

Archaeological Desk-Based Assessment  
in advance of the Proposed Development at  
Forstal Lane, Coxheath, Maidstone ME17 4QF

NGR: TQ 748 513



Report for Charterhouse Ltd

Date of Report: 8/11/2016

**SWAT ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent

ME13 8UP

Tel; 01795 532548 or 07885 700 112

[www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

## Contents

<i>Appendix 1 Archaeological Sites</i> .....	28
<i>List of Plates</i> .....	iii
<i>List of Figures</i> .....	iii
1. SUMMARY.....	6
2. INTRODUCTION.....	7
2.1 Geology and Topography.....	8
2.2 Planning Background.....	8
2.2.1 Conserving and Enhancing the Historic Environment.....	8
2.3 The Proposed Development.....	11
2.4 Project Constraints.....	11
3. AIMS AND OBJECTIVES.....	11
3.1 Introduction.....	11
3.2 Desktop Study – Institute For Archaeologists (revised 2011).....	12
4. METHODOLOGY.....	12
4.1 Desk-Based Assessment.....	12
4.1.1 Archaeological databases.....	12
4.1.2 Historical documents.....	13
4.1.3 Cartographic and pictorial documents.....	13
4.1.4 Aerial photographs.....	14
4.1.5 Geotechnical information.....	14
4.1.6 Secondary and statutory resources.....	15
5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	15
5.1 Introduction.....	15
5.2 History of the Site.....	16
5.3 Archaeological and Historical Development.....	17
5.4 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas.....	17

5.5	Walkover Survey.....	18
6.	ARCHAEOLOGICAL POTENTIAL.....	19
6.1	Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	19
6.2	Roman-British.....	19
6.3	Iron Age.....	20
6.4	Anglo-Saxon.....	20
6.5	Medieval.....	20
6.6	Post-Medieval and Modern.....	21
6.7	Summary of Potential.....	22
7.	IMPACT ASSESSMENT.....	22
7.1	Introduction.....	22
7.2	Existing Impacts.....	23
7.3	Proposed Impacts.....	24
7.3.1	The general development of the site.....	24
7.4	Proposed mitigation for the impact of the construction process.....	25
8.	MITIGATION.....	25
9.	OTHER CONSIDERATIONS.....	25
9.1	Archive.....	26
9.2	Reliability/limitations of sources.....	26
9.3	Copyright.....	26
10.	REFERENCES & BIBLIOGRAPHY.....	27

## List of Figures

- Fig.1 Site location map 1:10000
- Fig.1a Site location map 1:2500
- Fig.2 Map from 1789 1:6250
- Fig.3 Historic mapping OS 1:2500 1868
- Fig.4 Historic mapping OS 1:2500 1868-69
- Fig.5 Historic mapping OS 1:2500 1897
- Fig.6 Historic mapping OS 1:2500 1907
- Fig.7 Historic mapping OS 1:2500 1933
- Fig.8 Historic mapping OS 1:2500 1938
- Fig.9 Historic mapping OS 1:2500 1964
- Fig.10 Historic mapping OS 1:2500 1975
- Fig.11 Historic mapping OS 1:2500 1978
- Fig.12 Historic mapping OS 1:2500 1983
- Fig.13 Historic mapping OS 1:2500 1984
- Fig.14 Historic mapping OS 1:2500 1985
- Fig.15 Historic mapping OS 1:2500 1986-88
- Fig.16 Historic mapping OS 1:2500 1993
- Fig.17 Monuments KHER Map 1:5000
- Fig.18 Events KHER Map 1:5000
- Fig.19 HLC KHER Map 1:5000

## List of Plates

Plate 1. Google Earth aerial photograph 1940

Plate 2. Google Earth aerial photograph 1960

Plate 3. Google Earth aerial photograph 1990

Plate 4. Google Earth aerial photograph 2006

Plate 5. Google Earth aerial photograph 2015

Plate 6. View of the Site looking north-west from Little Orchard [Close](#)

Plate 7. View of the Site looking north-east from Little Orchard [Close](#)

Plate 8. View of the Site looking south-east from Forstal Lane

Plate 9. View of the Site looking south-west from Forstal Lane

**Archaeological Desk-Based Assessment in Advance of the Proposed Development  
at Forstal lane, Coxheath, Maidstone ME17 4QF**

NGR: TQ 748 513

**1 SUMMARY**

*Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed residential development at Forstal Lane, Coxheath, Maidstone ME17 4QF (Figure 1-1a) as part of the planning application submitted by Charterhouse Ltd.*

*This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources.*

*Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:*

- *Prehistoric: Low*
- *Iron Age: Low*
- *Romano-British: Low*
- *Anglo-Saxon: Low*
- *Medieval: Low*
- *Post-medieval: Low*
- *Modern: Low*

*The Desk Based Assessment concludes that:*

- *The site has a **low** potential for any archaeological discoveries.*

*The Proposed Development Area (PDA) is a quadrilateral plot located in the town and civil parish of Coxheath within the Borough of Maidstone and the County of Kent. The village is centred on the Heath Road c.2.5 miles south of Maidstone and close to the villages of Linton, Yalding, East and West Farleigh and Boughton*

*Monchelsea. The area is characterised by rural field systems to the north and a deer park to the east. The village is developed to both sides of the Heath Road with a mixture of medium and high density housing. The PDA is bounded to the north by Forstal lane, to the east by agricultural fields, to the south by fields and medium density housing and to the west by further medium density housing being built to the south (Figure 1-1a).*

## **2 INTRODUCTION**

SWAT Archaeology has been commissioned by Charterhouse Ltd to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed residential development at Forstal Lane, Coxheath, Maidstone ME17 4QF (Figure 1-1a). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference: TQ 748 513.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in to the assessment. This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development.

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

The PDA is characterised as ‘small regular with straight boundaries (parliamentary type enclosure)’ and is bounded by post 1810 settlement to the southwest and orchards to the northwest and southeast. There has been little archaeological investigation within the vicinity of the PDA. An archaeological evaluation was carried out by Wessex Archaeology on land north of Heath Road in 2015 (EKE14982), to the south boundary of the PDA; From eighteen trenches, six produced archaeological

features or deposits in the form of a mixture of drainage or boundary ditches, pits and colluvial spread with finds of pottery and an un-socketed axe dating to the post-medieval and modern period.

## **2.1 Geology and Topography**

The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Hythe formation – Sandstone and Limestone –Sedimentary bedrock formed approximately 112 to 125 million years ago in the Cretaceous period in a local environment previously dominated by shallow seas. These rocks were formed in shallow seas with mainly siliciclastic. Superficial deposits are subaerial slopes formed from material accumulated by down slope movements of landslides, debris flow, solifluction, soil creep and hill wash.

The PDA is set at an average height of 108m AOD.

## **2.2 Planning Background**

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

### **2.2.1 Conserving and Enhancing the Historic Environment**

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.

2.2.2 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 (NPPF 2012).

### **Maidstone Borough Wide Local Plan (adopted 2000)**

The Maidstone Borough Wide Local Plan and its appendices will remain extant until they are replaced by the draft local plan due to be adopted in 2016. In 2007 the Secretary of State deleted a number of the policies from the 2000 Local Plan including key paragraphs relating to the historic environment (policies ENV9—ENV20). As a result, in the interim period the NPPF (March, 2012) and the Kent Design Guide 2005 (2009) continue to provide the specialist planning policy and guidance for the historic environment within the Borough.

#### **Local Guidance**

Maidstone Borough Council have produced a number of Supplementary Planning Documents (SPDs) and endorsed supplementary guidance documents (SPG), both of which add further detail to and support their main planning policy documents. These provide more specific guidance for residents and developers, and in particular provide further advice on developments which affect heritage assets. They are used to provide further guidance for development on specific Sites, or on particular

issues, such as design. Once formally adopted SPDs are a material consideration in planning decisions, but do not form part of the Development Plan. As aforementioned the most relevant document in this case is the Kent Design guide 2005 (2009).

### **Regional Policies**

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

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

### **2.3 The Proposed Development**

The proposed development will comprise of a planning application for residential development with associated parking, access roads and landscaping.

## **2.4 Project Constraints**

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

## **3 AIMS AND OBJECTIVES**

**3.1** The Desk-Based Assessment was commissioned by Charterhouse Ltd in order to supplement a planning application for the proposed residential development at Forstal Lane, Coxheath, Maidstone ME17 4QF (TQ 748 513), to establish the potential for archaeological features and deposits.

### **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 Archaeologists (2014). A desktop, or desk-based assessment, is defined as being:

*“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”.* (CiFA 2014)

## **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 (PDA) and the surrounding environs of Polegate.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

#### *4.1.2 Historical Documents*

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

#### *4.1.3 Cartographic and Pictorial Documents*

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 2-16).

### **Map Regression 1867 - 1994**

In the A Drury, W Herbert Map of 1769 (54cm x 71cm) Coxheath is an east west stretch of heath land bounded to the north and south by farmland. The village of Loose is to the south, centred on Well Street. The Star Inn and Clock House Farm are on the south boundary and the road that runs through the centre of the heath is probably the modern day Heath Road (Fig.2). There are field systems to the north of the PDA but the PDA in 1789 on the OS Surveyors Drawings (Figure 2) was open land and not under cultivation.

In the OS Maps of 1868-69 the PDA is made up of fields 278, 279 and 286 and is divided diagonally by an undefined boundary line. Well Street forms the north boundary and farmsteads are to the north and west; the Maidstone Union Workhouse is to the south (Fig.3-4).

In the OS Map of 1897 the PDA is made up of fields 255 (3.104), 256 (5.828), 257 (6.326) to the northwest of the undefined boundary and 56 (3.597) and 57 (1.632) to the southeast. Two footpaths have been established close to the southeast corner and one continues along the eastern boundary of the PDA (Fig.5).

In the OS Map of 1907-08 the Maidstone Union Workhouse is also known as Park Farm (Fig.6).

In the OS Map of 1933-38 field 256 has become 423, 257 is 422, 56 is 25 and 57 is 24. Field 423 and many of the surrounding fields have been developed as orchard. Park Farm has increased in size and allotment gardens have sprung up adjacent and east of the farm. (Fig.7-8)

In the OS Map of 1964 the PDA is now one field (8737/20.44), Well Street has been renamed Forstal Lane and the land to the west boundary has been developed into medium density housing; The Old Vicarage and Park Farm remain within the housing estate to the south west. A house named 'The Bungalow' has been built to the northeast along with the installation of a Telephone Communication Box (Fig. 9)

In the OS Map of 1975-78 the Old Vicarage and Park Farm to the south west of the PDA have been lost to further development (Fig.10-11)

In the OS Map of 1981-93 the Ward Boundary has been confirmed and the PDA is marked as Coxheath CP/Coxheath Ward. There has been some low density development to the northeast and The Bungalow has been renamed Tanglewood (Fig.12-16)

#### 4.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken. In 1940 the PDA is surrounded by small farmsteads and agricultural land. The village is centred on Heath Road and Linton Hospital, the site of the old workhouse, (TQ75SW303/76/77) is the most prominent building c.400m SW. By 1960 a large new development has sprung up to the south of Heath Road and by 1990 it has spread north. The village has seen little change in the past sixteen years (Plates 1-5). Interestingly the 1960 AP shows what could be a relict road or modern pipeline from the north-east to the south-west corner of the PDA.

#### 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 assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the post-medieval period. The geographic and topographic location of Coxheath is within a landscape that has been the focus of trade, travel and communication since the Neolithic. Enquiries were made with Wendy Rogers Senior Archaeological Officer KCC who reports that: *I have looked on the HER and there is nothing too striking. This is an area of potential for Iron Age remains and a possible field ditch system was observed to the south. There are post medieval farm holdings around, such as Forstal Farm to the north. Nothing else leaps out for this site at this present time but this is an area which has not seen intensive formal archaeological investigation until more recently (email 02/11/16).*

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 History of the site

Coxheath is located on the Greensand Ridge overlooking the Weald of Kent to the south and the Kent downs to the north. Prehistoric earthworks are found within the surrounding area, Boughton Monchelsea is the site of a Roman Quarry and

Boughton Iron Age Camp is to the north-east. It is described in 1489 as '*a waste called Cokkyshoth (Coxheath) south*' (*Calendar of Ancient Deeds presented by Charles Marchant, Esq*). In 1568 the nearby Cock Inn was established on the eastern boundary and by 1585 the area is known as Coxhoth. Maps from the 18<sup>th</sup> century show a strip of heath, waste or common ground, described as three miles long and one mile deep, where peasants were allowed to gather kindling, graze sheep or pigs and dig the limy clay marl.

In 1588, the year of the Armada, the village was identified as a strategic site for a beacon and a coat of arms and a replica beacon pole commemorate this.

The heath continued to be a deserted tract of land that was well known for Highwaymen and Smugglers. During the Civil War, it was used for army encampments but by the 1720's it became the venue for cricket matches and was known as Coxheath Common Cricket Ground. The last cricket match was played in 1789.

In 1756, at the start of the Seven Years War it became a major military camp for 12000 Hanoverian and Hessian troops brought in to help fight the battles in India and Canada and mock battles were held in preparation for war. The wars with France and America caused the numbers of troops to expand and in 1778 King George III and Queen Charlotte visited the camp. By this time the camp held 17000 troops and civilians, some of which were the 700 retailers who came from London to service the soldiers and military engineers constructed the two-mile straight stretch of Heath Road. The camp was the site of many duels and is believed to be the source of the Nursery Rhyme 'The Grand Old Duke of York' and the hill described is thought to be Linton Hill, Westerhill or Vanity Lane. In 1815 the camp was closed and by 1817 the heath was enclosed by local landowners.

A small workhouse was built at the junction of Heath Road and Stockett lane in 1771 but the Maidstone Union Workhouse replaced this in 1836 after the creation of the Coxheath Poor Law Union. The union included fifteen of the local parishes and served a large part of mid-Kent. The agricultural depression of the C19th caused much hardship in Kent and by 1867 it housed 6-700 people. The Holy Trinity Church



was built in 1884 as a chapel to the workhouse. When the workhouse was converted into a Hospital it became the hospital chapel. In 1996 it became the parish church and is now the village hall. Coxheath parish was created in 1964 and large-scale housing development began within the village.

**5.3** This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 25 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has **low** archaeological potential.

#### **5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas**

There are no events, findspots, listed buildings or monuments recorded within the confines of the proposed development area (PDA). One Building, two events, three find spots, four monuments, five listed buildings and ten farmsteads recorded within a c.500m vicinity of the PDA; No listed buildings share intervisibility with the PDA. (Kent 11-17).

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

#### **5.5 Walkover Survey**

A walkover survey by the writer of this report was accomplished on Tuesday 8<sup>th</sup> November 2016. Weather conditions were dull and overcast. The reason for the

survey was to:

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

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

The PDA is a quadrilateral field bounded by Forstal Lane to the north, a medium density c.20th housing estate to the south and west and fields to the east (Plates 6-9). The site is at an average level of 108m AOD. Although all of the field was walked no archaeological features or artifacts were identified.

## **6. ARCHAEOLOGICAL POTENTIAL**

### **6.1 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 Kent HER has no record of archaeological evidence relating to this period within the assessment area.

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 not represented within the assessment area.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are no records in the Kent HER within the assessment area for this period.

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 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). The Kent HER has no record of archaeological evidence within the assessment area, therefore the potential for finding remains that date to this period within the confines of the development site is considered **low**.

## 6.3 Romano-British

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

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 and the Canterbury. There are no records relating to this period within the assessment area. Therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

#### 6.4 Anglo-Saxon

There are no records dating to the Anglo-Saxon period within the assessment area. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **low**.

#### 6.5 Medieval

There are three records dating to the medieval period within the assessment area. The Old Cottage (TQ75SE200) is a Grade II Listed timber framed building dating to 1450AD, c.250m NE of the PDA. Metal detecting has produced a silver coin (MKE70169) dating to 1272-1307AD c.250m SW of the PDA and a silver short cross penny (MKE95886) dating to 1199-1272AD c.250m NE. Therefore the potential for finding remains dating to the medieval period is considered as **low**.

#### 6.6 Post Medieval to Modern

The post-medieval to modern period is well represented within the assessment area. The Old Cottage (TQ75SE200) is a timber-framed building that dates to the medieval period but has had continuous adaptation throughout the post medieval and modern period, c.250m NE of the PDA and Inwood (TQ75SE233) is a Grade II Listed C17<sup>th</sup> timber framed building c.300m NE. Linton Hospital (TQ75SW76) and Holy Trinity Chapel (TQ75SW77/233) is a Grade II Listed Building dating to 1883, c.400m SW of the PDA and c.500m SW is the former Coxheath infirmary (TQ75SW303) used as Voluntary Aid Detachments (VAD) Hospital towards the end of WWI 1914-1918, and demolished in 1994. Both hospitals were formerly the Maidstone Union Workhouse.

The landscape was agricultural in character and there are several farmsteads recorded. 'Forstal Farm' (MKE84699) is an altered, dispersed multiyard plan with oast and detached Farmhouse in an isolated position, c.250m NE. 'Outfarm' (MKE88874) is a field barn with no associated yard south west of Forstal Farm in an

isolated position, c.100m NW. 'Outfarm' (MKE84700) is a field barn with no associated yard in an isolated position to the north east of Forstal Farm, c.450m NE.

'Linden Farm' (MKE84685) is a dispersed plan farmstead in an isolated position with detached farmhouse, c.500m NW. 'Farmstead' (MKE88873) to the east of Linden Farm is a linear plan farmstead with farmhouse attached to an agricultural range in an isolated position, c.250m NW. 'Outfarm' (MKE88872) is a field barn with no associated yard in an isolated position east south east of Linden Farm, c.300m NW.

'Homestead' (MKE88876 TQ75SW177) is a dispersed plan farmstead located within the village. The farmhouse is a GII Listed timber framed house dating to 1817-1857, c.500m SW. 'Farmstead' (MKE88875) is a dispersed plan farmstead in an isolated position north, north east of Homestead, c.400m W.

'Outfarm' (MKE84687) is a field barn with no associated yard in an isolated position on Stocking Lane, c.450m SW. 'Outfarm' (MKE88870) is a field barn with no associated yard in an isolated position east of Clock House Farm, c.500m NE.

The potential for finding remains dating to the post-medieval to modern period is therefore considered as **low** as the PDA has been shown from the map analysis to have been open fields or orchards from the mid 18<sup>th</sup> century..

An Uninscribed gold stater (TQ75SE25) was found c.500m NE of the PDA but the date is unknown.

## **6.7 Summary of Potential**

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**

- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval and Modern: **low**

## 7. IMPACT ASSESSMENT

### 7.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

## 7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site has been subject to agricultural use, therefore, previous impacts to archaeological remains from construction are considered to be **low**.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The site has been the subject of agricultural use, therefore the residual impact of the agricultural process is considered to be **moderate**.

## 7.3 Proposed mitigation for the impact of the construction process

The adherence to the general requirements required by HSE to increase safety, reduces risk and lessens the impact of the construction process.

## 8. MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential.

## 9. OTHER CONSIDERATIONS

### Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features*

*and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).*

There are no listed buildings within the PDA, however, there are three Listed buildings within a c.500m radius. Inwood (TQ75SE233) is a Grade II Listed C17<sup>th</sup> timber framed building c.300m NE. Linton Hospital (TQ75SW76) and Holy Trinity Chapel (TQ75SW77/233) is a Grade II Listed Building dating to 1883, c.400m SW of the PDA. Homestead is a GII Listed timber-framed farmhouse dating to 1817-1857, c.500m SW (Figure 17).

### **9.1 Archive**

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to 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 Charterhouse Ltd for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD., MCifA., FRSA.

8<sup>th</sup> November 2016



## **10 REFERENCES & BIBLIOGRAPHY**

Maidstone District Local Plan Publication Draft 2 (2014)

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

National Planning Policy Framework 2012.

Data provided by Kent HER

**APPENDIX 1 ARCHAEOLOGICAL SITES**

<b>KHER Ref</b>	<b>Type</b>	<b>Location</b>	<b>Period</b>	<b>Description</b>
EKE5062	Event	c.400m SW	N/a	1992 Building Survey of Linton Hospital
EKE14982	Event	c.300m S	Late Post Medieval/Early Modern	2015 Evaluation to Land north of Heath Road by Wessex Archaeology, 18 x 50m x 1.8m trenches. 6 trenches contained drainage/boundary ditches, pits and colluvial spread, pottery, clay pipes and a socketed axe.
TQ75SE25	Findspot	c.500m NE	Unknown	Uninscribed gold stater, Evans Type B.8, Allens 'Gallo-Belgic' 'E' found at Pimps Court Farm
TQ75SW76	Building	c.400m SW	Post Medieval – Modern	Linton Hospital (formerly Maidstone Union Workhouse) built 1830's transferred to NHS 1948. 1883 Chapel GII Listed.
TQ75SW77	Listed Building	c.400m SW	Post Medieval	GII Listed. 1883 Holy Trinity Chapel at Linton Hospital (formerly Maidstone Union Workhouse) Kentish Ragstone.
TQ75SW233	Listed Building	c.350m NE	Post Medieval	GII Listed. 1883 Holy Trinity Chapel at Linton Hospital (formerly Maidstone Union Workhouse) Kentish Ragstone.
TQ75SE233	Listed Building	c.300m NE	Post Medieval	Inwood. GII Listed. Early to mid 17 <sup>th</sup> C timber-framed house.
TQ75SE200	Listed Building	c.250m NE	Medieval to Post Medieval	The Old Cottage. GII Listed. 1450-1999. Timber-framed House.
TQ75 SW177	Listed Building	c.500m SW	Post-Medieval	Homestead. GII Listed. 1817-1857. Timber framed House.
MKE70169	Findspot	c.250m SW	Medieval	Silver coin 1272-1307AD. Metal detector.
MKE84685	Farmstead	c.500m NW	Post-Medieval	Linden Farm. Dispersed plan farmstead. Detached farmhouse. Isolated position. Completely altered.
MKE84687	Farmstead	c.450m SW	Post-Medieval	Outfarm on Stocking Lane. Field barn with no associated yard. Isolated position. Farmstead demolished.
MKE84699	Farmstead	c.250m NE	Post-Medieval	Forstal Farm. Dispersed multiyard plan. Detached Farmhouse. Isolated position.

				Farmstead altered. Oast.
MKE84700	Farmstead	c.450m NE	Post-Medieval	Outfarm to north east of Forstal Farm. Field barn with no associated yard. Isolated position. No alteration.
MKE88870	Farmstead	c.500m NE	Post-Medieval	Outfarm east of Clock House Farm. Field barn with no associated yard. Isolated position. Farmstead demolished.
MKE88872	Farmstead	c.300m NW	Post-Medieval	Outfarm east south east of Linden Farm. Field barn with no associated yard. Isolated position. Farmstead demolished.
MKE88873	Farmstead	c.250m NW	Post-Medieval	Farmstead east of Linden Farm. Linear plan farmstead. Farmhouse attached to agricultural range. Isolated position. Farmstead demolished.
MKE88874	Farmstead	c.100m NW	Post-Medieval	Outfarm south west of Forstal Farm. Field barn with no associated yard. Isolated position. Farmstead demolished.
MKE88875	Farmstead	c.400m W	Post-Medieval	Farmstead north, north east of Homestead. A dispersed plan farmstead. Isolated position. Farmstead demolished.
MKE88876	Farmstead	c.500m SW	Post-Medieval	Homestead. A dispersed plan farmstead. Located within a village. Altered less than 50% loss of original form.
MKE95886	Findspot	c.250m NE	Medieval	Medieval base silver coin. Short cross penny, class 5c-7b. John or Henry III 1199-1272. Minted in London by RAVLF. Metal detector.
TQ75SE388	Monument	c.200m SE	Undated	2015. 18 trenches. Undated EW boundary (T5) ditch containing Iron Axe/Hatchet Head unsocketed, Heath Road.
TQ75SW300	Monument	c.250m SE	Undated	2015. 18 trenches. Two Undated NS boundary ditches (T8). No finds.
TQ75SW301	Monument	c.250m SE	Undated	2015. Two pits containing burnt material cut by a ditch (T11). 18 <sup>th</sup> -19 <sup>th</sup> C pottery fragments and undiagnostic clay pipe fragments.
TQ75SW303	Monument	c.500m SW	Modern	Hospital. 1914-1918, former Coxheath

				infirmary used as Voluntary Aid Detachments (VAD) Hospital towards the end of WWI, part of the Union Workhouse. Demolished 1994.
--	--	--	--	--

## PLATES



Plate 6. View of the PDA looking north-west from Little Orchard Close



Plate 7. View of the PDA looking north-east from Little Orchard Close



Plate 8. View of the PDA looking south-east from Forstal Lane



Plate 9. View of the PDA looking south-west from Forstal Lane

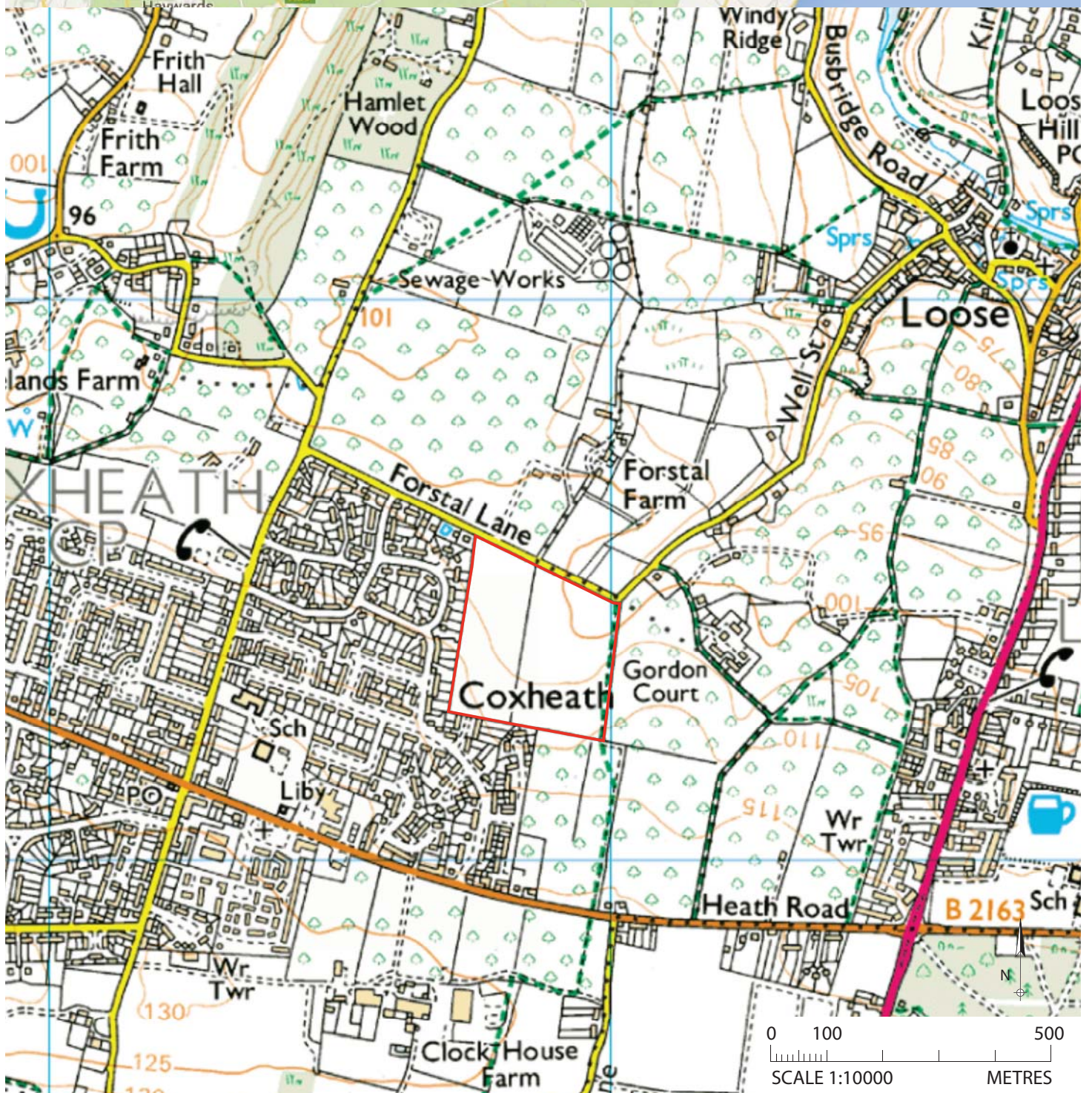


Figure 1: Site location map, scale 1:10000

# OS Plan Colour

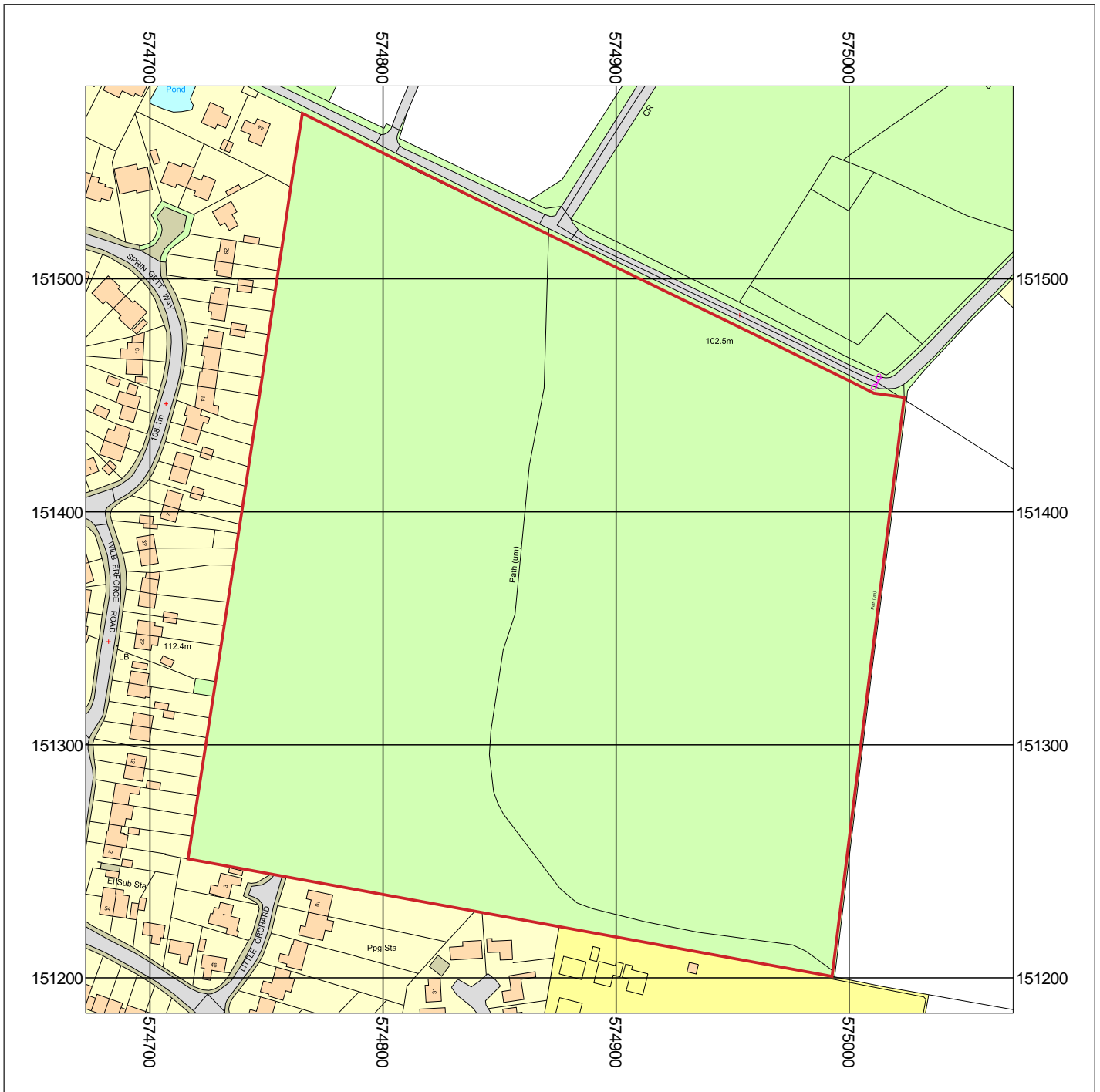


Figure 1a: Site location map.





Figure 2: Map from 1789 , approx scale 1:6250

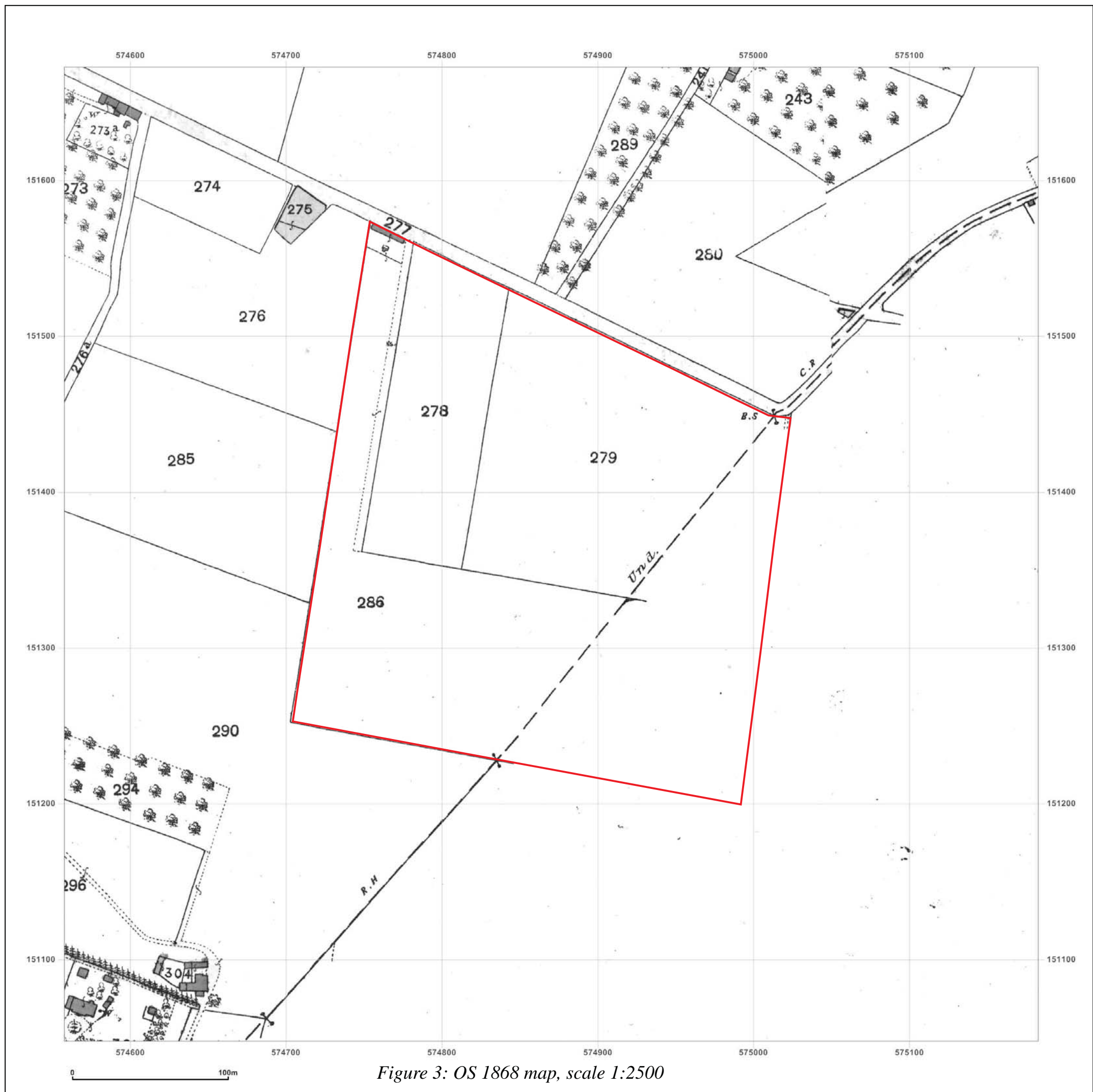


Figure 3: OS 1868 map, scale 1:2500

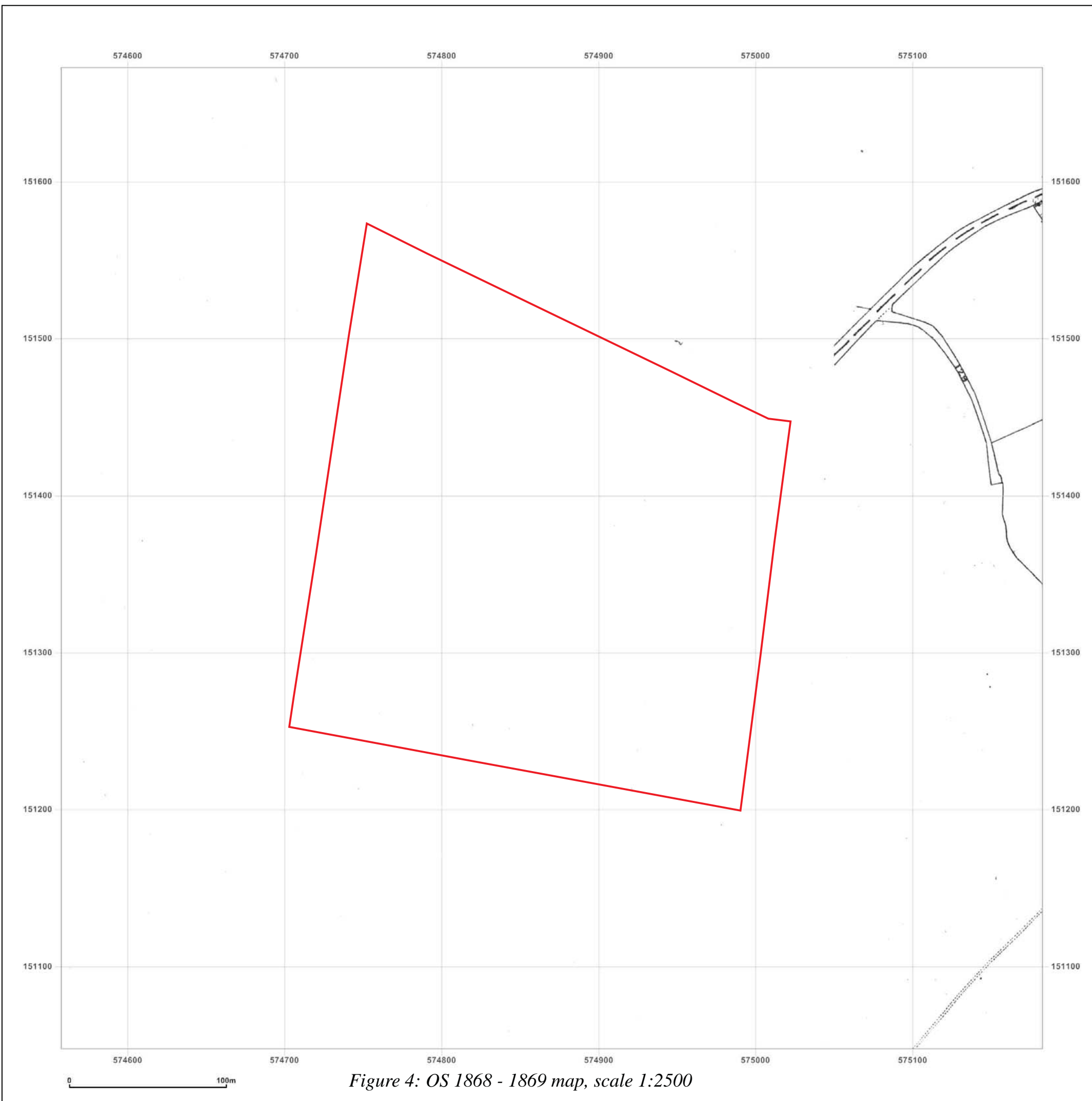


Figure 4: OS 1868 - 1869 map, scale 1:2500

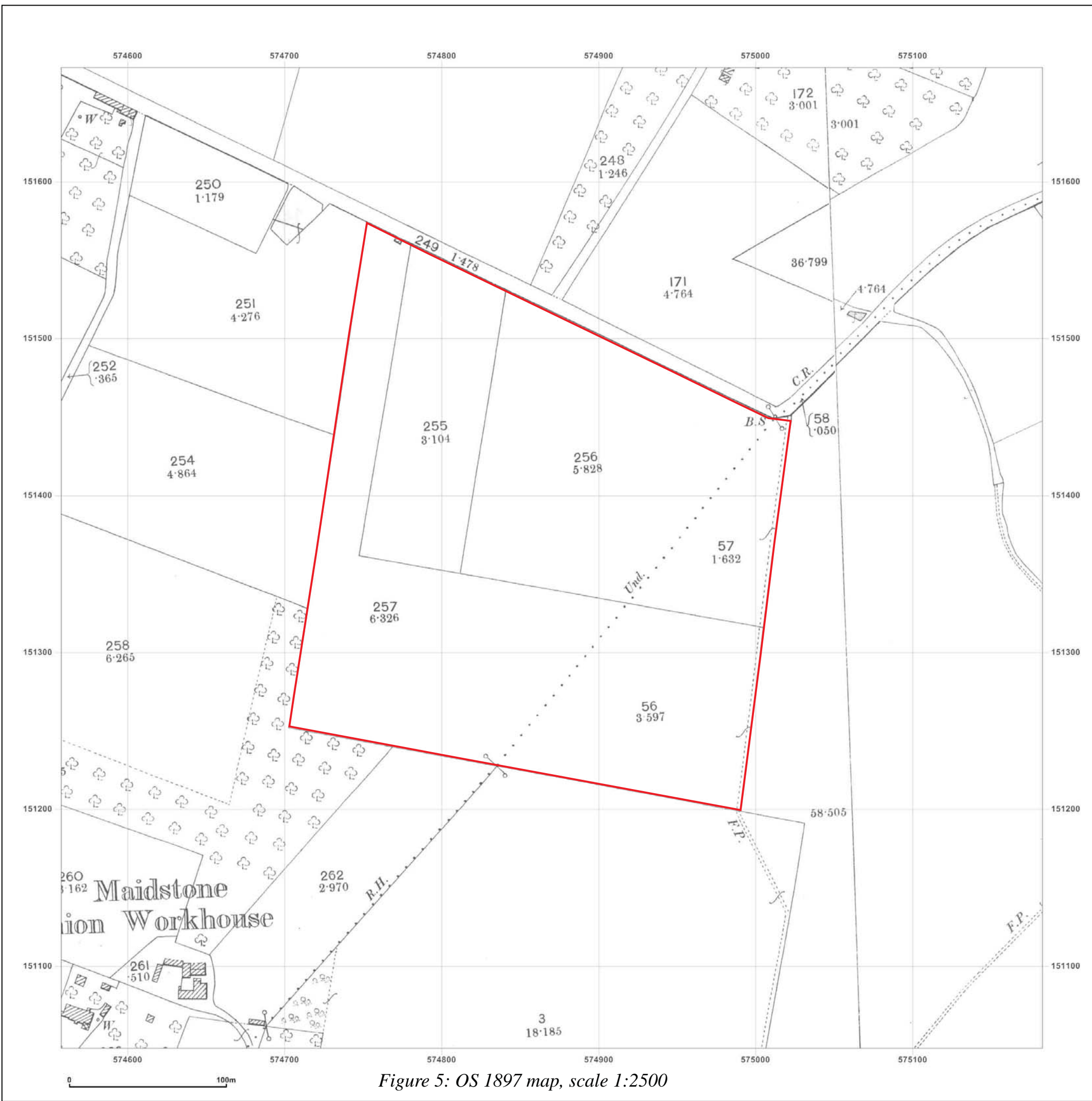


Figure 5: OS 1897 map, scale 1:2500

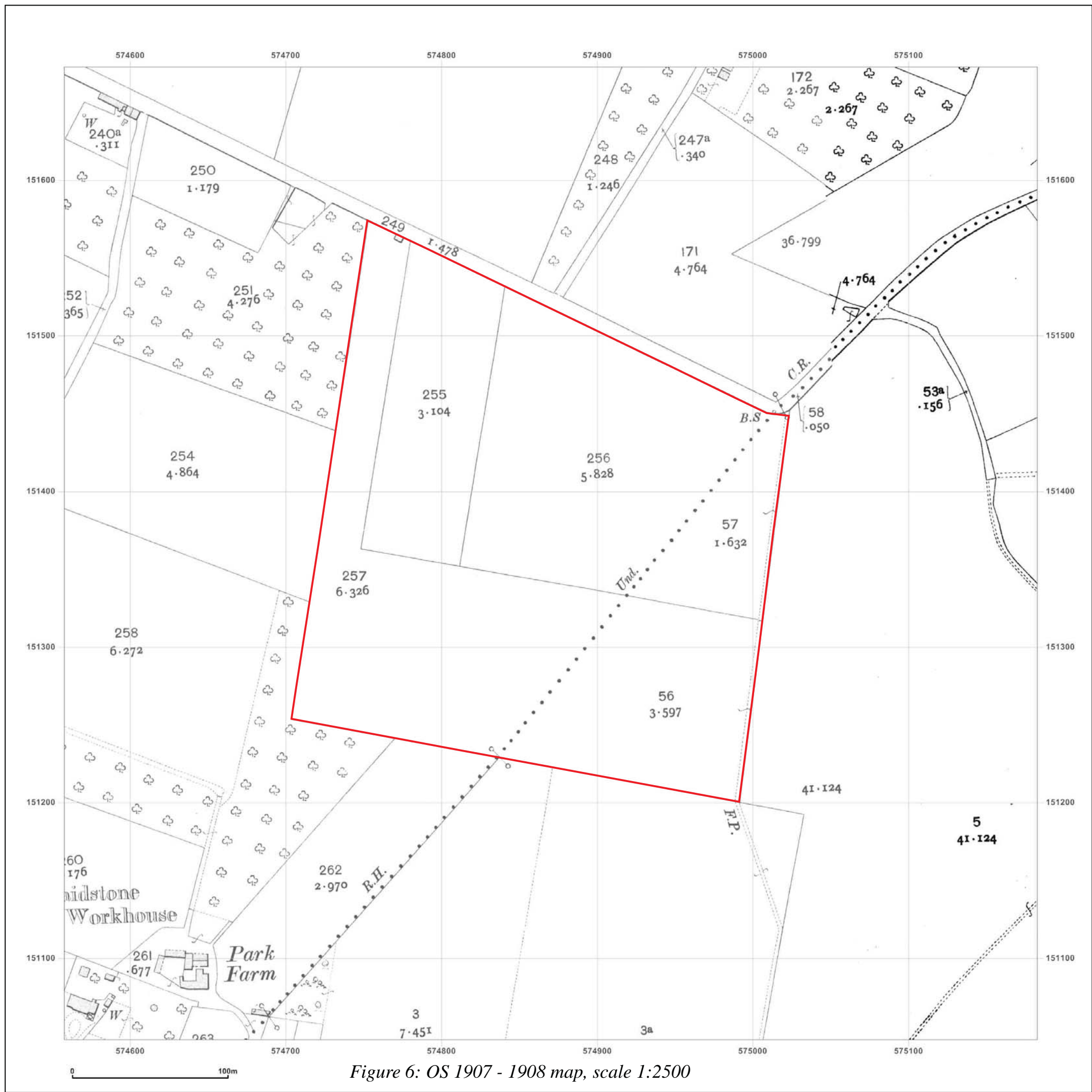


Figure 6: OS 1907 - 1908 map, scale 1:2500

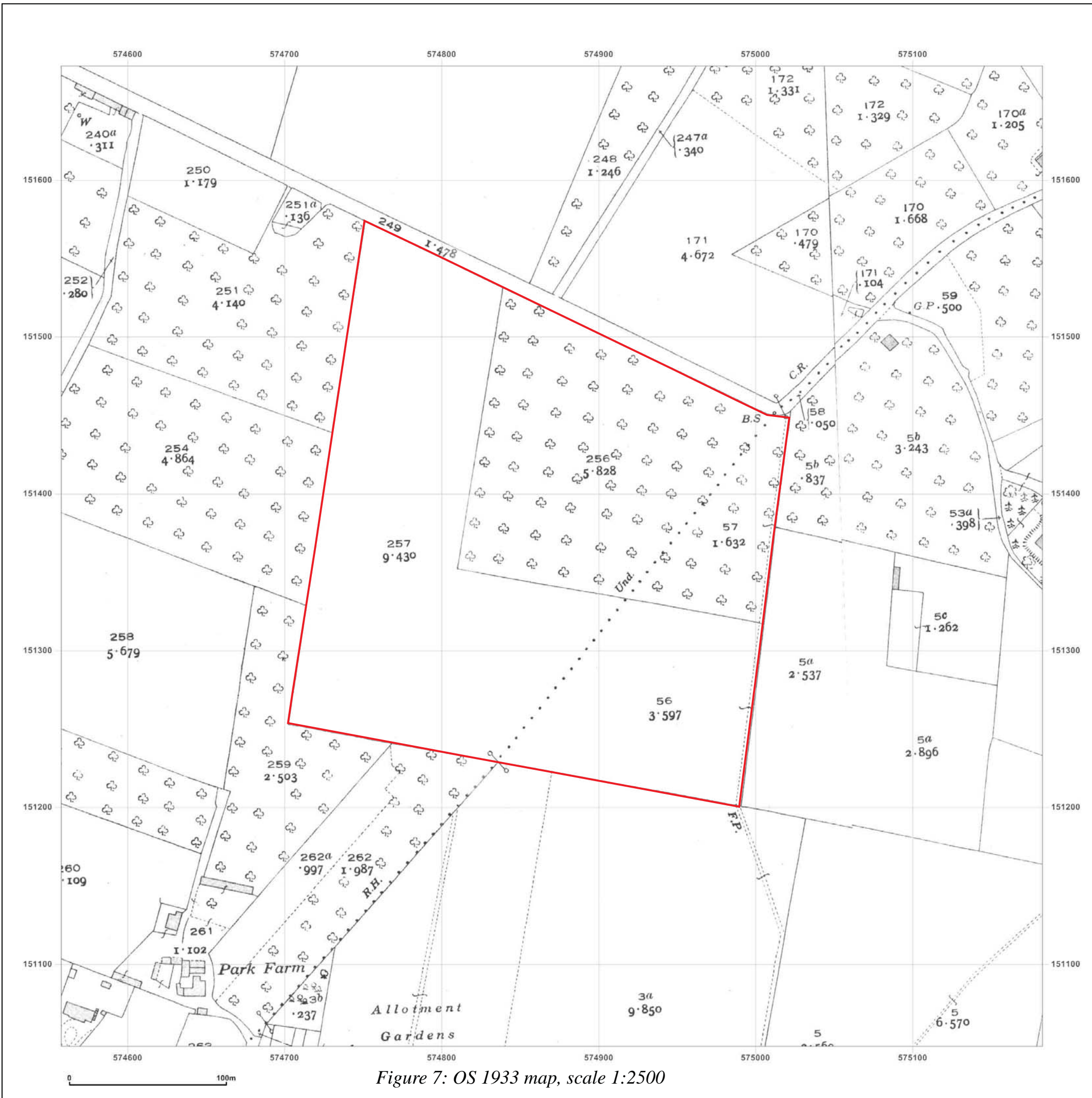


Figure 7: OS 1933 map, scale 1:2500

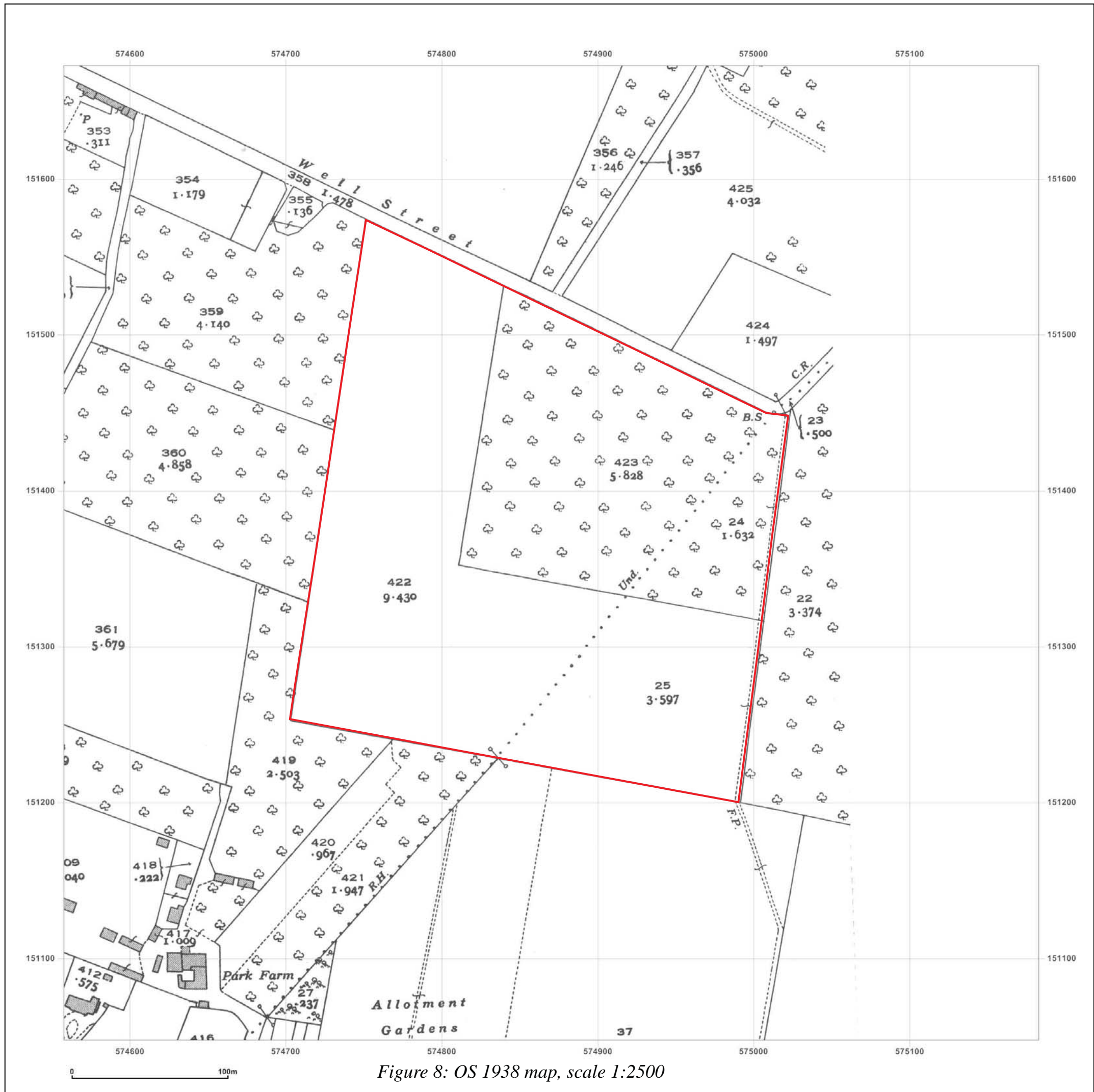


Figure 8: OS 1938 map, scale 1:2500



Figure 9: OS 1964 map, scale 1:2500





Figure 10: OS 1975 map, scale 1:2500



Figure 11: OS 1978 map, scale 1:2500



Figure 12: OS 1983 map, scale 1:2500

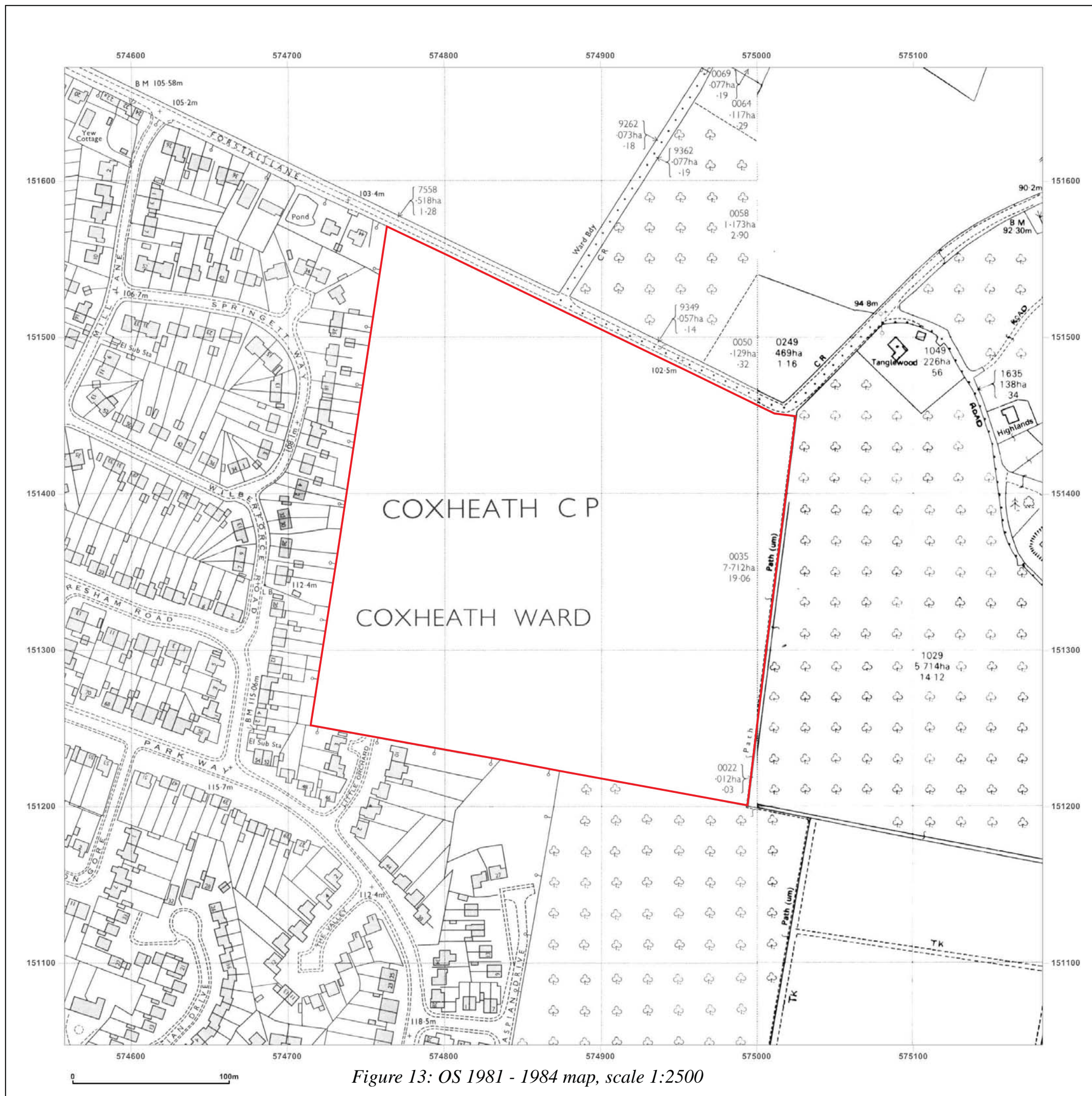


Figure 13: OS 1981 - 1984 map, scale 1:2500

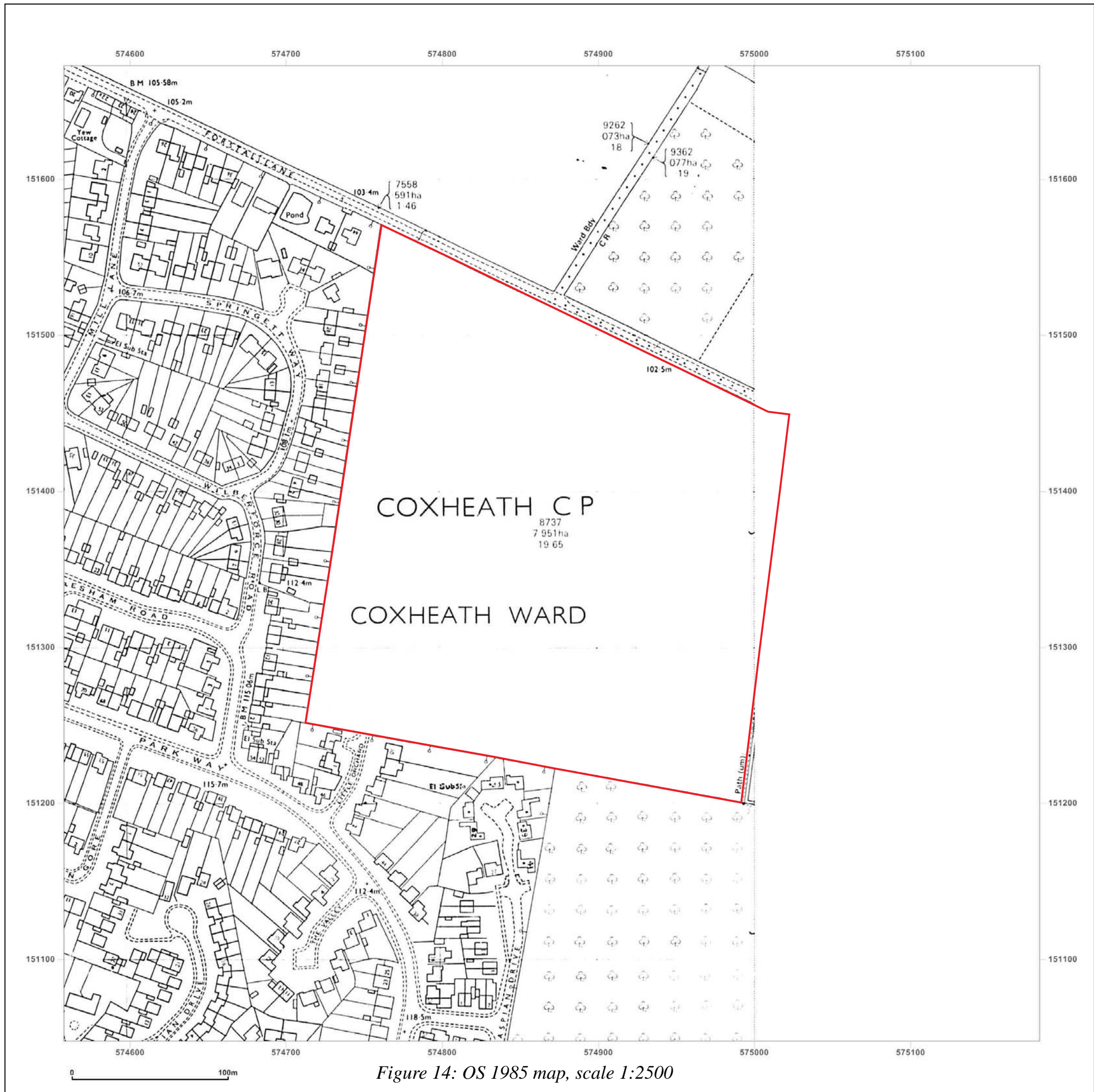


Figure 14: OS 1985 map, scale 1:2500

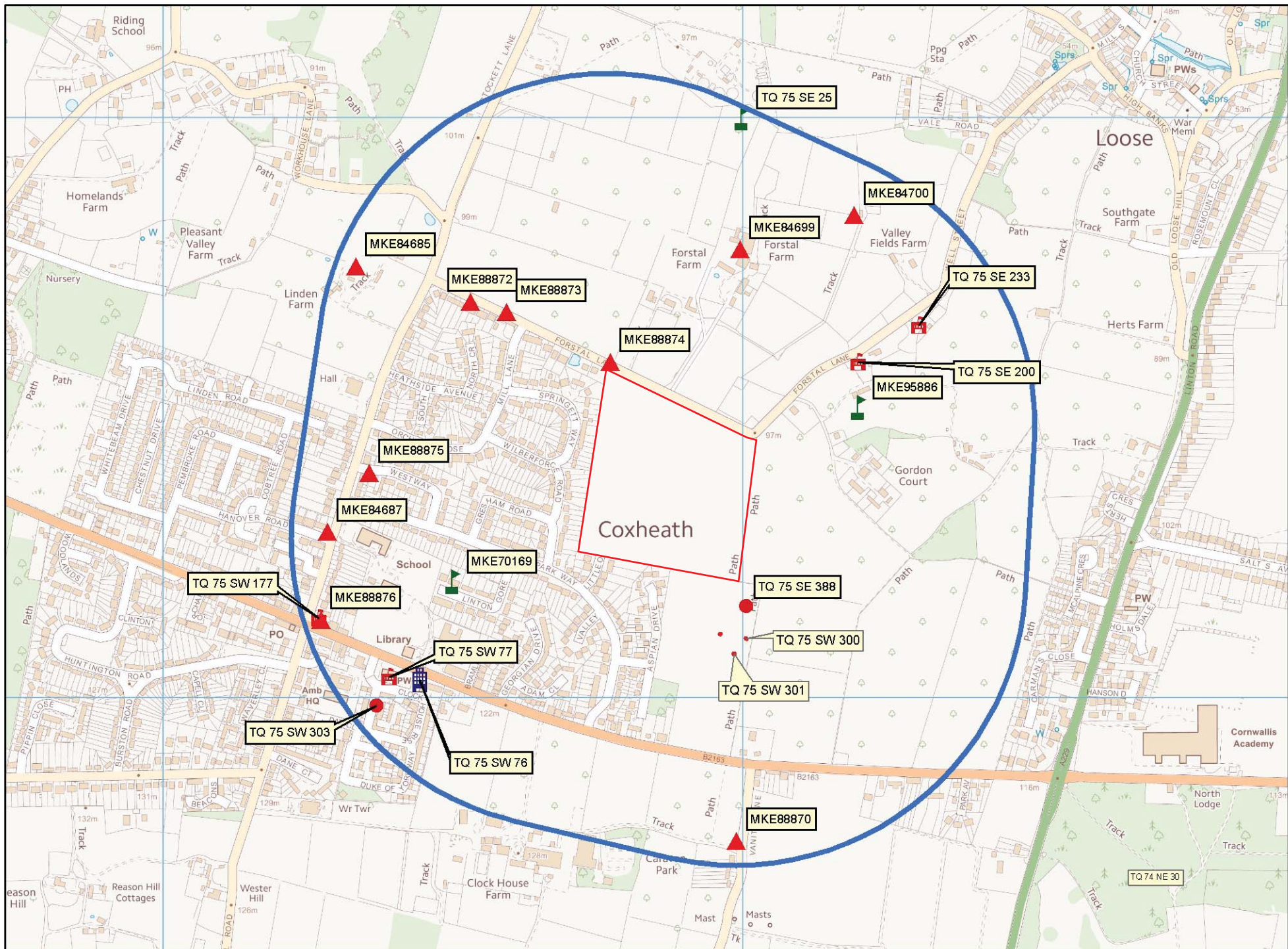


Figure 15: OS 1886 - 1888 map, scale 1:2500



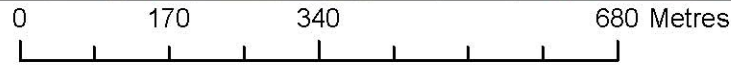
Figure 16: OS 1993 map, scale 1:2500

# Kent Historic Environment Record - Forstall Lane - Monuments



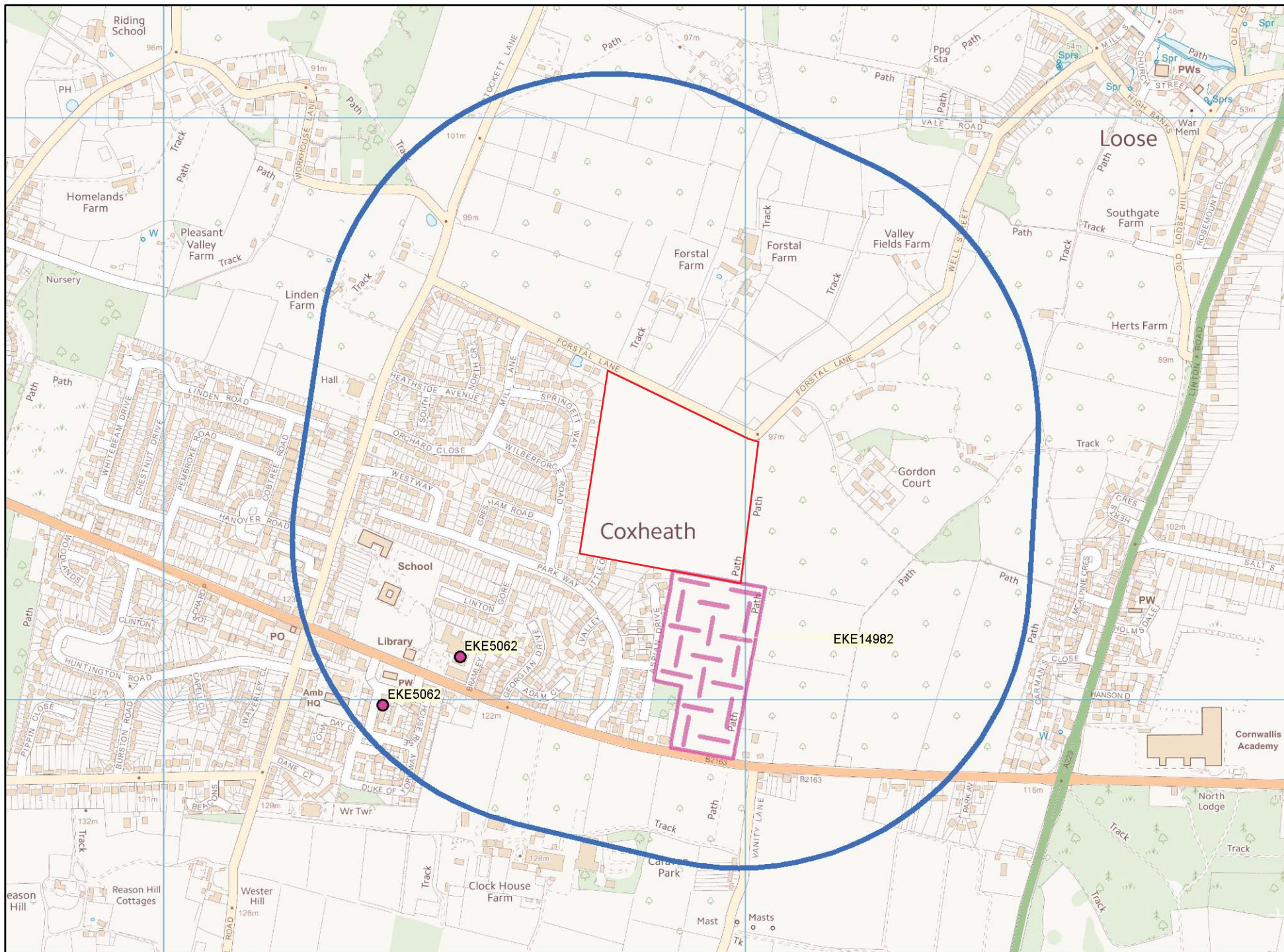
## Legend

-  Building
-  Crash Site
-  Farmstead
-  Findspot
-  Listed Building
-  Landscape
-  Maritime
-  Monument
-  Place
-  HEDGE
-  MON
-  Mon (poly)

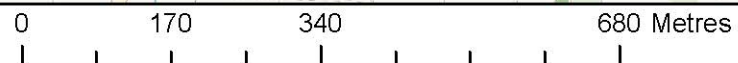




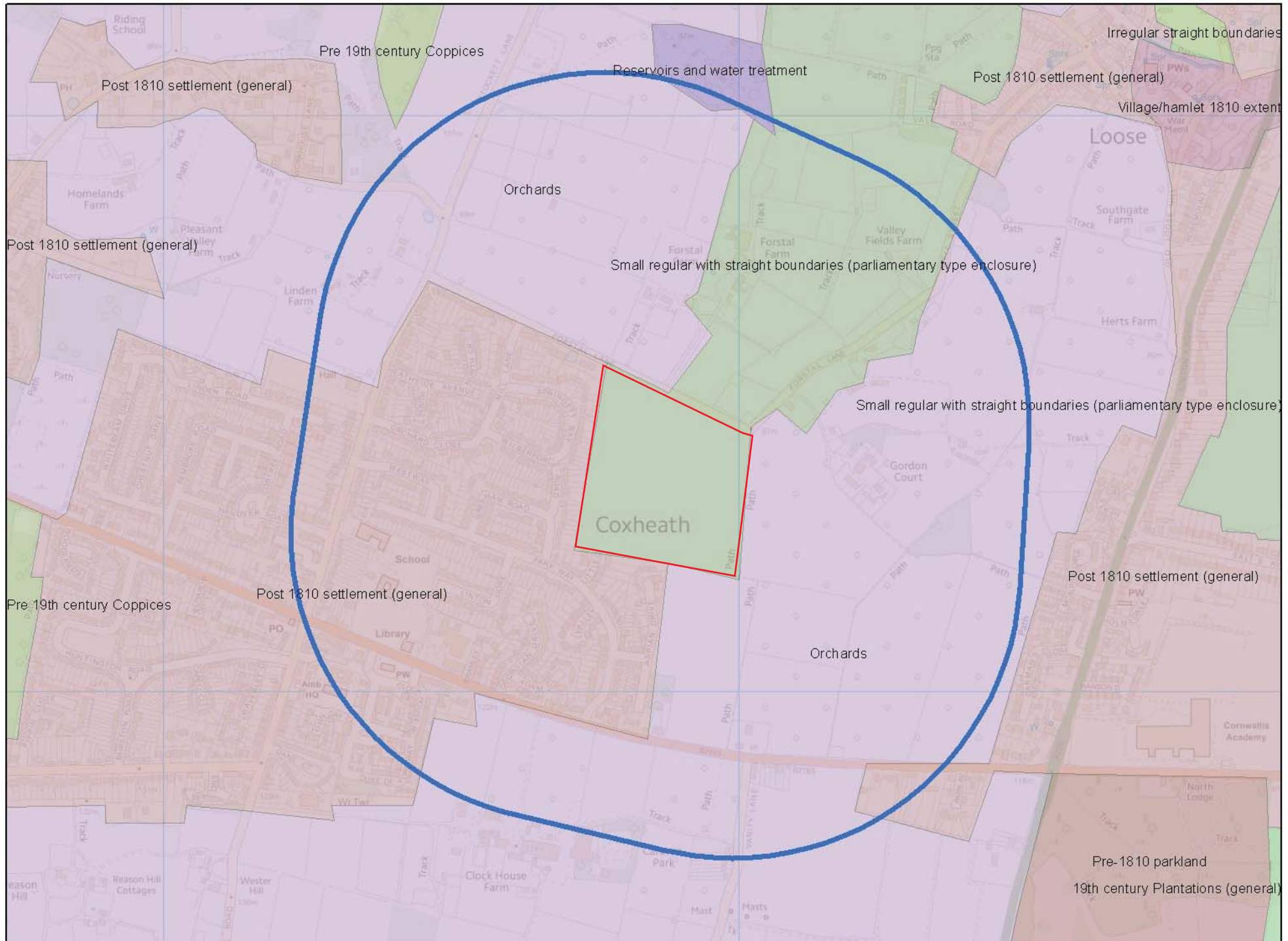
# Kent Historic Environment Record - Forstal Lane - Events



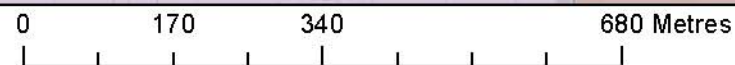
Legend



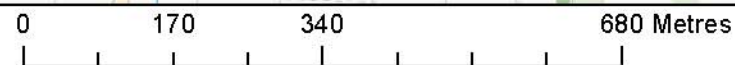
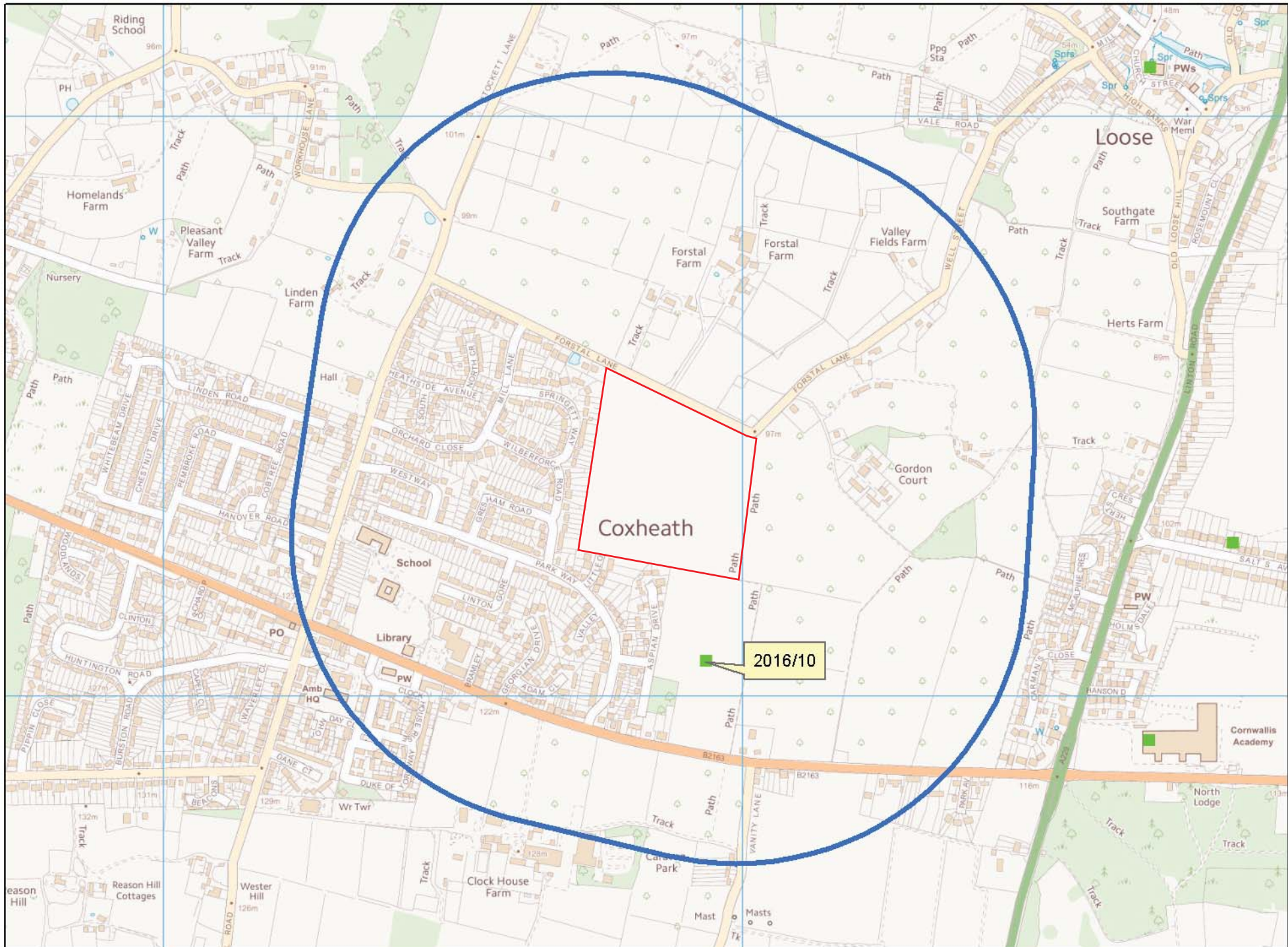
# Kent Historic Environment Record - Forstall Lane - Historic Landscape Character



**Legend**



# Kent Historic Environment Record - Forstal Lane - Reports



Legend





Plate 1: Google Earth aerial photograph from 1940.



Plate 2: Google Earth aerial photograph from 1960.



Plate 3: Google Earth aerial photograph from 1990.



Plate 4: Google Earth aerial photograph from 2006.



Plate 5: Google Earth aerial photograph from 2015.