

Archaeological Desk-based Assessment  
and Heritage Statement in advance of  
Development at Luddenham Court Farm,  
Faversham, Kent

NGR: 599201 163118



Report for  
Seymour Stevens Ltd

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**SWAT. ARCHAEOLOGY**

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## Archaeological Desk-Based Assessment in Advance of Development at Luddenham Court Farm, Faversham, Kent

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### 1 SUMMARY

*Swale & Thames Survey Company (SWAT) have been commissioned to carry out an Archaeological Desk-based Assessment and Heritage Statement of the proposed development at Luddenham Court Farm as part of the planning application SW/13/0702.*

*This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources. **This data is reviewed and it is recommended in this case that further archaeological assessment will be required and that an archaeological watching brief should be carried out during the construction stage of the proposed agricultural building.** This will provide an assessment of the nature, depth and level of survival of any archaeological deposits present within the extents of the site to be developed and used to inform further mitigation if necessary.*

*A full application for an extension to an existing agricultural building (Fig. 1) has been submitted to Swale Borough Council (SW/13/0702) who have requested an heritage impact assessment which clearly states the impact that the proposed extension would have on each of the listed buildings / monuments within the vicinity.*

*A Design and Access Statement was prepared by Lambert & Foster and this statement sets out the proposal to erect an extension to an existing open sided livestock building (Fig. 1).*

*A Heritage Statement has been requested from the LPA, and the archaeological potential of the site has been informed by a 600m Study Area of the Site. The setting of designated heritage assets is informed by site visits and the Landscape and Visual Impact Assessment (Appendix 1) prepared for the proposed development. There are nine designated heritage assets within the 300m radius search area. These comprise a Roman villa, St Mary's Church (TQ 96 SE 1095) and four associated tombs (1136, 1114, 1133) located to the south-east of the Site, a farm house with outhouse (TQ 96 SE 1087, 1135) situated to the south-west of the Site, and a group of brew houses and oast (TQ 96 SE 1144) located to the south of the Site.*

*The Site is located behind and to the north of an existing agricultural building and the proposed development is an extension to this existing building.*

*The proposed development is screened by the existing agricultural buildings from the designated heritage assets and is screened from the public footpaths by existing development, mature trees and hedgerows.*

*Consequently, it is considered the Site is not situated within the settings of the assets and the proposed development will not impact upon the significance of the settings or the appreciation of the heritage assets.*

**1.1 History of the site.** Luddenham Court Farm and the adjacent Church of St Mary's lie on a spur of land that juts out onto Luddenham Marshes at a height of about 4-5mOD. The marshes extend 2km north to The Swale, the seaway which separates the Kentish mainland from the Isle of Sheppey. To the south of the farm complex rises a spring, one of several waters that feed streams which combine to join The Swale at Luddenham Gut. Between its source and Luddenham Court the waters of the spring have formed a delightful micro-valley overlooked on the west bank by substantial and important remains of Roman buildings, and on the east by Iron Age remains overlooked to the east by an important Iron Age settlement (Swale Survey 2000). This delightful area now forms part of the Swale Heritage Trail. The name Luddenham is derived from 'Lud' which is an Anglo-Saxon river name and the first recorded use is in 1211 as 'Ludeham' and with the intrusive 'n' in 1253. Like so many other East Kent parishes Luddenham has never had a village as its nucleus but consisted of a number of outlying farms and cottages.

## **2 INTRODUCTION**

### **2.1 Planning Background**

Planning Policy Statement - Planning for the Historic Environment (2012)

It is worth quoting from this long awaited planning document, in particular Policy 12:

#### **12. Conserving and enhancing the historic environment**

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

12.8. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

12.9. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

*This Desk-Based Assessment and Heritage Statement therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.*

## **2.2 The Proposed Development**

The proposed development will comprise of an extension to an existing open sided livestock building. The existing building consists of a concrete portal framed agricultural building with open sides and a profile cement roof with clear skylights and fibre cement gable ends. The existing building measures 18m x 13.4m and is about 4.5m from ground level to the eaves and a further 2.4m to the ridge. The proposed extension will provide an additional four 6m long bays to the existing building and replace a timber building of no architectural merit.

### **2.3 Project Constraints**

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

### **2.4 Geology**

The Geological Survey of Great Britain (1:50,000) shows that the bedrock geology is Thanet Sand Formation: Sand, Silt and Clay. Superficial Deposits are marsh deposits.

## **3 AIMS AND OBJECTIVES**

### **3.1 Introduction**

The Desk-Based Assessment was commissioned by Seymour Stevens Ltd in order to supplement a planning application for the development of the site at Luddenham Court Farm.

### **3.2 Desktop Study – Institute for Archaeologists (revised 2011)**

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologist (revised 2011). A desktop, or desk-based assessment, is defined as being:

*“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (2011)*

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

- 1. an assessment of the potential for heritage assets to survive within the area of study*
- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*



*3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*

*4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*

*5. strategies to conserve the significance of heritage assets, and their settings*

*6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*

*7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2011)

## **4 METHODOLOGY**

### **4.1 Desk-Based Assessment**

#### *4.1.1 Archaeological databases*

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of Luddenham Court Farm (Fig. 1). The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 300m radius of the proposed development site (02/09/13). The Portable Antiquities Scheme Database (PAS) was also used as an additional source as the information contained within is not always transferred to the local HER.

#### *4.1.2 Historical documents*

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

#### *4.1.3 Cartographic and pictorial documents*

A full map regression exercise was not undertaken during this assessment.

#### 4.1.4 Aerial photographs

The study of aerial photographs are referred to in the main text of each relevant Kent HER reference within the assessment area.

#### 4.1.5 Geotechnical information

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

#### 4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and Websites are considered appropriate to this type of study and have been included within this assessment where necessary.

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4.300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day

**Table 1 Classification of Archaeological Periods**

The Archaeological record within the area around Luddenham Court Farm is diverse and comprises possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. Luddenham Court Farm is situated within an area of fresh water springs on the edge of the drained marshes bordering the Swale. The geographic and topographic location of Luddenham Court Farm is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on the previous page in **Table 1**.

## **5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas**

No scheduled monuments are recorded within the confines of the proposed development site. However, the Church of St Mary's (TQ 96 SE 1095) is adjacent to the development site, and the farmhouse (TQ 96 SE 1087) is Grade 11 listed as are other farm buildings in the near vicinity.

## **5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)**

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east Kent, especially along the Medway and Stour Valleys. The Palaeolithic presence within the assessment area has not been found.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented within the assessment area by chance finds from the area of the fresh water springs (Swale Survey 2000).

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level should also be represented in the Luddenham area.

## **5.4 Iron Age**

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury).

## **5.5 Romano-British**

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital.

The assessment area includes several records from this period. A Romano-British building or villa located to the south west of the Site (TQ 96 SE 109) and the re-use of Roman building material in the fabric of St Mary's Church.

## **5.6 Anglo-Saxon**

The Anglo-Saxon period is represented by the establishment of the church and possible farmstead

## **5.7 Medieval**

The medieval period is not well represented within the assessment area.

## **5.8 Post-Medieval**

The Post Medieval period within the assessment area is represented by the three listed buildings at Luddenham Court.

## **5.9 Modern**

Modern development within the assessment area has been limited to farming and farm buildings.

## **5.10 Undated**

There is no Kent HER undated records that fall within the assessment area.

## **5.11 Cartographic Sources and Map Regression**

A map regression exercise was not carried out on the proposed development area.

## 5.12 Aerial Photographs

Research of aerial photographs held by Kent County Council and the National Monuments Record were not available during the writing of this report.

Google Earth provided a vertical image dated to 2009 (Plate 10).

## 6 ARCHAEOLOGICAL POTENTIAL

### 6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

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

### 6.2 Iron Age

The potential for finding remains dating to the Iron Age is also considered **low**.

### 6.3 Romano-British

The presence of Romano-British archaeology in the research area, though small but concentrated suggests that further archaeological remains associated with this period could extend into the proposed development site. The potential is therefore to be considered as **moderate**.

### 6.4 Anglo-Saxon

The presence of the Church dating from the 10<sup>th</sup> century (TQ 96 SE 1095) suggests that there could be other Anglo-Saxon activity in the area. Many churches in East Kent have possible Anglo-Saxon origins. However, the potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **low**.

### 6.5 Medieval

The presence of medieval archaeology within the assessment area is poorly represented. The potential for finding remains dating to the medieval period is therefore considered as **low**.

### 6.6 Post-Medieval

Evidence for post-medieval occupation in the area is abundant with a number of farms in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **moderate**.

## **7 IMPACT ASSESSMENT**

### **7.1 Existing Impacts**

The search area is for the most part, subject to farming and the potential impact on buried archaeological deposits will have been due to agricultural activities. The site of the proposed development will have been affected by the construction and landscaping of the historic farm yard. Additionally, existing services may also have had a damaging effect. Therefore, the impact of previous activity on the Site is considered as **high**.

Extensive impact is to be expected within the development area once construction begins. The excavation of footings will be the main cause of this impact and it is therefore considered as **moderate-high**.

### **7.2 Proposed Impacts**

At the time of preparing this archaeological and heritage assessment, the extent of the proposed development was for the extension to an existing agricultural building (SW/13/0702).

## **8 MITIGATION**

The purpose of this archaeological desk-based assessment and heritage statement was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works, and in addition, to assess the impact of the proposed development on the heritage assets.

It is recommended in this case that further archaeological assessment will be required and that an Archaeological Watching Brief should be carried out during ground works. This will provide an assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used to inform further mitigation if necessary.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

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

## **9.2 Reliability/limitations of sources**

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

## **9.3 Copyright**

Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Seymour Stevens Ltd (and representatives) for the use of this document in all matters directly relating to the project.

## **10 ACKNOWLEDGEMENTS**

The author would like to thank Seymour Stevens Ltd for commissioning this report.

Paul Wilkinson PhD., MifA., FRSA.

December 2013

## **11 REFERENCES & BIBLIOGRAPHY**

Design and Access Statement Lambert & Foster 2013.

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

National Planning Policy Statement 2010: Planning for the Historic Environment. TSO (The Stationery Office)

National Planning Policy Framework 2012.

Swale Survey 2000



## 12. Appendix 1. Landscape and Visual Impact Assessment

### 12.1 Assessment of Impact

The management and mitigation of change to the Heritage Resource resulting from development is based on the recognition within government planning objectives that ....*heritage assets are an irreplaceable resource* (NPPF para. 126).

English Heritage Guidance: *The setting of the Heritage Assets* is considered to provide useful advice and para. 23 states that: *the setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surrounding from or through the asset.*

During the Site visit (01/09/2013) an assessment of the settings of the identified designated heritage assets was undertaken, ascertaining the presence or absence of intervisibility between the site and the designated heritage assets and potential impacts of the development on the settings and appreciation of the significance of the heritage assets.



Plate 1. The public footpath and road approach to St Marys Church (TQ 96 SE 1095) from the south seen above shows that the proposed development site is screened by evergreen trees and is not visible from the south. This is the main entry point for visitors to the church and the farm shop and buildings. A red spot marks the location of the proposed development.



The access gate to the church (Plate 2) and again the site of the proposed development is screened by evergreen trees. Closer still (Plate 3) and still screened





The footpath (Plate 4) approaching from the east and looking west towards the church shows that the proposed development site cannot be seen and does not impact on the setting of the church, the oast houses to the south (left) or indeed the manor house (TQ 96 SE 1087) seen straight ahead.



The public footpath from the north passes around these agricultural buildings (Plate 5) which completely hides the proposed development site from view. Indeed closer one gets the bigger the 'hide' (Plate 6).





Plate 7 shows the view from the first floor of the manor house towards the proposed development site (blue dot) and ground floor view (Plate 8).





Plate 9. Finally, the view of the proposed development site looking south-east towards the church.



Plate 10. Aerial view taken in January 2009. The proposed development site is highlighted in blue. Even in mid winter the view of the Site is restricted by winter foliage. The Site cannot be seen from the front of the manor house.

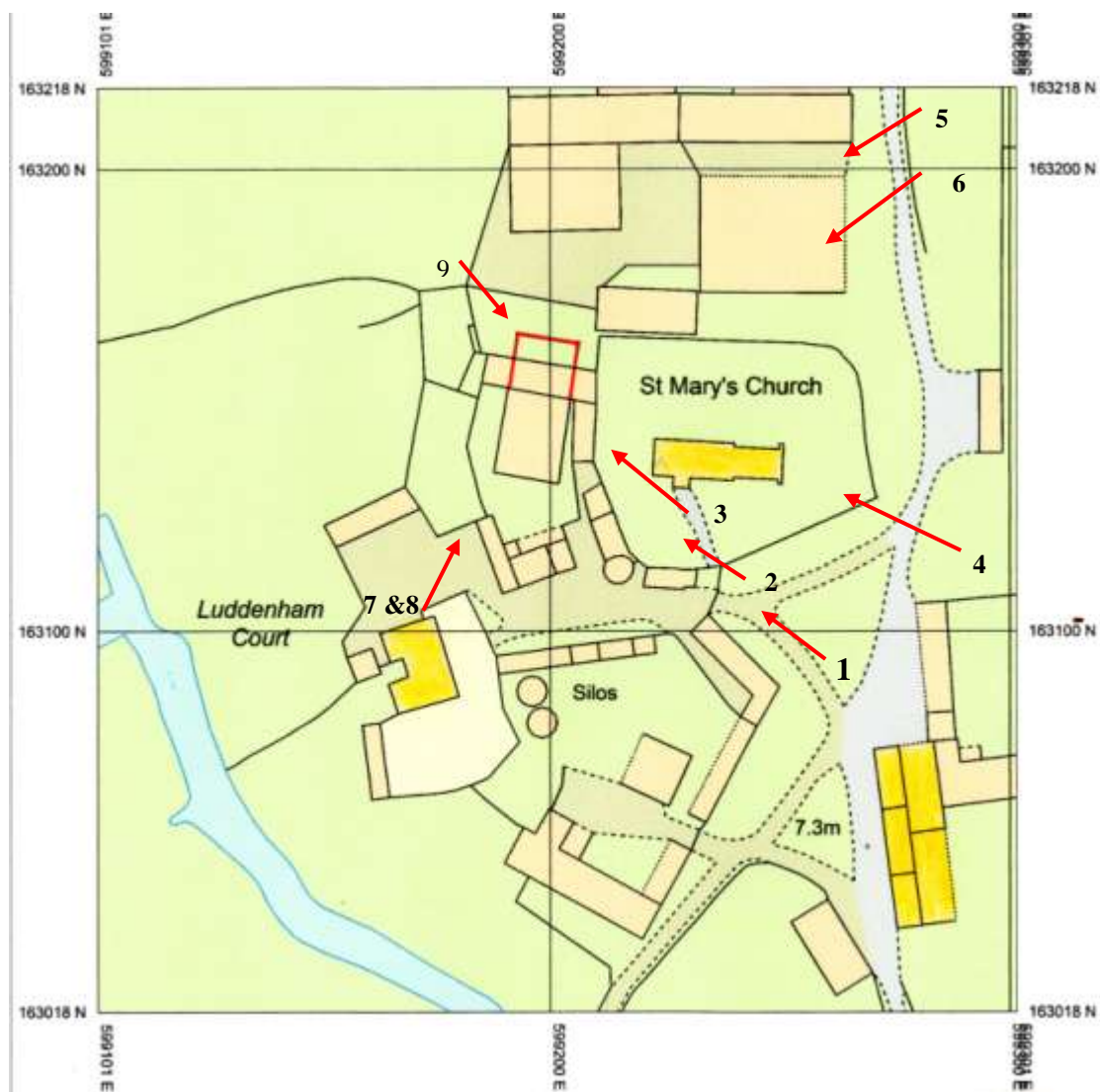


Figure 1. OS plan of the development site with the main heritage assets highlighted in yellow, proposed extension to the existing agricultural building in red line and viewpoints of *photographs 1-9* (OS Licence 100039)



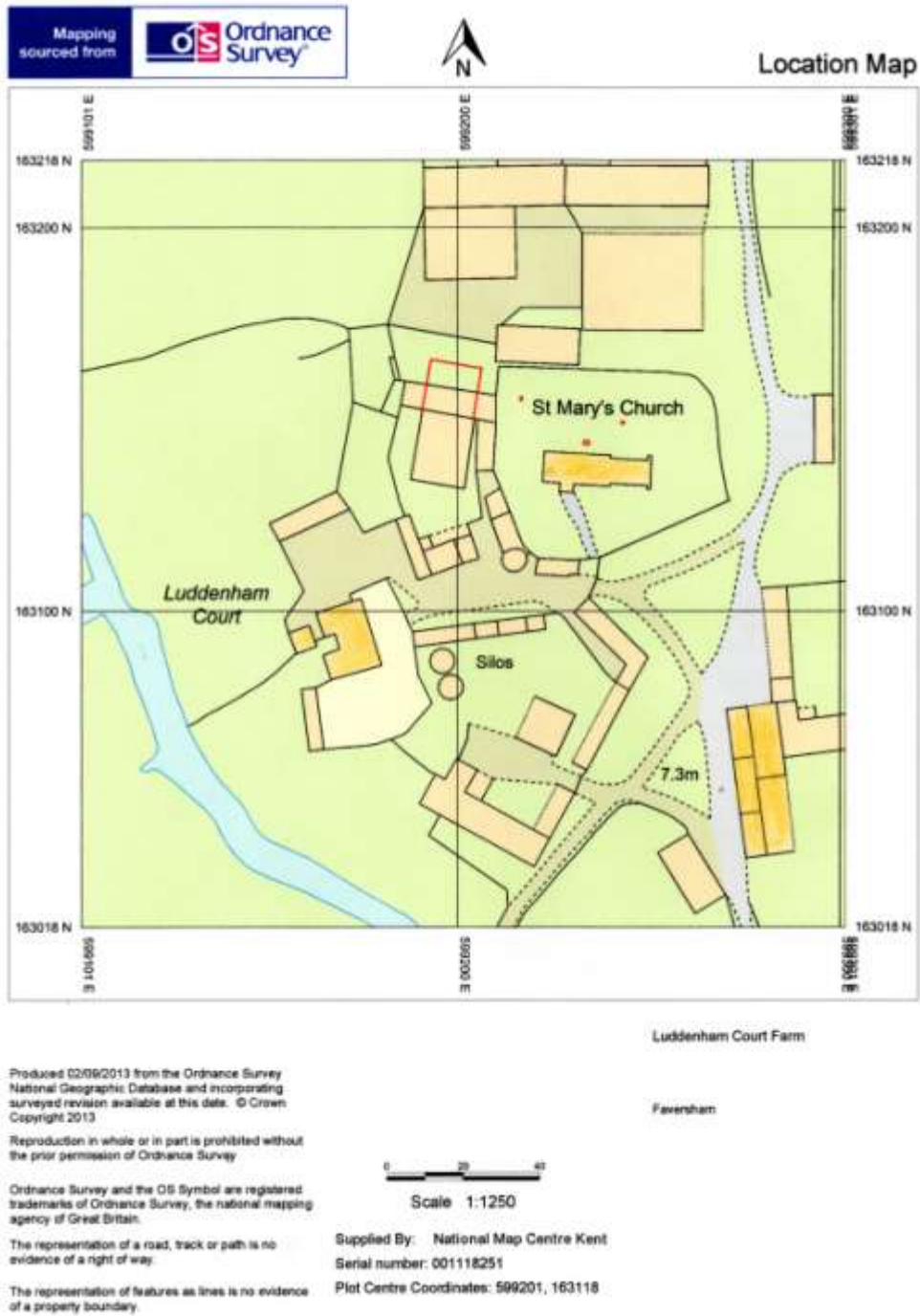


Figure 2. OS map showing all the listed Heritage Assets



Figure 3. Site Location plan