c. 445m E	Mesolithic Implements from Bunyards Nursery, Allington, Maidstone. Mesolithic implements, comprising four medium tranchet axes/adzes, and a blade or flake, are recorded as being found at Bunyards Nursery, Allington.
14	TQ 75 NW 96	Findspot	Roman	573900, 156900	c. 310m ESE	Romano-British coin, found at 343 London Road, Maidstone. Found in 1939.
15	TQ 75 NW 242	Listed Building	Post Medieval	572803, 158025	c. 880m NNW	Wall And Gates to Courtyard at Front of Preston Hall (Otherwise Known as Preston Hall Hospital). Grade II (1210705). Circa 1850.
16	TQ 75 NW 344	Listed Building	Post Medieval	572779, 157992	c. 865m NNW	Statues Flanking Entrances 50 Yards South of Preston Hall (Otherwise Known as Preston Hall Hospital). Grade II (1363122). Statues on plinths. Circa 1850 by John Thomas for Edward Betts. Stone. Rectangular plinths carrying statues of lion and lioness grappling with python and 2 dogs respectively. Plinths with strap-work and floral decoration.
17	TQ 75 NW 205	Building	Modern	573487, 157328	c. 65m NNE	Pillbox (Type fw3/24). One of a pair. The other north east of London Road. Both facing London Road.
18	TQ 75 NW 167	Monument	Late Iron Age to Roman	573266, 156027	c. 765m S	Late Iron Age to early Roman features recorded on land at Maidstone Hospital, Maidstone. A number of features identified as either pits, small pits/post-holes and a gully were recorded. Sherds (c.74) of Late Iron Age/Romano-British pottery dated the features. Single piece of struck/worked flint also recorded. Also, plant micro remains.
19	TQ 75 NW 168	Monument	Late Bronze Age	573531, 155947	c. 855m S	Late Bronze Age activity on land at Maidstone Hospital, Hermitage Lane, Maidstone. Archaeological evaluation on Land at Maidstone Hospital, Car Park phase III, Hermitage Lane, Maidstone. 6 trenches - undated post/pit-hole found in trench 5 and two Late Bronze Age pot sherds in trench 2.
20	TQ 75 NW 204	Monument	Modern	573746, 157447	c. 335m NE	Type 24 pillbox north east of London Road, Maidstone. An overgrown and possibly fire damaged Second World War Type 24 hexagonal pillbox is located north east of London Road, Maidstone. The pillbox faced south-west and defended London Road and the railway

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
21	TQ 75 NW 350	Monument	Early Neolithic to Roman	573466, 155960	c. 835m S	Roman cremation finds and probable ditches and prehistoric ditch at renal unit, Maidstone Hospital. In 2006 an archaeological evaluation was carried out in advance of a new renal unit at Maidstone Hospital. Five trenches and five geoarchaeological test pits were excavated. A 2nd to 3rd century Roman cremation was found accompanied by a pottery vessel and an enamelled copper alloy brooch. Two ditches, probably Roman, were found together with a ditch containing prehistoric pottery.
22	MKE70348	Findspot	Early Neolithic to Early Bronze Age	573500, 156400	c. 405m SSE	PAS find. Neolithic flint polished axe head.
23	MKE75442	Findspot	Lower Palaeolithic to Middle Palaeolithic	572100, 156800	c. 1000m W	PAS find. Palaeolithic handaxe from Aylesford.
24	MKE75550	Findspot	Medieval	572450, 156200	c. 985m SW	PAS find. Medieval animal skeletal material parchment pricker.
25	MKE75685	Findspot	Early Medieval or Anglo-Saxon	573100, 156800	c. 100m SW	PAS find. Early Medieval iron knife.
26	TQ 75 NW 394	Findspot	Medieval	574000, 157000	c. 445m E	PAS find. Anglo-Norman silver penny, near Allington.
27	TQ 75 NW 372	Findspot	Post Medieval	572442, 156868	c. 730m W	Possible Civil War cannon ball, Hermitage Lane area, Barming. It is possible that this find relates to a Civil War skirmish in this location in the run up to the Battle of Maidstone in 1648.
28	TQ 75 NW 373	Findspot	Post Medieval	573547, 156182	c. 630m SSE	Possible Civil War gun flint, Hermitage Lane, Barming Heath
29	TQ 75 NW 374	Monument	Middle Iron Age to Late Iron Age	573093, 155799	c. 1000m SSW	2 Mid-Late Iron Age pits. An evaluation carried out by Kent Archaeological Projects in 2011 found two pits. One was oval in shape and contained Mid Late Iron Age pottery in the upper fill. A later circular pit cuts the first pit and contained a charcoal-rich

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
						fill, and possibly has evidence of in-situ burning at the base of the pit. This later pit is undated but presumed to be of a similar date.
30	TQ 75 NW 375	Findspot	Late Mesolithic to Early Neolithic	573093, 155792	c. 1000m SSW	7 worked flints including 2 Late Mesolithic / Early Neolithic. An evaluation carried out by Kent Archaeological Projects in 2011 found two pits. 7 worked flints found. A scraper and a flake are of Late Mesolithic / Early Neolithic date. 3 waste flakes and 2 other retouched flakes were undated.
31	TQ 75 NW 387	Building	Modern	574333, 156488	c. 920m ESE	George VI pillar box, Poplar Grove / Ash Grove, Allington & Barming
32	TQ 75 NW 145	Building	Post Medieval to Modern	572969, 156881	c. 220m WSW	Barming railway station. Built circa 1874.
33	MKE84569	Farmstead	Post Medieval	572960, 156154	c. 720m SSW	Hermitage Farm. Loose courtyard with working agricultural buildings on three sides and with additional detached elements to the main plan. Farmhouse detached in central position. Altered - partial loss of original form (less than 50%). Notes: Oast.
34	MKE84570	Farmstead	Post Medieval	572742, 156213	c. 780m SW	Outfarm west north west of Hermitage Farm. An outfarm with a loose courtyard plan with a building to one side of the yard. Farmstead completely demolished.
35	MKE84626	Farmstead	Post Medieval	572429, 157698	c. 890m NW	Outfarm south west of Preston Hall. An outfarm or field barn group consisting of two detached buildings. Farmstead completely demolished.
36	MKE84663	Farmstead	Post Medieval	574128, 157801	c. 835m NE	White House Farm. A regular U-plan courtyard farmstead. Farmstead completely demolished. Notes: Oast to SE. Half hexagonal shaped yard.
37	MKE84664	Farmstead	Post Medieval	573776, 156682	c. 300m SE	Palace Farm. A full regular courtyard plan farmstead. Farmstead completely demolished.
38	MKE84665	Farmstead	Post Medieval	574055, 156995	c. 500m E	Outfarm north east of Palace Farm. An outfarm with a regular U-plan. Farmstead completely demolished.
39	TQ 75 NW 398	Crash Site	Modern	574000, 157000	c. 445m E	Crash site of Messerschmitt Bf109E-1. Crashed 31st August 1940 at Mill House Farm, Allington. Pilot captured, injured.

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
40	TQ 75 NW 119	Findspot	Neolithic to Bronze Age	573900, 156600	c. 450m SE	Neolithic/Bronze Age arrowhead, Maidstone. Tanged and barbed arrowhead of translucent flint found in garden, 1985. Green's Sutton B type, L.Neo/BA. 24mm long, 21mm at barbs.
41	TQ 75 NW 409	Monument	Early Medieval or Anglo-Saxon to Medieval	572676, 157546	c. 600m NW	Medieval Pit containing Medieval Pot, Quarry Wood Industrial Estate. Between 24th and 29th September 2015 an archaeological evaluation was carried out on land to the east of Quarry Wood Industrial Estate. A total of 10 trenches were excavated, with 7 yielding archaeological materials. Trench 7 revealed an early Medieval pit approximately 0.35m in diameter and 0.23m deep. The pit contained an almost complete, fragmented, in situ early Medieval shell-tempered cooking-pot (c.1050-1225).
42	TQ 75 NW 410	Monument	Unknown	572684, 157537	c. 585m NW	Undated Ditches, Quarry Wood Industrial Estate. Between 24th and 29th September 2015 an archaeological evaluation was carried out on land to the east of Quarry Wood Industrial Estate. A total of 10 trenches were excavated, with 7 yielding archaeological materials. A series of 5 undated narrow linear ditches or gullies were located within the three adjacent trenches. Three of the ditches run parallel to each other, with 2 running perpendicularly. These may represent part of the same field boundary system.
43	TQ 75 NW 411	Monument	Post Medieval to Modern	572674, 157524	c. 590m NW	19th/20th Century pits, Quarry Wood Industrial Estate. Between 24th and 29th September 2015 an archaeological evaluation was carried out on land to the east of Quarry Wood Industrial Estate. A total of 10 trenches were excavated, with 7 yielding archaeological materials. A series of 6 pits which, when sample excavated, contained charcoal, oyster shell, and fragments of 19th/20th Century roofing tile and china.
44	TQ 75 NW 412	Monument	Unknown	572674, 157524	c. 575m NW	Undated Post holes, Quarry Wood Industrial Estate. Between 24th and 29th September 2015 an archaeological evaluation was carried out on land to the east of Quarry Wood Industrial Estate. A total of 10 trenches were excavated, with 7 yielding

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
						archaeological materials. Five undated post holes were uncovered from two trenches. No material culture found to allow for dating.
46	TQ 75 NW 427	Findspot	Lower Palaeolithic to Middle Palaeolithic	572500, 156760	c. 700m WSW	Palaeolithic handaxe from field north of railway cutting, three-quarters mile south of Preston Hall. Shown to F Wenban-Smith in September 2008.
47	TQ 75 NW 426	Findspot	Lower Palaeolithic to Middle Palaeolithic	573200, 156000	c. 800m S	One of two Palaeolithic handaxes from above Barming Asylum. Surface find by B Harrison in c. the 1880s.
48	TQ 75 NW 436	Monument	Late Iron Age	574031, 156350	c. 715m SE	Late iron age cremation, 117 Trevor Drive, Allington. A buried vessel was discovered in the garden of 117 Trevor Drive and on examination and excavation by the Maidstone Area Archaeological Group a second vessel was found. The deposit represented a late iron age cremation burial.
49 & 50	TQ 75 NW 462	Monument	Roman	573146, 156782	c. 80m SW	Probable Romano-British features, Hermitage Lane. Geophysical survey and trial trenching in 2020 found a number of ditches east of the Roman enclosure. No dating material was recovered so the features could only be provisionally dated.
51	TQ 75 NW 463	Monument	Post Medieval	573030, 156800	c. 125m SW	Post medieval sheep burial in a pit, Hermitage Lane. Trial trenching in 2020 found a sheep burial in a pit.
52	TQ 75 NE 816	Monument	Post Medieval to Modern		Adjacent to the Application Site	Sevenoaks, Maidstone and Tunbridge Wells branch railway. Opened between Swanley and Sevenoaks in 1862 and extended to Maidstone in 1874.
53	TQ 75 NW 405	Monument	Late Iron Age to Roman	573210, 156030	c. 470m S	Roman (?) Ditch. A 3.3m wide, V-shaped, ditch dated to 1st Century AD based on pottery sherds and fired clay. The ditch contained two cuts, one interpreted as a later recut. Dating evidence was recovered from both cuts. The ditch was uncovered during an archaeological evaluation undertaken in March 2015 prior to the proposed extension of an existing staff carpark at Maidstone Hospital, Kent.

Map ID	KHER Ref	Type	Period	Grid Reference	Distance	Description
54	TQ 75 NW 461	Monument	Roman	573080, 156740	c. 100m SW	Probable Romano-British enclosure, Hermitage Lane. Geophysical survey and trial trenching in 2020 found evidence of a square enclosure that may have included a masonry wall and produced Roman pottery in its fill.

Event ID	DATE	Type	Distance	Description
EKE5611	2000	Evaluation	c. 815m SSE	Evaluation prior to redevelopment at Oakwood Mental Hospital. No archaeological features were found
EKE9467	2003	Evaluation	c. 680m S	Archaeological evaluation of land at Maidstone Hospital, Hermitage Lane, Maidstone, Kent. Six trial trenches were excavated. Archaeological remains found in 5 trenches. Features included pits, post-holes, and gullies. Pottery finds dated the features to the Late Iron Age to early Romano-British periods (TQ 75 NW 167).
EKE9582	2004	Evaluation	c. 720m S	Evaluation on land at Maidstone Hospital, Hermitage Lane, Maidstone: Oncology Extension Phase I. Two ten metre evaluation trenches with no archaeological features or artefacts recorded.
EKE14306	2015	Evaluation	c. 690m SSW	Archaeological Evaluation: Maidstone Hospital Car Park Extension, Maidstone, Kent. 3 Trenches. A single archaeological feature was identified within Trench 3 comprising a 3.3m wide V-shaped ditch, aligned northwest-southeast. Dating evidence, in the form of pottery and fired clay was discovered from both cuts dating to the 1st Century AD (TQ 75 NW 405).
EKE16344	2016	Evaluation	c. 230m SE	An archaeological evaluation on land east of Hermitage Lane, where there is a plan for new housing and associated infrastructure. The evaluation comprised of the excavation of sixteen evaluation trenches, each measuring 50m x 1.8m and six test pits within the southern trenches. Within eight of the evaluation trenches no archaeological remains were identified. A total of eighteen archaeological features were identified and investigated within the remaining eight trenches.
EKE20295	2020	Evaluation	c. 725m S	Hermitage Lane, Phase 4 Access Road, Maidstone, Kent, Archaeological Evaluation. The archaeological evaluation comprised four trial trenches excavated within a route created through woodland. The evaluation identified no archaeological features, remains or deposits that could be related to archaeological features identified to the immediate west

				of the site, as recorded during an evaluation undertaken by Canterbury Archaeological Trust in 1998.
EKE15409	2015		c. 970m SSW	Post excavation assessment and updated project report of land at Hermitage Lane, Maidstone. The area under observation was excavated under archaeological supervision using a mechanical excavator to the top of the underlying natural sediments, or until archaeological deposits were encountered (TQ 75 NW 955; TQ 75 NW 956; TQ 75 NW 959).
EKE20652	2016	Excavation	c. 765m SE	Investigation of a cremation burial at 117 Trevor Drive, Allington. The Maidstone Area Archaeological Group was invited to carry out an excavation after a buried pot was found in the garden. The excavation identified the discovery as a late iron age cremation burial (TQ 75 NW 436)
EKE5558	2000	Watching Brief	c. 90m E	Development for 107 dwellings on land of Beaver Road/Juniper Close near Park and Ride. No archaeological features were found. Actual location is unclear from report.
EKE5410	1998	Evaluation	c. 230m S	Land at Hermitage Lane, Barming. Evidence of three periods of settlement were uncovered: Late Neolithic, Late Bronze Age/Early Iron Age and Late Iron Age/Early Roman (TQ 75 NW 140; TQ 75 NW 141). There is also a large depression TQ7348656294 thought to be the site of a crashed WW2 bomber or V1 flying bomb (TQ 75 NW 139).
EKE9473	2003	Evaluation	c. 810m SSE	Maidstone Hospital, Car Park phase III. The six-trench evaluation recorded a single undated posthole and two sherds of Late Bronze Age pottery unassociated with any feature. No other archaeological remains observed (TQ 75 NW 16).
EKE11386	2011	Evaluation	c. 970m SSW	Land at Aylesford Reservoir Hermitage Lane. c.100m of trenching. A Mid-Late Iron Age pit and a later undated, pit was found (TQ 75 NW 374), in addition to some worked flints (TQ 75 NW 375).
EKE20723	2020	Evaluation	Adjacent to the Application Site, SW	Land at Hermitage Lane, Maidstone. Nineteen trenches were excavated across the site and a range of Roman and post medieval features were discovered. Enclosure (TQ 75 NW 461), Romano- British features (TQ 75 NW 462), Post Medieval sheep burial in pit (TQ 75 NW 463).
EKE10087	2006	Evaluation	c. 780m S	land at Maidstone Hospital, Hermitage Lane, New Renal Unit. Five trenches were excavated across the site to a total of 100m. Five geoarchaeological test pits were excavated, one in each trench. A Roman cremation burial and two ditches and a probable prehistoric ditch were found. No palaeolithic finds were recorded in the geoarchaeological test pits (TQ 75 NW 350).
EKE14994	20015	Evaluation	c. 650m NW	Quarry Wood Industrial Estate. 10 trenches. A total of 7 trenches contained archaeological features, many undated. These features comprised of a series of

				<p>narrow linear ditches/gullies, a wider ditch, post-holes, and pits (TQ 75 NW 410; TQ 75 NW 412). The majority of cultural material was recent in date, relating to the 19th and 20th century use of the area as an allotment (TQ 75 NW 411). A small pit contained the almost complete remains of an early medieval shell-tempered cooking-pot, of 12th/early 13th Century date, possibly buried as a ritual offering (TQ 75 NW 409). Two undiagnostic prehistoric worked waste flint flakes were recovered from two separate ditches. A number of the undated ditches are thought to relate to the same boundaries field system. The limited archaeological remains across the site are not considered to be significant. The single pit containing the early medieval pot is considered to have limited significance.</p>
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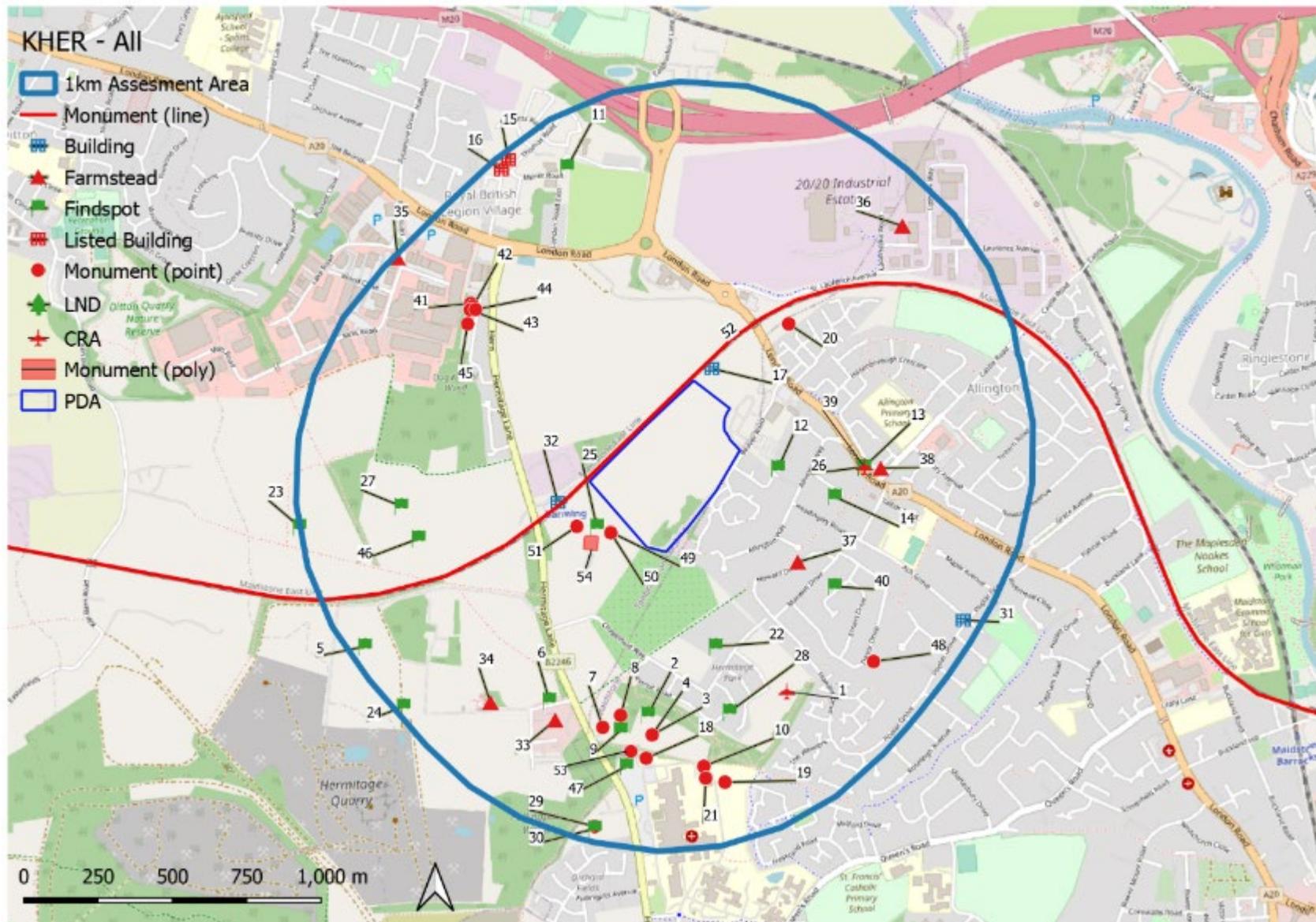


Figure 7: KHER – All

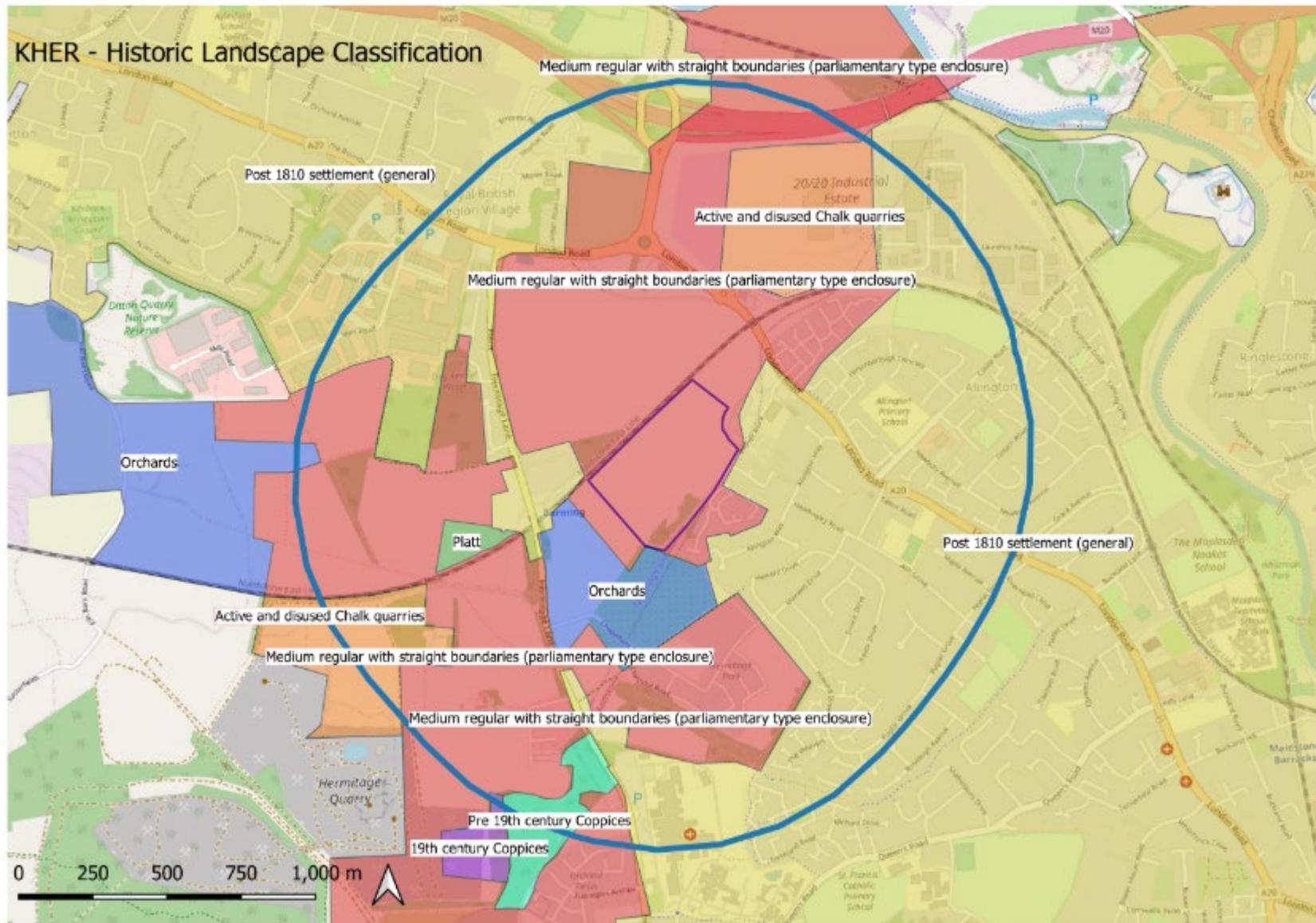


Figure 8: KHER - Historic Landscape Classification

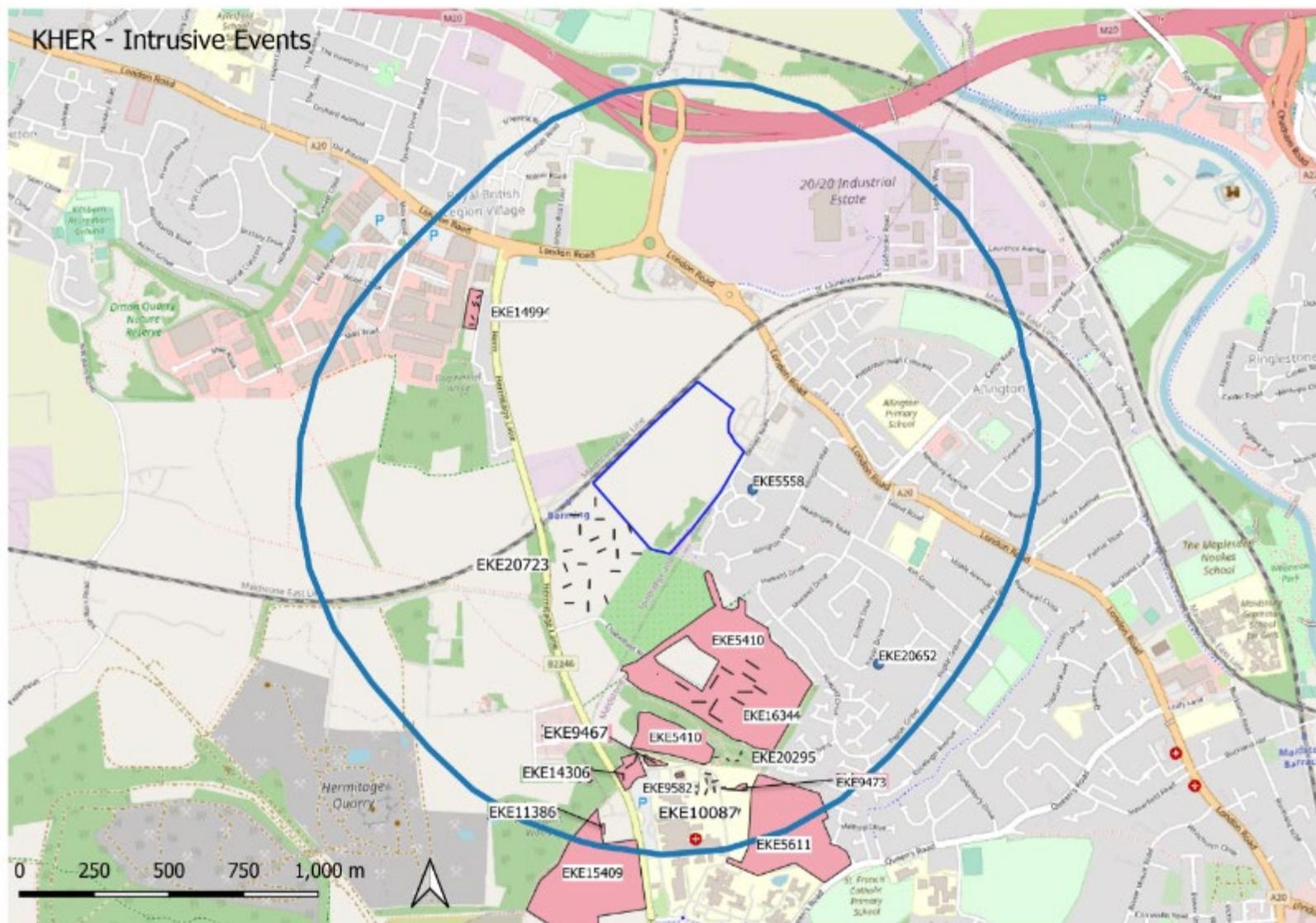


Figure 9: KHER – Intrusive Events

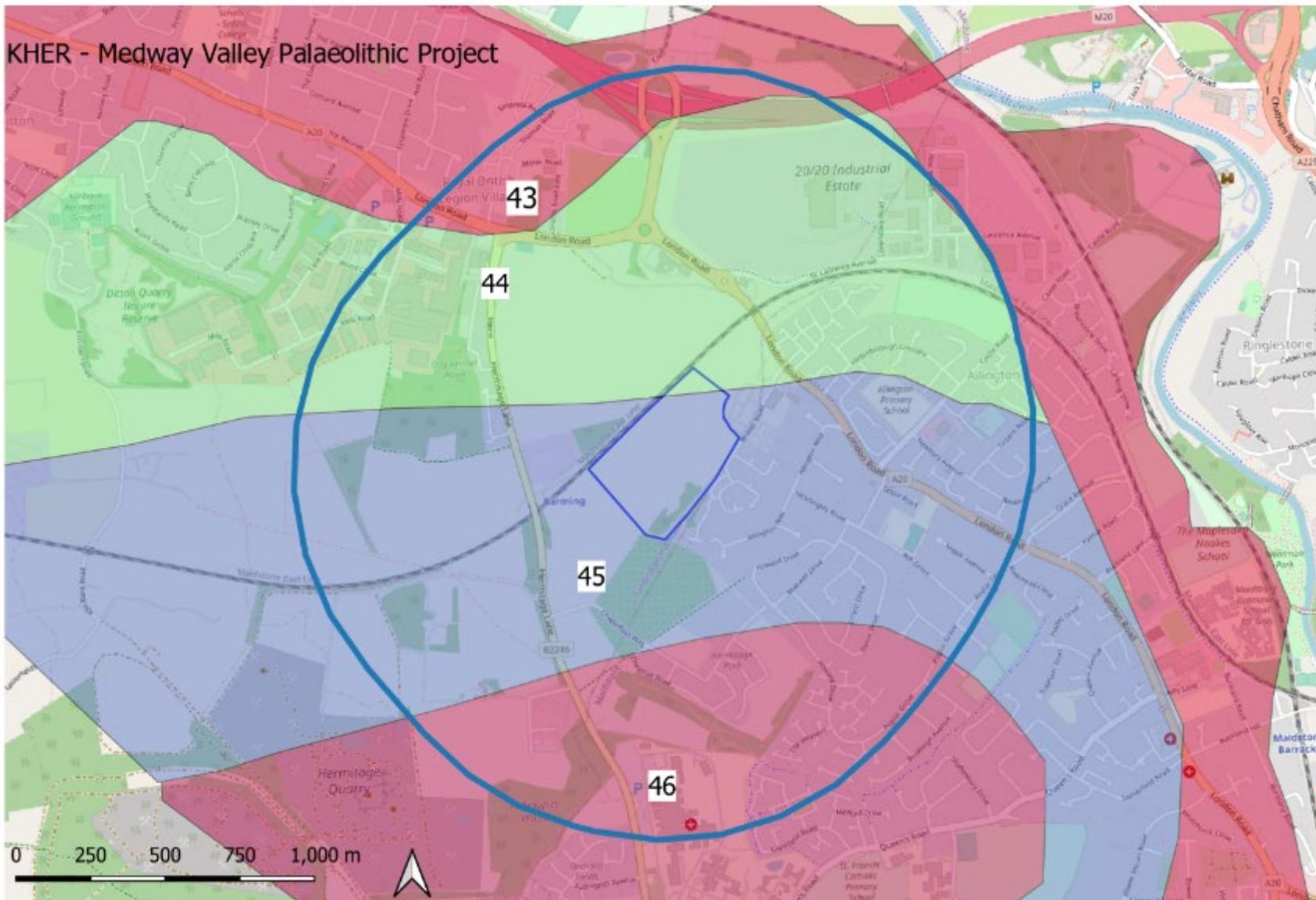


Figure 10: KHER – Medway Valley Palaeolithic Project

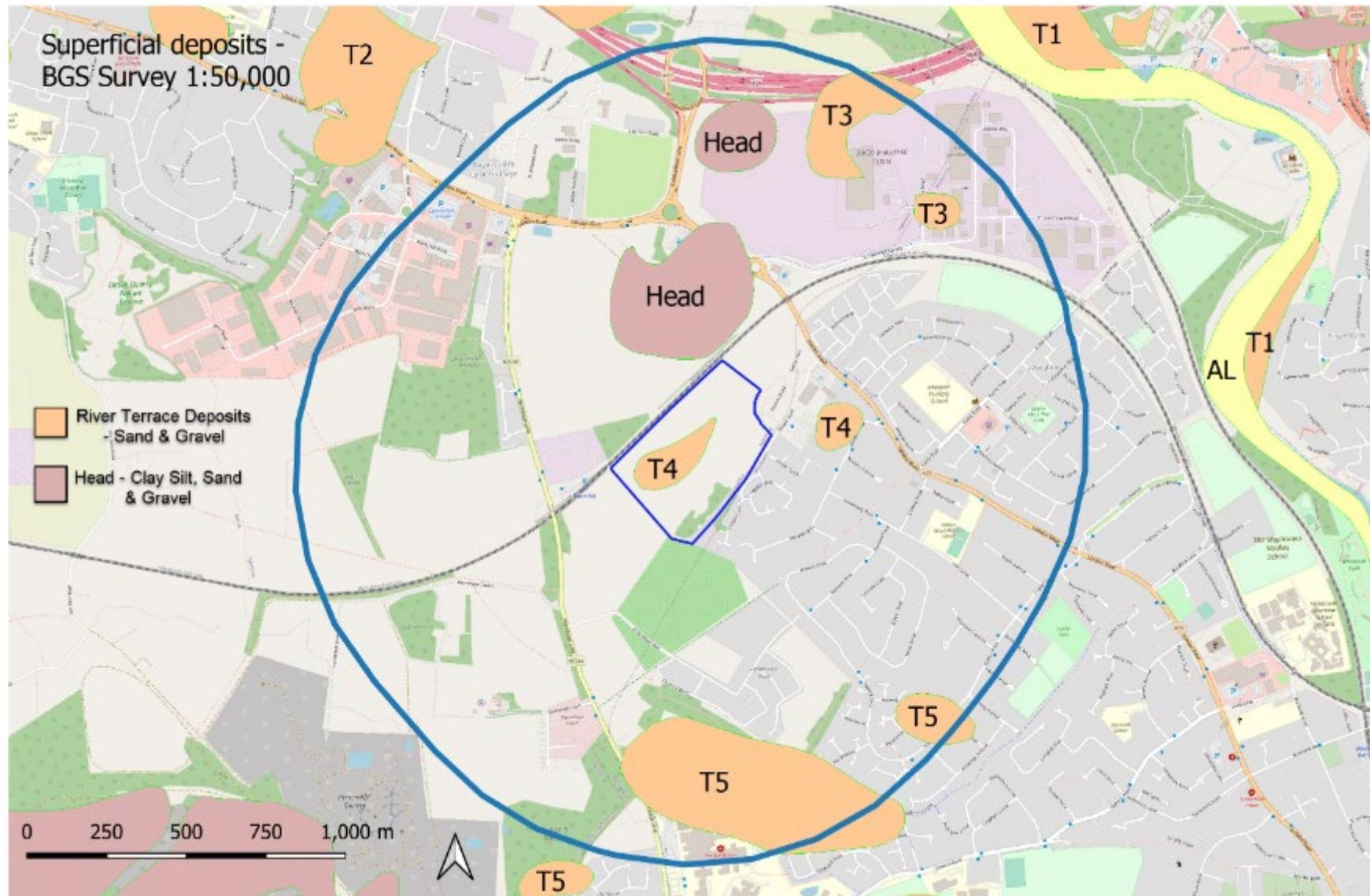


Figure 11: Superficial deposits (BGS 1:50,000)

11.4 Historical Mapping



Figure 12: Symonson, 1548



Figure 13: Andrew, Dury and Herbert Map from 1769



Figure 14: Ordnance Surveyors Drawing 1797

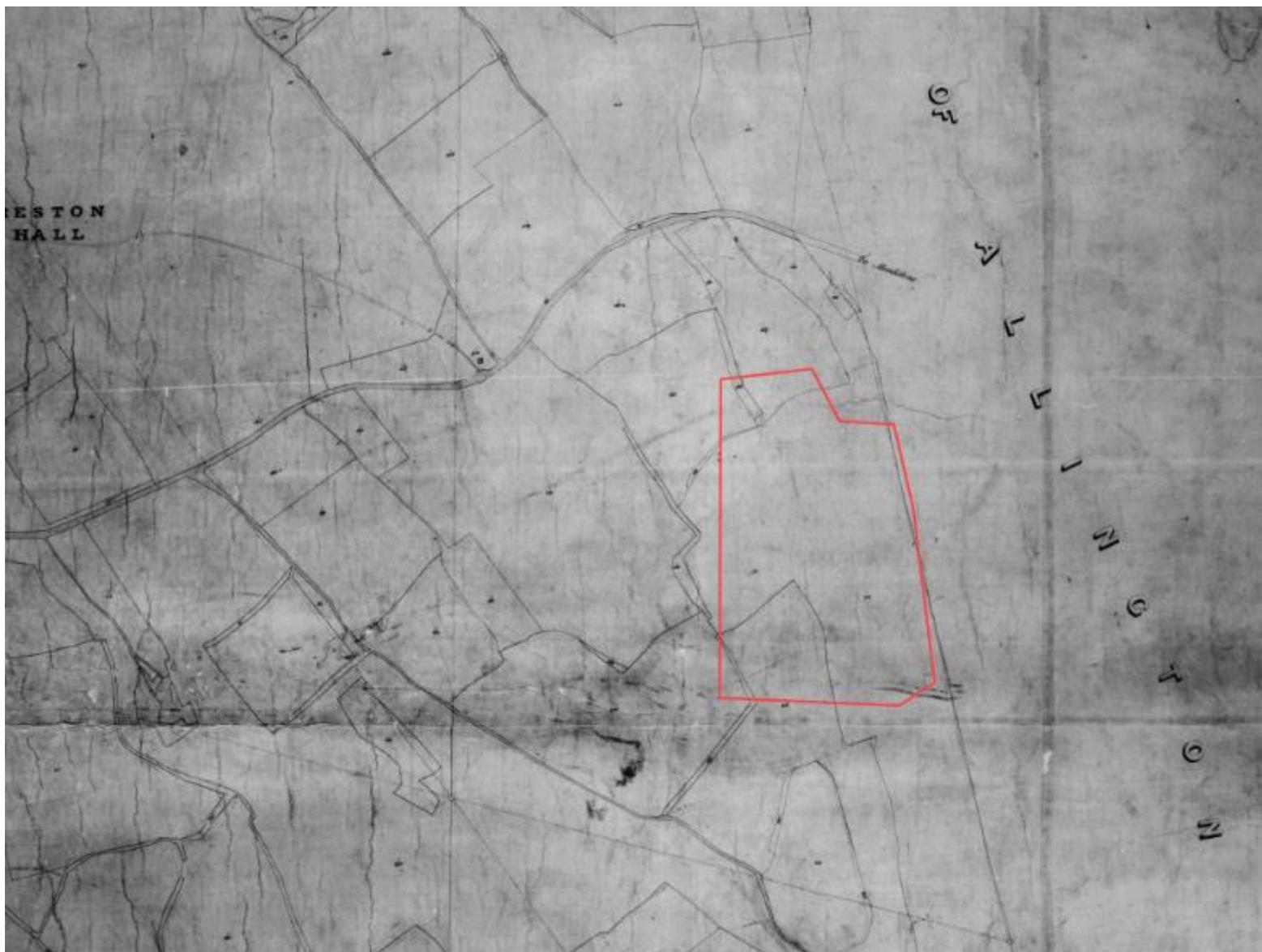


Figure 15: Aylesford Tithe Map, 1841

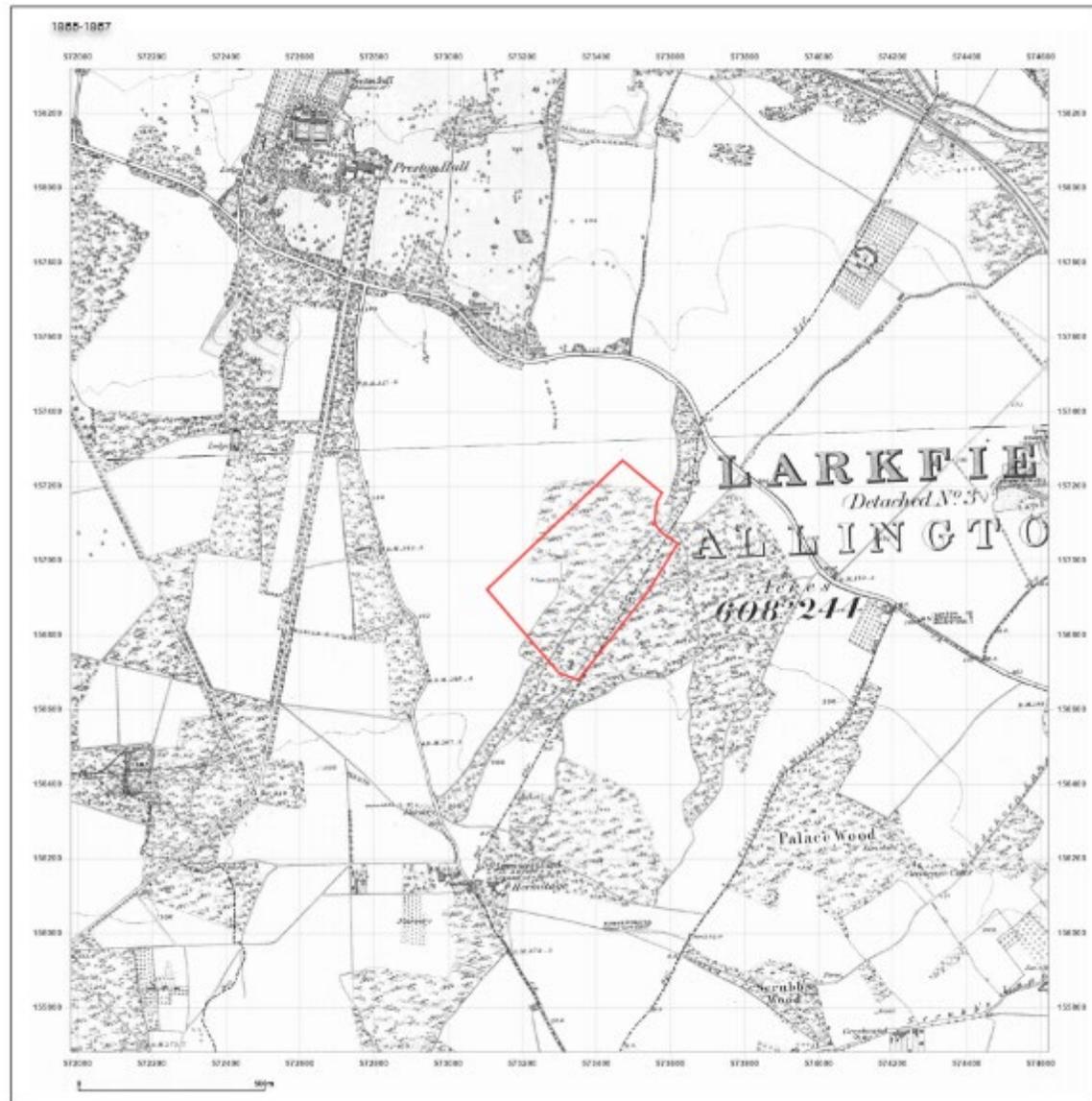


Figure 16: Historic OS Map 1866-186, scale 1:10,560

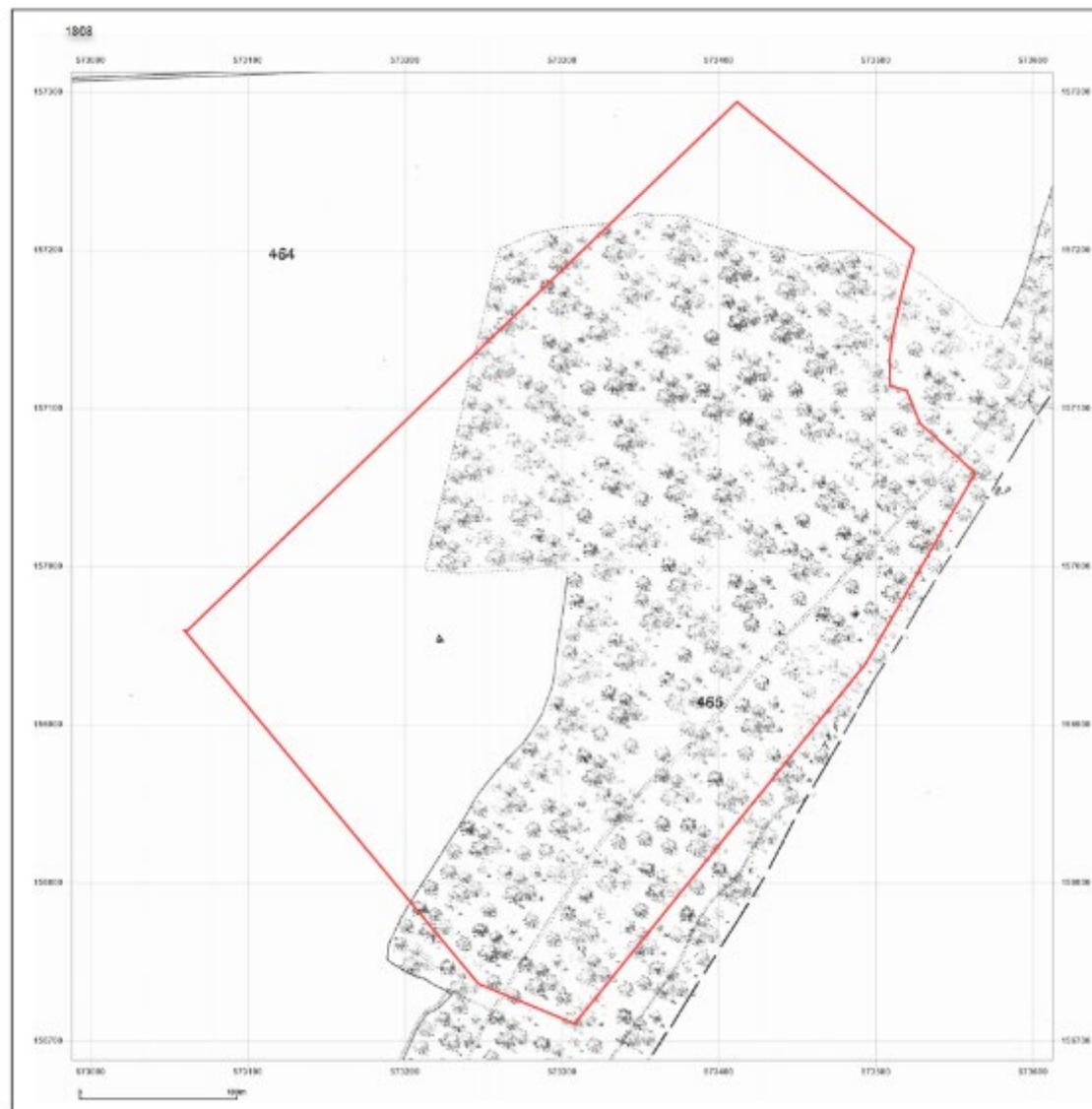


Figure 17: Historic OS Map 1868, scale 1:2,500

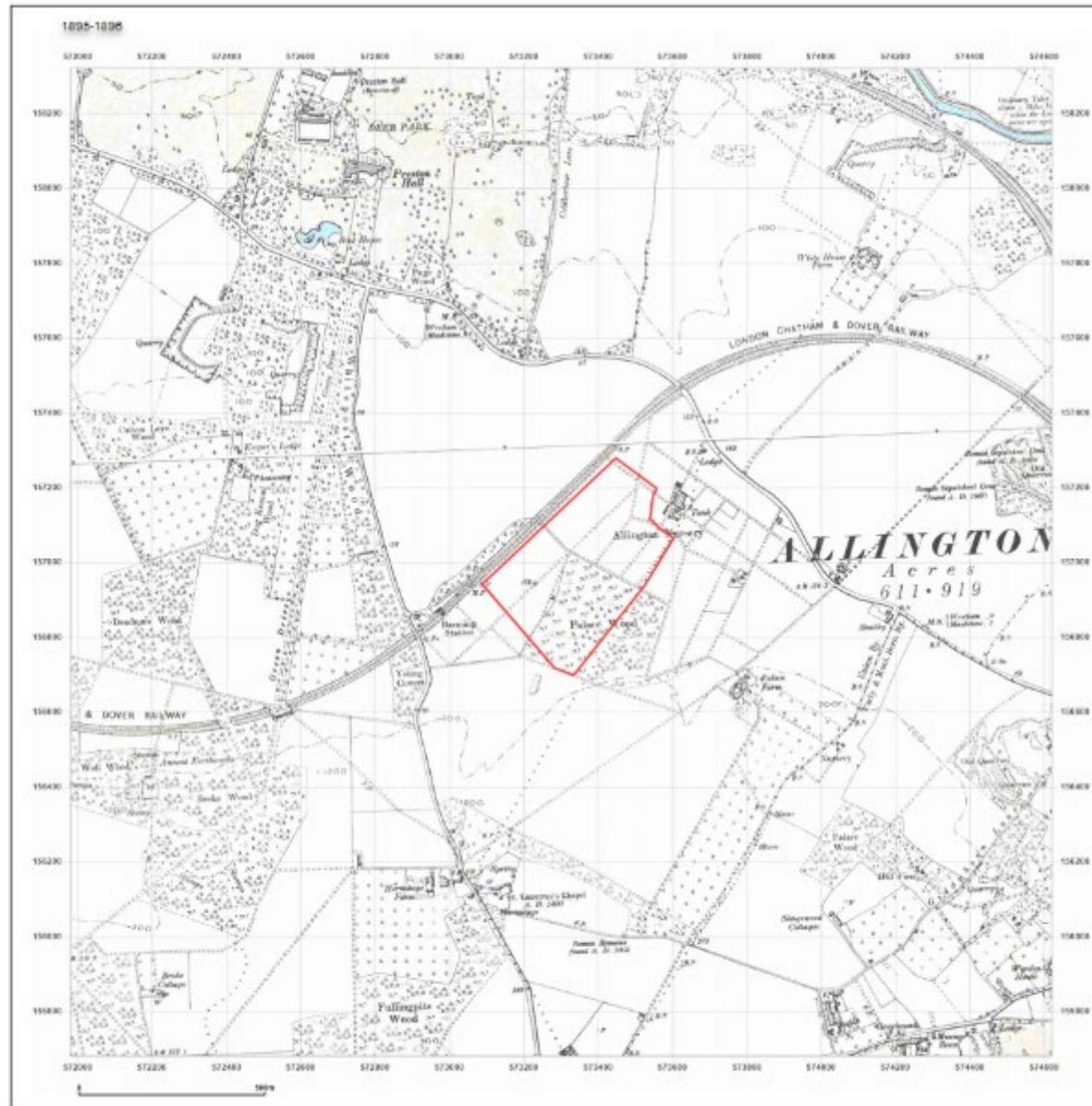


Figure 19: Historic OS Map from 1895-96, scale 1:10,560

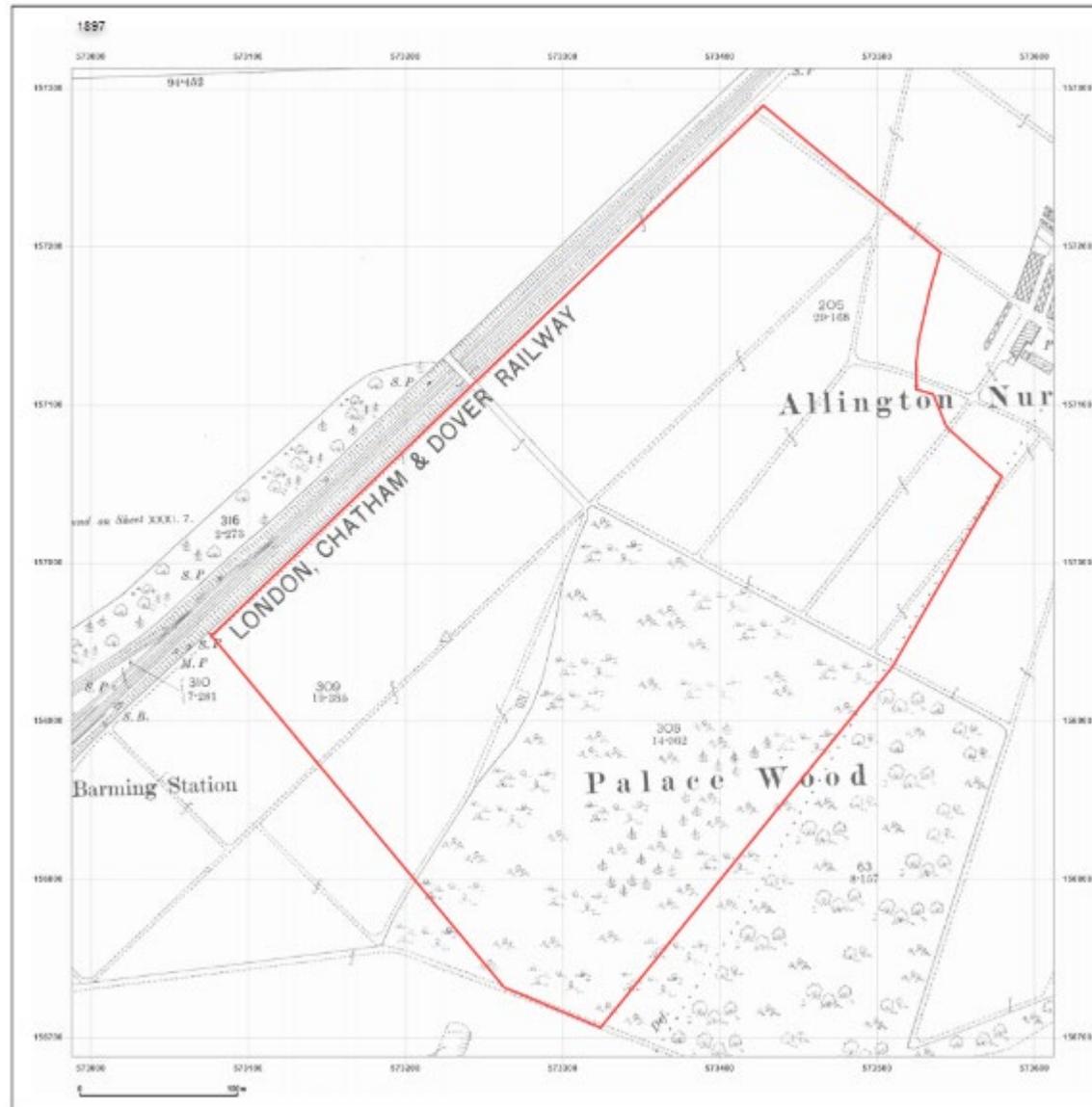


Figure 20: Historic OS Map 1897, scale 1:2,500

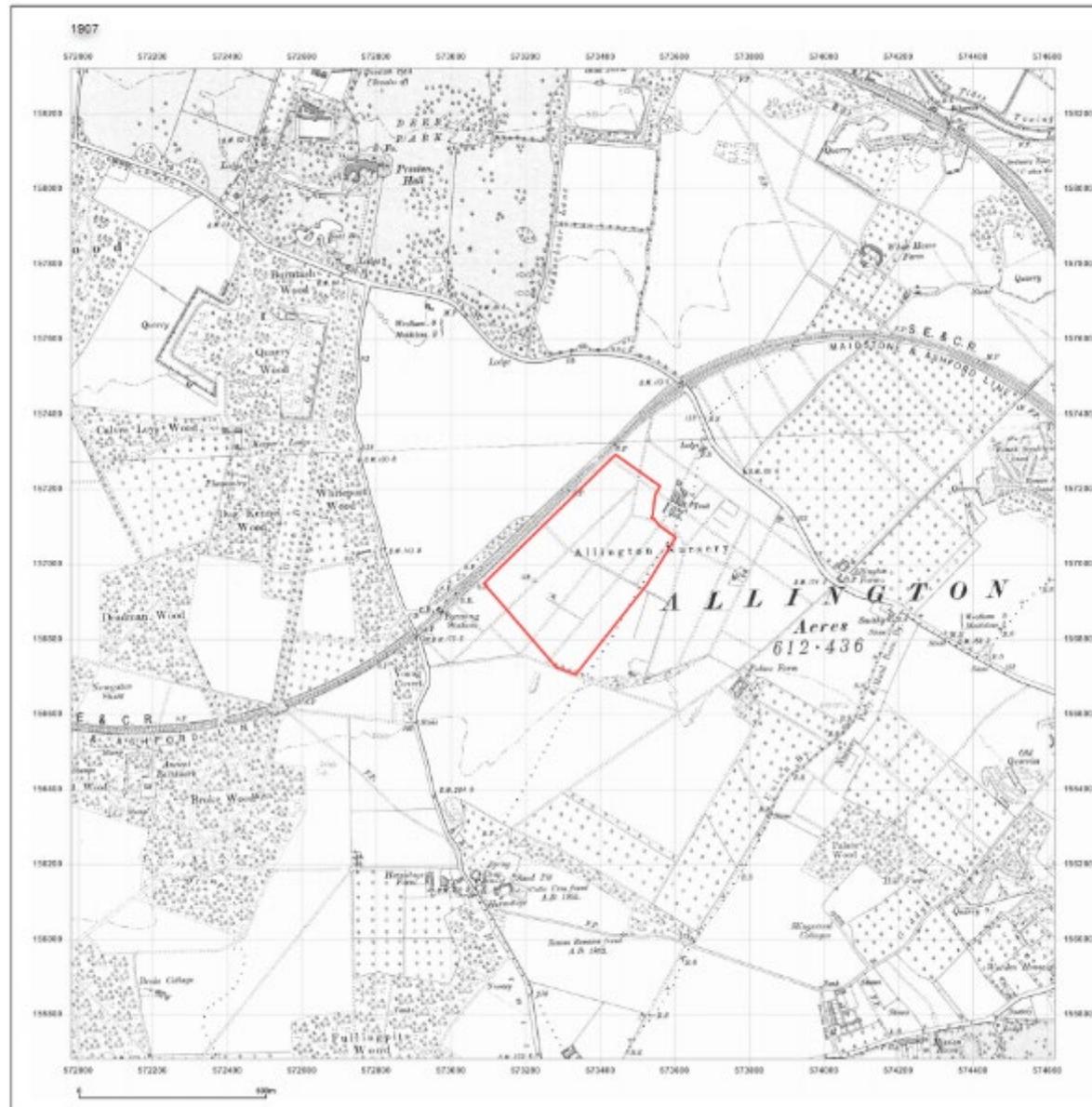


Figure 21: Historic OS Map, 1907, scale 10,560

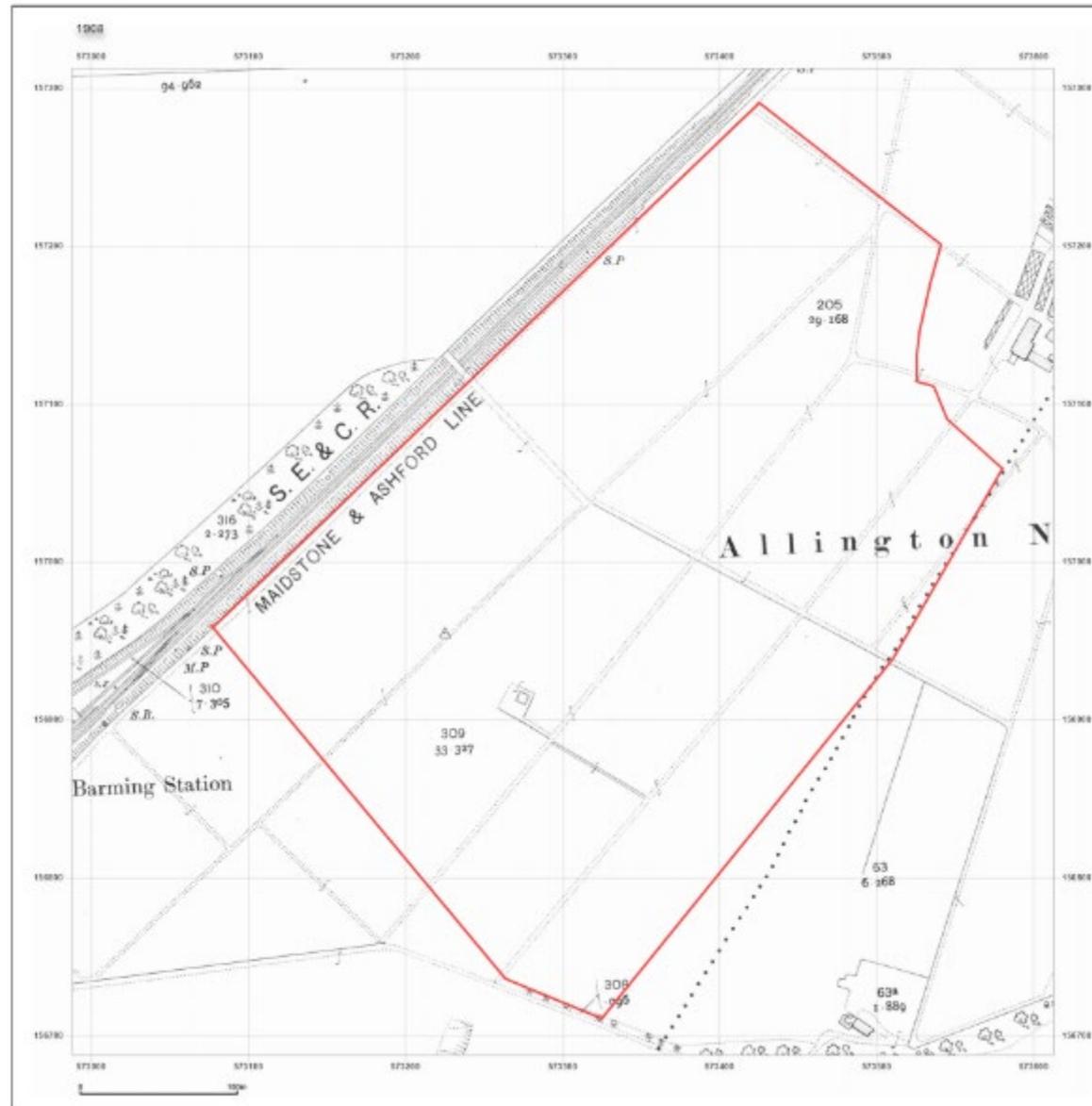


Figure 22: Historic OS Map 1908, scale 1:2,500

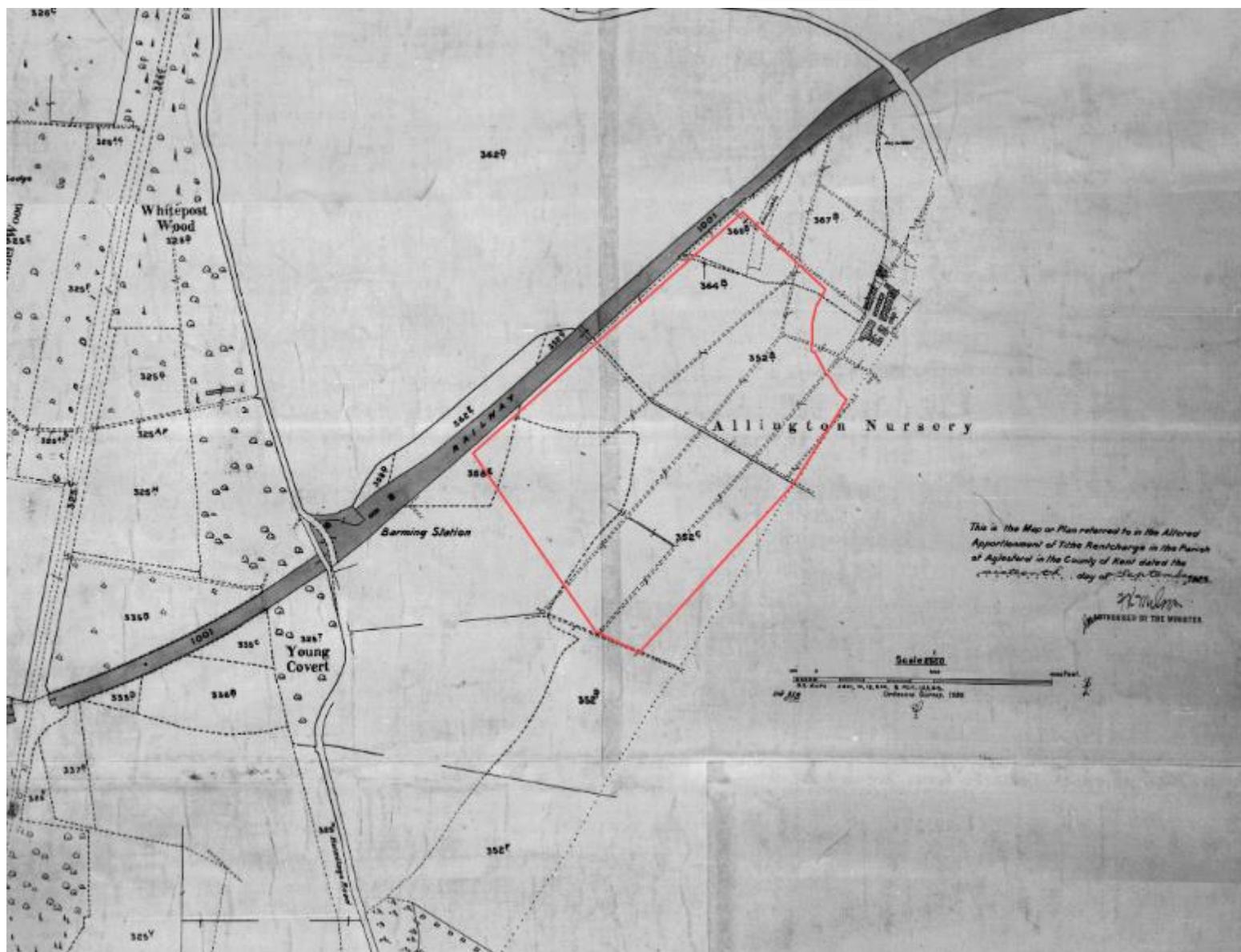


Figure 23: Tithe Apportionment 1925

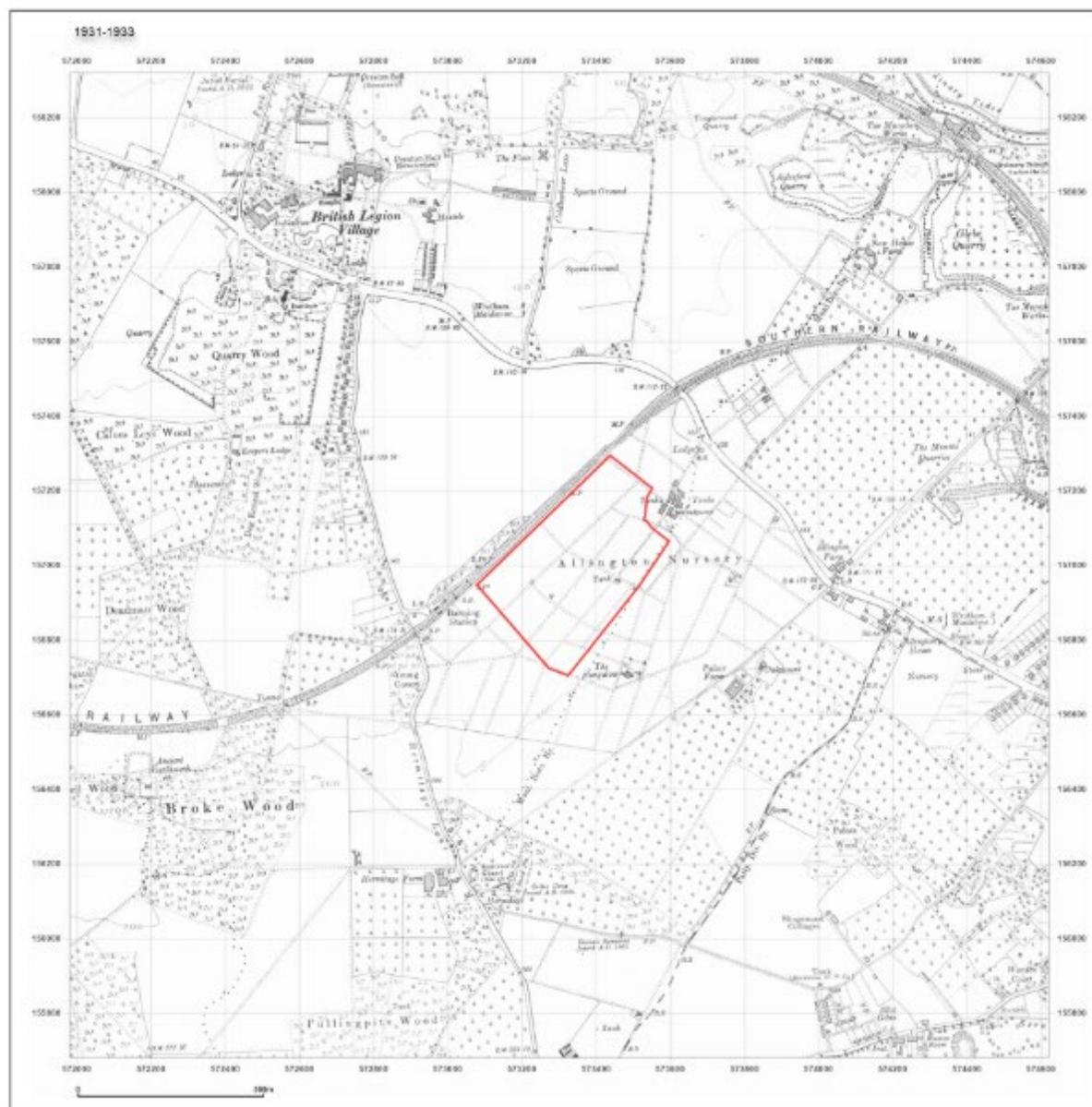


Figure 24: Historic OS Map, 1931-1933, scale 1:10,560

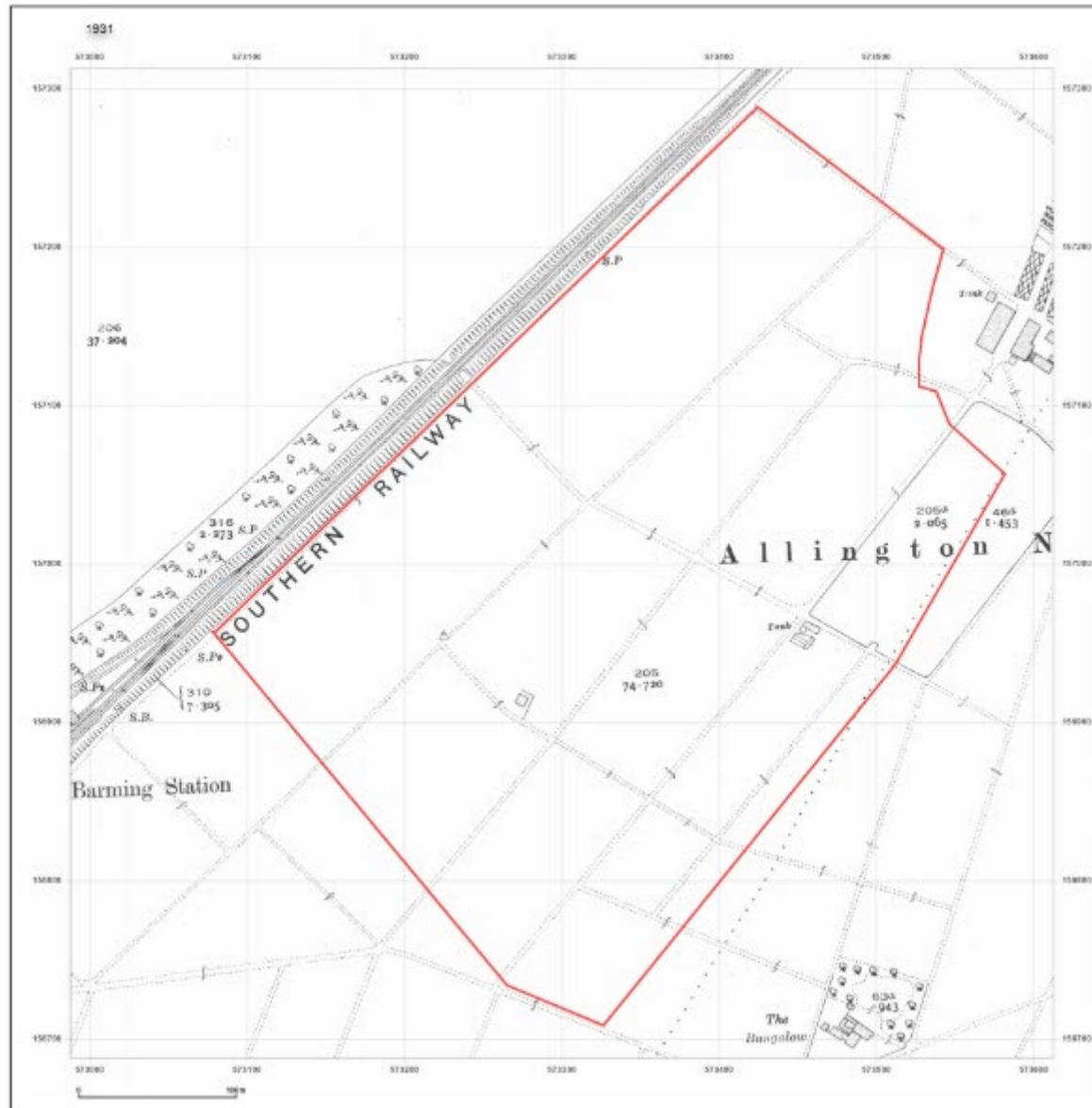


Figure 25: Historic OS Map 1931, scale 1:2,500



Figure 26: Historic OS Map, 1947-1948, scale 1:10,560



Figure 27: Historic OS Map, 1956, scale 1:10,560

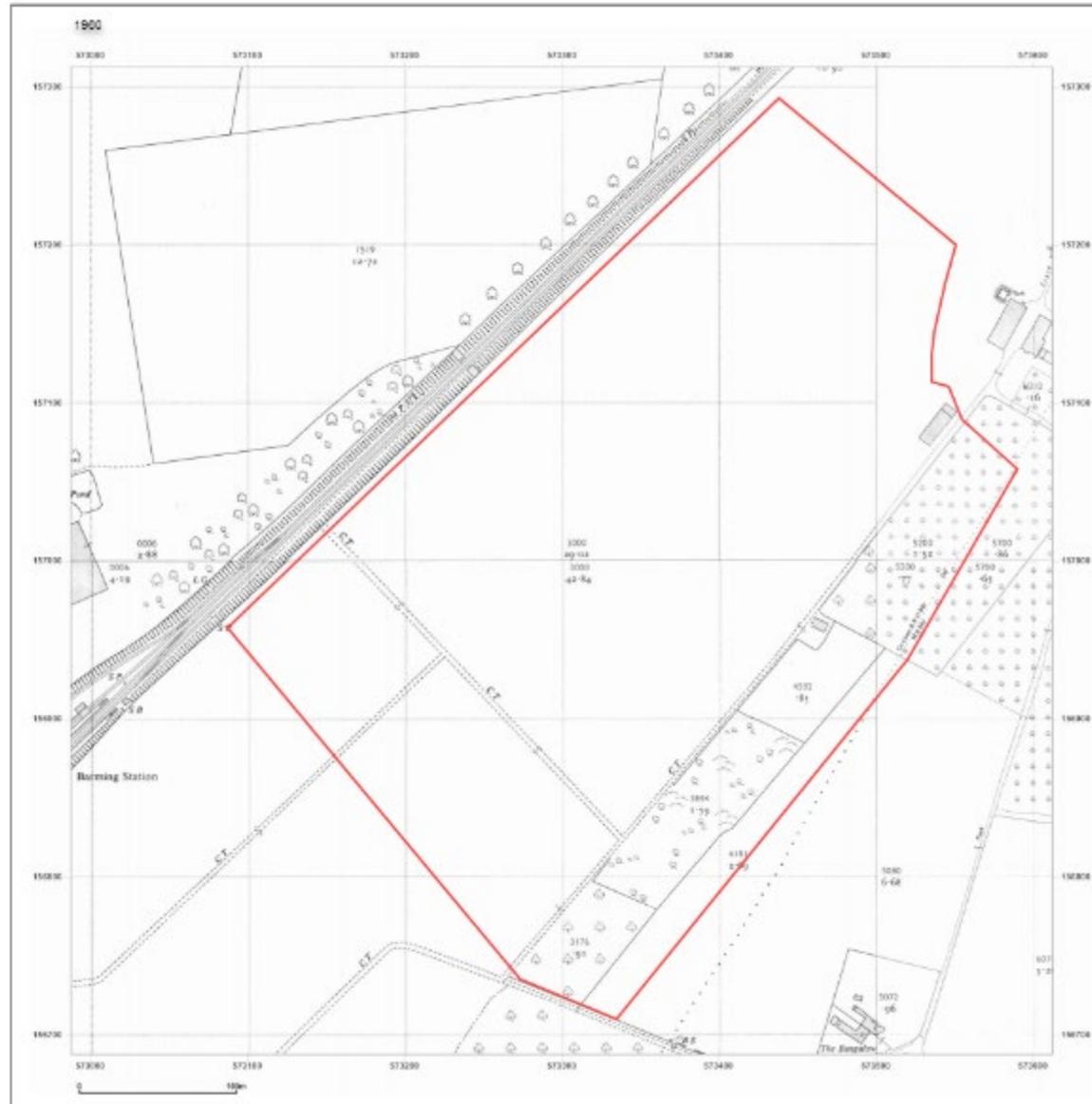


Figure 28: Historic OS Map 1960, scale 1:2,500



Figure 29: Historical OS Map 1966, scale 1:10,560

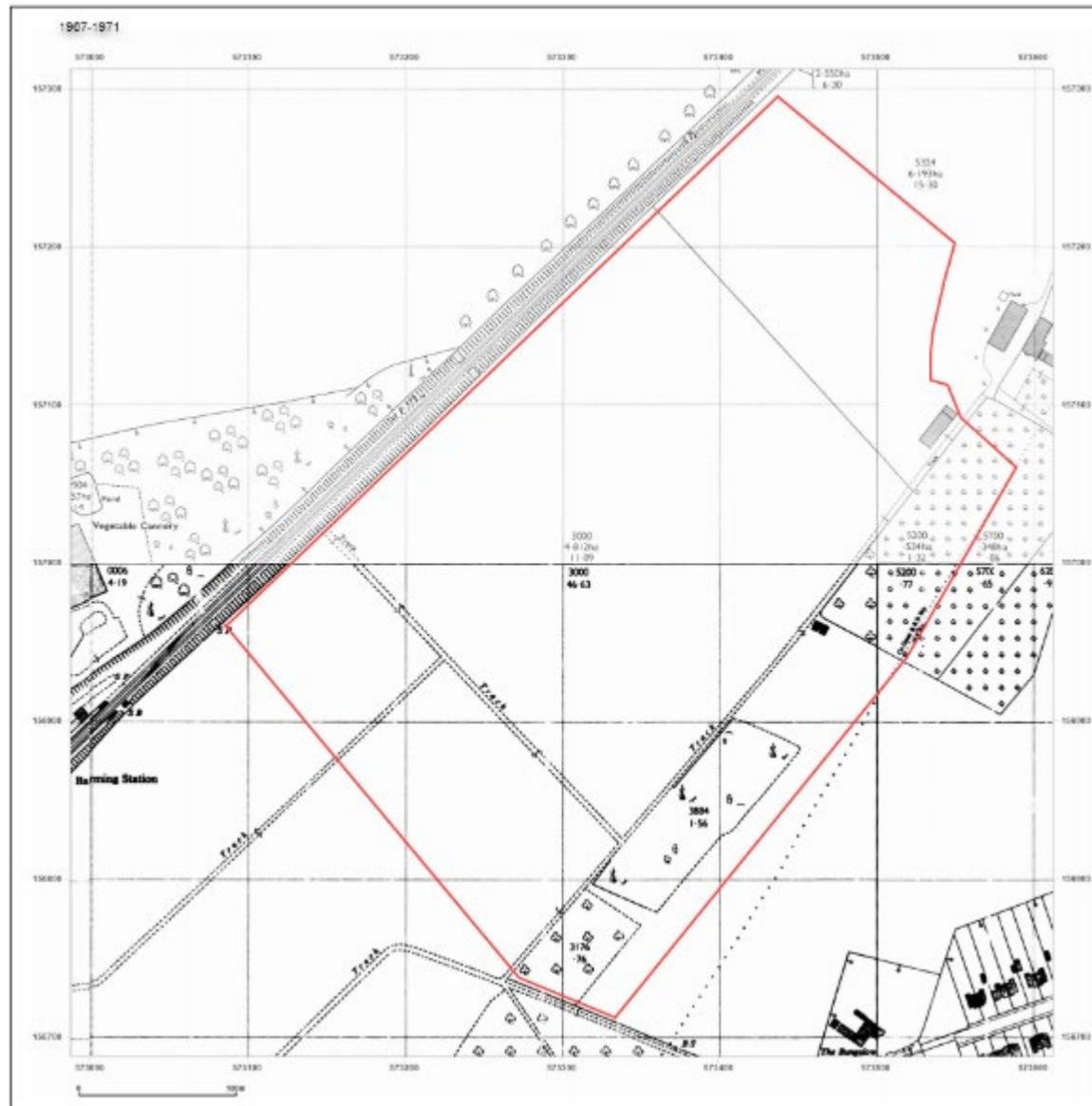


Figure 30: Historical OS Map 1967-71, scale 1:2,500



Figure 32: Historical OS Map 1988-1989, scale 1:2,500



Figure 33: LIDAR 1m DTM (Environment Agency)

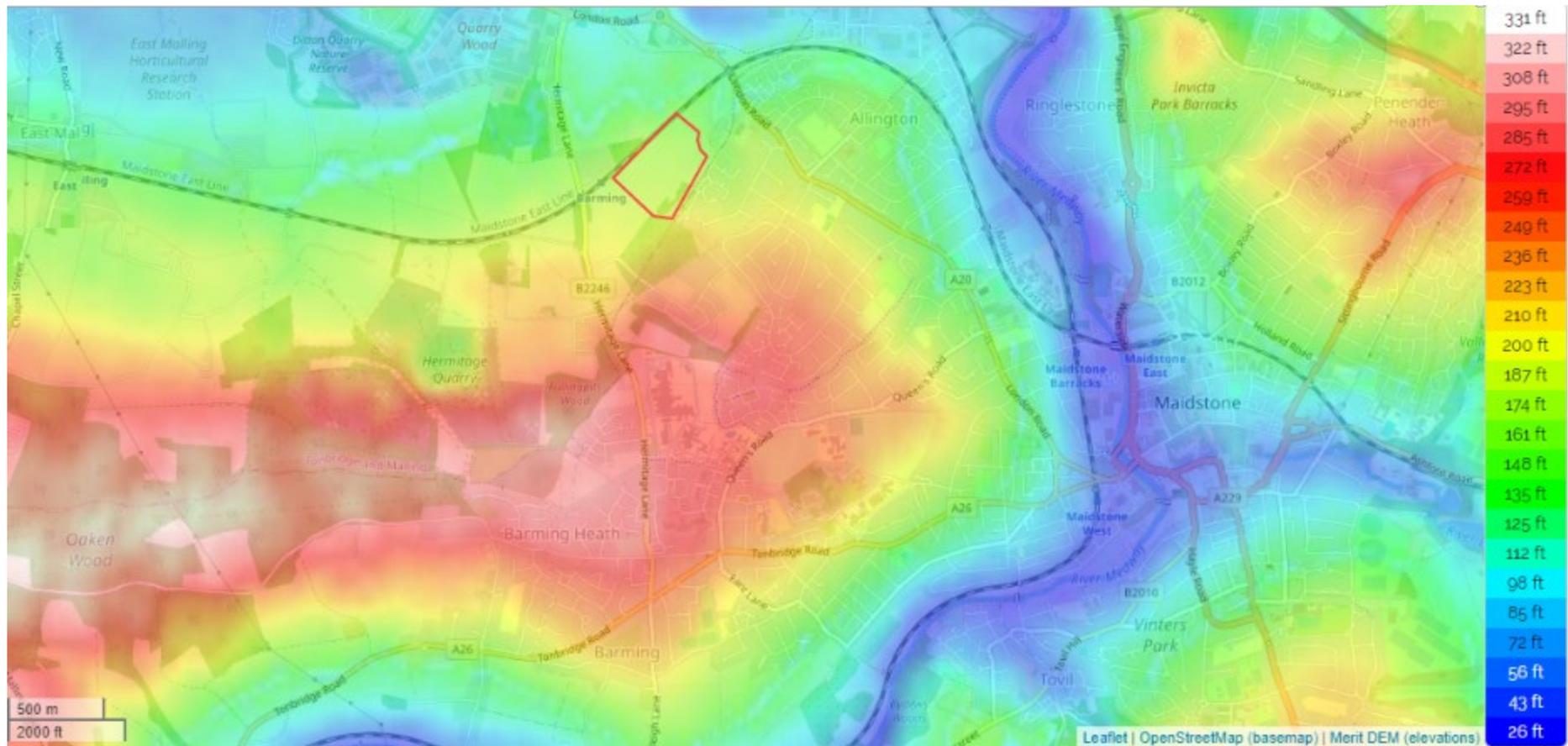


Figure 34: Topographical Map

11.5 Aerial Imagery and site photographs



Plate 1: Aerial Photograph, 1940's (Google Earth, Kent County Council 2021)



Plate 2: Aerial Photograph, 1960's (Google Earth, Kent County Council 2021)



Plate 3: Aerial Photograph, 1990's (Google Earth, Kent County Council 2021)



Plate 4: Aerial Photograph, 2003 (Google Earth, Infoterra Ltd & Bluesky 2021)



Plate 5: Aerial Photograph, 2006 (Google Earth, Infoterra Ltd & Bluesky 2021)



Plate 6: Aerial Photograph, 2007 (Google Earth, Infoterra Ltd & Bluesky 2021)



Plate 7: Aerial Photograph, 2008 (Google Earth), Getmapping Plc 2021



Plate 8: Aerial Photograph, 2018 (Google Earth, Landsat, Copernicus 2021)



Plate 9: View of the SE boundary on Beaver Road (facing SW)



Plate 11: External view of the north eastern boundary (facing)



Plate 10: External view of the site at the north eastern corner (facing)



Plate 12: View along southern end of north west boundary (facing)



Plate 13: External view of part of the south western boundary (facing south)

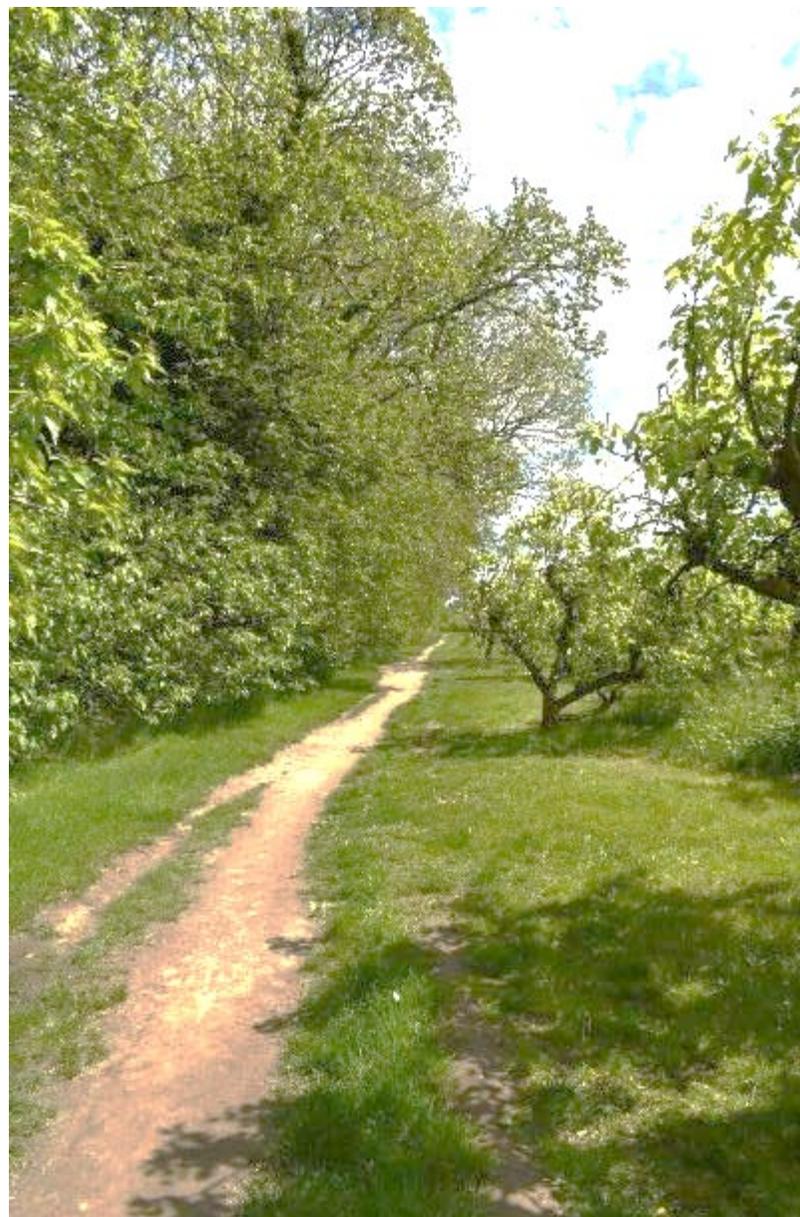


Plate 14: View of part of the south western boundary

Swale and Thames Archaeological Survey Company 2022, all rights reserved



Plate 15: Internal view towards the north western railway boundary (facing SE)



Plate 17: View across the site from the north eastern corner (facing N)



Plate 16: View across the Site towards the southern corner of trees (facing ESE).



Plate 18: View across the site towards the northern corner (facing NE).



Plate 19: View from the north eastern boundary to the pillbox (facing NNW)



Plate 20: View across the Site from the railway boundary (facing E)



Plate 21: View across the Site near the south western boundary (facing ENE)



Plate 22: View across the Site from the near the south eastern corner (facing E)



Plate 23: Plate Locations

11.6 Specialist Palaeolithic Report



Pete Knowles
Lithics
Consultation and Curation

An archaeological Palaeolithic Specialist Report for an archaeological desk-based assessment, for proposed residential dwellings at Bunyards, Land West of Beaver Road, Maidstone.

Peter Knowles BSc (Hons) 23/06/2021

Summary

The Application Site for proposed residential dwellings (the Proposed Development) at Bunyards, Land West of Beaver Road, Maidstone is at an elevation of 45 to 50m Above Ordnance Datum (AOD). The Application Site is located on the western edge of Allington, approximately 2km north west of the centre of Maidstone. The grid reference for the approximate centre of the Application Site is TQ 733 570.

When assessing a site such as The Application Site, for the presence of Palaeolithic archaeology, the Historic Environment Record (HER) is not always useful, instead an archaeological assessment of the Pleistocene deposits has to be made and an attempt to correlate these with other regional deposits that are known to have yielded Palaeolithic artefacts or Pleistocene paleo-environmental material; this is the basis of the assessment method used for this Palaeolithic specialist report.

Bore hole data from The Application Site (Leap Environmental Ltd, 2021), has confirmed a spread of Pleistocene gravels and sands which had previously been attributed by the British Geological Survey (BGS) as Terrace 4 of the River Medway (Figure 2), this potentially means that there is correlation with the Lynch Hill – Corbets Tey gravels of the River Thames (Figure 1). The Palaeolithic potential of The Application Site is high.

The British Palaeolithic in Context

Within the last few decades the understanding of the deep antiquity of the human occupation of Britain has been challenged by the discovery of human-struck flake tools from the Cromer Forest Bed at Pakefield in Suffolk (Parfitt et al., 2005), and human footprints at Happisburgh Norfolk (Ashton et al., 2014); collectively these discoveries are pushing back the archaeological record to the Early and Middle Pleistocene and the presence of early humans in northwest Europe to the period of 950,000 to 500,000 years BP (Davis et al., 2021).

The chronostratigraphic records exhibited by the major English rivers, are an important resource in the continually broadening understanding of the early human occupation of Britain. Palaeolithic artefacts found within these fluvial archives can provide a useful indication of age in deposits that lack an organic or datable component (Bridgland, 2003). Recent work is increasingly showing a hitherto unknown temporal pattern in artefact assemblages (Bridgland, 2019; Bridgland & White, 2014, 2015), suggesting that there is a correlation with Palaeolith typology and the marine isotope record. The earliest occurrence of Acheulean handaxe technology in north west Europe is a focus of currently active research; a study of the ancient Bytham River of East Anglia has shown that there is present a pre-Anglian chronostratigraphic fluvial archive representing intermittent human occupation (Davis et al., 2021).

Whilst the Quaternary deposits of the Thames contain a high-resolution archive for the post-Anglian, it only contains limited evidence for pre-Anglian artefacts. The Medway is a tributary of the Thames and as such has an important correlative fluvial archive, but the presence of Palaeolithic remains from the higher terraces of the Medway is still unproven. The east Kent River Stour was the most easterly tributary of the Thames, and it is from its high-level terraces near Fordwich that crude handaxes have been found (Ashmore, 1980; Smith, 1933), these high-level terraces were likely deposited in a pre-Anglian period.

Therefore, it is probable that high-level terraces such as those of the Medway, that were deposited in a pre-Anglian period, may also contain anthropogenically modified flints.

The Medway Terraces: Geology, Geomorphology and Associated Palaeolithic Archaeology

The River Medway is an ancient river that has made a notable contribution to the correlation of chronostratigraphic sequences for the rivers of south-east England. Importantly the Medway lies beyond the advances of the Quaternary glaciations and has a well preserved sequence of terraces (Bridgland 2010) (Figure 2), providing a stratigraphical record that possibly dates back to the lower Pleistocene, possibly even the Pliocene (Bridgland, 2003). Prior to the Anglian glaciation the Medway flowed north-east across what is now the Thames estuary, it's on the coast of Essex that there is a series of terraces attributed to this period. The deposits haven't been conclusively dated but are thought to be from MIS 14-12 (Bridgland, 2003).

Prolific quantities of Palaeolithic material have come from historical gravel workings in the Aylesford (~2 km, north of The Application Site) and New Hythe Lane area (~3 km, north west of The Application Site). The Aylesford pits are situated at ~15m O.D and mapped by the BGS as terrace 2. Although the provenance of these artefacts is currently contested, it is thought more likely that they came from the pits at New Hythe Lane (which is mapped as BGS terrace 3) and were being sold by the workman of this pit (Ashbee, 2005).

The Medway Valley Palaeolithic Project (MVPP) synthesised a new dating and stratigraphic framework for the sand/gravel aggregate deposits in south-east Essex and north Kent associated with the palaeo-Medway River, and integrated these with the British record of early hominin settlement. In addition, it identified research priorities, and provided a more strategic overview of how to approach curation of the Palaeolithic resource within the current curatorial framework (Wenban-Smith, et-al, 2007). The project divided the Medway Valley into discrete areas for research, the project also found that there were more river terraces than recognised by the BGS (Table 1). The Application Site sits within an area defined by the MVPP as KT1, Figure 2 encompasses this area and shows the relation of the Application Site to the mapped BGS River Medway terrace deposits. Within the MVPP area KT1, no Palaeolithic archaeology has yet been found that can confidently be attributed to the high terrace 4 (MVPP Terrace G); Benjamin Harrison found two handaxes at Barming Heath (~1.5km, south-west of The Application Site) where there are Pleistocene deposits associated with BGS Terrace 6 (MVPP Terrace I), although these were likely to have been stray surface finds. A handaxe was found at Sandling (2km, north-east of The Application Site) which is a relatively high level BGS Terrace 3 (MVPP Terrace F).

There is considerable confusion pertaining to the dates and correlations of these higher terraces; dating from the MVPP has suggested that Terraces 3-4 (MVPP F, G) are related to the period MIS 12–10, and therefore, based on the prolific evidence in the Thames deposits elsewhere in Kent (eg. at Swanscombe), they might be expected to contain Palaeolithic material; whilst David Bridgland (pers coms, 2021) has suggested that these deposits may correlate with the Lynch Hill- Corbets Tey deposits of the Thames (Figure 1). Therefore, the proposed development at The Application Site gives an important opportunity to clarify this confusion and to answer a key question from the MVPP: are there Palaeolithic artefacts in Terraces F, G and H (BGS T3–5)?

A key outcome from the MVPP was the development of a methodological framework to assess the potential of a Palaeolithic site. This is a judgement based on a combination of two criteria: (a) the likelihood of finding Palaeolithic remains; and (b) the likely importance of any remains that are present (Wenban-Smith, et-al, 2007)(Table 2). This methodology has been applied in this Palaeolithic specialist report: to determine Palaeolithic potential of The Application Site.

Conclusion

High-level terraces such as those of the Medway, that were possibly deposited in a pre-Anglian period, may contain anthropogenically modified flints. If the presence of such artefacts was established this would be a significant contribution to the understanding of the early Palaeolithic occupation of Britain. Therefore, due to the potential for the Pleistocene deposits to be either pre-Anglian, or more likely correlative with the Lynch Hill - Corbets Tey gravels of the Thames, the significance of The Application Site has been confirmed as high, whilst the likelihood of finding Palaeolithic remains is moderate, this combination raises the potential for this site to high: methodology for field evaluation, test pit excavations and associated sampling, must follow the measures outlined by the South East Regional Framework (SERF) Palaeolithic report (2010,2017,2019), and the Medway Valley Palaeolithic Project (Wenban-Smith, et-al, 2007), see Appendix B.

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Appendix A – Figures and Tables

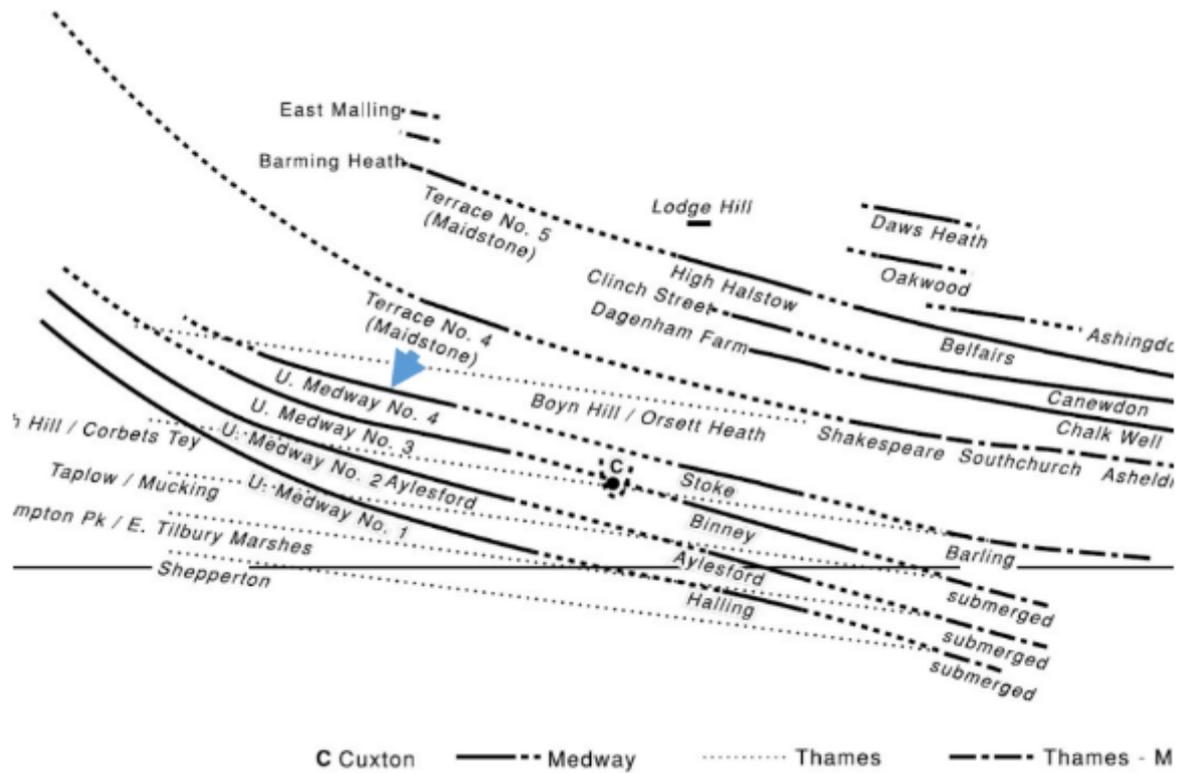


Figure 1: Long profiles of the Medway terraces, with post-diversion Thames and Thames-Medway terraces also shown for comparison. The positions of the terrace 4 is indicated. Modified from Bridgland (2003)

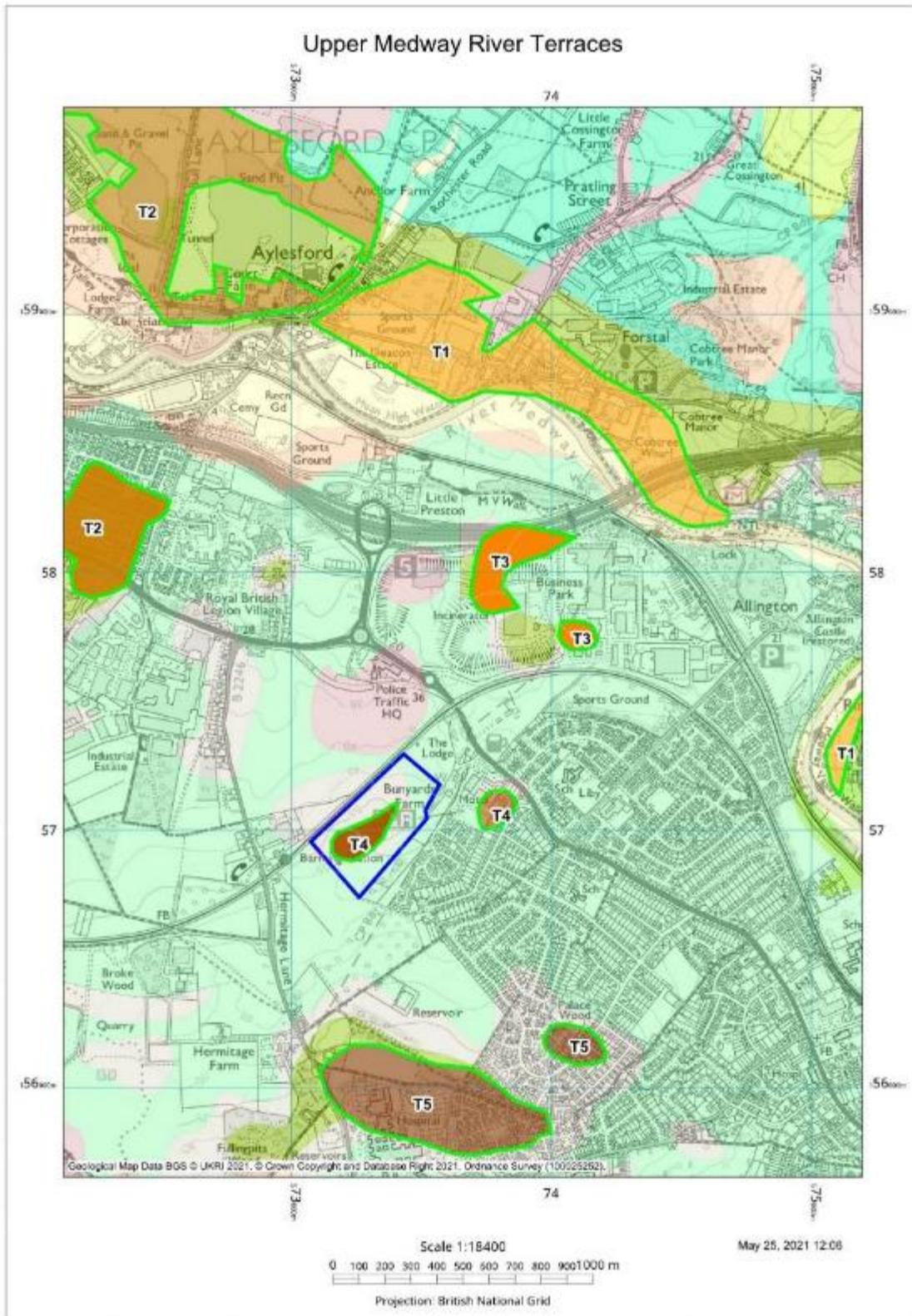


Figure 2: BGS River Terrace deposits 1-5 in the Upper Medway valley in relation to The Application Site, outlined (blue).

Terrace formation: Maidstone Medway (BGS)	Terrace formation: Maidstone Medway (MVPP)	Terrace formation: North Downs Gap (BGS)	Terrace formation: North Downs Gap (MVPP)	Terrace formation: Hoo Peninsula (Bridgland)	Terrace formation: Hoo Peninsula (MVPP)	MIS?
	A				Z	MIS 2-4
			A/B		Y	
Terrace 1	B		B		X	?5a-d
	C		C		W	
Terrace 2	D		D	Binney	V	
			D/E (Cuxton)	Stoke	U	MIS 7?
Terrace 3	E	Terrace 3	E	Newhall Farm	T	MIS 9?
Terrace 3-4	F			Shakespeare Farm	S	
Terrace 4	G			Dagenham Farm	R	
Terrace 5	H			Clinch Street	Q	
	I			High Halstow	P	

Table 1: Traditional terrace units compared with those identified in the MVPP (Wenban-Smith, et-al, 2007)

<i>Potential</i>	<i>Likelihood</i>	<i>Likely importance</i>
Very low	Very unlikely	Low, moderate or high
	Low	Low
Low	Moderate	Low
	Low	Moderate
Moderate	Low	High
	Moderate	Moderate
	High	Low
High	Moderate	High
	High	Moderate
Unknown	Unknown	Low, moderate or high
	Low, moderate or high	Unknown

Table 2: A crude tabular summary of how likelihood and importance are combined to reach potential. This is a judgement based on a combination of two criteria: (a) the likelihood of finding Palaeolithic remains; and (b) the likely importance of any remains that are present, as shown in the MVPP (Wenban-Smith, et-al, 2007).