

Archaeological Desk-Based Assessment in  
advance of the proposed development at the site  
of Kypp Cottage, Benenden Road, 1 Woolpack  
Corner, Biddenden, Kent,

May 2017

Archaeological Desk-Based Assessment in  
Advance of the proposed development at the site  
of Kypp Cottage, Benenden Road, 1 Woolpack  
Corner, Biddenden, Kent, TN27 8BU

NGR: TQ 85173 37326



Report for L Cubed Properties Ltd

Date of Report: June 2017

**SWAT Archaeology**

Swale & Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent

ME13 8UP

Tel: 01795 532548 or 07885 700112

[www.swatarchaeology.com](http://www.swatarchaeology.com)

## Contents

<i>Appendix 1 Archaeological Sites</i> .....	28
<i>List of Plates</i> .....	5
<i>List of Figures</i> .....	5
1. SUMMARY.....	6
2. INTRODUCTION.....	7
3. GEOLOGY AND TOPOGRAPHY.....	8
3.1 Geology.....	8
3.2 Topography.....	8
3.3 Historic hedgerows.....	8
4. PLANNING BACKGROUND.....	9
4.1 The Proposed Development.....	9
4.2 The National Planning Policy Framework.....	9
4.3 Planning Policy Guidance.....	10
4.4 Statutory Protection.....	10
4.5 Regional Policies.....	11
4.6 Desk Based Assessment.....	11
5. PROJECT CONSTRAINTS.....	12
6. AIMS AND OBJECTIVES.....	12
6.1 Introduction.....	12
6.2 Desktop Study – Institute for Archaeologists (revised 2011).....	12
7. METHODOLOGY.....	13
7.1 Desk-Based Assessment.....	13
7.1.1 Archaeological Databases.....	13
7.1.2 Historical Documents.....	13
7.1.3 Cartographic and Pictorial Documents.....	13

7.1.4 Aerial Photographs.....	13
7.1.5 Geotechnical Information.....	13
7.1.6 Secondary and Statutory Resources.....	14
8. RECENT ARCHAEOLOGICAL INVESTIGATIONS.....	14
8.2 History of the Site.....	14
8.2.1 0-100m Radius.....	14
8.2.2 100-200m Radius.....	14
8.2.3 200-300m Radius.....	14
8.2.4 300-400 Radius.....	15
8.2.5 400-500 Radius.....	15
8.2.6 Established Stratigraphy.....	15
9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENTS.....	15
9.1 Historic Period Table.....	15
9.2 Specification.....	16
9.3 Introduction.....	16
9.4 History of the Locality.....	16
9.5 Map Regression 1869 – 1992.....	18
9.6 Aerial Photographs.....	19
9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas.....	20
9.8 Setting of Listed Buildings.....	20
10. ARCHAEOLOGICAL POTENTIAL.....	21
10.1 Walkover Survey.....	21
10.2 Kent Historic Environment Record.....	21
10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	21
10.2.2 Iron Age.....	22
10.2.3 Roman-British.....	22
10.2.4 Anglo-Saxon.....	23
10.2.5 Medieval.....	23
10.2.6 Post-Medieval.....	23
10.2.7 Modern.....	23

10.2.8 Farmsteads.....	23
10.2.9 Undated Records.....	23
10.3 Summary of Potential.....	24
11. IMPACT ASSESSMENT.....	24
11.1 Introduction.....	24
11.2 Historic Impacts.....	25
11.3 Summary of Impacts Both Historic and Proposed.....	25
12. MITIGATION.....	26
13. OTHER CONSIDERATIONS.....	26
13.1 Archive.....	26
13.2 Reliability/limitations of Sources.....	26
13.3 Copyright.....	26
14. REFERENCES & BIBLIOGRAPHY.....	27

## List of Plates

Plate 1.	Google Earth view 1940
Plate 2.	Google Earth view 1960
Plate 3.	Google Earth view 1990
Plate 4.	Google Earth view 2013
Plate 5.	Google Earth view 2015
Plate 6.	View of Site (looking North)
Plate 7.	View of Site (looking South)
Plate 8.	View of Site (looking East)
Plate 9.	View of Site (looking West)
Plate 10.	View of cottage (looking North)

## List of Figures

Fig.1	Site location map 1:20000
Fig.2	Site Location plan 1:1250
Fig.3	Historic mapping OS 1:2500 1871
Fig.4	Historic mapping OS 1:2500 1898
Fig.5	Historic mapping OS 1:2500 1807
Fig.6	Historic mapping National Grid 1:2500 1972
Fig.7	Historic mapping National Grid 1:2500 1973-76
Fig.8	Historic mapping National Grid 1:2500 1985
Fig.9	Historic mapping National grid 1:2500 1989
Fig.10	Historic mapping national grid 1:2500 1993
Fig.11	KHER Monuments
Fig.12	KHER Events
Fig.13	KHER Designations
Fig.14	KHER Historic Landscape Character
Fig.15	KHER Reports
Fig.16	KHER Stour Palaeolithic Character Area

**Archaeological Desk-Based Assessment in Advance of the proposed  
development at the site of Kypp Cottage, Benenden Road, 1 Woolpack  
Corner, Biddenden, Kent, TN27 8BU**

NGR: TQ 85147 37274

**1. SUMMARY**

**1.1** *SWAT Archaeology has been commissioned by L Cubed Properties Ltd to carry out an archaeological desk-based assessment on the site of Kypp Cottage, Biddenden, Kent.*

**1.2** *The proposed development comprises of a pair of semi-detached units or a new, detached dwelling.*

**1.3** *The proposed development area (PDA) is located in the south east of England, in the civil parish and village of Biddenden, the district of Ashford and the county of Kent. The village of Biddenden is situated 1km south of the town of Biddenden, on the weald of Kent, 5 miles north of Tenterden (TQ 85147 37274). The cottage and grounds of c.0.5 acres are bounded to the north by the Tenterden Road (A262), to the east by a yard and buildings, to the south by Barclay farmhouse and restaurant and to the west by the Benenden Road, Barclay farm and Bowman cottages. (Fig.1-2).*

**1.4** *This Desk Based Assessment has examined the wide variety of archaeological data held by KHER and other sources (section 10.2). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

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

*The Desk Based Assessment concludes that the site has a **low** potential for archaeological discoveries.*

## **2. INTRODUCTION**

**2.1** The PDA is centered on the National Grid Reference: TQ 85173 37326

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

**2.2** Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

**2.3** 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.

**2.4** 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.



### **3. GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

**3.1.1** The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Weald Clay Formation (Mudstone); sedimentary Bedrock formed approximately 125 to 134 million years ago in the Cretaceous Period in a local environment previously dominated by swamps estuaries and deltas. These rocks were formed in marginal coastal planes with lakes and swamps periodically inundated by the sea.

**3.1.2** There are no Superficial Deposits recorded with the PDA.

#### **3.2 Topography**

**3.2.1** The PDA sits at an average height of 66m AOD in a rural area on the south edge of the Weald of Kent, south east of Maidstone, north of Tenterden and west of Romney marsh. It is within an area characterized as post 1800 scattered settlement with paddocks and falls within the Stour Palaeolithic character area 38 (Fig.1, 14-16).

#### **3.3 Historic Hedgerows**

Historically the PDA was in a rural area, which was largely woodland, interspersed with settlement. The north and south boundaries changed in the late C19th and there is no evidence that the trees and hedgerows within the site qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Fig. 3).

The proposed development would have some impact on the current vegetation.

## **4. PLANNING BACKGROUND**

### **4.1 The Proposed Development**

The proposed development area comprises of c.0.5 acres with a planning application for a pair of semi-detached units or a new detached dwelling.

### **4.2 The National Planning Policy Framework (March 2012) Policy 12**

The NPPF (2012) paragraphs 126 – 141 is the relevant policy for the historic environment, particularly paragraphs 126 and 128:

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

Paragraph 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.

**4.2.2** Paragraph 128. 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 significant.

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).

### **4.3 Planning Policy Guidance**

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

- PPG15 Planning and the Historic Environment
- PPG16 Archaeology and Planning

### **4.4 Statutory Protection**

Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **4.5 Regional Policies**

**4.5.1** Ashford District Council in the Ashford Local Plan 2030 - Regulation 19: Version June 2016 lists the following policies relevant to archeology:

*Section D – The Natural and Built Environment*

*Policy ENV14 – Conservation Areas (page 251)*

*Policy ENV15 - Archeology (page 252)*

**4.5.2** 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.

**4.6** This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

The Good Practice Advice notes emphasizes 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.

## **5. PROJECT CONSTRAINTS**

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

## **6. AIMS AND OBJECTIVES**

**6.1** The Desk-Based Assessment was commissioned by L Cubed Properties Ltd in order to supplement a planning application for the proposed construction of a pair of semi-detached units or a new detached dwelling to establish the potential for archaeological features and deposits.

### **6.2 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)*

## **7. METHODOLOGY**

### **7.1 Desk-Based Assessment**

#### **7.1.1 Archaeological Databases**

The Kent Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Queenborough. 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.

#### **7.1.2 Historical Documents**

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

#### **7.1.3 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. 3-10).

#### **7.1.4 Aerial Photographs**

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

#### **7.1.5 Geotechnical Information**

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

### **7.1.6 Secondary and statutory resources**

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

## **8. RECENT ARCHAEOLOGICAL INVESTIGATIONS**

**8.1** 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 into the assessment.

### **8.2 Archaeology**

**8.2.1** The site is located in the Stour Palaeolithic Character Area (38), however, there have been no intrusive archeological investigations carried out within a 500m radius of the property leaving scant evidence of archeological sites. The post medieval period is represented locally in farmsteads and mills (Appendix I, Fig.11-16)

#### **8.2.2 0-100m Radius:**

A DBA (2008, Kent Archaeological Projects: EKE9626) and a Survey of Historic Hedgerows and Field Boundaries (2008, Kent Archaeological Projects: EKE9627) were both carried out in response to the Biddenden to Stubbs Cross Water Pipeline Project.

#### **8.2.3 100-200m Radius:**

There are no recorded events within this distance.

#### **8.2.4 200-300m Radius:**

There are no recorded events within this distance.

#### **8.2.5 300-400m Radius:**

There are no recorded events within this distance.

#### **8.2.6 400-500m Radius:**

There are no recorded events within this distance.

#### **8.2.7 Established stratigraphy**

Due to the lack of intrusive events no established stratigraphy exists for this site.

### **9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT**

#### **9.1 Table of Historical Periods**

Paleolithic	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*



**9.2** 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 15 in **Table 1**.

### **9.3 Introduction**

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 modern period. The geographic and topographic location of Biddenden is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

### **9.4 History of the Locality**

9.4.1 The PDA is located in Biddenden village 1km south of Biddenden town on the road from Tenterden to Ashford and at the crossroads with the road to Cranbrooke. Biddenden was sited in the great forest of Andred where between 1700 AD and 1900 AD freemen and swineherds would return periodically to clearings with their livestock. These dens were named after the family that used them and Biddenden, one such den, (*Bydyndene* 993 AD) was probably used by a Jutish settler named *Bida*; The name deriving from the Kentish dialect of old English '*den*' meaning '*woodland pasture*' owned by a person named '*Bida*'.

9.4.2 It is alleged that in about 1100AD a pair of conjoined twins (joined at the hip and shoulder) named Mary and Eliza Chulkhurst were born in the village. They lived to the age of 34 years until one died and the other, refusing to be separated (or because separation was not possible then) died shortly after. On their death they bequeathed five plots of land to the village known as the Bread and Cheese Lands. The income was used to pay for an annual dole of food and drink to the poor every Easter and from 1775 Biddenden cakes imprinted with the image of the two women were also given.

There has been much speculation as to the existence of the twins, their name, how they were conjoined and their dates of birth with some historians claiming they are a myth and others claiming they lived in the C16th.

9.4.3 Biddenden parish church is dedicated to All Saints Church. The chancel and nave date to the 13<sup>th</sup> century although it is probable that there was an earlier Saxon church on the site.

9.4.4 The iron industry had existed in this area since at least the Roman times; the location in the Weald providing the ironstone material from the clay beds and the charcoal fuel from the trees in the forest. The industry flourished throughout the C16th, C17th and most of the C18th; declining when iron making began to be fuelled by coke, coal not being natural to the area.

9.4.5 In the C14th immigration from Flanders, Wool from the sheep on the Romney marsh and fullers earth deposits (an essential raw material for de-greasing wool which was forbidden for export) prompted the growth of the cloth industry. The wool was carded and spun in people's homes and then taken for weaving to Biddenden clothier's hall. After weaving it was fulled, dried, brushed and trimmed and sold as Kentish Broadcloth and contributed to the wealth that built many of the fine houses in the town.

9.4.6 To the west a cottage industry developed of vineyards and orchards producing wines, ciders and juices of which Biddenden cider is famed.

## **9.5 Regression 1869 – 1992**

### **9.5.1 Historic maps**

**9.5.1.1** In an extract from the Topographical Map of the County of Kent by A Drury & W Herbert 1769 (54 x 71cm), the PDA is located on the main road between Biddenden and Mill End Beacon at a fork in the road that leads to Streud Quarter.

### **9.5.2 The Ordnance Survey Maps**

#### **9.5.2.1 OS County Series 1871 1:2500**

The PDA (1471) appears to be two semi-detached cottages located within a cluster of dwellings on the Benenden Road at the fork of Tenterden Road to the south of the Woolpack. Priory Wood is to the southeast, a sand pit is to the south and the Corn Mill is to the southwest at Sharpes Hill (Fig.3).

#### **9.5.2.2 OS County Series 1898 1:2500**

There is no change (Fig.4).

#### **9.5.2.3 OS County Series 1907 1:2500**

The site of the PDA had been reassigned (1116A/0.345). The windmill is now disused (Fig.5).

#### **9.5.2.4 OS National Grid 1972 1:2500**

The PDA has a benchmark installed to the west face of the building (BM 62.97m) and has an extension to the north side. The buildings to the south, west and Barclay farm have all been redeveloped and additional dwellings have been constructed along the Benenden Road in southerly direction. The fork in the road is known as Woolpack Corner, the riding stables and piggeries have been built within Priory Wood to the east and the site of the mill has become a reservoir (Fig.6).

#### **9.5.2.5 OS National Grid 1973-76 1:2500**

There is no change. (Fig.7).

#### **9.5.2.6 OS National Grid 1985 1:2500**

There is no change (Fig.8).

#### **9.5.2.7 OS National Grid 1989 1:2500**

There is no change (Fig.9).

#### **9.5.2.8 OS National Grid 1993 1:2500**

There is no change (Fig.10).

### **9.6 Aerial photographs**

#### **9.6.1 1940**

The 1940 image is grainy and unclear. Kypp cottage, Barclay farm and Bowmen cottages are visible (Plate 1).

#### **9.6.2 1960**

To the south is an orchard and the area immediately to the east has become wooded and beyond that is a large area of cultivation (Plate 2).

#### **9.6.3 1990**

The image is blurred and grainy. The cultivated area to the east and the orchard to the south have become a yard area (Plate 3).

#### **9.6.4 2003**

Both yard areas have been developed into buildings (possibly agricultural). A large agricultural building has been constructed in the field to the west (Plate 4).

#### **9.6.5 2006 -2008**

There is no change (Plate 5).

#### **9.6.6 2009 – 2015**

A new entrance and access road have been created to the large agricultural building to the west field and a yard has been constructed around the building (Plate 6).

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

**9.7.1** There is one landscape recorded within the confines of the proposed development area (PDA). There is one listed building, one monument, one farmstead and one building within c.500m vicinity of the PDA; no listed building shares intervisibility with the PDA (Fig.11-13).

### **9.8 Setting of Listed Buildings**

**9.8.1** One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011). 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).

**9.8.2** There is one Grade II listed building within the assessment area:

A Grade II listed farmhouse and site dating between 1800-1832, c.400m N, (TQ83NE182).

## **10. ARCHAEOLOGICAL POTENTIAL**

### **10.1 Walkover Survey**

**10.1.1** The walkover survey is for the purpose of:

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

**10.1.2** 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 artifacts. The walkover took place on 29<sup>th</sup> June 2017. No archaeological features or artefacts were identified.

**10.1.3** The site was historically two small cottages.

**10.1.4** The PDA consists of a single plot with cottage containing Kypp Cottage (Plates 6-10).

### **10.2 Kent Historic Environment Record**

See Appendix I & Fig.11-16

#### **10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no record from this period 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**.

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

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no record dating to this period 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**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no record dating to this period 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**.

### **10.2.2 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 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**.

### **10.2.3 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. There are no Kent HER records from this period within the assessment area, therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

#### **10.2.4 Anglo-Saxon**

There are no Kent HER records from this 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 **low**.

#### **10.2.5 Medieval**

There are no Kent HER records from this period within the assessment area; therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **low**.

#### **10.2.6 Post Medieval**

There are two records held at the Kent HER from this period within the assessment area. Beacon Hill/Paul Sharpe's Mill, c.350 SW of the PDA was the site of a windmill and post mill built in 1555 and demolished in 1912 (TQ83NW95) A Grade II listed farmhouse dated 1800-1832 (TQ83NE182) is located c.400m N. Therefore, the potential for finding remains dating to this period is considered **moderate**.

#### **10.2.7 Modern**

There is one record recorded in the Kent HER within the assessment area of this period. Kypp Cottage garden is recorded as a landscape (TQ83NE197). Therefore, the potential for finding remains dating to this period is considered **moderate**.

#### **10.2.8 Farmsteads**

There is one farmstead recorded within the assessment area. Sharpe's farm is a dispersed plan farmstead in an isolated position with only the farmhouse remaining, c.400m S of the PDA (MKE2759).

#### **10.2.9 Undated Records**

There is one undated record within the assessment area. A milestone is recorded on Benenden Road, c.300m S of the PDA (TQ83NE206).



## 10.3 Summary of Potential

**10.3.1** The PDA is located amongst a cluster of dwellings and farmsteads on a fork in the road between Biddenden and Tenterden. The Buildings that surround it are post medieval and modern and to date there is no archeological evidence of anything proceeding this period within the assessment area.

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

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **low**
- Post-Medieval: **moderate**
- Modern: **moderate**

## 11. IMPACT ASSESSMENT

### 11.1 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.

## 11.2 Historic Impacts

**11.2.1** Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA has had only one building on site within the same footprint throughout the post medieval to modern period, therefore, previous impacts to archaeological remains from construction are considered to be **low**

**11.2.2** 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 development has always been within a rural setting and may well have been subject to agriculture and cultivation, therefore, the damage to archaeological remains from the agricultural process is considered to be **low**.

## 11.3 Summary of Impacts Both Historic and Proposed

**11.3.1** There is no evidence that the site has been subject to construction, intense agriculture or cultivation in the 19<sup>th</sup> and 20<sup>th</sup> centuries. The 1769 map shows two buildings within the area of the PDA, which are probably the buildings that stand today or a reconstruction of the same. Therefore the site appears to have suffered minimal impact.

**11.3.2** The level of natural geology of the site is unconfirmed and there are no historic hedgerows shown on the historic mapping (Figs.3-7).

## **12. 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 and the periods that have the highest potential for survival are the post-medieval and Modern period.

## **13. OTHER CONSIDERATIONS**

### **13.1 Archive**

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

### **13.2 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 EHER, and therefore considered as being reliable.

### **13.3 Copyright**

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to L Cubed Properties Ltd for the use of this document in all matters directly relating to the project.

**Paul Wilkinson**

**SWAT Archaeology 29<sup>th</sup> June 2017**

## **14. REFERENCES & BIBLIOGRAPHY**

Ashford Borough Local Plan 2030

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

National Planning Policy Framework 2012

Data provided by Kent HER 2017

Appendix I

KHER	Type	Location	Period	Description
EKE9626	Non-intrusive event	c. 100m NW	N/A	2007 DBA and walk over survey of proposed route of Biddenden to stubbs cross water pipe line
EKE9627	Non-intrusive event	c. 100m NW	N/A	2008 survey of historic hedge row and fields boundaries along Biddenden to stubbs pipe line
N/A	HLC	N/A	N/A	Scattered settlement with paddocks post 1800
	SPCA			38
TQ83NE182	Listed building	c. 400m N	Post medieval	Grade II listed farm house 1800-1832 and site
TQ83NW95	Monument	c. 350m SW	Post medieval-modern	Site of Beacon Hill/Paul Sharpe's Mill. Site of wind mill and post mill built 1555 demolished 1912
TQ83NE197	Landscape	On site	modern	Kypp Cottage modern cottage garden of limited importance.
MKE82759	farmstead	c. 400m S	Post medieval	Sharpes farm, dispersed plan farmstead in isolated position. Only farm house remaining.
TQ83NE206	Building	c. 300m S	Unknown	Milestone on Benenden Road.

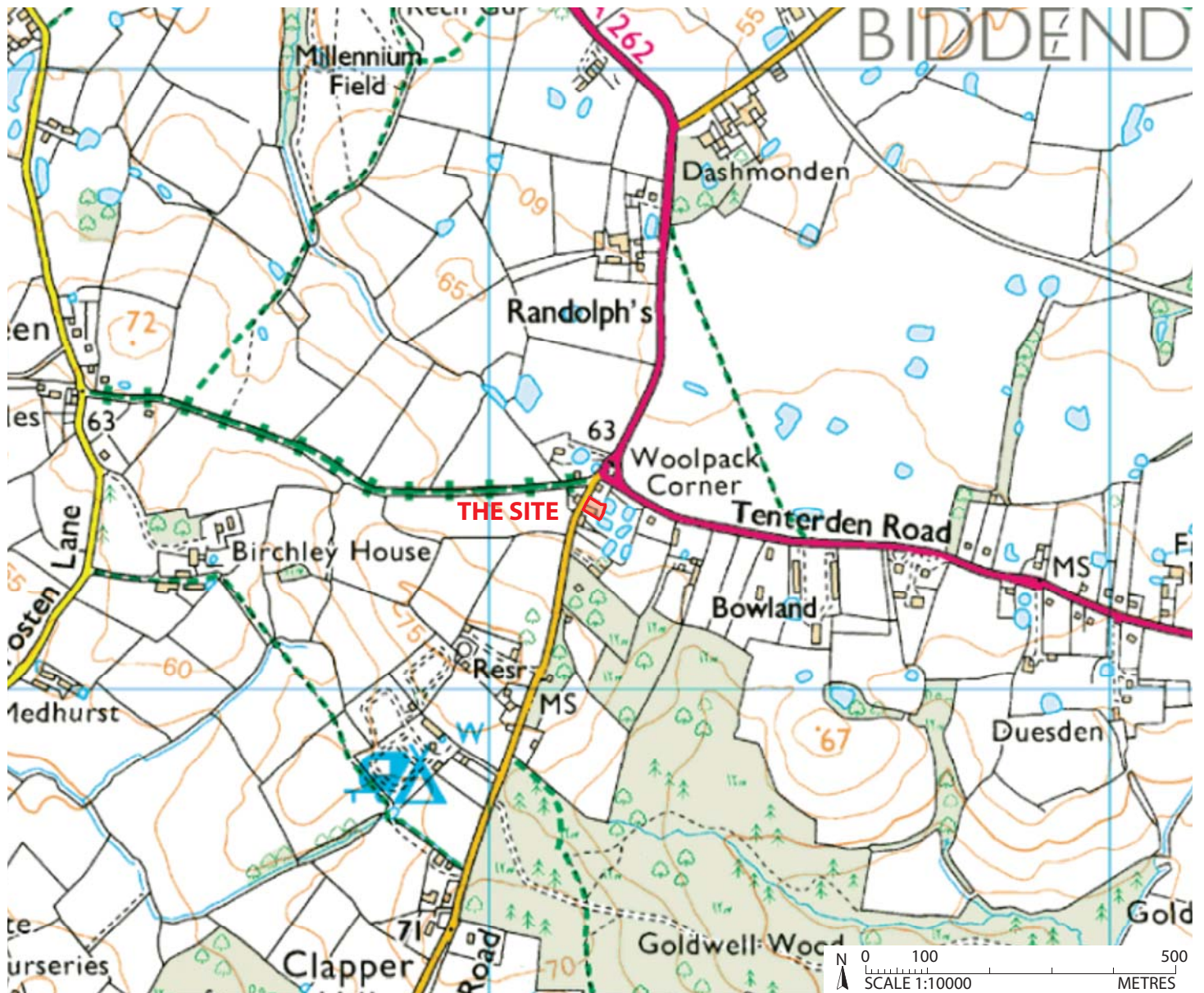
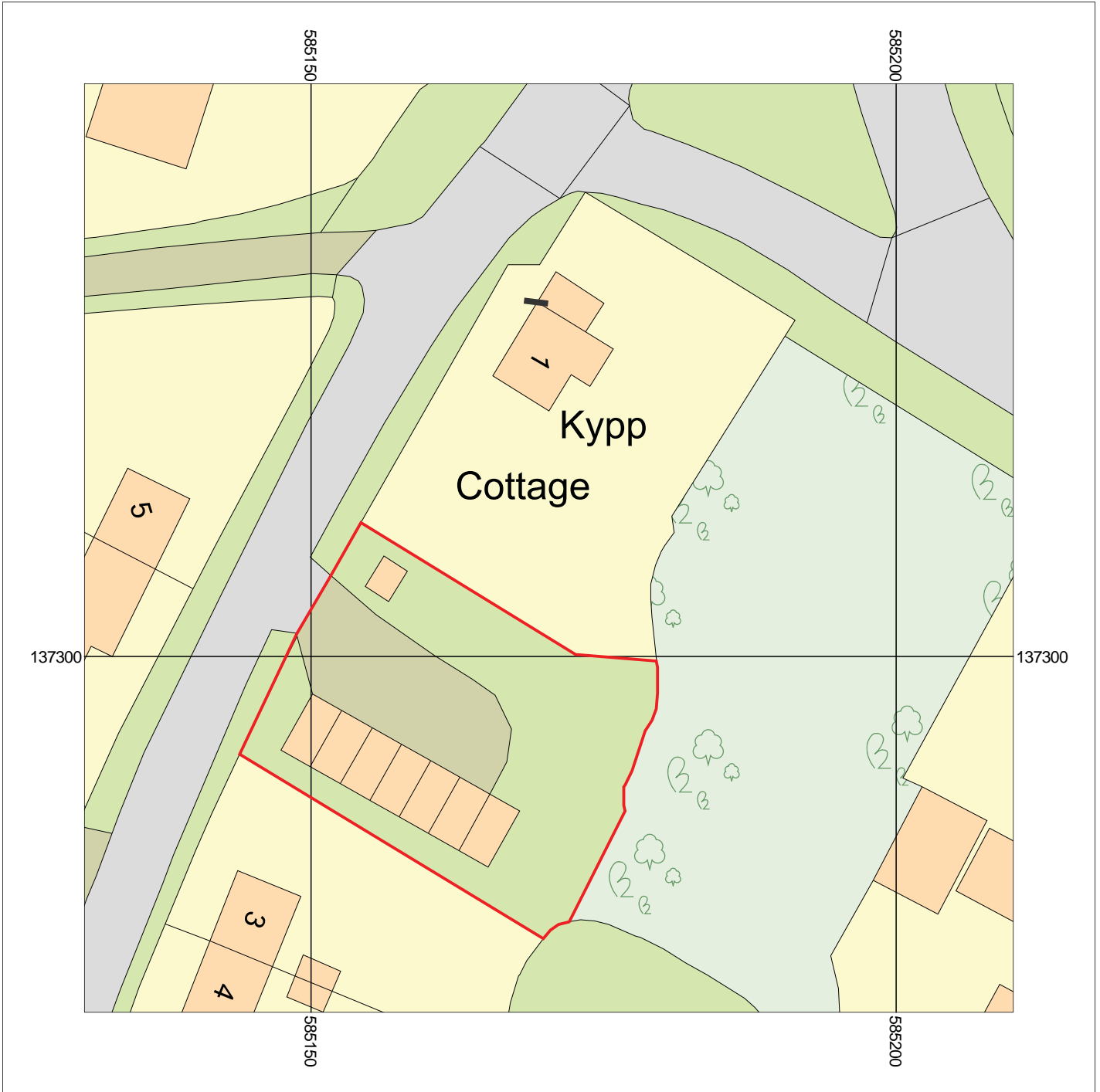


Figure 1: Site location map

# OS Plan Colour



License number: 100031961

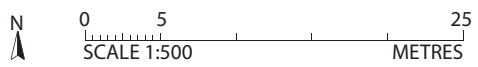


Figure 2: Site plan, scale 1:500

585000

585100

585200

585300

585400

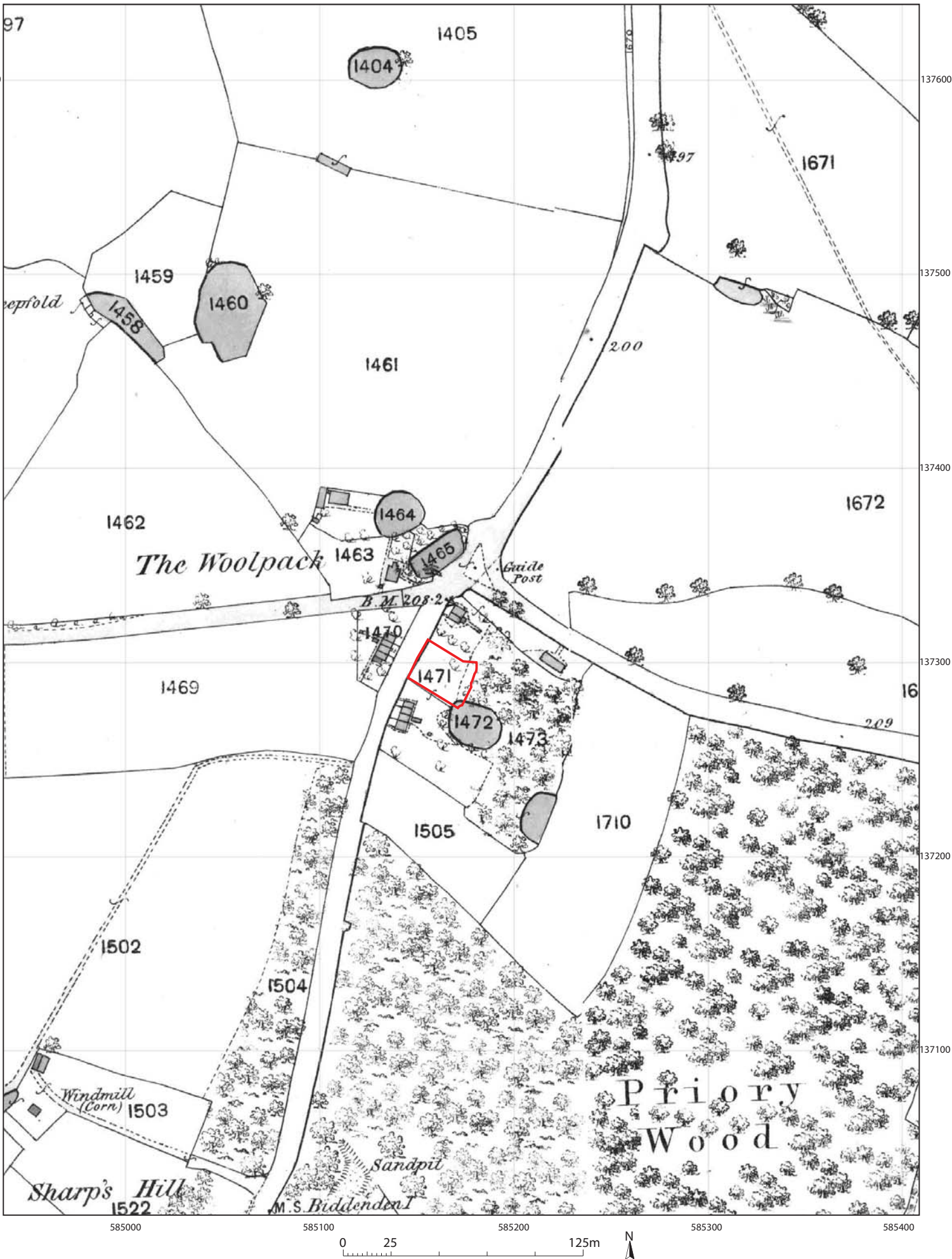


Figure 3: Historic OS map from 1871, scale 1:2500



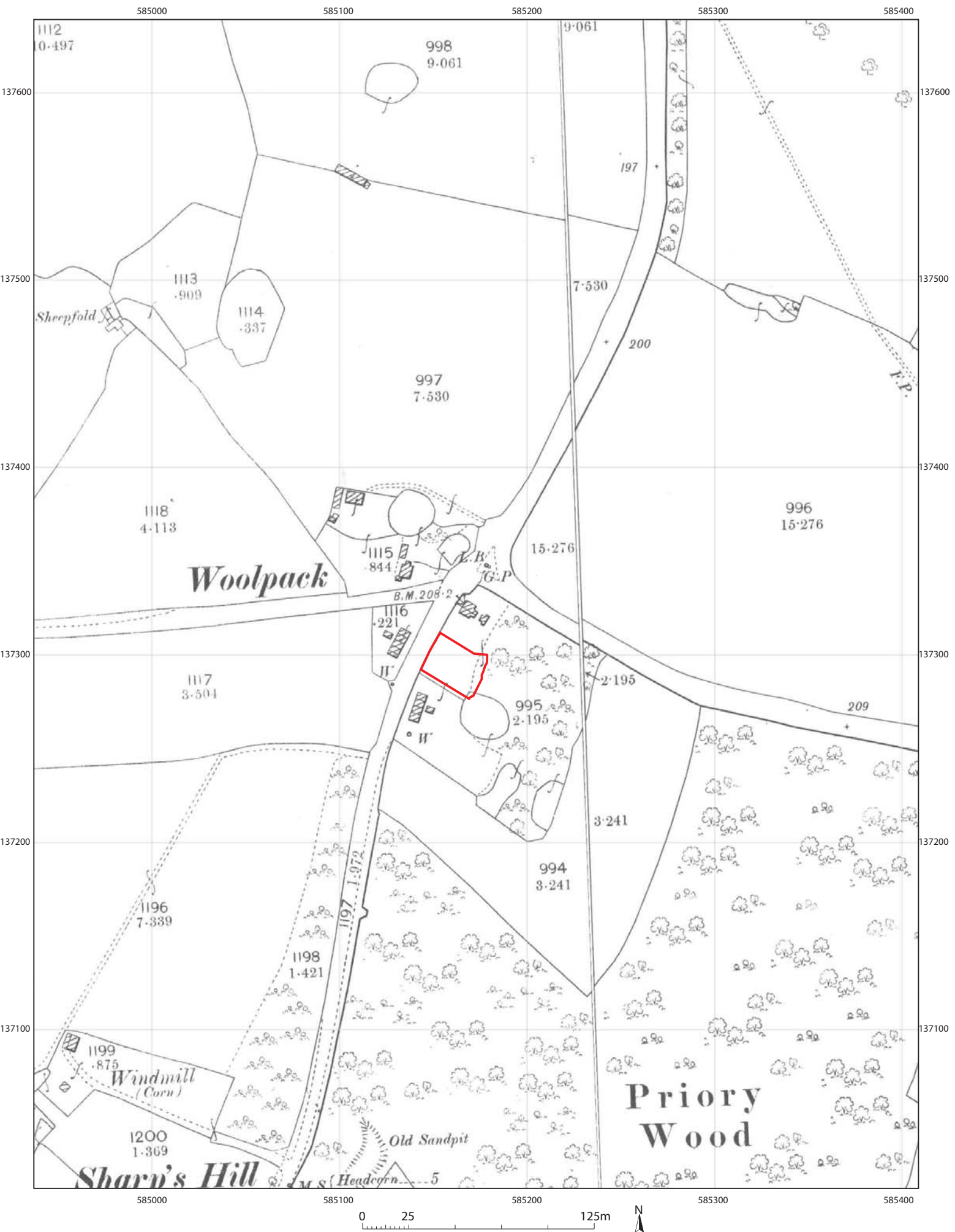


Figure 4: Historic OS map from 1898, scale 1:2500

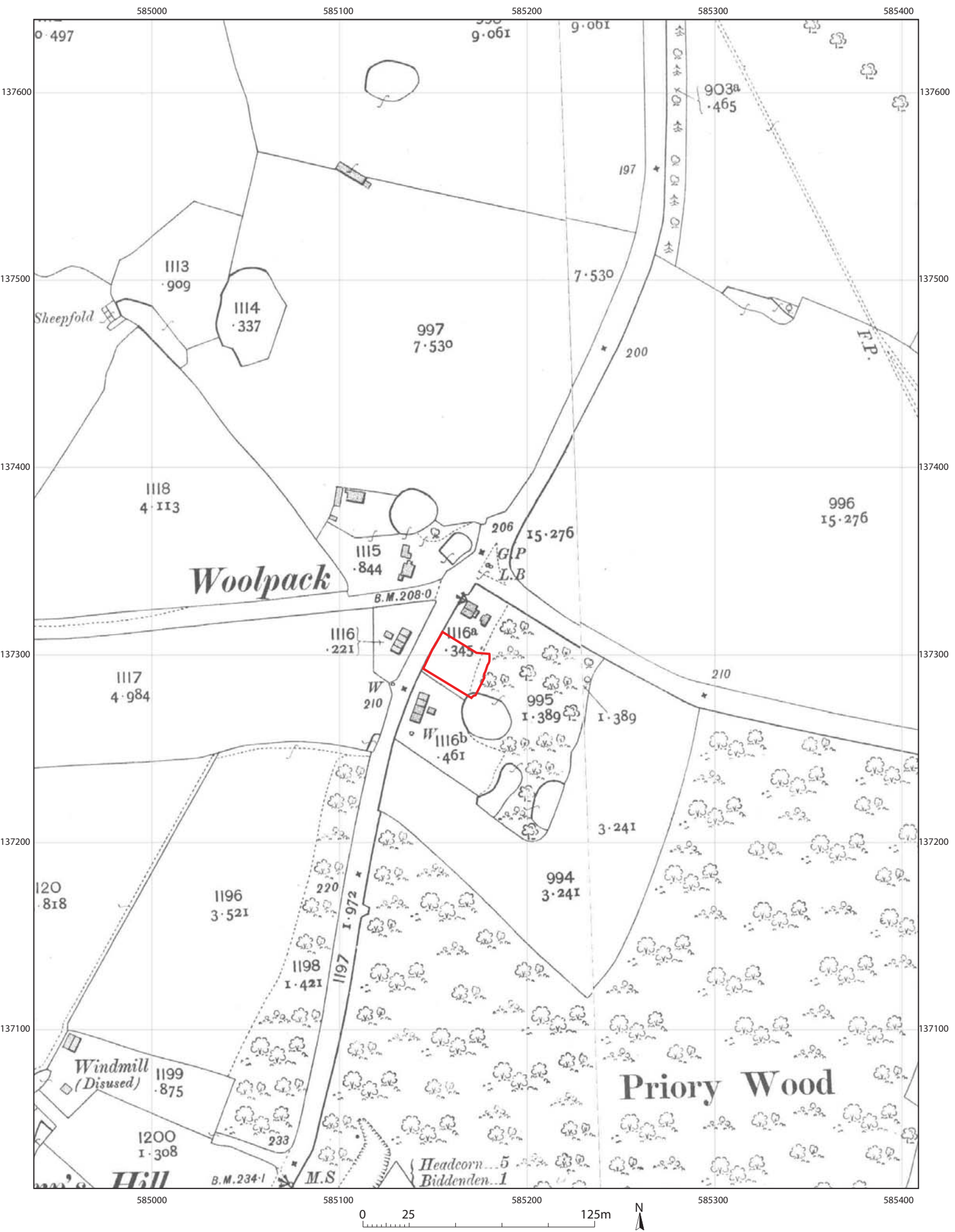


Figure 5: Historic OS map from 1907, scale 1:2500



Figure 6: Historic OS map from 1972, scale 1:2500

585000

585100

585200

585300

585400

137600  
137500  
137400  
137300  
137200  
137100

137600  
137500  
137400  
137300  
137200  
137100

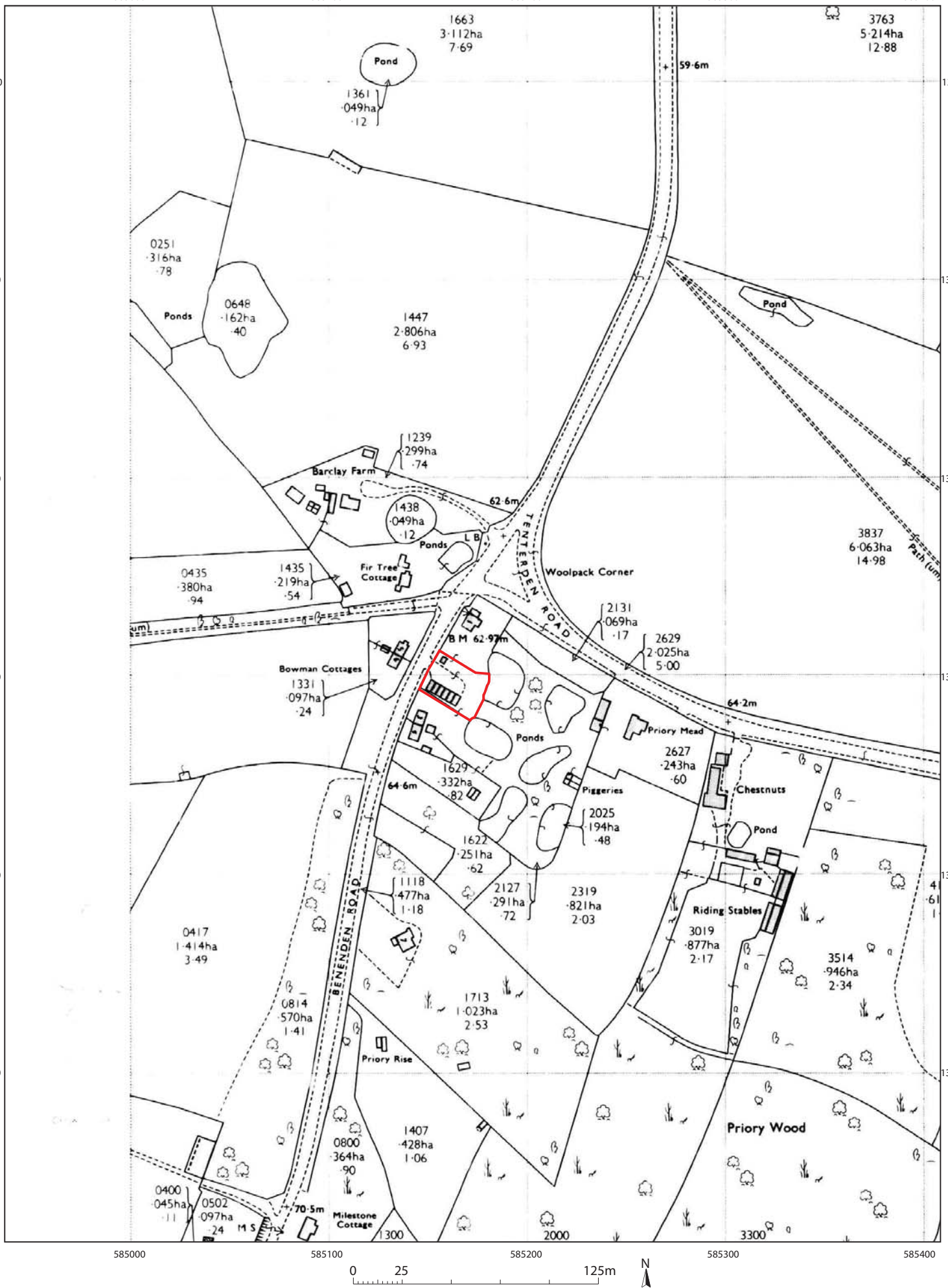


Figure 7: Historic OS map from 1973 - 1976, scale 1:2500

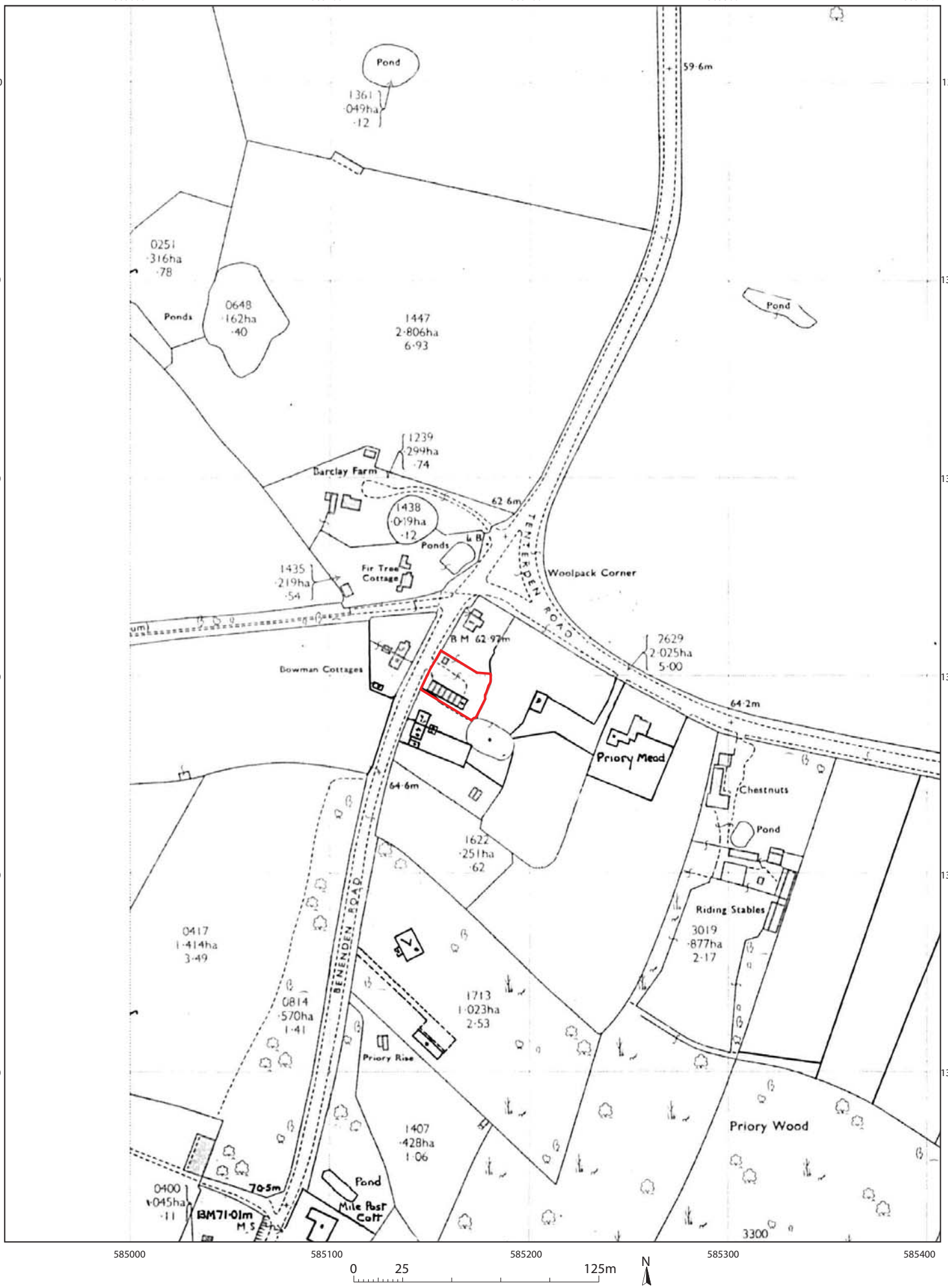


Figure 8: Historic OS map from 1985, scale 1:2500

585000

585100

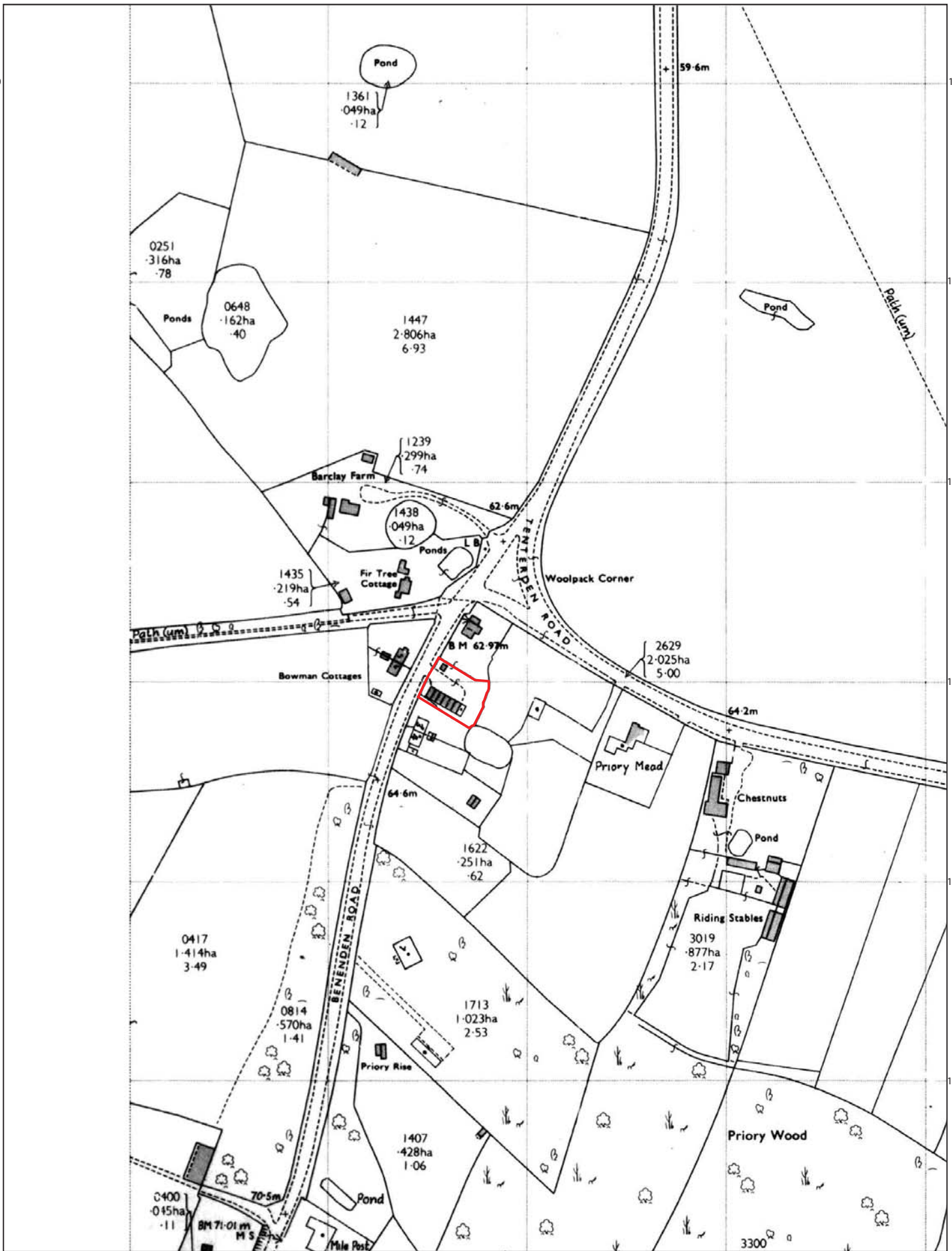
585200

585300

585400

137600  
137500  
137400  
137300  
137200  
137100

137600  
137500  
137400  
137300  
137200  
137100



585000

585100

585200

585300

585400



Figure 9: Historic OS map from 1889, scale 1:2500

585000

585100

585200

585300

585400

137600  
137500  
137400  
137300  
137200  
137100

137600  
137500  
137400  
137300  
137200  
137100

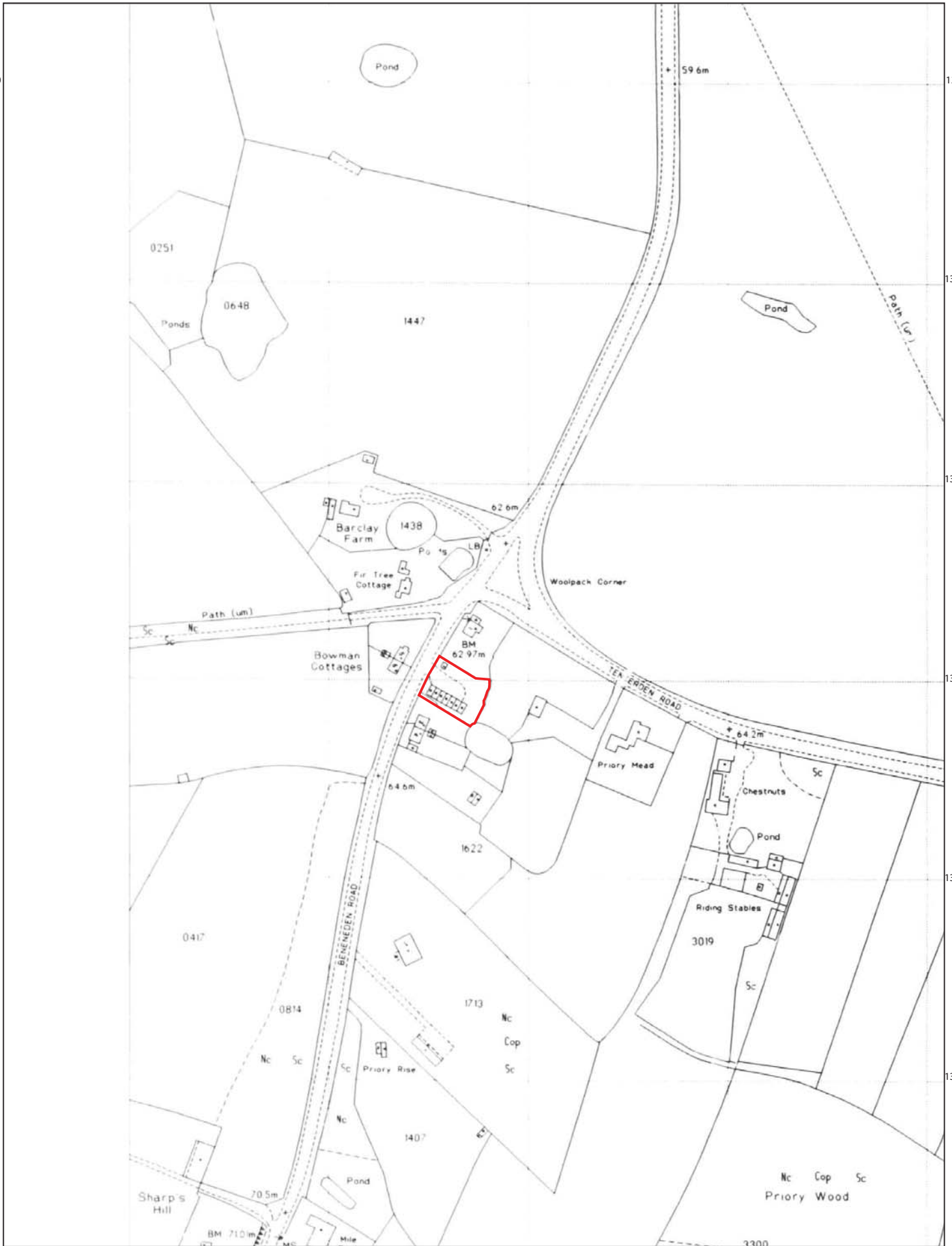
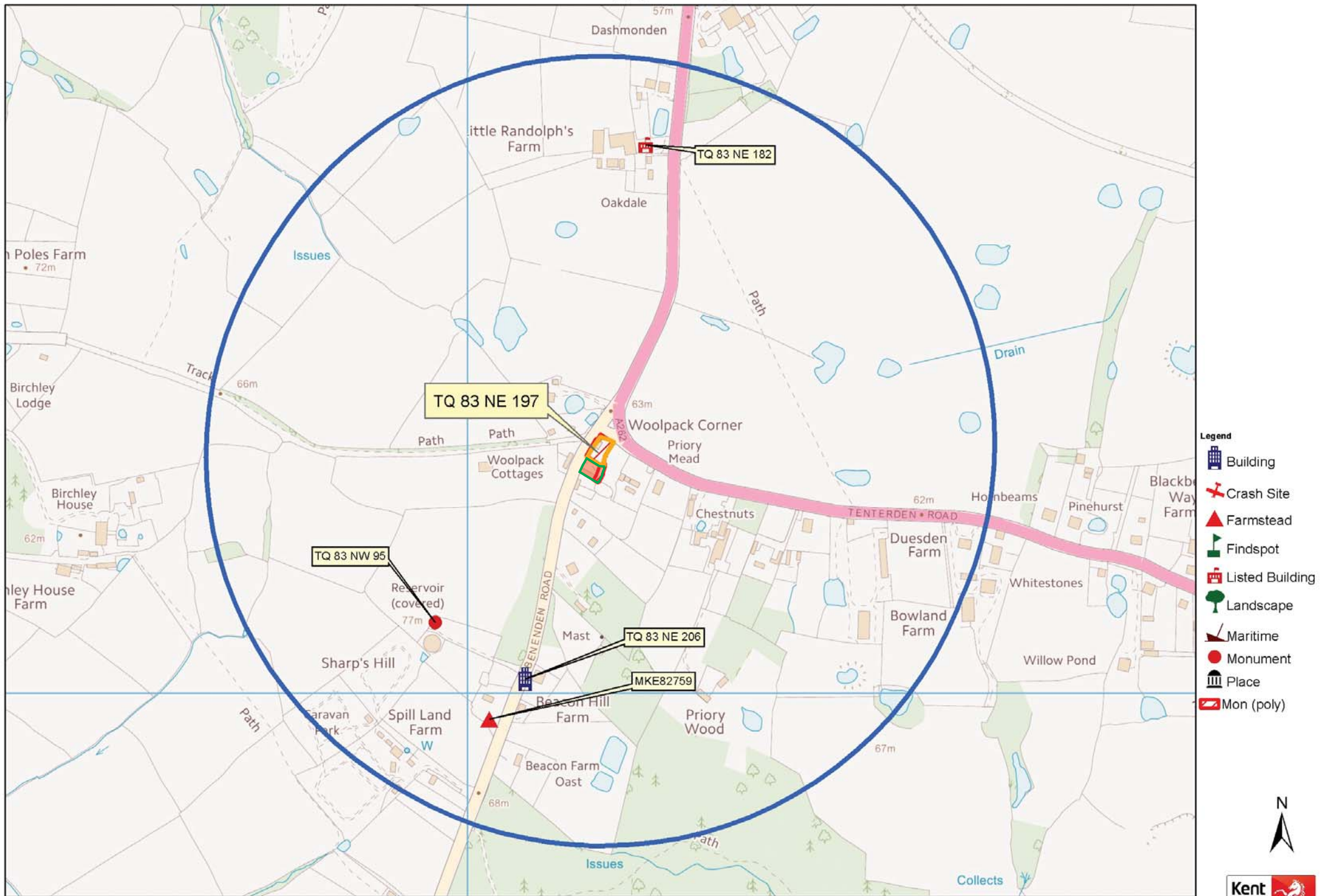


Figure 10: Historic OS map from 1993, scale 1:2500

# Kent Historic Environment Record - Kypp Cottage, Biddenden - Monuments

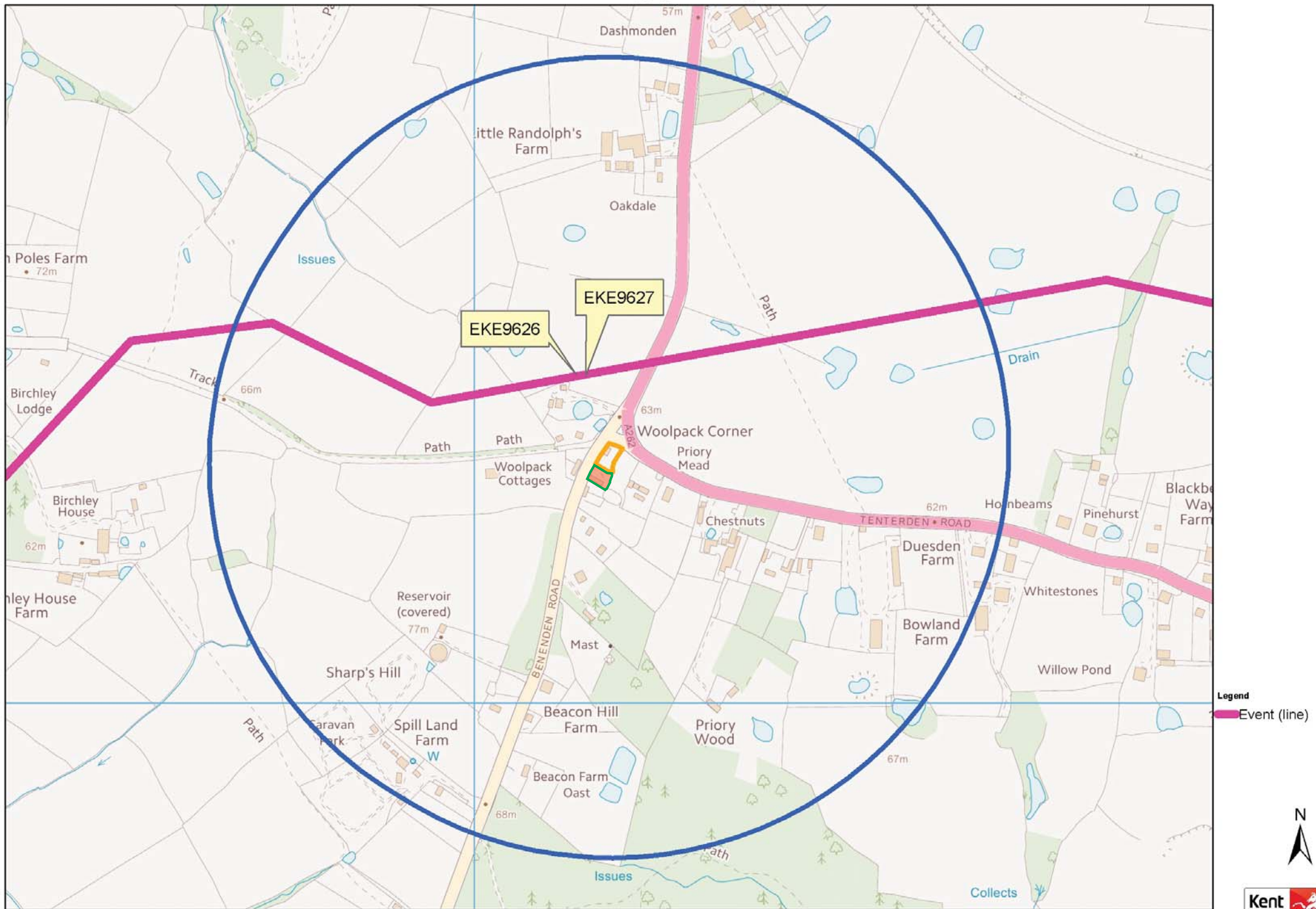


- Legend**
- Building
  - Crash Site
  - Farmstead
  - Findspot
  - Listed Building
  - Landscape
  - Maritime
  - Monument
  - Place
  - Mon (poly)

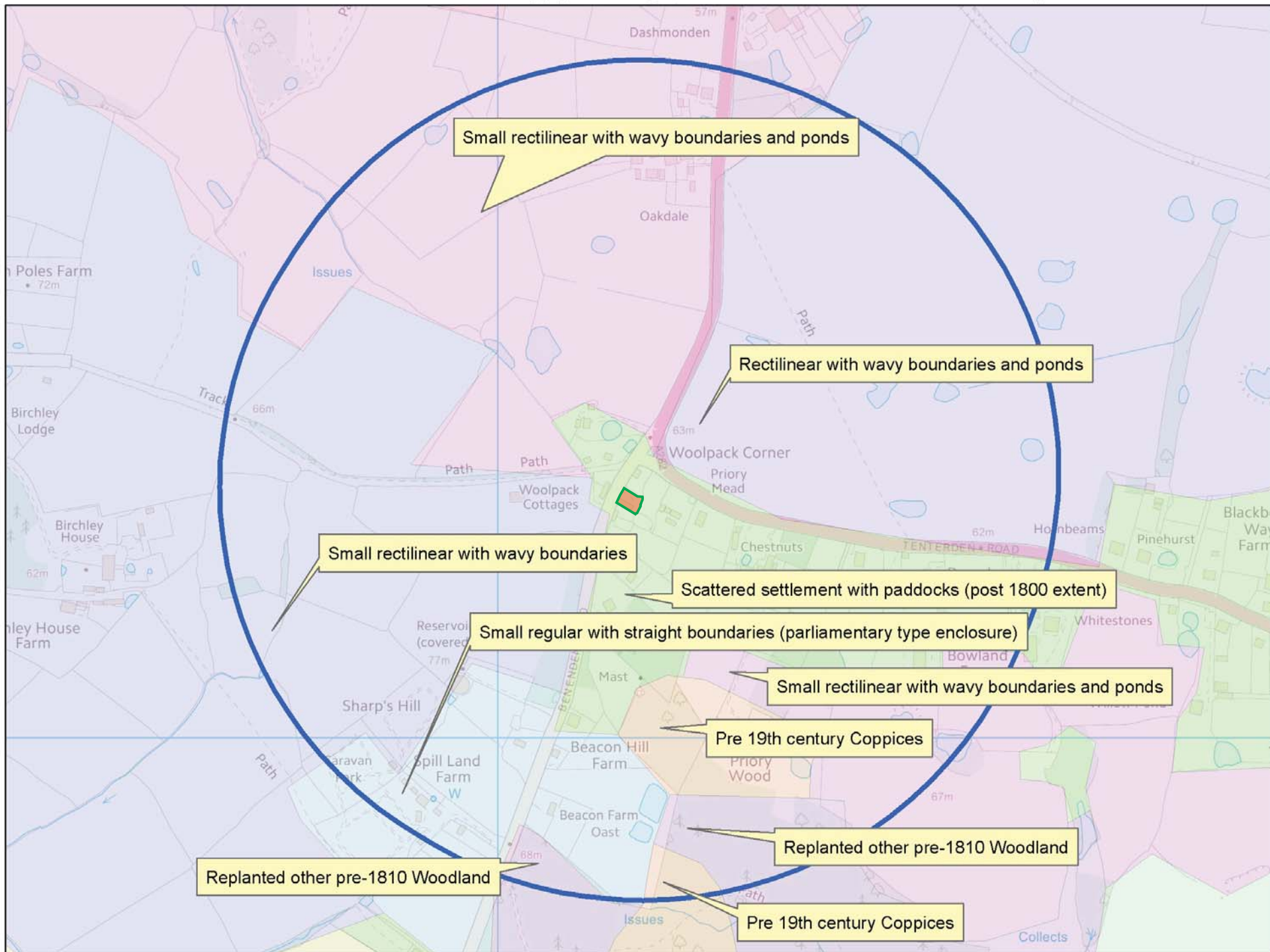




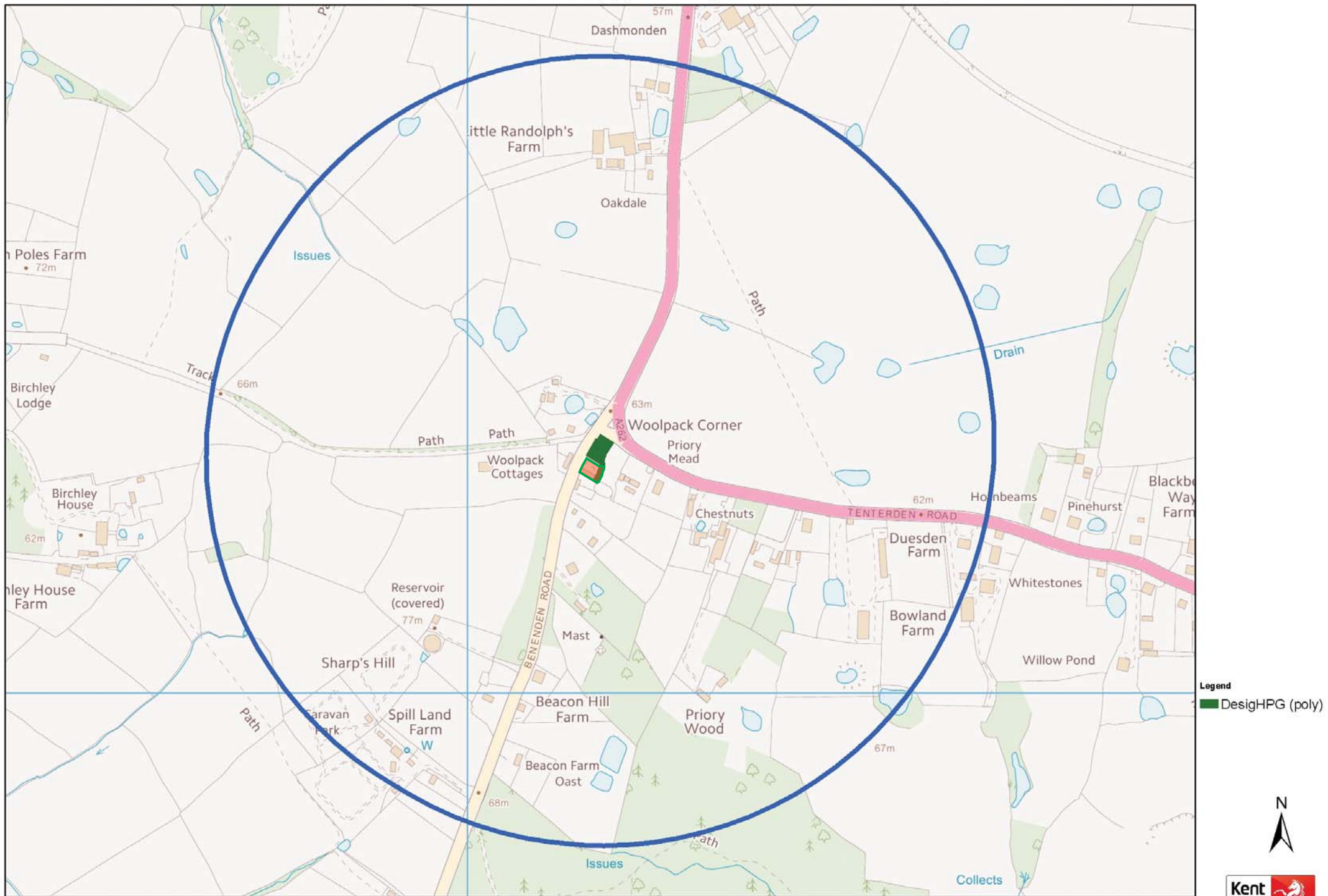
# Kent Historic Environment Record - Kypp Cottage, Biddenden - Events



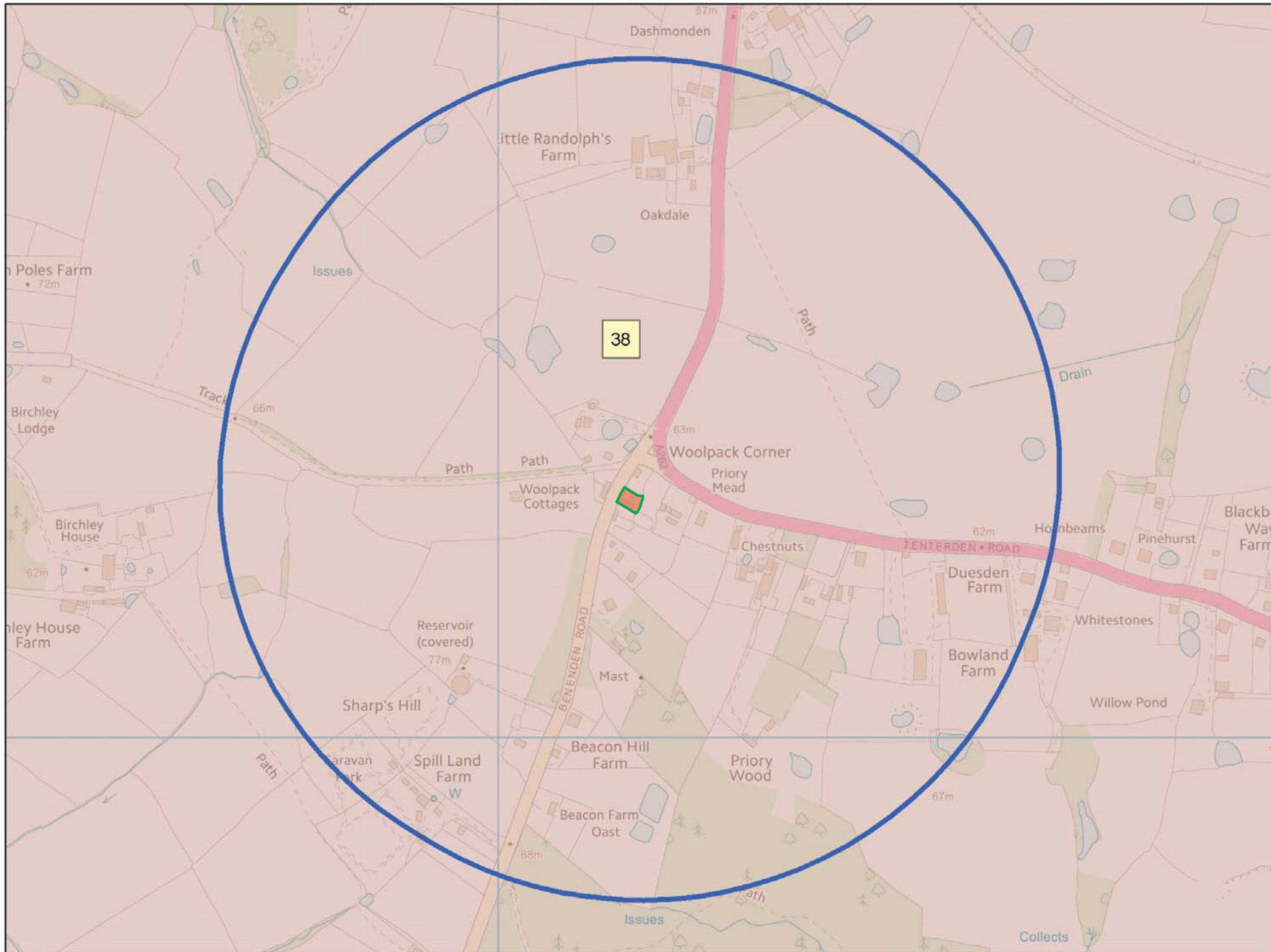
# Kent Historic Environment Record - Kypp Cottage, Biddenden - Historic Landscape Character



# Kent Historic Environment Record - Kypp Cottage, Biddenden - Designations



# Kent Historic Environment Record - Kypp Cottage, Biddenden - Stour Palaeolithic Character Area



Legend





Plate 1: Aerial photograph from 1940



Plate 2: Aerial photograph from 1960



Plate 3: Aerial photograph from 1990



Plate 4: Aerial photograph from 2003



Plate 5: Aerial photograph from 2007



Plate 6: Aerial photograph from 2008



Plate 7: Aerial photograph from 2015





Figure 1. View of site (looking SW)



Figure 2. View of site (looking NW)



Figure 3. View of site (looking SW)



Figure 4. View of site (looking NE)



Figure 5. View of site (looking N)



Figure 6. View of cottage on site (looking NW)