

Archaeological Desk-Based Assessment in Advance of the Proposed Development at Arnold Brae Oast, Back Street, Leeds, Maidstone, Kent.

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National Grid Reference TQ 81210 52876



Report for Mr & Mrs Wright

Date of Report: 16th August 2018

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## **Archaeological Desk-Based Assessment in Advance of the Proposed Development at Arnold Brae Oast, Back Street, Leeds, Maidstone, Kent, ME17 1TF.**

### **Summary**

*SWAT Archaeology has been commissioned by Mr and Mrs Wright to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Arnold Brae Oast, Back Street, Leeds, Maidstone, Kent.*

*This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

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

*Arnold Brae Oast sits within a rural area to the east of Leeds Village in Kent. The oasts were once part of the wider farmstead of Arnold Brae but in recent years the oasts and Farmhouse have been divided into separate residential properties. The Farmhouse is Grade II listed but there is little intervisibility with the PDA. Whilst nearby Leeds village has a long and detailed history, there has not been much in the way of archaeology of finds found in the vicinity of the PDA, which is to be expected given its rural nature. The majority of the KHER records relate to listed buildings or farmsteads. The area of Back Street began to have properties in the Post Medieval period and the map regressions confirms that during the life of the farm at Arnold Brae the PDA to the east of the oasts has had a number of different farm buildings. As result the potential archaeology for all periods is considered low except for the Post Medieval period which is considered moderate. The most recent known building within the PDA is a large*

*modern barn which was demolished around 10 years ago. As a result, it is expected that there has been medium to high impact on any potential archaeology at the PDA due to the disturbance and truncation that would have occurred. The proposed development of the swimming and adjoining basement for changing rooms, gym and cinema room is likely to have a total impact on any potential archaeology due to the depth requirement of 3m. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.*

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr and Mrs Wright (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Arnold Brae Oast, Back Street, Leeds, Maidstone, Kent, ME17 1TF centred on National Grid Reference (NGR) TQ 81210 52876 (Fig. 1).

### **1.2 The Site**

1.2.1 Leeds village in Kent is 8km from the centre of Maidstone and the PDA is 1.3km south west of the church and 0.8km to the east of the Upper Street Area of Leeds. Circa 2km to the north passes, the main road of the A20 and the M20 motorway. The PDA is situated in a small dispersed hamlet area on Back Street of which many of the properties are referred to with the prefix Arnold. The M20 is in an area at the bottom of the North Downs of which the River Len, a tributary of the River Medway, runs south of the A20 on an east/west axis, circa 1.3km north of the PDA. The land then rises up again from the River Len to circa 100 AOD at the PDA.

1.2.2 The PDA grassed area is on level ground as it is higher than the area around the oast house and is held by a retaining wall. This area is screened from the farmhouse next door by high hedges of around 10 ft. The existing building in the south east corner is on a raised platform with timber frame and tiled roof, with open sides (Fig. 1).

1.2.3 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Hythe Formation – Sandstone. The Lower

Greensand Group is a geological unit, which forms part of the underlying geological structure of southeast England. South of London in the counties of West Sussex, East Sussex and Kent, which together form the wider Weald, the Lower Greensand can usually be subdivided to formational levels with varying properties into the Atherfield Clay Formation, the Hythe Formation, the Sandgate Formation, Bargate Formation and the Folkestone Formation. The Lower Greensand is one of the most landslide-susceptible formations in the UK. The Lower Greensand Group was deposited during the Early Cretaceous Period, which lasted for approximately 40 million years from 140 to 100 million years ago. Kentish Ragstone is a hard, grey, sandy limestone that forms an important component of the Hythe Formation. The ragstone bed runs along the line from Hythe to Maidstone to Westerham. There are no superficial deposits.

#### *Geotechnical Information*

- 1.2.4 There is known geotechnical information to the south west of the PDA from a watching Brief by the Canterbury Archaeological Trust in 2012 at Arnolds Yoke (AKA Arnolds Farm). The soil sequences included subsoil of a reddish brown and grey mottled sandy clay of up to 1.2m, the subsoil was sealed by a 0.2m deposit of mid-grey silty sandy clay that represented the remains of agricultural topsoil.

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is between the eastern side of the oast towards the existing building in the south east corner. The existing building is to be replaced with a swimming pool on the same width as the building but slightly longer. The pool house is to be connected to the oast via a basement to include changing room, gym and cinema room (Fig. 2).

### **1.4 Project Constraints**

- 1.4.1 No constraints were associated with this project.

### **1.5 Scope of Document**

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on

Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

### **2.2 Heritage Assets**

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

*‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’*

2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

### **2.3 National Planning Policy Framework (NPPF)**

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): Annex 2, comprises:



*'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

*'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

2.3.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 185 of the NPPF states that:

*'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. The planning authorities should take into account:*

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*

- d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 of the NPPF states that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.'*

2.3.6 Paragraph 190 of the NPPF states that:

*'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 to 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.'*

2.3.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological,

architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its

setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

2.3.14 Conversely, paragraph 196 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm

under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## **2.4 Planning Policy Guidance**

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

### *Conservation Principles, Policy and Guidance (Historic England, 2008)*

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.

- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

## 2.5 Statutory Protection

### *Ancient Monuments and Archaeological Areas Act 1979*

- 2.5.1 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). <sup>[SEP]</sup>Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

### *Planning (Listed Buildings and Conservation Areas) Act 1990*

- 2.5.2 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.

### *Enterprise and Regulatory Reform Act 2013*

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings

covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

*Hedgerow Regulations (statutory Instrument No. 1160) 1997*

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

*Treasures Act 1996*

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or



silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

*Burial Act 1857.*

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

## **2.6 Local Policies**

- 2.6.1 Maidstone Borough Council, has a Heritage Strategy dated October 2017. The Maidstone Borough Council Local Plan was adopted in October 2017. There are no specific policies relating to archaeology. The council has a number of Spatial Objectives one of which is:

*'To safeguard and maintain the character of the borough's landscapes including the Kent Downs Area of Outstanding Natural Beauty and its setting, the setting of the High Weald Area of Outstanding Natural Beauty and other distinctive landscapes of local value whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy'*

*POLICY SP18: Historic Environment.*

- 2.6.2 To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:
- (i) Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;

- (ii) Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;
- (iii) Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and
- (iv) Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.

#### *Local Planning Guidance*

- 2.6.3 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

- 3.1.1 This Desk-Based Assessment was commissioned by Mr and Mrs Wright to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 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.
- 3.1.3 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 its 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”.

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

### **3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)**

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

*‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’*

(2017:4)

- 3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

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

- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

## **4 METHODOLOGY**

### **4.1 Introduction**

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

### **4.2 Designated Heritage Assets**

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

#### *Heritage Assets*

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as

assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

### *Setting*

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

### *Significance*

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

## **4.3 Sources**

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

#### *Archaeological databases*

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

#### *Cartographic and Pictorial Documents*

- 4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

#### *Aerial photographs*

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

#### *Secondary and Statutory Resources*

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

#### *Walkover Survey*

4.3.8 The Site is visited for a walkover survey. This is for the purpose of:

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

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British	c. AD 43 – c. AD 410	
Anglo-Saxon	AD 410 – AD 1066	
Medieval	AD 1066 – AD 1485	
Post-medieval	AD 1485 – AD 1900	
Modern	AD 1901 – present day	
<b>Table 1: Classification of Archaeological periods</b>		

5.1.2 There Kent HER records within the 500m assessment are relate to the PDA's position in The Forstal area of Mersham of which has a large number of Listed Buildings and farmsteads. Many of the records relate to finds and features found

as part of the CTRL, predominately relating to the Medieval period. The table in Figure 16 details all the finds, features and buildings within the assessment area.

## 5.2 Designated Heritage Assets

- 5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are four listed heritage assets within the assessment area. They are all Grade II listed and located along Back Street to the south and north of the PDA. In particular one of the heritage assets is located within 15m of the main house of the PDA and the relationship between Arnold Brae Farmhouse and the oast is subject to curtilage. The intervisibility between Arnold Brae Farmhouse and the PDA is limited due to the high hedge between the two properties. In addition, the new building will be no higher than the existing building. A separate Heritage report has been commissioned.

**Table 1 Designated Heritage Assets**

TQ 85 SW 133	Post Medieval	Barn, 2 yards north of Arnold’s Farmhouse. Grade II listed (1086119). 17th century, partly built with re-used 16th century or earlier timbers, and with late 18th or early 19th century alterations.
TQ 85 SW 242	Post Medieval	Arnold Brae Farmhouse. Grade II listed (1299602). 17th century with 18th century additions and early 19th century alterations. Timber-framed.
TQ 85 SW 278	Medieval	Arnold Farmhouse. Grade II listed (1336282). 15th century with early 19th century facade. Timber framed, front elevation rendered, left end elevation C20 brown brick, right end elevation brown brick on ground floor, weatherboarded above.
TQ 85 SW 263	Post Medieval	Arnold Hill Cottage. Grade II listed (1336302). Late 18th century. Ground floor chequered red



		and grey brick, first floor rendered. Left gable end weatherboarded on first floor.
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### 5.3 Previous Archaeological Works

- 5.3.1 There has only been one intrusive archaeological event. A watching brief was undertaken in 2012 at Arnolds Farmhouse circa 200m south, south west from the PDA. This related to the monitoring of foundation trenches for an extension. No archaeological features or finds were *observed (Unpublished document: Canterbury Archaeological Trust. 2012 An Archaeological watching brief at Arnolds Farmhouse, Back Lane, Leeds, Maidstone).*
- 5.3.2 To the east, at the site of Ledian Farm a Desk-Based Assessment was carried out in 2017. In advance of the proposed development of the demolition of existing buildings and the construction of a new residential development of a number of houses. The site was identified as having a modest archaeological potential for occupation and agricultural remains associated with the Late Medieval Period. All other periods were regarded as low *(Unpublished document: CgMs Consulting. 2017. Archaeological desk-based assessment, Ledian Farm, Upper Street, Leeds, Kent.)*
- 5.3.3 Subsequently an archaeological Evaluation was carried out in May 2017 by AOC Archaeology Group. The evaluation comprised of 12 trenches on the western side of the site between 25-30m in length. Three linear features, possible ditches or gullies, were recorded in Trenches 1, 2 and 3, however no dating evidence was recovered. No significant archaeological finds, features or deposits were recovered during the course of this evaluation (Unpublished Report: CgMs Consulting. 2017. Archaeological Evaluation, Ledian Farm, Upper Street, Leeds, Kent)

#### *Landscape Characterisation*

- 5.3.4 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'small regular with straight boundaries (parliamentary type enclosure'. The fields to the west of the PDA are characterised as orchards. To the east are field predominately bounded by tracks, roads and other rights of way (Fig. 17).

- 5.3.5 Maidstone Borough Council have produced a Landscape Characterisation. The PDA falls within area 30, Langley Heath Undulating Farmlands, which is subdivided into different areas of which the PDA resides in Leeds Ladder Fields. The area is characteristic of small scale fields pattern used to enclose orchards and soft fruits. Some of these small fields contain polytunnels used for the production of soft fruits. Native hedgerows segregate fields of pasture and line the narrow lanes. The built environment is predominantly traditional and characteristic, with numerous vernacular style listed buildings including oast houses, converted timber barns and timber framed buildings. The use of local materials and styles is very strong, with an abundance of ragstone in walls, bridges and buildings, flint, weatherboarding and herringbone brickwork.
- 5.3.6 Much of the woodland is ancient, hedgerows are generally intact and the built environment mostly respects local vernacular and promotes a very strong sense of place. There are very few visual detractors comprising polytunnels and large agricultural barns. The Borough's policy is one of conserve.

#### *Medway Valley Palaeolithic Project*

- 5.3.7 The PDA is situated to the south outside the Palaeolithic area designated 51, which would be along the area of the River Len. No finds have been found from designated area 51 and therefore the likelihood of finds is classed as low (Fig. 18).

#### *0-100m Radius*

- 5.3.8 There are two KHER entries for this area. Arnold Brae Farmhouse is circa 15m south, south west of the PDA (TQ 85 SW 242). It is Grade II listed from the 17<sup>th</sup> century. The farmhouse was part of a wider farmstead where the farmhouse was detached gable end onto the yard. The oast house of the PDA is part of that multiyard farmstead which has been altered with more than 50% loss of its original form (MKE 84939).

#### *100-200m Radius*

- 5.3.9 There are three KHER entries for this area. Within this area is are the listed buildings and farmstead of Arnold Farm. The farmhouse is circa 175m south, south west of the PDA, from the 15<sup>th</sup> century and Grade II listed (TQ 85 SW 278).

Immediately to the north of the farmhouse is a Grade II listed barn from the 17<sup>th</sup> century (TQ 85 SW 133). The farmstead itself is also recorded and was also known as Arnold Yoke (MKE 84938). From the Post Medieval period it was a loose courtyard farmstead with working agricultural buildings on three sides with additional separate elements to the plan. It has been altered with only partial loss of its original form (less than 50%) and is still a working farm today.

#### *200-300m Radius*

5.3.10 There are two KHER entries for this area. Arnold Hill Cottage is circa 280m north, north east of the PDA (TQ 85 SW 263). It is Grade II listed from the late 18<sup>th</sup> century. 210m to the north of the PDA is the farmstead of Back Street Farm (MKE 84941). This was a dispersed driftway farm and appears to include an oast and possible cottages. It is uncertain which building was the farmhouse.

#### *300-400m Radius*

5.3.11 There are four KHER records for this area. All of which relate to farmsteads. Arnold Hill Farm is to the north, north east and is circa 350m from the PDA. The farmhouse is detached gable end onto the yard and it has been only partially altered (MKE 84943).

5.3.12 To the south, south west of the PDA is the Grade II listed building of Denne and projecting walls. Originally built in the 16<sup>th</sup> century and re-fronted in the 18<sup>th</sup> century (TR 03 NW 46). This being associated with The Den farmstead (MKE 83198). Circa 320m north west is the farmstead site of Jemmett's Farm. The farm itself has been demolished and after a number of years a new one built slightly to the east of the original site (MKE 83200). Nearly, this farmstead there is an outfarm, north of the PDA. Also, circa 350m away that previously consisted of two agricultural buildings which has since been destroyed (MKE 84942). At the same distance and area but to the north west from the PDA is another outfarm that consisted of two detached buildings. This has been altered with partial loss of its original form (MKE 84940). A further farmstead but this time circa 350m south east of the PDA was a single field barn which has been demolished (MKE 88903).

#### *400-500m Radius*

5.3.13 There are five KHER records for this area. Four relate to farmsteads and one is a findspot. There are two farmsteads circa 450m and 500m north west of the PDA.

Both were outfarms with a single field barn that have been completely demolished (MKE 84944 & MKE 88610). Another outfarm that is a single barn is circa 400m east of the PDA that still survives with no apparent alteration (MKE 88611). Circa 450m east, south east of the PDA there is another surviving field barn with no apparent alteration (MKE 88612). The findspot is a silver coin from the Medieval period found and reported under the Portable Antiquities Scheme (MKE 95983). As a result, not much is known about the find or its exact location as PAS finds are normally attributed to a grid square.

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

- 5.4.1 Leeds takes its name from the stream known in early times was known as the Hlyde, 'the loud or noisy one'. We know the original settlement was called Hlydes – 'belonging to the noisy one' and is recorded as Esleades in 1086, Hlydea, Hledes c.1100 and Leeds by 1610.
- 5.4.2 There is very little evidence within the area of Leeds village during the prehistoric, Iron Age and Roman periods. Leeds is situated below the North downs and it is likely that the village is along one of the droveways that travels from the top of the Downs in a north easterly to south westerly direction towards the pastures in the Weald and Marshes. Of note is that the Riven Len, a tributary of the River Medway, passes through the area north of the PDA. There is a springline at the foot of the North Downs, near the Pilgrims Way, an ancient prehistoric path circa 4km north east from the PDA. It was along this line south of the downs developed a number of estates, Hollingbourne being one of 18,000 acres, which incorporated the area around Leeds, subsequently sub divided during Anglo-Saxon times into parishes.
- 5.4.3 Leeds Castle is on the edge of the parish and an Anglo-Saxon fortress was constructed on the site of the castle around 978 AD by Ledian, a Chief Councillor to King Ethelbert II. The church is thought to have earlier Anglo-Saxon origins. It is thought that the castle was demolished by the Danes.
- 5.4.4 Leeds was given by William the Conqueror to his half-brother Odo, Bishop of Bayeaux who owned it at the time of the Domesday survey. The village is recorded as having of 54 households, 7 plough teams, 8 acres of meadow, woodland for 20

swine, 5 mills and 1 church. The originally settlement is thought to have been in the hollow below the church by the present-day George Inn.

- 5.4.5 Construction of the church began in the 11th century; it is built of a mix of local ragstone and tufa with a roof covered in plain clay tiles. The south aisle was possibly built in the 12th century, but is mostly 14th-century with later modifications.
- 5.4.6 In the 1119 AD, Leeds Priory was founded and occupied by Blackfriars. It was set back from the road behind the George Inn. Eventually came into the ownership of Henry VIII at the time of the dissolution. It was then leased to Anthony St Ledger for 21 including two mills and 323 acres of land. The priory itself was demolished and the materials taken away. In 1573, Anthony's son transferred the estate to the Meredith family and subsequently to the Oxenden family and a mansion was built in the area around 1719. In 1765, John Calcraft brought the estate and extended the house and landscaped the grounds with the mansion demolished at the end of the 18<sup>th</sup> century.
- 5.4.7 Leeds Castle following the Norman period, at times became the property of six queens, also used by Henry VIII and his first wife. Subsequently a Jacobean country house, a Georgina mansion and then a private house before opening to the public. At times it would have been a major employer within the village.

At the nearby River Len there was a fulling mill which played a part in the process of woollen clothmaking. This industry declined around 1616. By 1700 the mills on the River Len were involved in papermaking. Essentially the area around the village was a farming community made up of many farmsteads with pasture and orchards. In 1801 the population in the parish of Leeds was 422, rising to 663 in 1851 and with a slight reduction to 650 by 1901.

## **5.5 Cartographic Sources and Map Regression**

*Andrews, Dury and Herbert map of 1769*

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county.

This shows a sparsely populated landscape to the east of the village of Leeds. Back Street exists as an route between properties at Brogden and Langley Heath. Back Street is connected via a road to the west to Otham Hole broadly where Arnold Farm is currently. There is only one property showing along Back street on the western side. To the east can be seen the ribbon development of Leeds Village with the church at the northern end and the Abbey site (Fig. 3).

*Hasted, 1798*

- 5.5.2 The area around Back Street is still sparsely populated. In this map, no buildings are shown located on Back Street. (Fig. 4).

*Ordnance Surveyors Drawings 1797*

- 5.5.3 This map shows the individual buildings and essentially shows an agricultural landscape. Arnold Brae Farm is now showing as is Arnold Farm to the south west. At Arnold Brae it appears to show the farmhouse and the building facing the road. The oast is not in existence. The road from Otham Hole no longer runs in a straight line to join Back Street but now skirts around the southern edge of Arnold Farm. Other properties along Back Street are shown to the north. The area is a patchwork of fields and orchards. (Fig. 5).

*Tithe Map from 1841*

- 5.5.4 The tithe map shows greater detail. The PDA shows the oast house and there are other outbuildings to the east and west of the oast. To the north is a field and to the east is orchards. To the south west to farmstead of Arnold Farm is also shown with the farmhouse and barn (Fig. 6).

*Historic OS Map 1867 1:2500*

- 5.5.5 This is the first properly scaled OS map. The PDA is part of the farm buildings labelled 'Arnold' and part of the field designated 112 which is an orchard. Within the PDA farm buildings there appears there is one oast with adjoining barns. It is not clear if the second oast have been built yet. To the west is another barn on an east/west axis with a pond to the north of that. To the north east of the oast there is also another smaller building. And at the eastern side of the southern end of the oast's barns is another building. South of the PDA is Arnold Farmhouse and adjoining the road another large building. The fields around are a mixture of

orchards and arable fields. To the south is the farmstead of Arnold Yoke. To the north are scattered buildings along the road. (Fig. 7).

*Historic OS map 1897 1:2,500*

5.5.6 This map clearly shows two oasts. The field in the northern part of the PDA has been re-designated 101. There have been some changes to the other buildings within the PDA. There is now no building to the west of the barn and oasts. The pond is also no longer showing. South of the PDA the building adjoining the road has reduced significantly in size. The building immediately to the north of the PDA on the western side of the road is now labelled a smithy and north of that the group of buildings are labelled Back Street Farm. The fields around are still a mix of orchards and arable (Fig.8).

*Historic OS map 1908 1:2,500*

5.5.7 The PDA has not changed and the general area around is increasingly orchards (Fig.9).

*Historic OS map 1938 1:2,500*

5.5.8 The PDA now appears to have no other buildings associated with it other than the oasts and adjoining barns. The eastern boundary has been removed and the field in the northern part of the PDA is now part of a much larger field to the east designated 98. The farmstead is now referred to as Arnold Brae. South of the PDA, there has also been a reduction in the number of buildings around the farmhouse but a new building has been built adjoining the building that adjoins the road. To the north the labelled Back Street Farm is no longer showing but instead there is Seymour's Oast. The building immediately north on the western side of the road is no longer there. To the north there is no longer the smithy label although the buildings appear unchanged (Fig.10).

*Historic OS map 1967 1: 2,500*

5.5.9 There have been significant changes in the area of the PDA. There is now a large barn to the east of the oasts. In addition, part of the field in the northern part of the PDA appears to have been separated with the orchard removed from the separate portion alongside the road. To the south, Arnold Yoke is now referred

to as Arnold Farm and has a number of new buildings around the farmhouse. To the north Seymour's Oast has a tennis court suggesting that this is now a residential building. Some of the fields around have been made larger. To the north what was previously the smithy is not called West Forge. (Fig.11).

*Historic OS map 1968-1973 1:2500*

5.5.10 There does not appear to be any difference to the map above (Fig.12).

*Historic OS map 1978 1:2500*

5.5.11 There does not appear to be any difference to the PDA. North of Arnold Farm is now a man-made pond. (Fig.13).

*Historic OS map 1986 1:2500*

5.5.12 Within the PDA. The building between the oasts and the road has been partly removed leaving the one building adjoining the road. In addition, the boundary line of the field to the north has altered moving eastwards and a new northern boundary line has been added (Fig.14).

*Historic OS map 1991-1993 1:2500*

5.5.13 No changes are noted (Fig. 15)

## **5.6 Aerial Photographs**

*1940s*

5.6.1 This shows the PDA surrounded by a patchwork of fields containing orchards. The Arnold Brae farmstead consists of the farmhouse gable side onto the road at the southern end of the yard. To the north east side of the yard there are two barns on a north/south axis each with an oast at the northern end. On the road to the north of the farmhouse is a small single storey barn facing into the yard thought to be stables. The entranceway from the road to the farmyard is at the southern end of this small barn. To the south, south west can be seen Arnold Farm with the farmhouse, and listed barn as well as a number of other more modern farm buildings. To the north is a small group of houses on the west and eastern side of Back Street, on the west side of Back Street is the farmstead of Seymour's Oast



and north of the PDA of the PDA, on the eastern side is the property of West Forge (Plate 1).

#### *1960s*

- 5.6.2 The area around the PDA is still orchards with trees of varying maturities. The PDA appears unchanged with the exception of a new large barn to the east of the oast barns (Plate 2).

#### *1990*

- 5.6.3 The area around the PDA has changed and is no longer entirely orchards but a mixture of orchards, arable fields and scrub. The PDA still consists of the two barns with the oasts attached and the small barn alongside the road to the west of the oasts and a larger more modern barn to the east. The land of the northern part of the PDA is now grass with some mature trees surrounded by hedges on all sides except the southern boundary which is still open and forms part of the yard. To the south, south west at Arnold Farm there have been a number of changes to the various agricultural buildings on the site and a large man-made pond is now showing to the north of the listed barn. There are also some areas of Arnold Farm that are now covered by polytunnels (Plate 3).

#### *2003*

- 5.6.4 The PDA has been separated from the farm yard by a hedge and a new entrance created from the road to the north of the small barn with an open parking area created north west of the oasts. The small barn now part of the area relating to the farmhouse. The large barn to the east of the oasts is within the PDA. The northern grassed area of land of the PDA now has fewer trees. The area around the PDA is orchards/soft fruits with an increasing number of polytunnels (Plate 4).

#### *2008*

- 5.6.5 The large barn to the east of the oasts has been demolished by 2006. The western most oast and barn appears to have had an extension on the western side. The land to the north of the PDA is still grass but has a dividing fence effectively cutting the area into two with the far northern part including goal posts. The farmhouse south of the PDA now has to the east a new building presumed to be a garage. To the

south west at Arnold Farm, the pond area has grown in significantly in size and a number of new agricultural buildings have been added. Polytunnels are much more prevalent across the area especially west of the PDA (Plate 5).

*2013*

- 5.6.6 No changes are noted to the PDA other than a small building has been added to the parking area. The area around has more polytunnels (Plate 6).

*2018*

- 5.6.7 No changes are noted to the PDA other than a small building has been added to the south east corner of the PDA. (Plate 7).

## **5.7 Walkover Survey**

- 5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 13th August 2018. No artefacts or archaeological features were identified in the walkover (Plates 8-12).
- 5.7.2 The PDA is predominately grassed with a timber building with tiled roof open to the sides on a raised platform. The house is situated lower than the grassed and platform area by circa 0.5m and held in place by a retaining wall. There was no evidence on the surface of any previous farm buildings and the customer comments that this made ground to the east of the oats contains rubble.

## **5.8 Summary of Potential**

### *Palaeolithic*

- 5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the 500m assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

#### *Mesolithic*

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

#### *Neolithic*

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

#### *Bronze Age*

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER no records 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**.

#### *Iron Age*

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER no records 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**.

#### *Romano-British*

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER no records 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**.

### *Anglo-Saxon*

- 5.8.7 The Kent HER has no records from this period within the assessment area. The main village in Anglo-Saxon times was to the east. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Medieval*

- 5.8.8 The Kent HER has two records from this period within the assessment area. A PAS find of a silver coin where exact location is not known and Arnold Farmhouse circa 175m south, south west of the PDA. Therefore, the potential for finding remains that date to this period is considered **low**.

### *Post Medieval*

- 5.8.9 The Kent HER has 14 records from this period within the assessment area. Eleven of them relate to farmstead records confirming that the area was predominately scattered farmsteads and outfarms in the Post Medieval period, many which still survive. As well as the Farmstead of Arnold Farm of which the Medieval house of Arnold Farmhouse is located, the PDA itself is part of the farmstead of Arnold Brae. Within these farmsteads there are four records relating to Grade II listed buildings. The closest is that of Arnold Brae Farmhouse, immediately next to the PDA. Arnold Farmhouse is also listed as well as the nearby Barn. A further listing is Arnold Hill Cottage, north, north east of the PDA. Therefore, the potential of finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **moderate**.

### *Modern*

- 5.8.10 KHER has no records dating to this period. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

### *Overview*

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

- 5.8.12 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: **low**

## 6 IMPACT ASSESSMENT

### 6.1 Introduction

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

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

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

## 6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA, especially the area to the east of the oasts has had a number of different buildings added and demolished in the past couple of hundred years. In particular is the large modern building that was demolished in the mid-2000s. It is not known what foundations that building had and it is likely that the area to the east of the oast has been disturbed and truncated. Therefore, any impact on surviving archaeological remains would have been **medium/high**.
- 6.2.2 The use of the PDA for the swimming pool and accompanying basement will result in excavation down to a depth of 3m. As a consequence, the proposed development will have a **total** impact upon any potential archaeology within the area of the basement and pool.

## 7 ARCHAEOLOGICAL MITIGATION

### 7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential for all periods. However, the possibility of finding remains from the Medieval period onwards cannot be discounted. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

### **8.2 Reliability/Limitations of Sources**

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

### **8.3 Copyright**

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

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

August 2018

## 9 REFERENCES

### 9.1 Bibliographic

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- Kent Design Guide
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- National Planning Policy Framework 2018
- Data provided by Kent HER
- Hasted. 1789. *The History and Topographical Survey of the County of Kent*, Volume 5.
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### 9.2 Websites

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[http://services.maidstone.gov.uk/docs/Maidstone%20Landscape%20Character%20Assessment%202012%20\(July%202013\).pdf](http://services.maidstone.gov.uk/docs/Maidstone%20Landscape%20Character%20Assessment%202012%20(July%202013).pdf)



Figure 1: Site location map, scale 1:10000.

Development of land at Arnold Brae Oast, Back Street, Leeds, Maidstone, Kent  
Archaeological Desk-Based Assessment

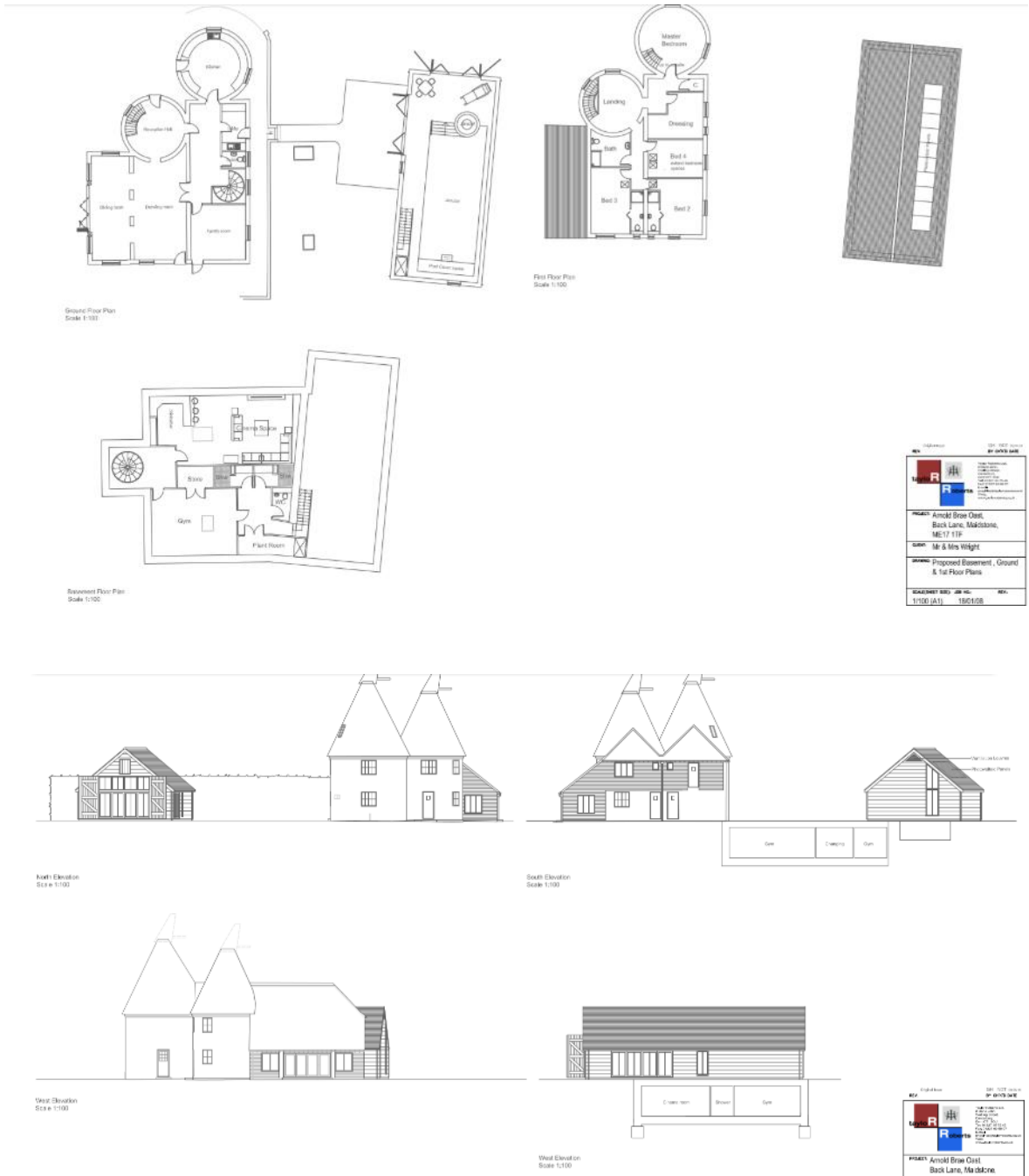


Figure 2: Proposed Development Area,

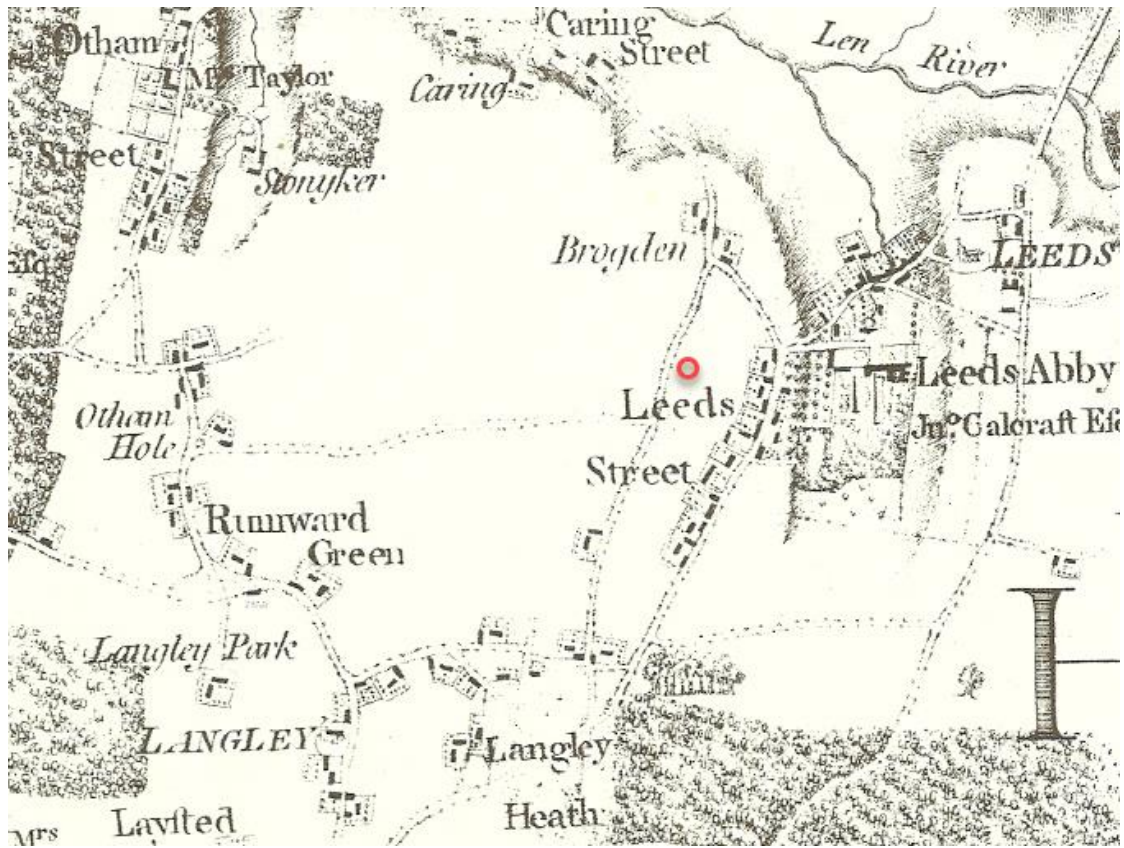
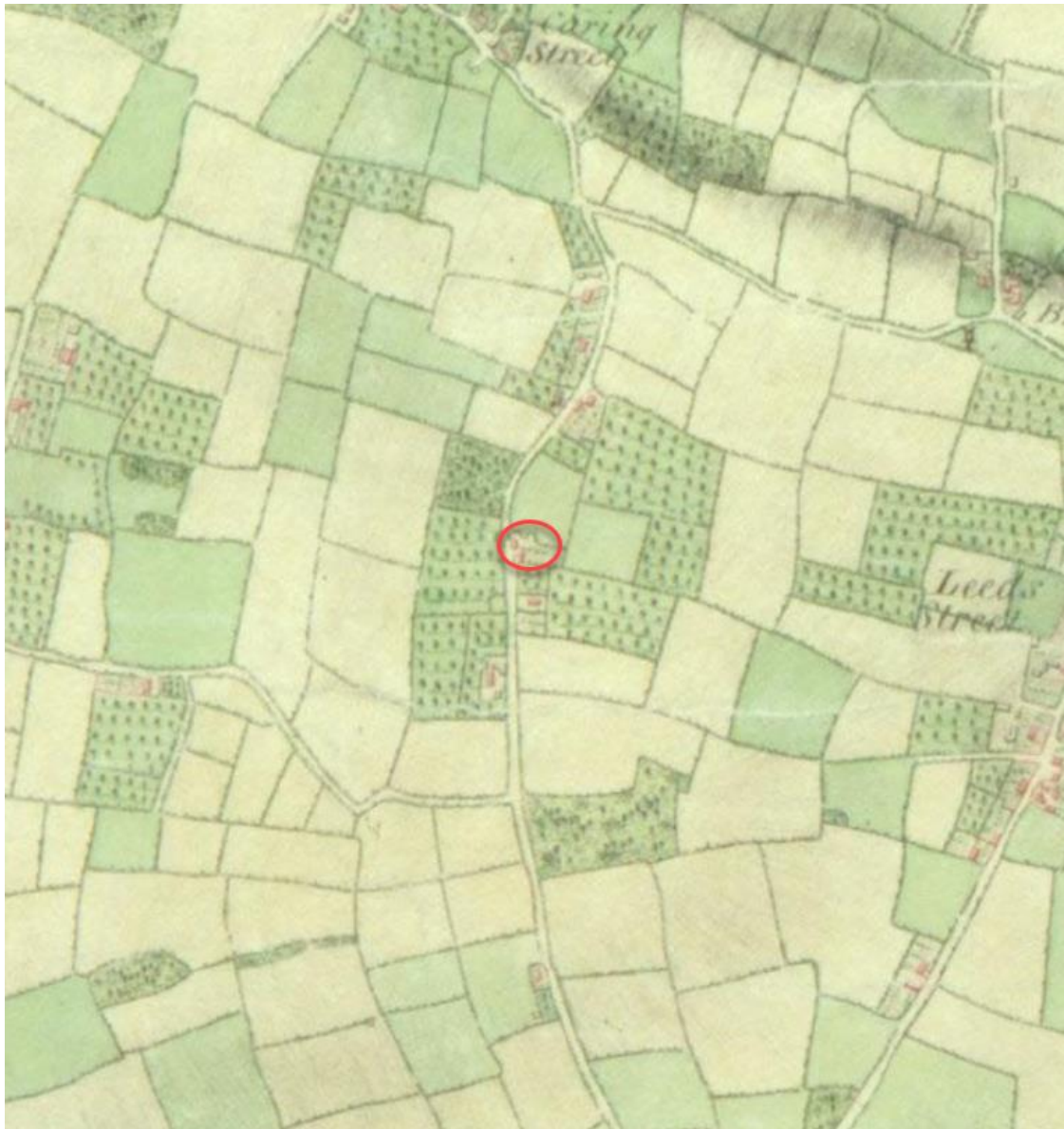


Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



*Figure 5: Ordnance Surveyors Drawing, 1797*



Figure 6: 1841 Tithe Map

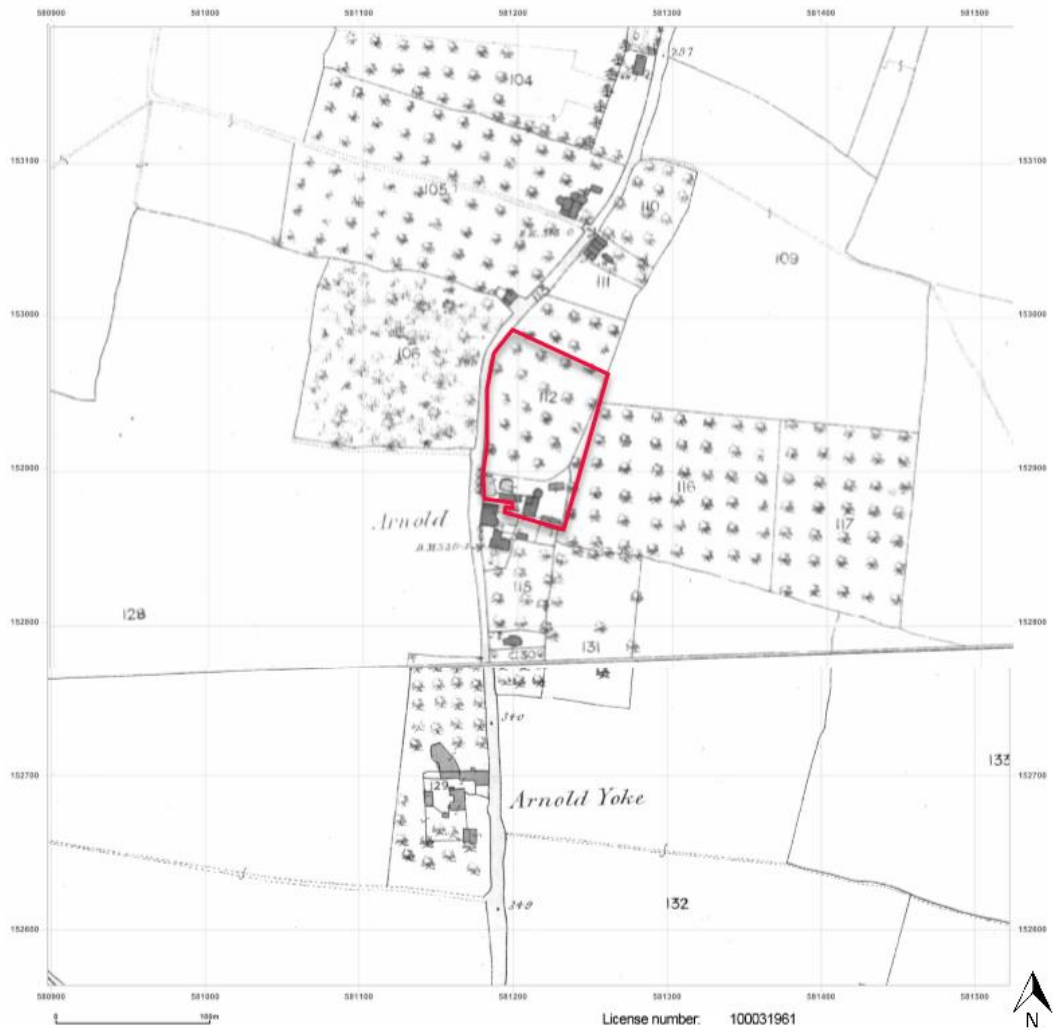


Figure 7: Historic OS Map 1867 1:2500

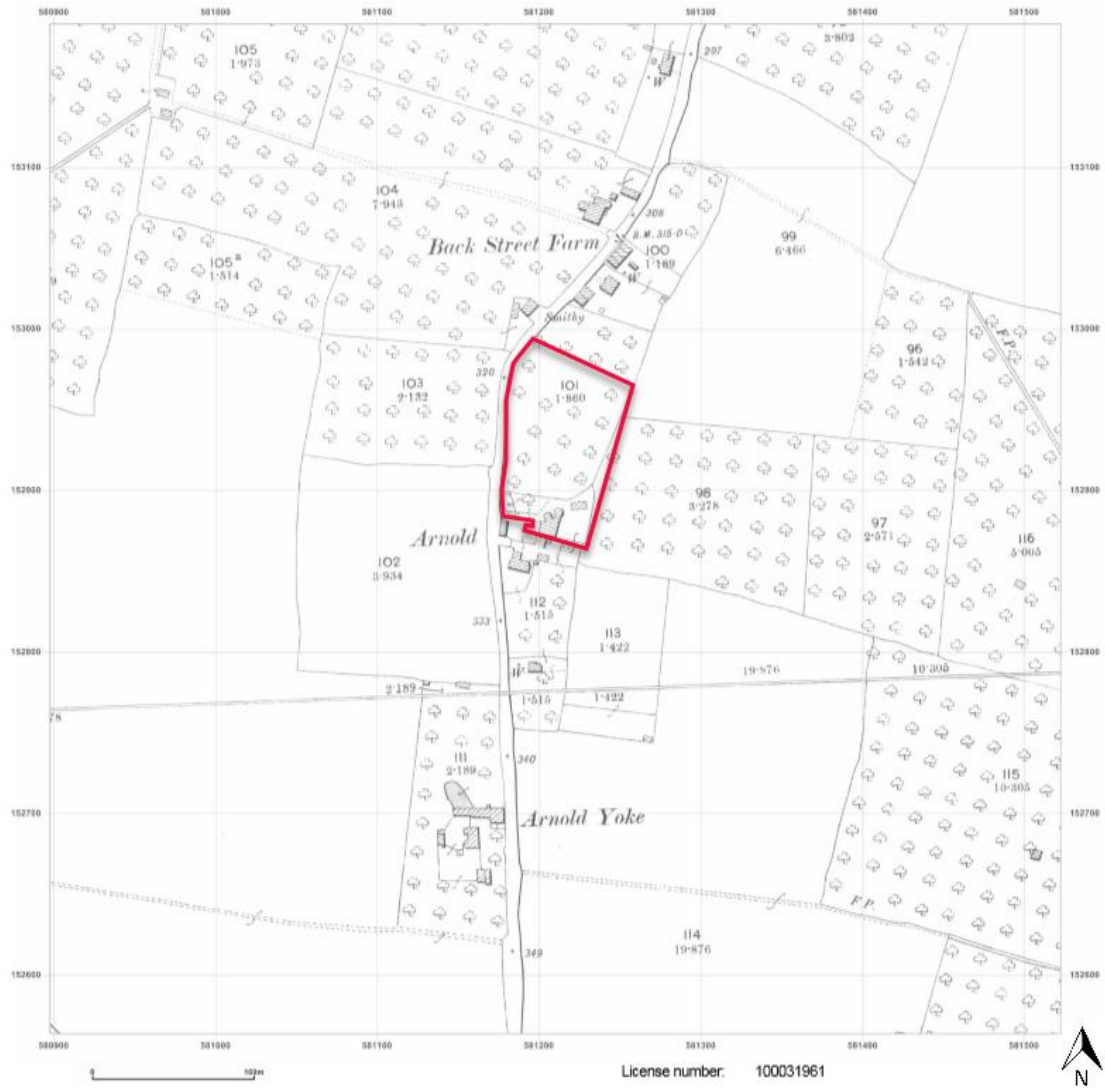


Figure 8: Historic OS Map from 1897 1:2500



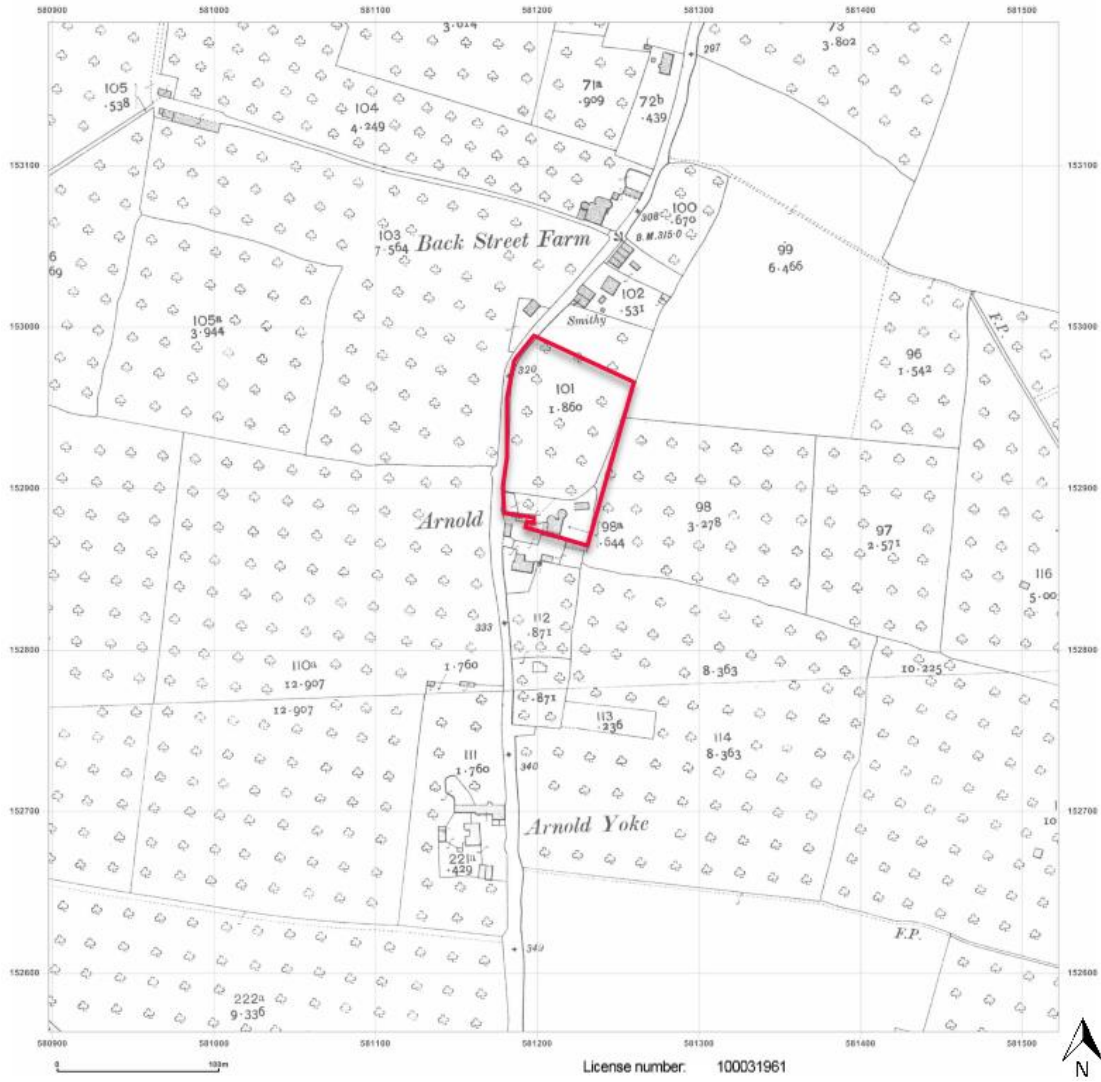


Figure 9: Historic OS Map 1908 1:2500

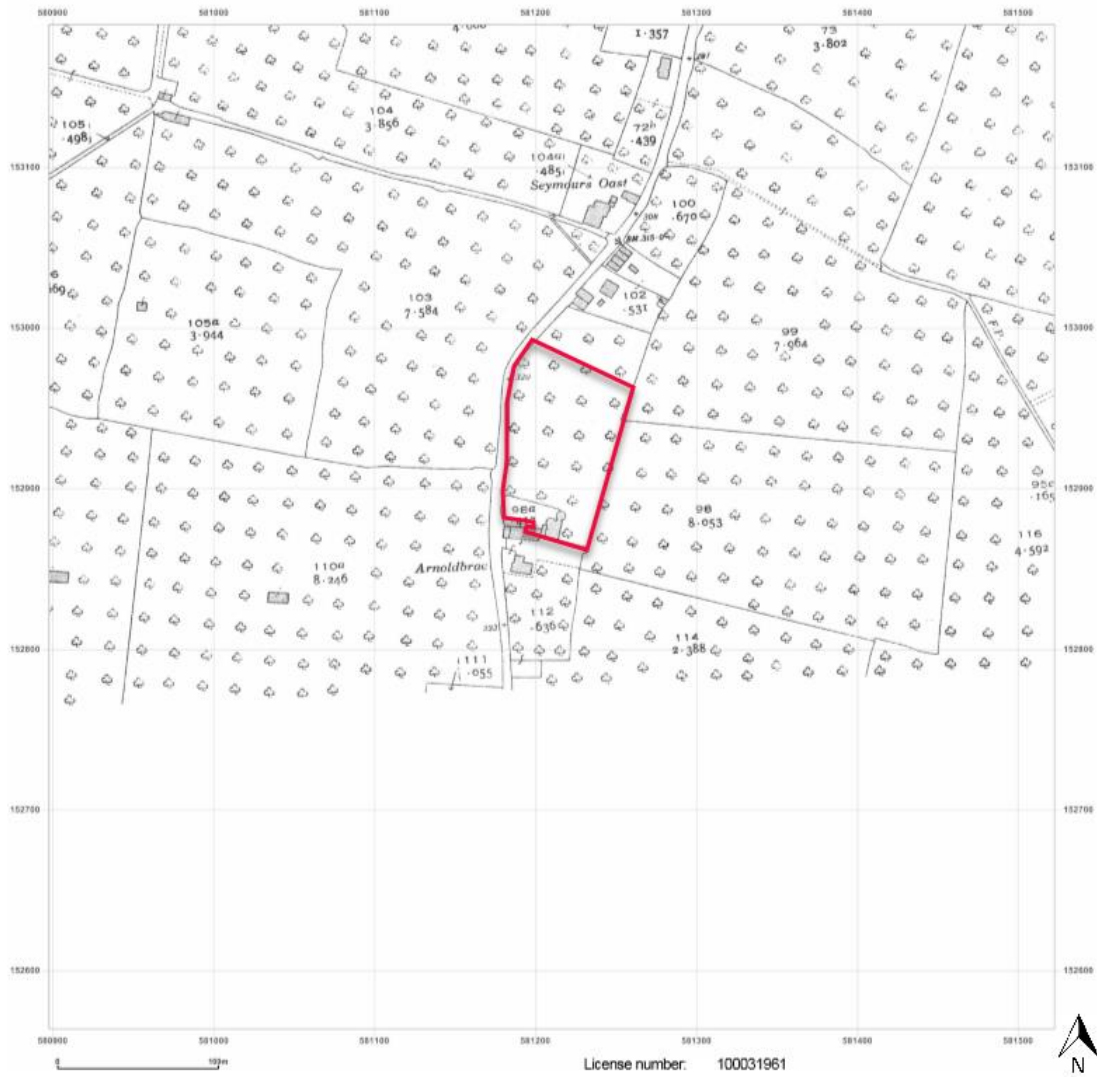


Figure 10: Historic OS Map 1938 1:2500

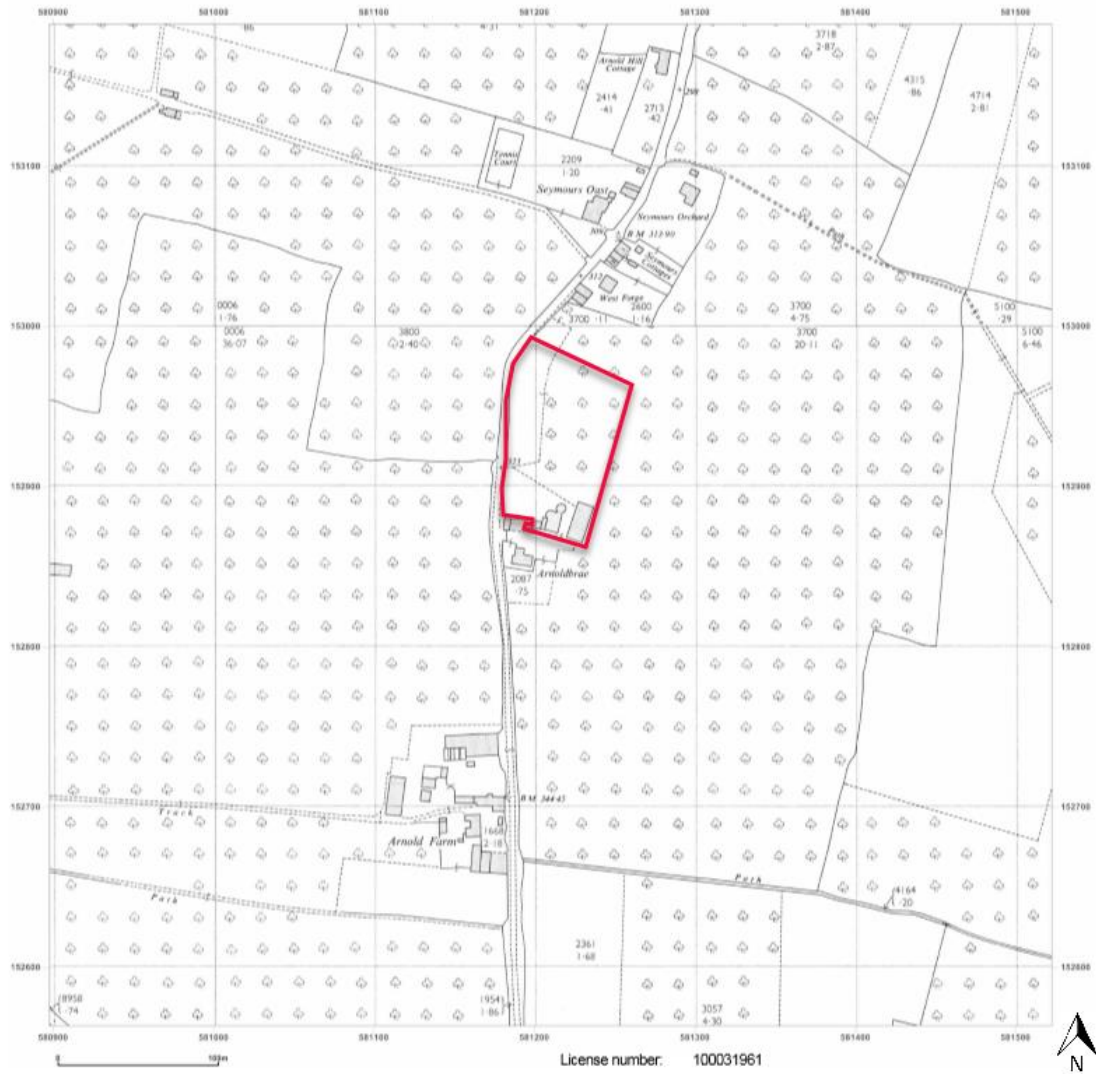


Figure 11: Historic OS Map 1967 1:2500

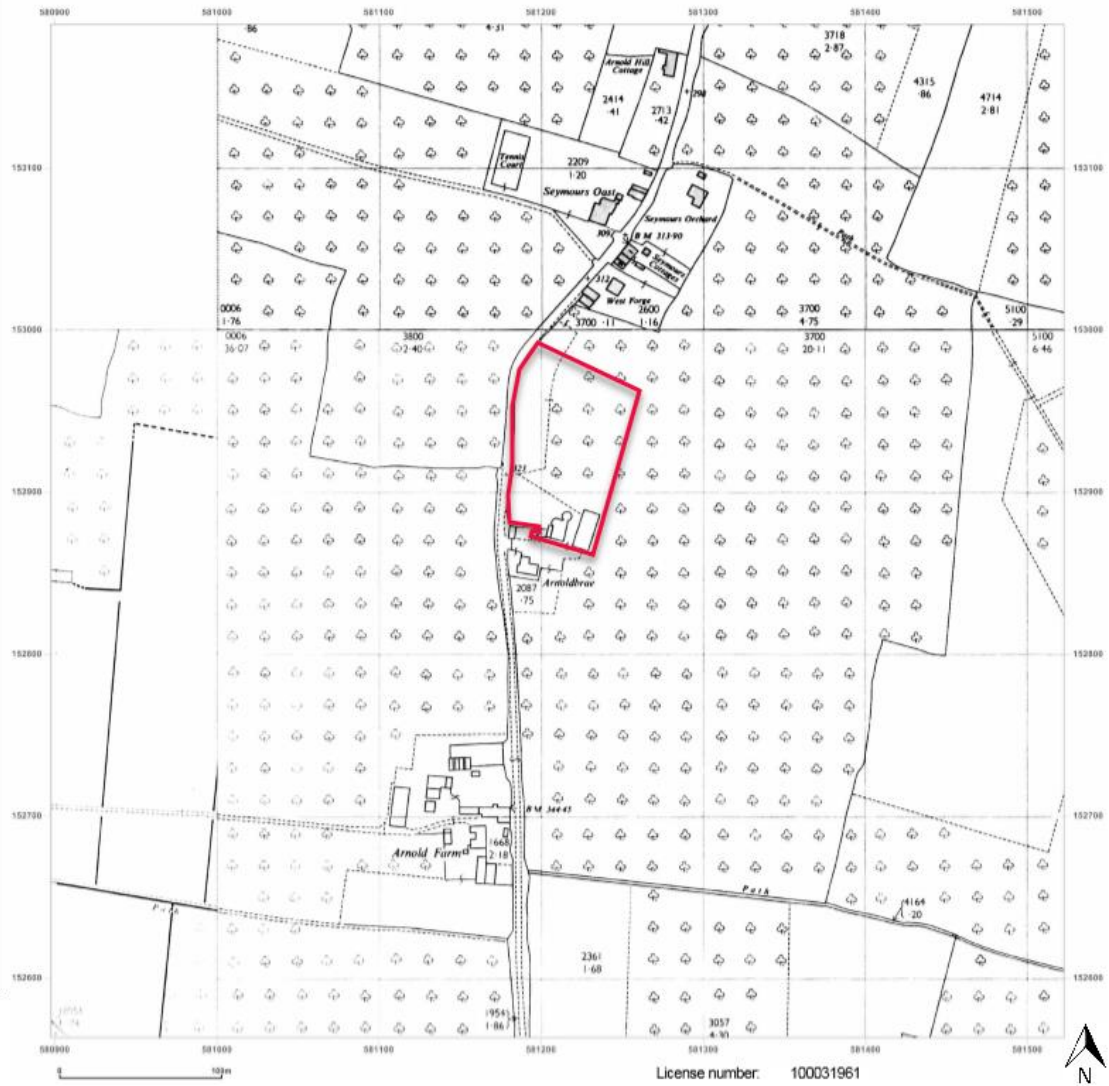


Figure 12: Historic OS Map 1968-1973 1:2500



Figure 13: Historic OS Map 1978 1:2500



Figure 14: Historic OS Map 1986 1:2500



Figure 15: Historic OS Map 1991-1993 1:2500

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 16-18)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'small regular with straight boundaries (parliamentary type enclosure'. The fields to the west of the PDA are characterised as orchards. To the east are field predominately bounded by tracks, roads and other rights of way.
TQ 85 SW 133	Listed Building	c. 170m SSW	Post Medieval	Barn, 2 yards north of Arnold's Farmhouse. Grade II listed (1086119). 17 <sup>th</sup> century, partly built with re-used 16 <sup>th</sup> century or earlier timbers, and with late 18 <sup>th</sup> or early 19 <sup>th</sup> century alterations. Timber-framed, lower half underbuilt, probably in late 18 <sup>th</sup> or early 19 <sup>th</sup> century in red brick in Flemish bond, first floor weatherboarded. Right gable end (to road) in English bond with older bricks towards base. Lean-to to right half of front elevation built of old red bricks in English garden wall bond towards base and English bond above, partly on a stone plinth. Plain tile roof, hipped to left, half-hipped to right. Double doors under 18 <sup>th</sup> century canopy to left of lean-to, to left of centre. 2 very small arched openings to base of lean-to wall. Interior: 4 bays with rear aisle. Sharply jowled arch-braced posts, some arch bracing to walls, and edge-halved wall-plate scarf joint. Staggered butt side purlin roof with short straight windbraces
TQ 85 SW 242	Listed Building	c. 15m SSW	Post Medieval	Arnold Brae Farmhouse. Grade II listed (1299602). 17 <sup>th</sup> century with 18 <sup>th</sup> century additions and early 19 <sup>th</sup> century alterations. Timber-framed. Ground floor clad in painted brick, first floor tile-hung. Plain tile roof. Lobby entry plan, angles to road at right. 2 storeys



				and garret. Stone plinth to sides, brick to front. Half-hipped roof. Central brick stack in front slope of roof. Irregular fenestration of three windows; two 3-light C19 casements and one small central sash with horns. Tripartite windows to ground floor. Central boarded door under simple wood porch. 2 storey addition to rear of stack, possibly an C18 stair turret, with painted brick ground floor, tile-hung first floor and hipped plain-tile roof. Short single storey rear wing to left, probably C18, timber-framed, elevation to road painted brick, with dentilled eaves cornice, rest weatherboarded, on stone plinth. Half-hipped plain tile roof and multiple red and grey brick stack in front slope towards rear. Interior not inspected.
TQ 85 SW 278	Listed Building	c. 175m SSW	Medieval	Arnold Farmhouse. Grade II listed (1336282). 15 <sup>th</sup> century with early 19 <sup>th</sup> century facade. Timber framed, front elevation rendered, left end elevation C20 brown brick, right end elevation brown brick on ground floor, weatherboarded above. Plain tile roof. 2 storeys on stone plinth with moulded wood eaves cornice. Right gable end jettied. Roof gabled to left, hipped to right with gablet. Red brick stack in front slope of roof towards right end and brown brick gable end stack, also in front slope, to left. Irregular fenestration of three C20 pivoting glazing-bar casements. 2 adjacent doors between central and left end windows; that to left with 6 fielded panels, that to right with 6 sunk panels, both with flat bracketted hoods. Rear lean-to. Interior not inspected.
TQ 85 SW 263	Listed Building	c.280m NNE	Post Medieval	Arnold Hill Cottage. Grade II listed (1336302). Late 18 <sup>th</sup> century. Ground floor chequered red and grey brick, first floor rendered. Left gable end weatherboarded on first floor. Plain tile roof. Lobby entry plan. 2 storeys on brick plinth with boxed wood eaves cornice to half-hipped roof. Square brick stack in rear slope of roof off-centre to left, and projecting brick stack to right end. Irregular

				fenestration of 5 late 19th or early 20 <sup>th</sup> century two-light casements. Door with 6 fielded panels and flat bracketted hood beneath stack. Interior not inspected.
MKE 84938	Farmstead	c. 170m SSW	Post Medieval	Arnold Farm (Arnold Yoke). A loose courtyard farmstead with working agricultural buildings on three sides with additional detached elements to the main plan. Farmhouse detached side on to yard. Altered with partial loss of original form (less than 50%).
MKE 84939	Farmstead	c. 0m	Post Medieval	Arnold Brae (Arnold). A regular multiyard farmstead, with farmhouse detached gable end onto yard. Altered with significant loss of original form (more than 50%). Includes an oast.
MKE 84940	Farmstead	c. 350m NW	Post Medieval	Outfarm, north west of Arnold Brae. An outfarm or field barn group consisting of two detached buildings. Agricultural buildings on two sides. Altered with partial loss of original form (less than 50%).
MKE 84941	Farmstead	c. 200m N	Post Medieval	Back Street Farm. A dispersed driftway farm. Uncertain which building was the farmhouse. Altered with partial loss of original form (less than 50%). Includes an oast and maybe cottages.
MKE 84942	Farmstead	c. 350m N	Post Medieval	An outfarm west of Arnold Hill Farm. Group consisting of two detached buildings. Agricultural buildings on two sides. Farmstead completely demolished.
MKE 84943	Farmstead	c. 350m NNE	Post Medieval	Arnold Hill Farm. A regular U-plan courtyard farmstead with detached elements. Farmhouse detached gable end on to yard. Altered with partial loss of original form (less than 50%).
MKE 84944	Farmstead	c. 450m NW	Post Medieval	Outfarm, north west of Arnold Hill Farm. A field barn with no associated yard. Farmstead completely demolished.
MKE 88610	Farmstead	c. 500m NW	Post Medieval	Outfarm north west of Arnold Hill Farm. A field barn with no associated yard. Farmstead completely demolished.
MKE 88611	Farmstead	c. 400m E	Post Medieval	Outfarm west of the Tower House. A field barn with no associated yard. No apparent alteration.
MKE 88612	Farmstead	c. 450m ESE	Post Medieval	Outfarm south west of the Tower House. A field barn with no associated yard. No apparent alteration.

MKE 88903	Farmstead	c. 350m SE	Post Medieval	Outfarm east of Arnold Farm. A field barn with no associated yard. Farmstead completely demolished.
MKE 95983	Findspot	c. 500m SE	Medieval	PAS find. Silver coin. Fragment of Edward I-Edward II penny dated 1300-1310, Canterbury mint.

*Figure 16: KHER Monument Record*

### Kent County Council - Arnold Brae, Back Lane, Maidstone - Historic Landscape Character

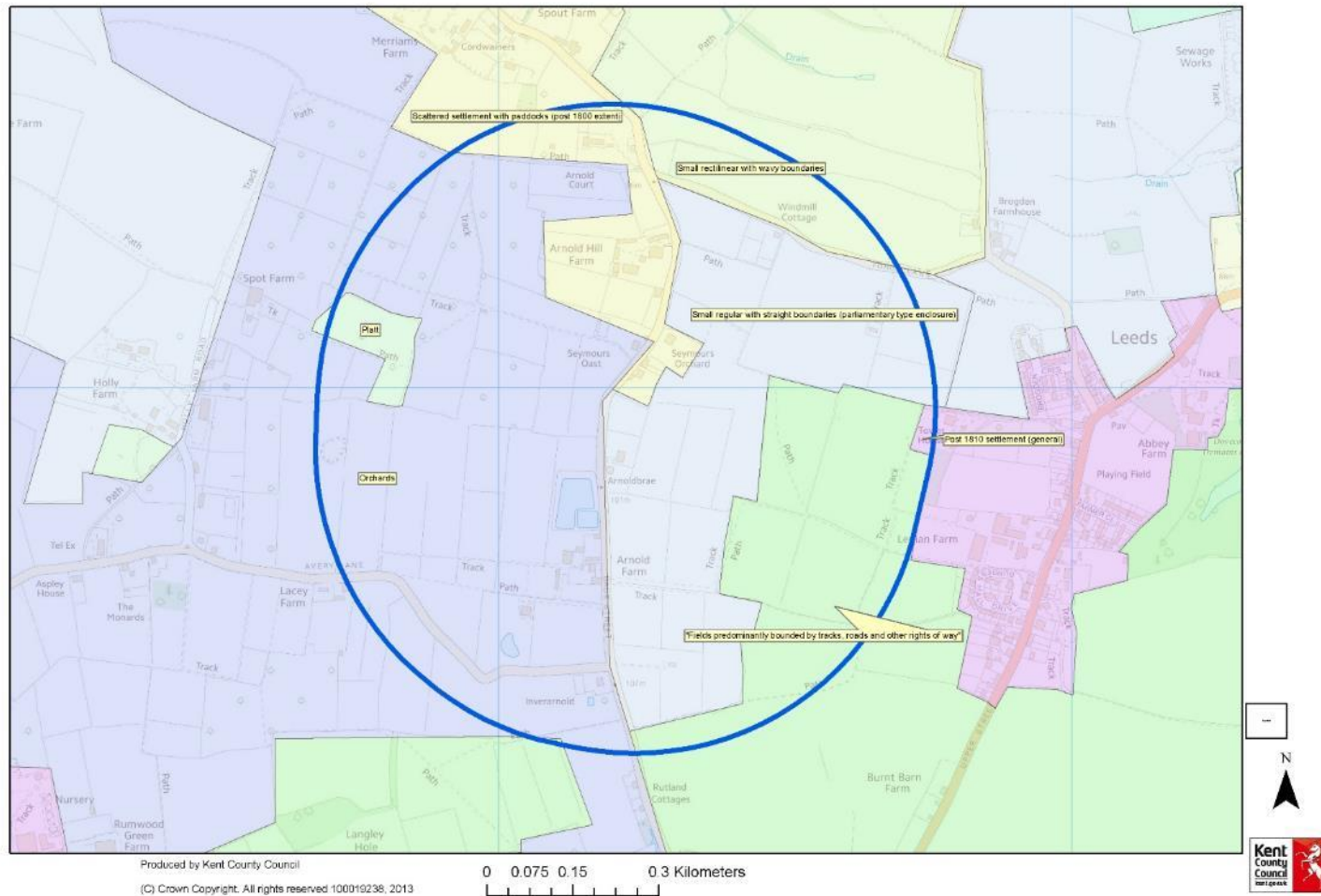


Figure 17: KHER Historic Landscape Character

### Kent County Council - Arnold Brae, Back Lane, Maidstone - Medway Valley Palaeolithic Project

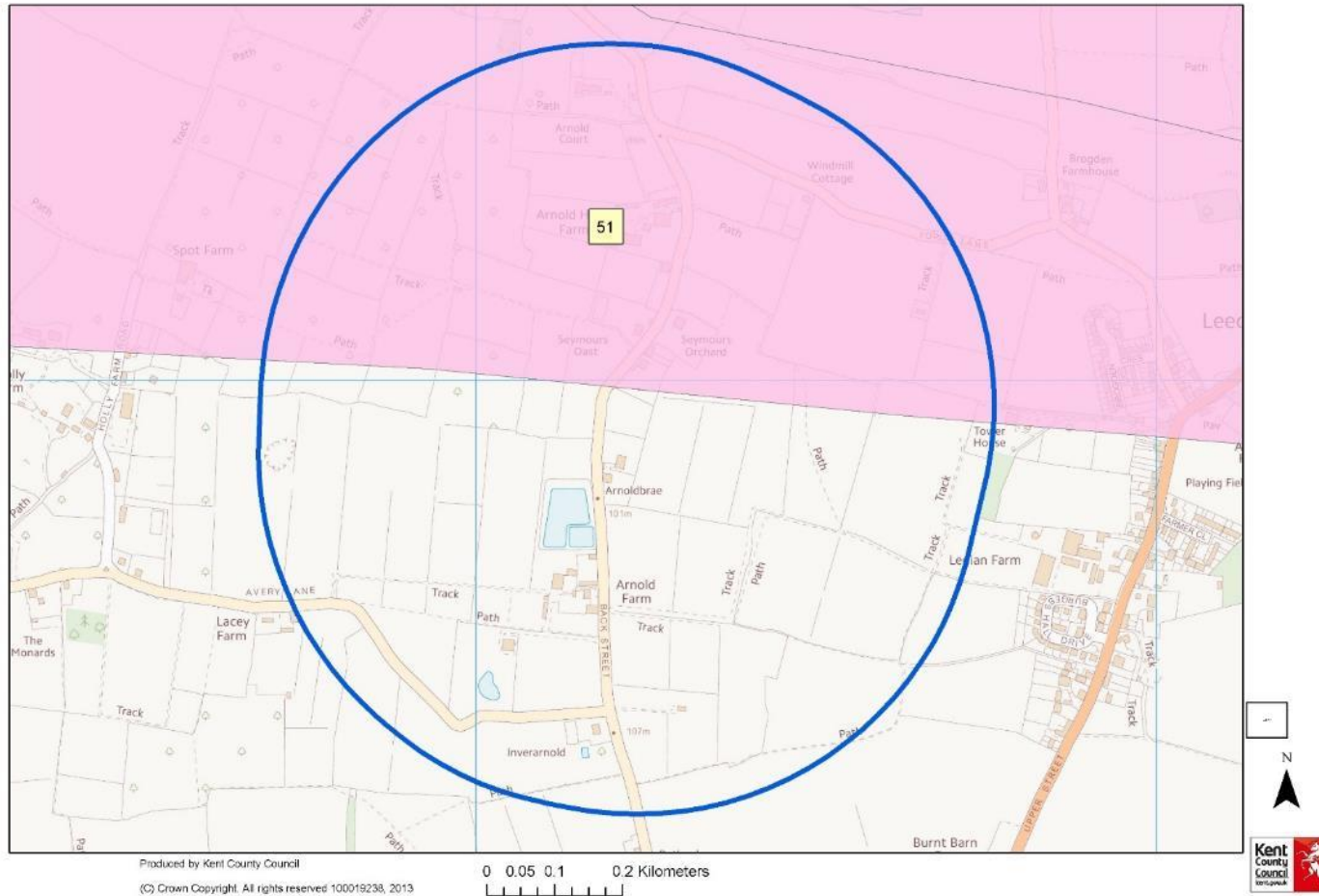


Figure 19: KHER Medway Valley Palaeolithic Project



*Plate 1: 1940s. All at an altitude of 963m (Google Earth).*

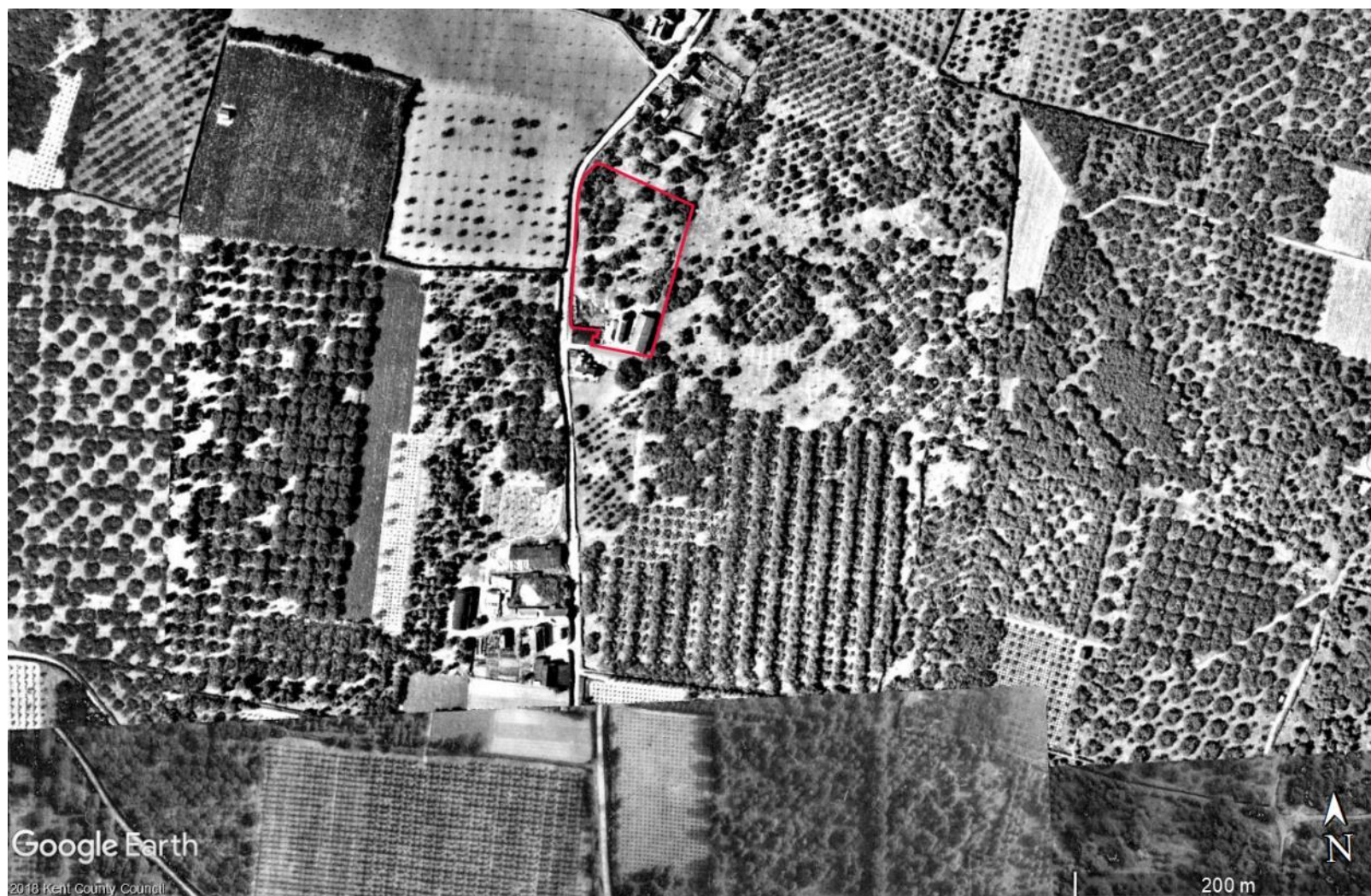


Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)





Plate 4: 2003 (Google Earth)



Plate 5: 2008 (Google Earth)



Plate 6: 2013 (Google Earth)



Plate 7: 2018 (Google Earth)



*Plate 8: View across the PDA (facing SSW).*



*Plate 9: View across PDA from south eastern corner of the oast (facing W)*



*Plate 10: View of the retaining wall (facing S).*



*Plate 11: View across PDA from southern boundary (facing N).*





*Plate 12: View from PDA towards Arnold Brae Farmhouse (facing SW)*