



Archaeological Desk-Based Assessment  
in Advance of the Proposed  
Development of Land South West of  
London Road and West of Castor Park,  
Allington, Kent.

August 2018

# Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land South West of London Road and West of Castor Park, Allington, Kent.

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Report for Clarendon Homes

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## **Archaeological Desk-Based Assessment in Advance of the proposed development of Land South West of London Road and West of Castor Park, Allington, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Clarendon Homes to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land South West of London Road and West of Castor Park, Allington, 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/moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

*The PDA sits on the administrative boundary line between the parishes of Allington and Aylesford, with the majority within Aylesford and under the administration of Tonbridge and Malling Borough Council. Aylesford is the older settlement from Anglo-Saxon times situated on the river Medway in an area where there was a crossing. The river Medway has been an attraction for activity and settlement for millennia. Palaeolithic and Neolithic finds can be found in the area as well as Roman villas and Pot Medieval farmsteads. The wider area has been known for ragstone quarrying since the Roman times which continues up to the present day. Within the assessment area of the PDA, there is little in the way of finds in which the exact location can be identified. Most finds have been prehistoric with a single Roman coin. There are two non-designated modern assets in the form of pillboxes the assessment area, of which one is within the PDA itself. There are a few farmstead records confirming the rural nature of*

*the area in which the PDA is situated until in the 20<sup>th</sup> century when the area became more urbanised,*

*The PDA is currently a field situated to the north of new housing on the northern side of Beaver Road and south of the railway. It is bordered in the east by the A20 road and to the west by a field. Map regressions confirms that the eastern and south eastern area of the PDA and beyond used to be a quarry that had finished by the late 19<sup>th</sup> century when the area then became a nursery. The nursery closed circa 30 years ago and the area appears to have been used for pasture since. The impact of the quarry is still visible especially with the difference in land levels of the eastern and south eastern side compared to the road levels of the A20 and Beaver Road and in the area of the quarry there is likely to have been a total impact historically in relation to any potential archaeology in that area. What is not clear is the true extent of the old quarry area as much of the eastern end potentially includes areas of made ground. This area is to be open space whilst the remainder of the PDA is for residential housing. Map regression show that this area appears to have been used as arable or pasture and therefore there is likely to have been low impact on any potential archaeology in the rest of the PDA outside of the old quarry area. The use of the PDA for residential development will require foundations and as a consequence the proposed development will have a high impact on any potential archaeology. 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 Clarendon Homes (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land South West of London Road and West of Castor Park, Allington, Kent centred on National Grid Reference (NGR) TQ 73570 57309 (Fig 1).

### **1.2 The Site**

1.2.1 The PDA sits on the western outskirts of Maidstone, in an area that borders the parishes of Aylesford and Allington. Maidstone along with Allington and Aylesford sit on the River Medway linking it with Rochester and the Thames Estuary. The road on the eastern side of the PDA is the main A20 road from junction 5 of the

M20 into Maidstone called London Road. London is 32 miles north west from the centre of Maidstone. The railway line from Maidstone East to London forms the northern boundary of the PDA. The proposed site sits at an average 38m. The northern western corner is the highest point at 42m AOD with the lowest point in the south east corner at around 36m AOD before it plunges steeply into the quarry pit area to a depth of 31m. The southern area of the PDA and new housing estate sits some 3-5m lower than Beaver Road due to the quarrying.

1.2.2 The site consists predominantly of scrub. In the south eastern corner is a large pit as a result of the quarrying. However, the true extent of the quarrying is not clear as some of the soil around appears to be made ground. The western border with the field next door is a low-level fence with a hedgerow. The northern boundary is also a low fence with a hedgerow. At the north western end, the railway is circa 1m higher, but by the north eastern corner, the railway is circa 5m higher in order to be high enough to pass over the A20 road. The southern boundary borders the new housing estate and the communal open area between the estate and the PDA (Fig. 1).

1.2.3 The British Geological Society maps (1:50,000) shows that the local geology at the PDA is Hythe Formation – Sandstone and (Subequal/Subordinate) Limestone, interbedded. There are no superficial deposits. 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 and the ragstone bed runs along the line from Hythe to Maidstone to Westerham.

#### *Geotechnical Information*

1.2.4 There is known geotechnical information to the south west of the PDA following earlier investigation as a result of the residential properties already constructed



at Bunyards Farm by Ground and Environmental Services Limited (GES) in 2015. 24 trial pits were excavated at depths ranging from 1.0m to 3.0m. Topsoil was a layer 0.2m-0.3m thick. Below topsoil Hythe Formation was found. The materials found were generally comprised a sequence of silty sandy clay and slightly clayey gravelly sand with quantities of gravel (predominantly ragstone/limestone). Ragstone/limestone was recovered from the majority of the trial pits in cobble and boulder sized pieces (Ground and Environmental Services Ltd. 2015. Bunyards Farm, Beaver Road, Allington, Maidstone, Kent: Geo-Environmental Investigation).

- 1.2.5 A more recent geotechnical investigation has also been undertaken within the PDA itself in July 2018 by Ground and Environmental Services Ltd. Sixteen window sample holes were excavated to depths ranging 1.3m and 5.0m. Target depths of 5m were not achieved in the majority of the test locations due to finding ground too dense to penetrate. The stratigraphy of bedrock of Hythe formation was confirmed by the ground investigation. In the pit at the eastern end, the geotechnical investigation confirmed the presence of made ground in that area. The soil was found to be light brown/sandy yellow friable slightly sandy clayey silt or sand, with some areas of firm light brown silty clay above gravel before reaching bedrock. (*Unpublished Document: Ground and Environmental Services Ltd. 2018. Bunyards Farm, Allington, Kent, ME16 OLP: Geo-Environmental Investigation*).

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is for an area of mixed residential housing of 106 units. The area of the old quarry at the eastern end is to be open space, as is the area around the pillbox (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.

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>[1]</sup><sub>[SEP]</sub> 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 The vast majority of the site sits within the area of Tonbridge and Malling Borough Council (TMBC). Only a small portion on the east of the site is within Maidstone Borough Council and therefore the policies are focussed on TMBC.
- 2.6.2 The Tonbridge and Malling Core Strategy was adopted by the Council on 25th September 2007. It sets out the Council's vision, aims and objectives which will determine the future pattern of development in the Borough over the period up until 2021. The Core Strategy policies supersede some of those previously in the Tonbridge and Malling Local Plan (adopted December 1998). The following policies are relevant archaeology:
- CP1/3 - The need for development will be balanced against the need to protect and enhance the natural and built environment. In selecting locations for development and determining planning applications the quality of the natural and historic environment, the countryside, residential amenity and land, air and water quality will be preserved and, wherever possible, enhanced.
  - CP24/1 - All development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must through its scale, density, layout, siting, character and appearance be designed to

respect the site and its surroundings. This applies whether it is a natural or historic resource.

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

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

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

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

(a) the character and local distinctiveness of the area including its historical and architectural interest and the prevailing level of tranquillity; (b) the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form and important views; and (c) the biodiversity value of the area, including patterns of vegetation, property boundaries and water bodies.

- SQ2 - Buildings included within the Local List of Buildings of Architectural or Historic Interest adopted by the Council will be retained wherever possible and protected from development that would harm their setting or local historic or architectural interest.
- SQ3 - Development will not be permitted where it would harm the overall character, integrity or setting of the Historic Parks and Gardens identified

on the Proposals Map and listed in Annex SQ3, or which might prejudice their future restoration.

#### *Local Planning Guidance*

- 2.6.4 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 Clarendon Homes 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 1-9).

#### *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 Post Medieval farmsteads and a small number of finds from the prehistoric and Roman period. The majority of the finds are not able to be exactly located. The table in Figure 20 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 no listed heritage assets within the assessment area and there are two HER building records of a non-designated assets. The two non-designated assets relate to World War II pillboxes near the railway one of which is within the PDA. The pillbox within the PDA is subject to a separate Heritage Statement report to explore its significance and setting in greater detail.

**Table 1 Designated Heritage Assets**

TQ 75 NW 205	Modern	Pillbox. A Second World War Type 22 pillbox exists south of the railway to the west of London Road, Maidstone
TQ 75 NW 204	Modern	Pillbox. An overgrown and possibly fire-damaged Second World War Type 24 hexagonal pillbox is located north east of London Road, Maidstone. The pillbox faced south-west and defends London Road and the railway.

## 5.3 Previous Archaeological Works

- 5.3.1 There was a watching brief on the location of the former garden centre (now DFS store) in 2000 by Archaeology South-east ahead of the development of 107 dwellings. Topsoil stripping was monitored as was the manhole site, and service trenches. No archaeological features or finds were identified. (*Unpublished document: Archaeology South-east. 2000. Former Kent Garden Centre, Maidstone: Watching Brief*).
- 5.3.2 An archaeological evaluation was undertaken by the Canterbury Archaeological Trust in 1998 of land at Hermitage Lane, Barming, Maidstone circa 600m south of the PDA. The excavation was on the east side of Hermitage Lane of 22 hectares

and included an area thought to have archaeological potential being the site of the chapel of St Lawrence and related to Area A on the eastern side of Hermitage Lane. Area A had the majority of the finds showing evidence of three settlement periods from the Neolithic to the Roman. The evaluations in Fields B and C were areas closest to the PDA on the western side of Hermitage Lane. Field B has 101 evaluation trenches and encountered Late Bronze Age and early Iron Age Belgic pottery, which was not enough to date the features as it could have been a stray find. The features were gully, post holes and ditches and a pit. Field C has 14 evaluation trenches located around the edge of the field, where linear features encountered were found to be geological (*Unpublished Document: Canterbury Archaeological Trust. 1998. Archaeological Evaluation of Land at Hermitage Lane, Barming, Maidstone*).

#### *Landscape Characterisation*

- 5.3.3 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'medium regular with straight boundaries (parliamentary type enclosure)'. To the south of the PDA is characterised as 'Post 1810 settlement (general)'.

#### *Protected Military Remains*

- 5.3.4 A second world war Spitfire crash site, to the south east of the PDA has been designated as Protected Military Remains (PMR) site under the Protection of Military Remains Act 1986 where the wreckage of all military aircraft (UK or other nations) that crashed in the United Kingdom, in United Kingdom territorial waters or in United Kingdom controlled waters are automatically protected irrespective of whether there was loss of life or whether the wrecking occurred during peacetime or in a combat. The exact location is not known but is in the area of Mill House Farm circa 300m south east of the PDA (Fig. 22).

#### *Medway Palaeolithic Area*

- 5.3.5 The majority of the PDA is on the edge of the Palaeolithic area designated MVPP KT 44. Numerous Palaeolithic artefacts have been recovered in the area, mostly from pits near Aylesford at the Aylesford Sand Quarry. Levalloisian material is reasonably abundant, being reported from five of the 16 recorded sites. There are also two sites in the Maidstone area with *bout coupé* handaxes — Johnsons Pit and Clubb's Ballast Pit. The provenance of these handaxes along with many other finds are uncertain, although both probably came from Devensian gravels

underlying the present Medway alluvial floodplain. Bout coupé handaxes are thought to date to the middle of the last (Devensian) Ice Age, and so represent late Middle Palaeolithic Neanderthal presence in the region. The oldest terrace deposits are at Barming Heath where 2 handaxes were found. Another handaxe was found at Sandling (Fig. 23)

#### *LIDAR*

- 5.3.6 The LIDAR picture was taken prior to the new houses being built to the south and shows Wyatt House and the access road. It shows the rougher area to the eastern side of the PDA and the depression which is the area of the old quarry. To the west of the PDA can be seen the western boundary line as well as the location of the pillbox (Fig. 19).

#### *0-100m Radius*

- 5.3.7 There are five KHER entries for this area. Two and a possible third are located within the PDA and the fourth borders the northern boundary of the PDA and the fifth is 100m to the east. Neolithic flint sickle and a Mesolithic pick were found in 1910 by Norman Bunyard on the Nursery site (TQ 75 NW 49), exact locations at the site are unknown as is the Mesolithic implements of four tranchet axes and a blade or flake (TQ 75 NW 95). Within the PDA is a Type 22 World War II pillbox, towards the north western corner (TQ 75 NW 205), this formed part of the GHQ Stop Line around the River Medway and the railway. There is a second Pillbox to the east of Type 24 that is also south of the railway (TQ 75 NW 204). It is now surrounded by a modern housing estate that was built in 2017. The railway is a branch line of Sevenoaks, Maidstone and Tunbridge. The main line opened in 1862 between Swanley and Sevenoaks and extended to Maidstone in 1874 (TQ 75 NE 816).

#### *100-200m Radius*

- 5.3.8 There is just one KHER entry for this area. Circa 150m south east, is the Farmstead of White House Farm (MKE 84663). It was Post Medieval in date and has since been completely demolished.

#### *200-300m Radius*

- 5.3.9 There are two KHER entries for this area. In 1939, at 343 London Road, Maidstone, a Romano-British coin was found and reported in journal 9TQ 75 NW 96). Circa 300m south east, at Mill House Farm, a Messerschmitt crashed in 1940 and the aircraft was written off, with the pilot surviving the crash injured (TQ 745 NW 398). The location to a grid square suggests the exact location of the crash is not known.

#### *300-400m Radius*

- 5.3.10 There is one KHER records for this area. There was an outfarm located 37m south east from the PDA that has been demolished (MKE 84665).

#### *400-500m Radius*

- 5.3.11 There are two KHER records for this area. There is a Portable Antiquities Scheme find of an Early Medieval Iron knife that was found in 2005 (MKE 75685). It was a find found on the surface by chance and as with the majority PAS finds the exact location is not known in the records but is located to a grid square. Palace Farm was another farmstead located circa 480m north east of the PDA that has been demolished (MKE 84664).

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

- 5.4.1 As the PDA is situated on the border between Aylesford and Allington, the history of both areas will be reviewed.
- 5.4.2 Aylesford takes its name from an Old English personal name, and literally denotes 'Ægel's ford' identified from 455 AD, becoming 'Ailesford' in 1086 AD and 'Aylsesforde' by 1610 AD. There would have been a ford across the river Medway at this spot. Ægel's settlement was at Aylesham and he was chief of a tribe living at Ellinge.
- 5.4.3 Aylesford is a village, 4 miles north west of Maidstone. The parish of Aylesford is large, stretching from the outskirts of Maidstone by Barming, and northwards towards Rochester Airport.

- 5.4.4 In the Palaeolithic period the Medway was initially the dominant river rather than the Thames and Lower Palaeolithic finds have been found along the Medway river usually in relation to quarrying. There has been Neolithic activity in the area given the Neolithic chamber tombs located to the north of the village in an area known as Kit's Coty. There are remains of a burial chamber at one end of one of the long barrows. Slightly closer towards the village is a similar structure known as the Countess Stones. Near the church Bronze Age swords have been discovered as well as Iron Age finds from a cemetery discovered in 1886, although the Iron Age period is less well represented in the area of the river Medway.
- 5.4.5 The village of Aylesford has been put forward as the site of the battle of Medway following the Roman invasion but there is currently no evidence to corroborate this. For the Roman's the Medway was an important navigable river that was used to supply ragstone from quarries to places like London, Richborough and Canterbury. The furthest downstream was Allington, the tidal reach of the river. Associated with the various quarries, are the Roman villas along its lengths overlooking the river Medway.
- 5.4.6 Anglo-Saxon chronicles records a battle taking place in 455 AD in the Aylesford area when Germanic Hengest fought the Welsh Vortigern. Horsa (Hengist's brother) is said to have fallen in this battle.
- 5.4.7 Following the Norman conquest of 1066, the manor of Aylesford was owned by William the Conqueror. Some of the land was given to the Bishop of Rochester as compensation for land seized for the building of Rochester Castle. The Domesday Book records Aylesford as being in the Hundred of Larkfield with 53 households comprising of 40 villagers, 5 smallholders and 8 slaves. There were 43 acres of meadow, woodland for 70 pigs and one mill. Quarrying continued in the area during the Norman period with the stone used in the construction of the White Tower in London and Westminster Abbey.
- 5.4.8 In 1240, on Ralph Frisburn's return from the Holy Land, founded a Carmelite convent under the patronage of Richard, Lord Grey of Codnor: the first of the Order to be founded in Europe. He was followed later by Simon Stock, who in 1254 was elected Prior General of the now mendicant Carmelites. The relics of St Simon Stock are retained at the friary, having been preserved in Bordeaux for

centuries before being returned to Aylesford in July 1951. The remains of the manor house present at the foundation of the priory are believed to lie under the Great Courtyard; this could date from as early as 1085.

- 5.4.9 Following the Dissolution of the Monasteries by Henry VIII in 1536, ownership of the site was transferred in 1538 to Sir Thomas Wyatt of nearby Allington Castle. Following the rebellion against Queen Mary by Sir Thomas's son, Thomas Wyatt the younger, the property was forfeited back to the crown. Possession was later granted to Sir John Sedley by Mary's half-sister Queen Elizabeth. Although the Sedley family made some changes to the priory, it was the next owner, Sir John Banks, in the 1670s, who remodelled the buildings.
- 5.4.10 Preston Hall is a former manorial home and associated estate in Aylesford. The estate dates to at least 1102. Between around 1300 and 1734 the estate was owned by the Culpeper baronets. Jeffrey Culpeper was High Sheriff of Kent twice, once between 1364–66 and again in 1374 and the family remained influential in Kent throughout their time at the hall. The Baronetcy of Culpeper of Preston Hall was created on 17 May 1627 for William Culpeper. He served as High Sheriff of Kent in 1637 and his grandson, Sir Thomas Culpeper, 3rd Baronet served as High Sheriff in 1704 and was Member of Parliament for Maidstone between 1705 and 1713 and again between 1715 and 1723. The estates passed to Alicia Culpeper, Thomas' sister, and, through her, to her husband's family, the Milners.
- 5.4.11 The Milner family lived at Preston Hall until the mid-19th century when the property was purchased by Edward Ladd Betts in 1848. Betts demolished the old house and commissioned John Thomas to build a replacement in the Jacobean style slightly to the south of the original house location.
- 5.4.12 Maidstone was not initially included in the railways in the 1840s when it was first were built as the local inhabitants at the time were opposed to it. The mainline from London towards Dover put the line through Tonbridge and Ashford, some 6 miles south of Maidstone. In 1846, a branch line connected Maidstone with Strood called the Medway Valley line that runs out of Maidstone West. A new line was opened in 1874 as a terminus of the line from Otford called Maidstone East, which was subsequently extended in 1884 eastwards towards Ashford.



- 5.4.13 The main part of the priory house was destroyed by fire in the 1930s, revealing many original features, which had been hidden by Banks's alterations. The Carmelites purchased it in 1949 from the Hewitt family and restored some of the original buildings.
- 5.4.14 Allington Nursery obtained the name Bunyards Farm as the 1936 Tithe Apportionments confirm that the site was owned by George Bunyard & Co Ltd
- 5.4.15 During World War I, Preston Hall was used as a hospital and convalescent home for servicemen. In 1925, the Royal British Legion took over the running of the hall and the area became known as the British Legion Village as it contained many housing units for the soldiers. The hall was again used as a hospital during World War II and was brought into the National Health Service when it was established in 1948. It was used first as a specialist chest hospital before becoming a general hospital. When the Maidstone General Hospital opened in the early 1980s the hall was used as the headquarters of the Maidstone Health Authority until 2012.
- 5.4.16 During World War II in 1940, defence lines were set up across south east England to create barriers against potential invasions. These barriers were called stoplines and consisted of a number of different features including pillboxes, anti-tank obstacles, minefield, trench systems and gun emplacements. The River Medway was one of these stoplines and the A20 being a main Road between Maidstone and London, along with the railway line, the area of the PDA was considered strategic. As a consequence, two pillboxes were placed on the western and eastern side of the A20 by the railway line. The western one being located in the north west corner of the PDA.
- 5.4.17 The name Allington, which is shared by a hamlet near Lenham, is derived from the Old English tun farmstead; it comes via eleventh-century Elentun and was connected with a man called Ælla.
- 5.4.18 Allington Castle was originally built in the 11th century and it thought to have had a motte with wooden fortifications. In 1281 the present stone castle was built, which was converted to a mansion in the 15th century. In 1492 the castle came into the possession of the Wyatt family. Although the castle was never attacked or besieged, a major fire in around 1600 left only enough of the castle to make a

farmhouse. By the mid-19th century it was derelict. In the early part of the 20th century the castle was restored. In 1951 it was taken over by the Carmelite order. Today it is a private residence.

- 5.4.19 Allington is a reasonably modern village. The few dwellings around the castle had a population of 49 in 1841.

## 5.5 Cartographic Sources and Map Regression

### *Symonson's Map of 1596*

- 5.5.1 This shows the PDA on the edge of a larger wooded area that stretches all the way south west towards Teston. The river is the main focus on the map rather than roads. Although a road is showing traversing north of the PDA on an east west axis from Larkfield, across the bridge at Aylesford heading towards Boxley. Allington Church and castle can be located, as can Preston Hall (Fig. 3).

### *Andrews, Dury and Herbert map of 1769*

- 5.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. As a result of the Administrative boundary line between Tonbridge and Maidstone the PDA can be located on the western side of the London Road travelling into Maidstone. A large woodland is located to the west and the PDA is a field located between the wood and the road. Hermitage Lane is the Road through the woodland leading towards the Armitage (aka The Hermitage). To the north are located the areas of Upper Preston and Little Preston. The area is sparsely populated. To the east is the River Medway and Allington Castle (Fig. 4).

### *Hasted, 1798*

- 5.5.3 The area is still sparsely populated and the locations of buildings and the edge of the wood is not dissimilar to the map above. The PDA is still a field located between the wood and London Road (Fig. 5).

### *Ordnance Surveyors Drawings 1797*

- 5.5.4 Unfortunately, the survey obtained in this area was not complete and leaves an 'L' shaped gap. The PDA is on the edge or just within the wooded area which here

is named as East Malling Woods. To the north and east of the PDA on the other sides of the London Road, the area is agricultural (Fig. 6).

#### *Tithe Map from 1840*

- 5.5.5 Ascertaining location from the title map was difficult given the location of the PDA on the Administrative boundary line making the location of the PDA on the extreme edges of the tithe map. The Earl of Romney is the owner and occupier at this time and the PDA appears to be located in field designated 352. In the records the field was named 'Quarry' being a wood of 57 acres. Within the wooded area is a smaller area designated 368 which is referred to a Stone. To the north of the PDA is area 367, labelled as 'quarry' whose use is recorded as arable (Fig. 7).

#### *Historic OS mapping 1879*

- 5.5.6 This map shows that in the south eastern area immediately below the PDA is a small quarry and the PDA area north of the quarry is wooded, being an eastern extension of a larger unnamed wood. To the far west of the map, it shows Roman remains were found at that location. Given the Tithe map named the area quarry Wood, itself that quarrying may have occurred in the area over a long period of time (Fig. 8).

#### *Historic OS Map 1897 1:2500*

- 5.5.7 This is the first properly scaled OS map. The PDA is part of a field designated 205 (29.168 acres). The railway has been built and borders the northern boundary of the PDA. London Road borders the eastern side. The area is labelled Allington Nursery with the area criss-crossed by tracks. The western boundary of the PDA follows the line of one of these tracks. There is now no quarry label nor does the map show any features relating to a quarry. Immediately to the south of the PDA are several greenhouses and other buildings. Just outside of the PDA on the south east side is a building labelled as Lodge. The path of the Administrative Boundary is clearly shown (Fig. 9).

#### *Historic OS map 1908 1:2,500*

- 5.5.8 No changes are noted other than to the east of the PDA on the eastern side of London Road, one of the fields is now an orchard (Fig. 10).

*Historic OS map 1931-1933 1:2,500*

- 5.5.9 The PDA has not changed. However, on the eastern side of London Road there appears to be a new layout of roads/tracks along with a glasshouse. In addition, there appears an internal boundary line at the eastern end of the PDA, which is probably an area separated off due to the location of the old quarry (Fig. 11).

*Historic OS map 1936-1938 1:2,500*

- 5.5.10 There appears to be no changes to the PDA. The area east of the London Road is now also labelled Allington Nursery (Fig. 12).

*Historic OS map 1955 1: 1250*

- 5.5.11 There appears to be changes to the PDA in that the south eastern and eastern area appears to be a small wood and orchard in what was the old quarry area. The area is no longer labelled Allington Nurseries. The western side of the map is incomplete. South of the PDA is also now orchards. The glasshouses to the south of the PDA appear to have been replaced with buildings. A pillbox is now showing on the field to the east of London Road. To the south east there are now properties showing along the western side of London Road. One being Sir Thomas Wyatt and public house. South of the public house is residential housing. The Lodge appears to now have a couple of smaller outbuildings (Fig. 13).

*Historic OS map 1960 1:2500*

- 5.5.12 There does not appear to be any difference to the map above other than the pillbox can now be located within the PDA (Fig. 14).

*Historic OS map 1970 1:1250*

- 5.5.13 There appears little change (Fig. 15).

*Historic OS map 1967-1971 1:2500*

- 5.5.14 There do not appear to be any changes (Fig. 16).

*Historic OS map 1989 1:1250*

- 5.5.15 The area to the south of the PDA is labelled as Bunyards Farm and there is a Garden centre next door. South of the Lodge, there is a new road off London Road

to the west towards the garden centre. In the area of the garden centre there are many other large buildings but these are all unlabelled (Fig. 17).

*Historic OS map 1993 1:1250*

- 5.5.16 There have been significant changes to the area south of the PDA with a number of new roads and alterations to the buildings that were previously part of Bunyards Farm. To the west of the Lodge is a large building called Wyatt House (Fig. 18).

## **5.6 Aerial Photographs**

*1940s*

- 5.6.1 Unfortunately, the photographs do not line up perfectly. However, it can clearly be seen that the eastern section is very different to the rest of the PDA in that it was a sinuous boundary and the area is scrub with trees. The rest of the PDA is arable fields. However, there is an unusual feature in the north west corner of the PDA being a semi-circle shape which appears to contain a row of small trees or bushes. It is not clear from the photograph whether the pillbox is in existence. To the south east of the PDA can be seen the farm buildings and greenhouses and an area of orchards. The western boundary adjoins arable fields. The Lodge is located just beyond the south east corner of the PDA. The main road east of the PDA passes north under the railway (Plate 1).

*1960s*

- 5.6.2 The PDA appears unchanged except that the semi-circular feature adjoining the northern boundary is no longer there and that there is now a pillbox in the northern area of the PDA. A similar pillbox can also be seen to the east, in the field on the eastern side of the main road. Access to the Lodge and farm buildings is via a track off the main road that runs past the north of the Lodge. The area south east of the PDA shows as orchards. To the far south east area of the map the pub and housing estate can be seen (Plate 2).

*1990*

5.6.3 There have been some changes. The PDA and the field to the west are now pasture. The scrub areas in the eastern part of the PDA is cleared except for a number of mature trees. It is not clear as to the activity that is occurring in this area. Perhaps earth is being added to the area for made ground. The remainder of farm buildings can be seen aside the southern corner of the PDA. And to the south east boundary Wyatt House has been built with an access road diagonally off a new road that is Beaver Road and it looks like the previous access road that ran past the north of the Lodge is no longer in use. Further south east is now a garden centre with car park next to the pub. To the north of the PDA on the main road north of the railway there is now a roundabout and a new road of to the east from that roundabout hugging the northern side of the railway (Plate 3).

*2003*

5.6.4 The eastern area of the PDA has grown again into scrub with bushes and trees. The building to the south east of the PDA have changed. There is now a new larger building on the location of the garden centre with a large car park showing at the rear relating to the park and ride. The pub has had an extension added to the north of the building and is now a motel. The area residential housing has also increased to the south. The southern corner of the PDA next to Wyatt House is showing a yard area with lorries surrounded by a number of buildings (Plate 4).

*2007*

5.6.5 There is little change (Plate 5).

*2011*

5.6.6 There is little change (Plate 6).

*2013*

5.6.7 There is little change other than to the south east of the PDA Wyatt House has been demolished. There does not appears to be any activity in the area of the Lodge (Plate 7).

*2015*

- 5.6.8 The yard area south of the PDA no longer appears used. There is a fenced area adjoining the southern corner of the PDA. The Lodge is in a state of disrepair. In the triangle of land to the south east of the roundabout located north of the PDA a pub and car park has been built (Plate 8).

*2018*

- 5.6.9 There have been significant changes to the area to the south and of the PDA with new residential housing. The area of the farmyard, what was Wyatt House and the Lodge is now residential housing as is the field to the east of the PDA on the eastern side of the main road. In the far northern area of this around the pillbox in that field have not been built on (Plate 9).

## **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 20th August 2018. No artefacts or archaeological features were identified in the walkover other than the pillbox (Plates 10-19).
- 5.7.2 The PDA is mainly scrub with the exception of the south eastern corner where there is a large pit and it recently looks like there is made ground in the eastern part of the site. There is hedgerow along the northern and western boundaries with a view across to the south of the PDA towards the new houses. The eastern boundary is to the A20. The land is highest in the north west corner and gently falls away to the south and eastern until about two-thirds of the way across towards the eastern side of the site where it begins to fall away more sharply towards the quarry area. Given the recent housing estate in the south eastern area beyond the PDA and also the potential for there being made ground in the eastern part of the site, it is not clear as to the exact extent of the old quarry.

## 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. However, Palaeolithic finds are known in the wider area in relation to the gravel terraces of the Medway, the closest being to the north, north east at the location of Preston Hall Quarry pit. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

### *Mesolithic*

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has two records from this period within the assessment area. Both found at Bunyards Nursery, the exact location unknown but they could have been found within the PDA. The finds were a Mesolithic flint pick and other Mesolithic implements of axes and a blade or flake. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

### *Neolithic*

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has one record from this period within the assessment area and possible located within the PDA being a Neolithic flint sickle. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

### *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 has no records from this period within the assessment area. In the wider area, there is an Iron Age occupation site to the south west at Hermitage Lane and Tassells Quarry to the west of the PDA in Allington has also found evidence of Iron Age occupation. 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 has one record from this period within the assessment area. A single Roman coin was found to the south east of the PDA in 1939. Outside of the assessment area, Roman activity continued from the Iron Age into the Roman period at Hermitage Lane and further to the south east there is possibly a Roman Villa in the Buckland Farm area. The Romans had many villas sited on the higher ground overlooking the Medway and there are others nearby elsewhere such as Teston. The likelihood of chance finds cannot be discounted but 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. 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 one record from this period within the assessment area. This is a PAS record that relates to a chance, surface find of an early Medieval knife. Thought to have had agricultural use. Therefore, the potential for finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **low**.

### *Post Medieval*

5.8.9 The Kent HER has four records from this period within the assessment area. One is the railway that borders the northern boundary of the site that was opened in 1874. The other three records relate to farmsteads in the south east and north east from the PDA, all of which have been demolished. Map regression confirms that the PDA was fields in this period except for the eastern and south eastern area where it was a quarry. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Modern*

5.8.10 KHER has three records dating to this period One being a Protected Military Remains site of a Spitfire Crash in 1940. The exact site is unknown but is thought to be circa 300m south east of the PDA. The other two related to non-designated assets of World War II pillboxes. The lone located within the PDA is of Type 22 and the one located east of the PDA is of type 24 Both part of a wider GHQ Stop Liner scheme around the River Medway and railway line. 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/moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**

- 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 majority of the PDA was agricultural land, with pasture the most common use. However, the eastern and south eastern area was a quarry until 1897 at the latest based on map regression. The new housing area is some 5m below the level of Beaver Road and then on the eastern side the bottom of the pit is circa some additional 5m lower, with circa 10m in total between the road level and the lowest point in the PDA. Therefore, any impact on surviving archaeological remains would have been **low** in the agricultural land area but **total** in the area of the quarry.

- 6.2.2 The use of the PDA for residential development will require foundations. The 2018 geotechnical report from the survey at the PDA confirms that excavations in excess of 1.2 m depth will be required in some areas in connection with the proposed development on this site. As a consequence, the proposed development will have a **high** impact upon any potential archaeology within the area of the foundations. It is likely that made ground will be added to the quarry area to raise up the level to a safer height for an open space.

## 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/moderate** archaeological potential for the prehistoric period and **low** for all other periods. 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 Clarendon Homes (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
- Standard and Guidance for historic environment desk-based assessment
- National Planning Policy Framework 2018
- Data provided by Kent HER
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- Glover, J. 1982. *The Place Names of Kent.*
- Ground and Environmental Services Ltd. 2015. *Bunyards Farm, Beaver Road, Allington, Maidstone, Kent: Geo-Environmental Investigation.*
- Unpublished document: *Archaeology South-East. 2000. Former Kent Garden Centre, Maidstone: Watching Brief.*
- Unpublished Document: *Canterbury Archaeological Trust. 1998. Archaeological Evaluation of Land at Hermitage Lane, Barming, Maidstone.*
- Unpublished Document: *Ground and Environmental Services Ltd. 2018. Bunyards Farm, Allington, Kent, ME16 OLP: Geo-Environmental Investigation.*

### 9.2 Websites

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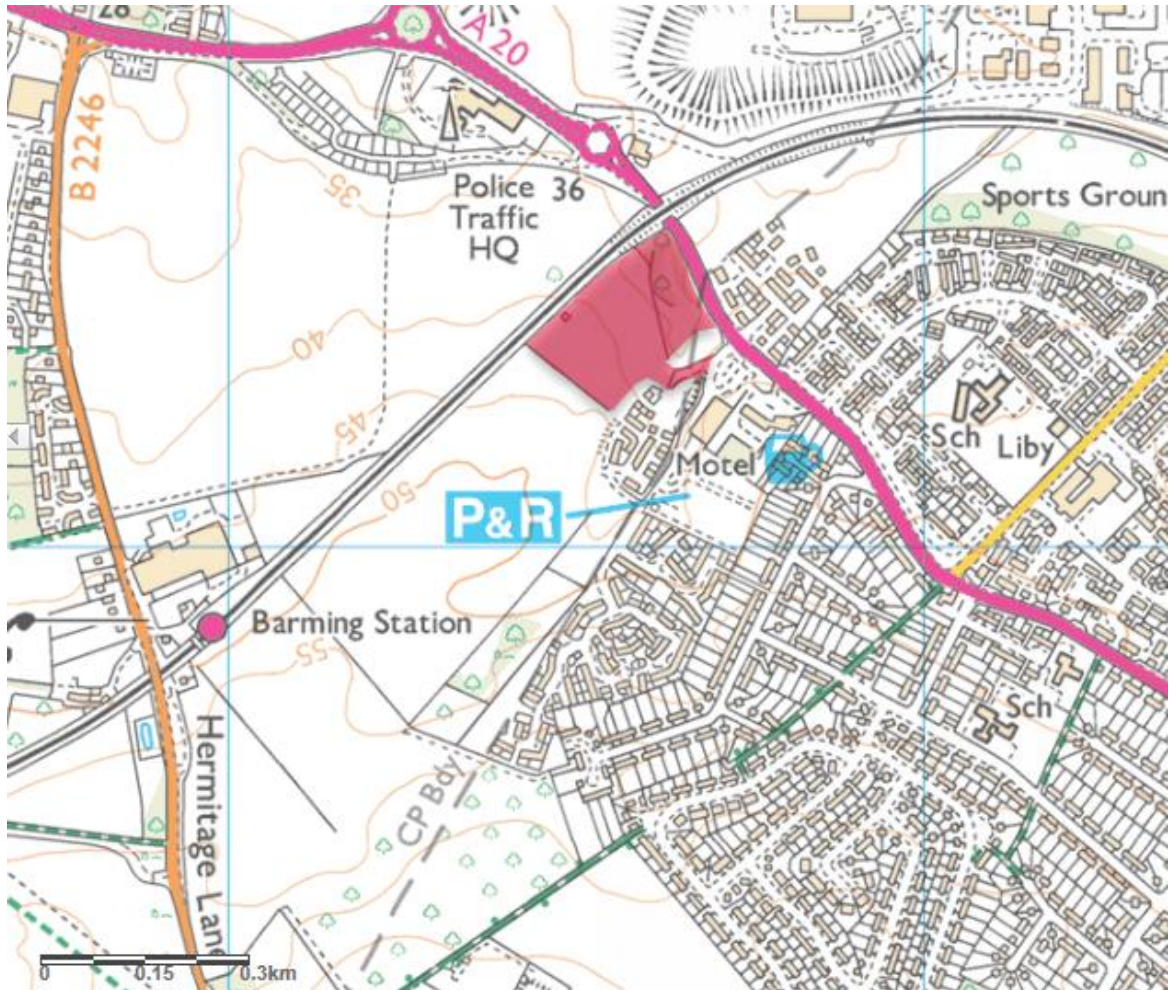


Figure 1: Site location map, scale 1:10000.





Figure 2: Proposed Development Area



Figure 3: Symonson's Map of Kent 1596

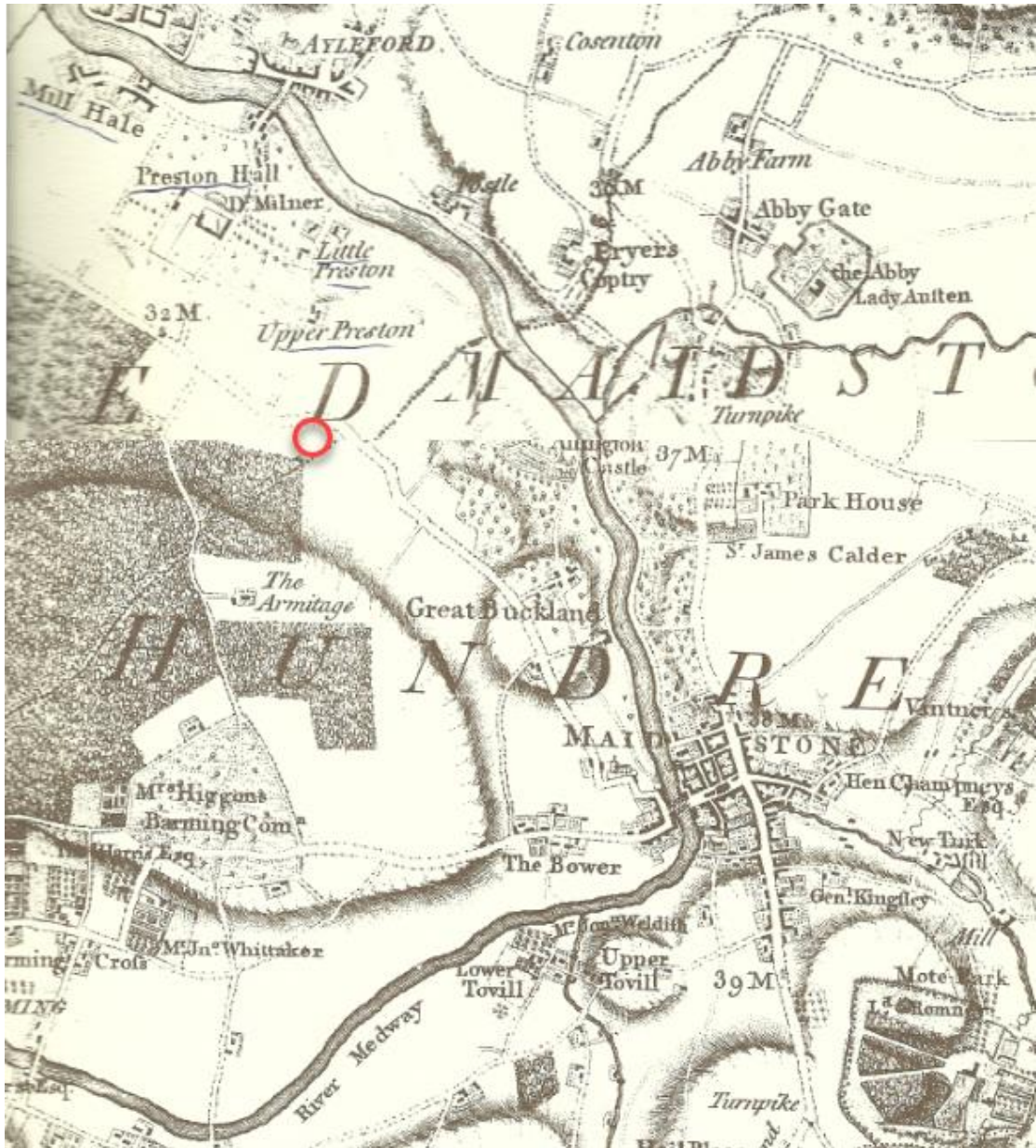


Figure 4: Andrew, Dury and Herbert Map from 1769

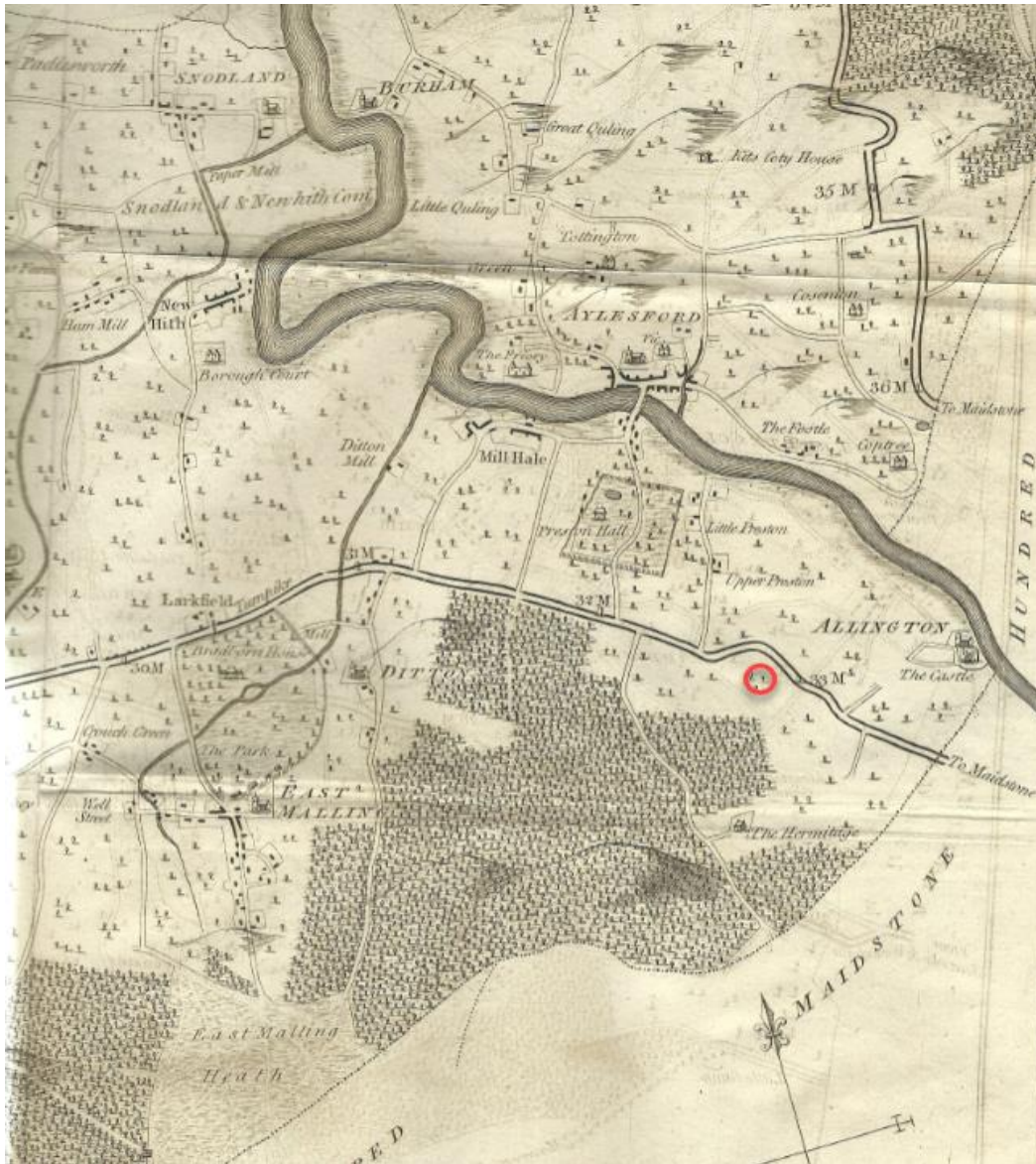


Figure 5: Hasted, 1798



Figure 6: Ordnance Surveyors Drawing, 1797

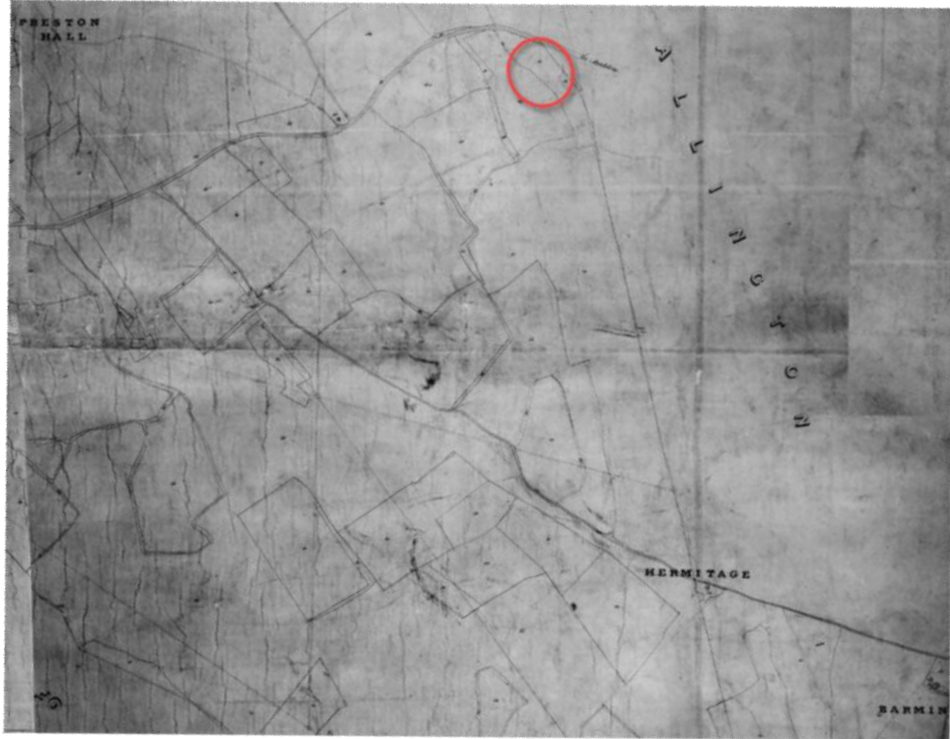


Figure 7: 1840 Tithe Map

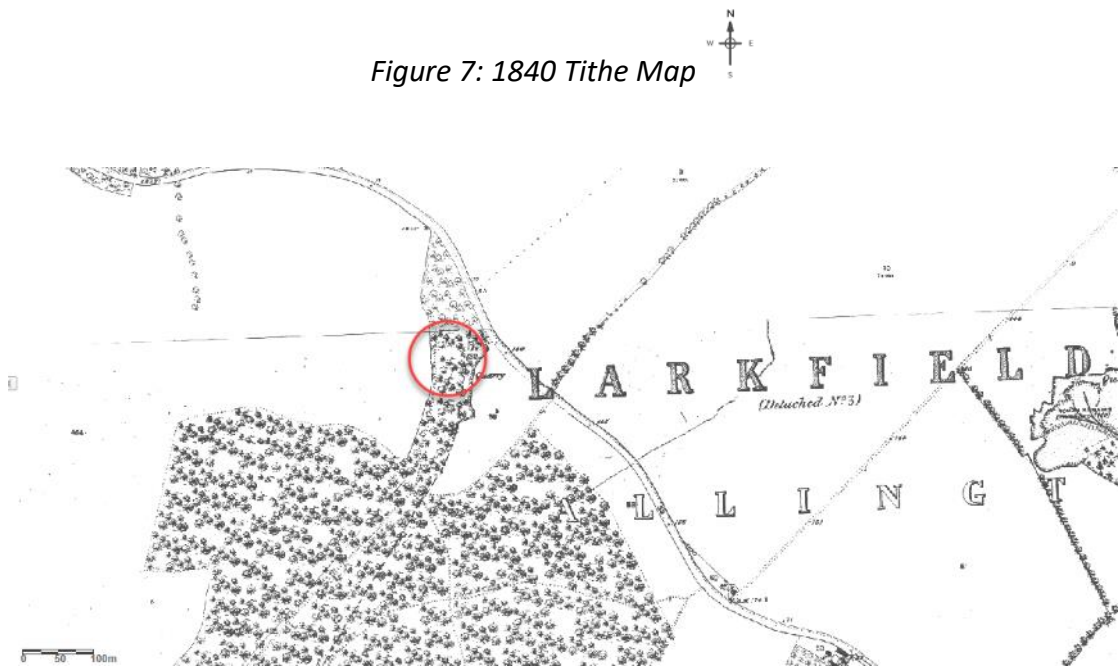


Figure 8: OS Map 1879

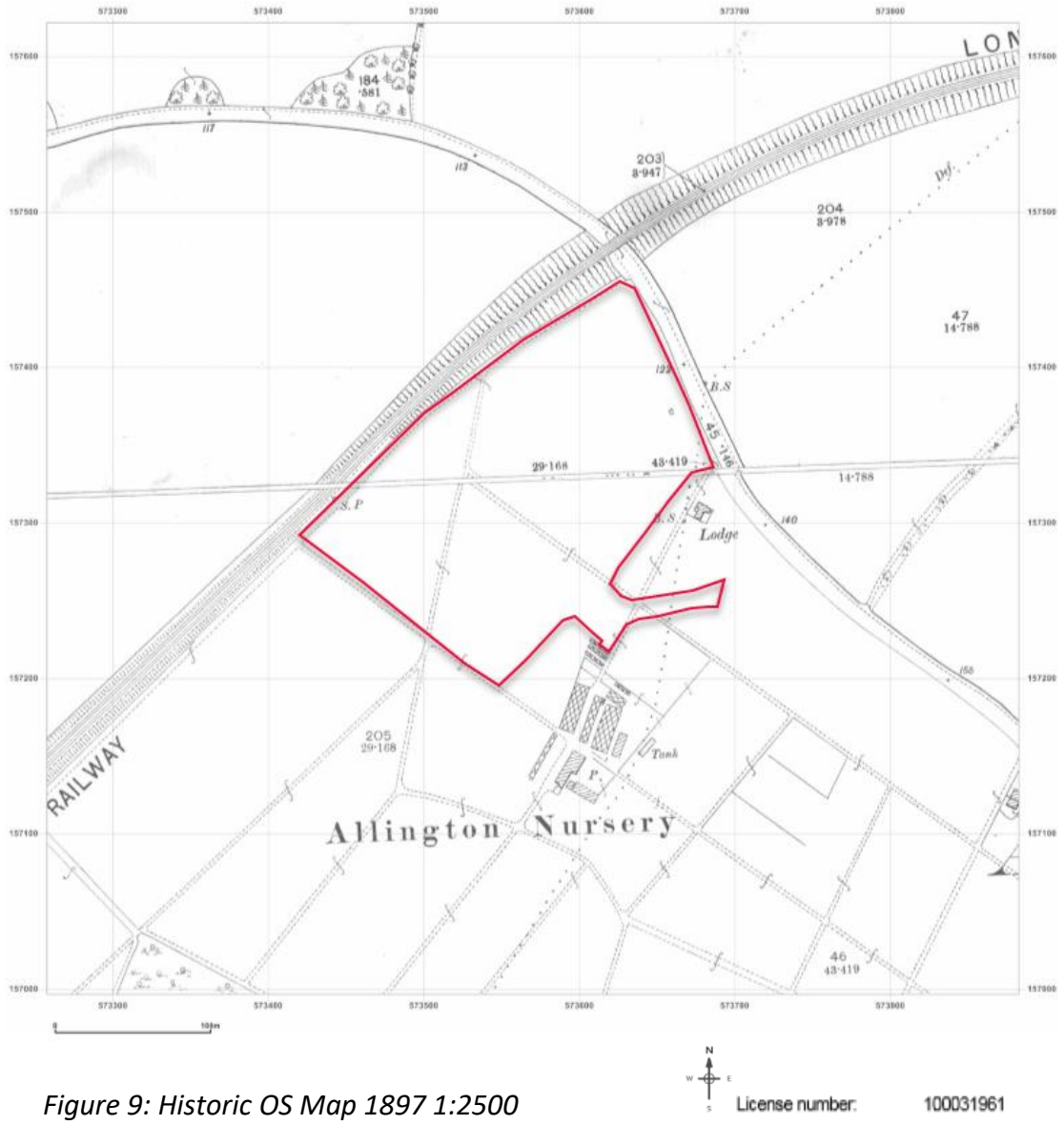


Figure 9: Historic OS Map 1897 1:2500

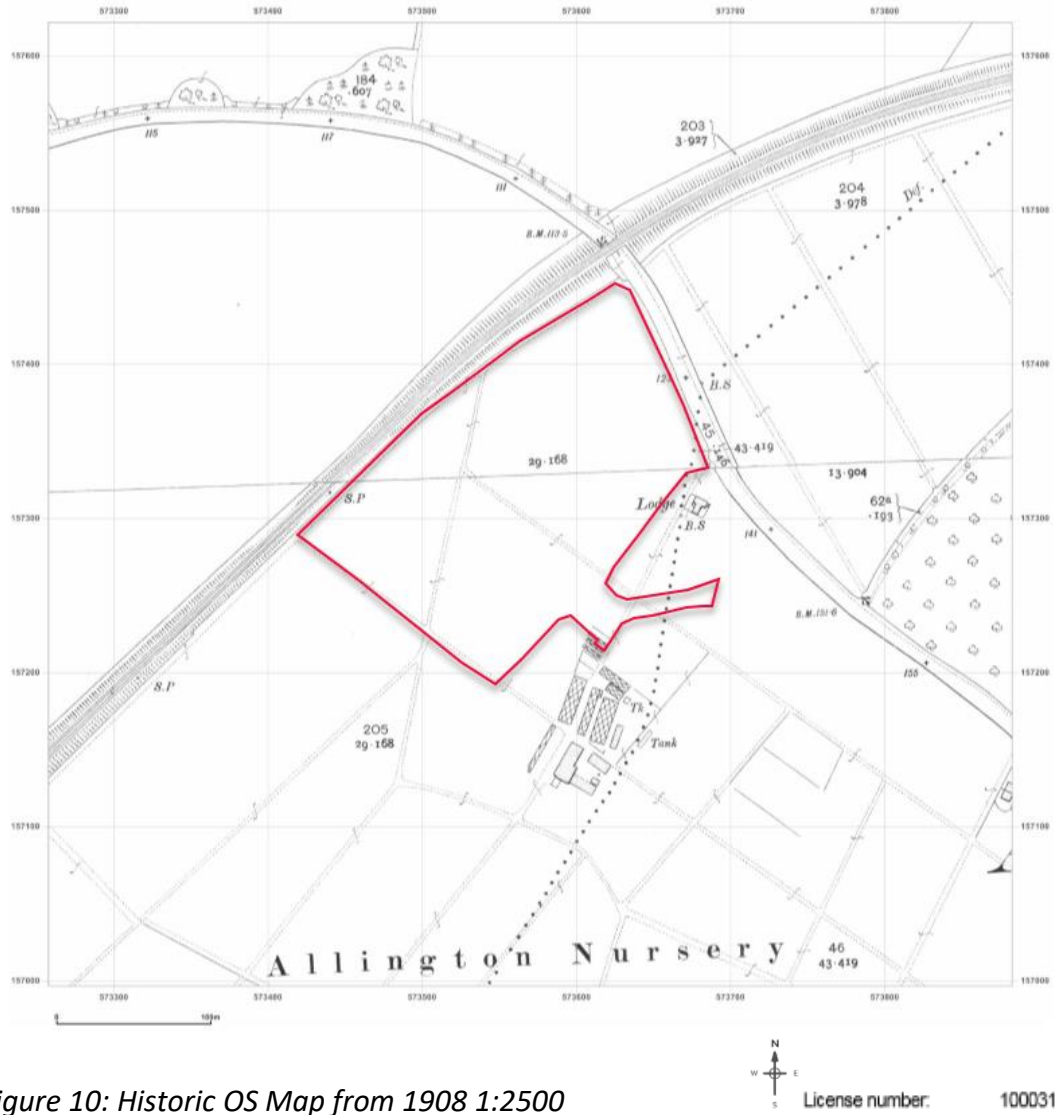


Figure 10: Historic OS Map from 1908 1:2500

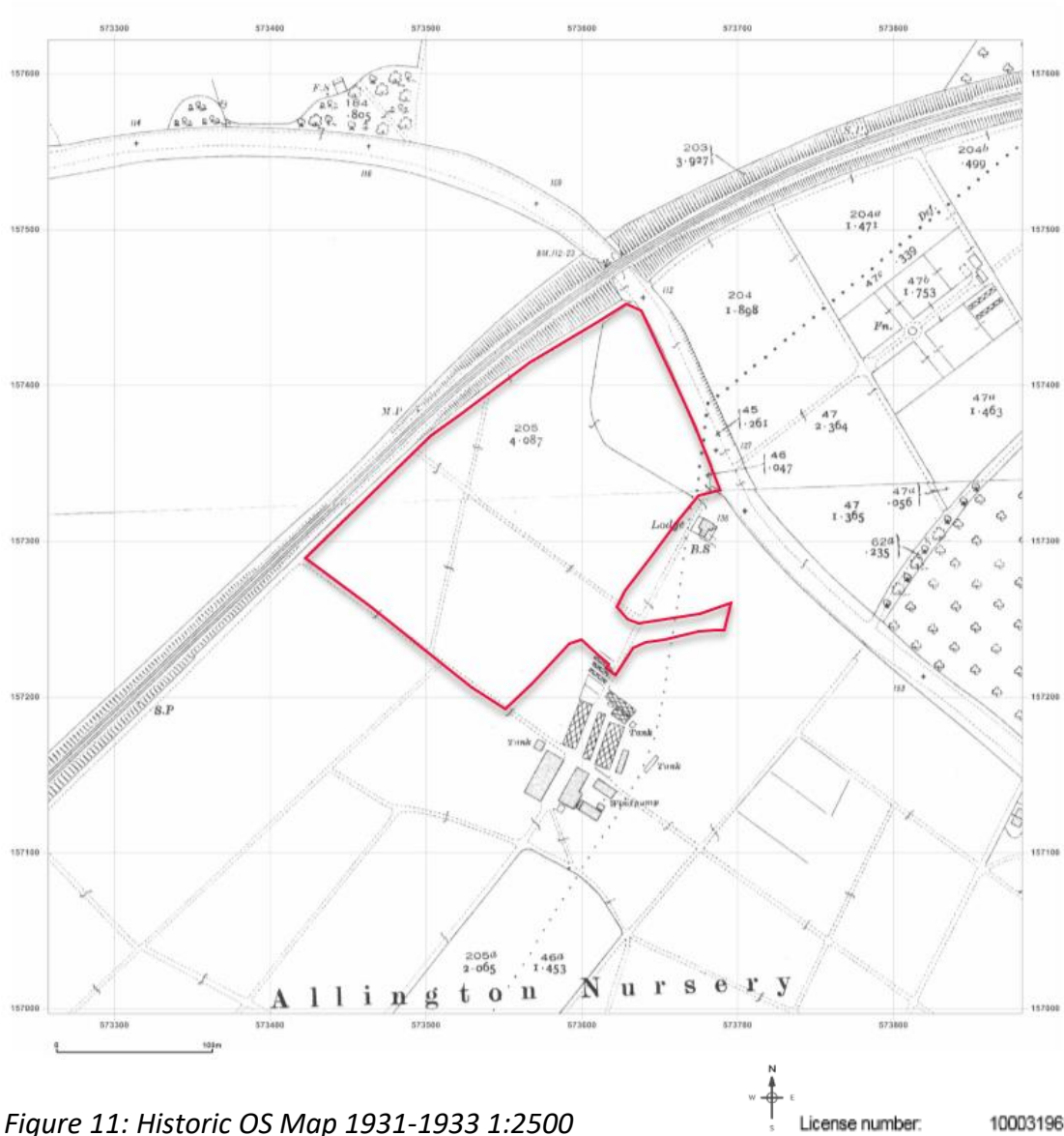


Figure 11: Historic OS Map 1931-1933 1:2500



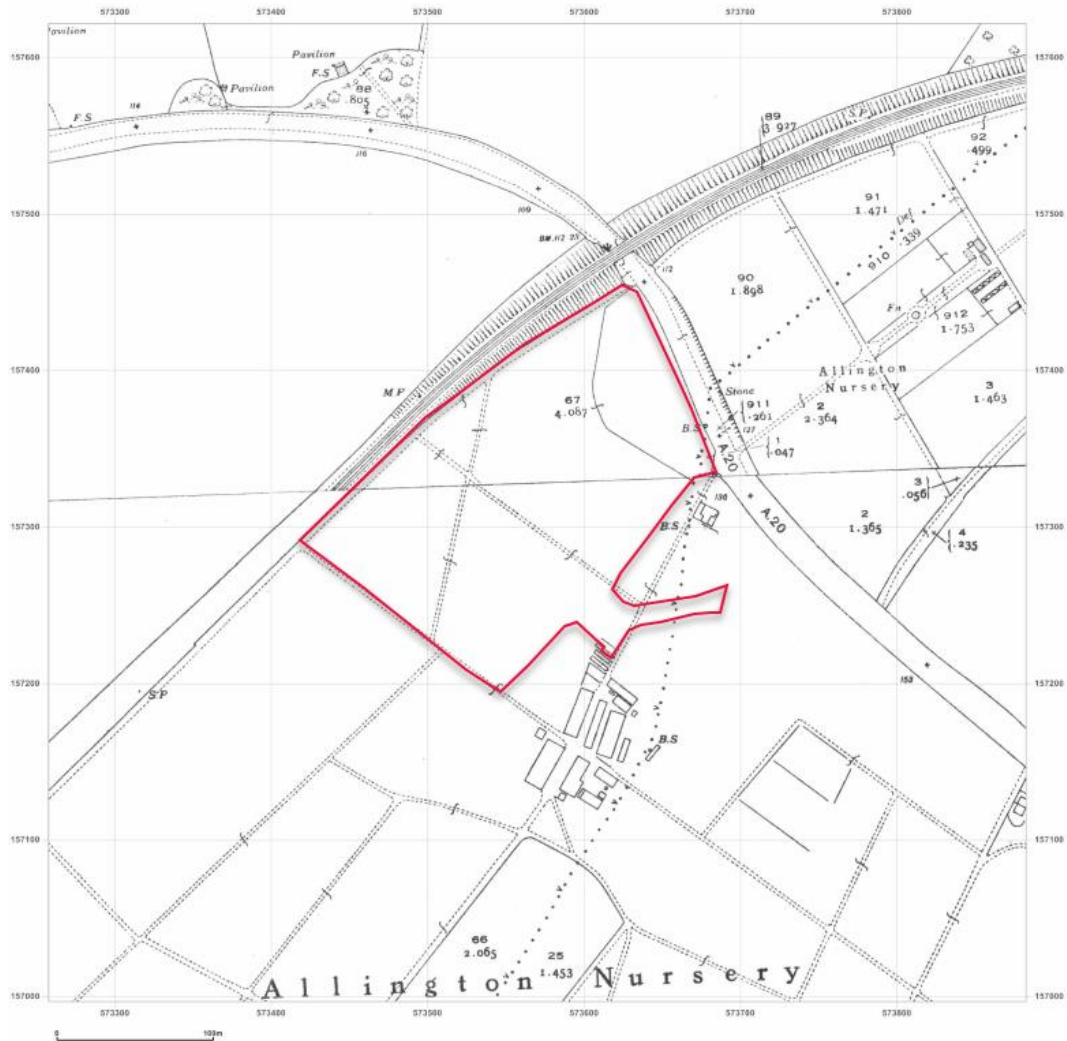


Figure 12: Historic OS Map 1936-1938 1:2500



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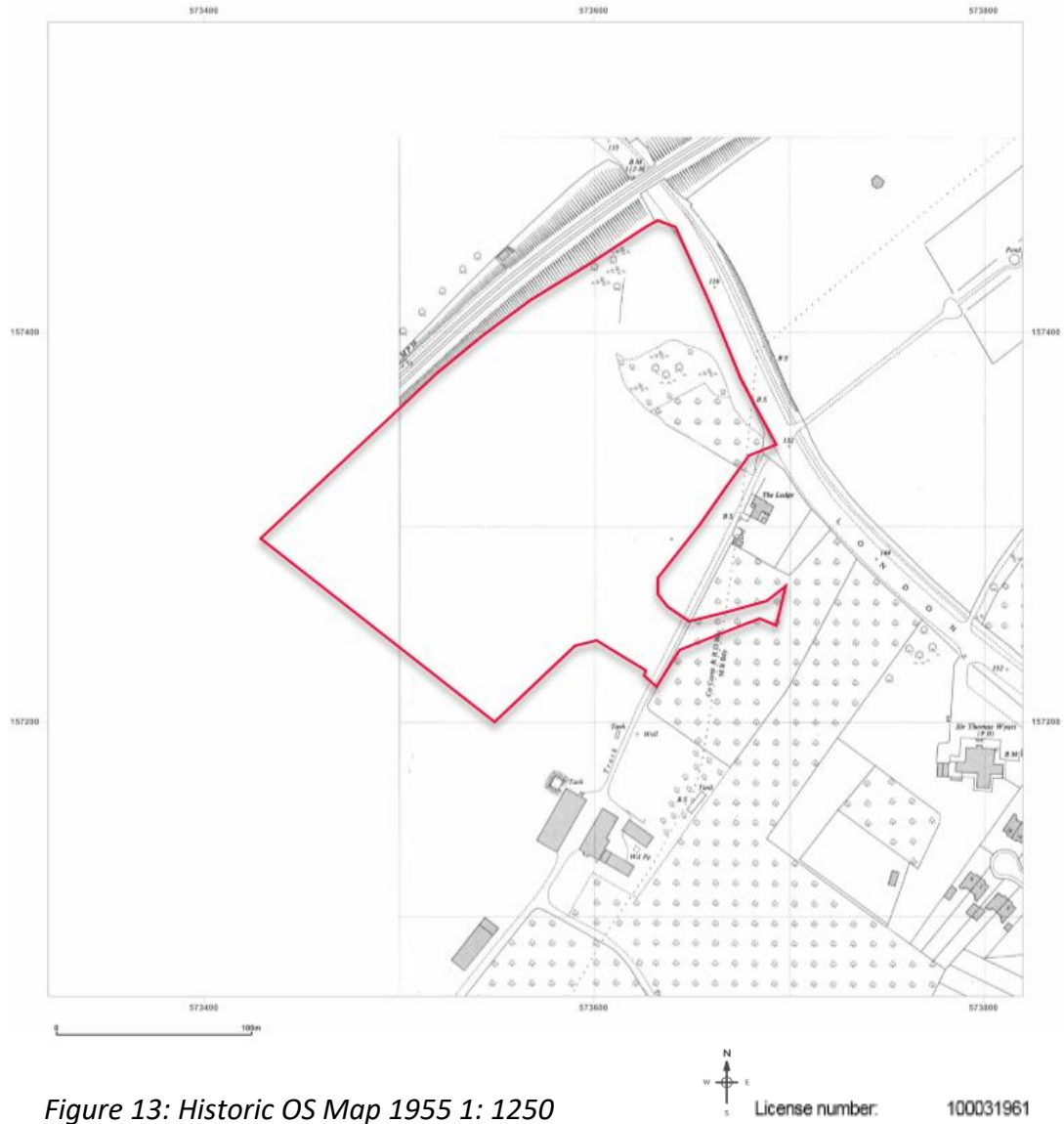


Figure 13: Historic OS Map 1955 1: 1250



Figure 14: Historic OS Map 1960 1:2500

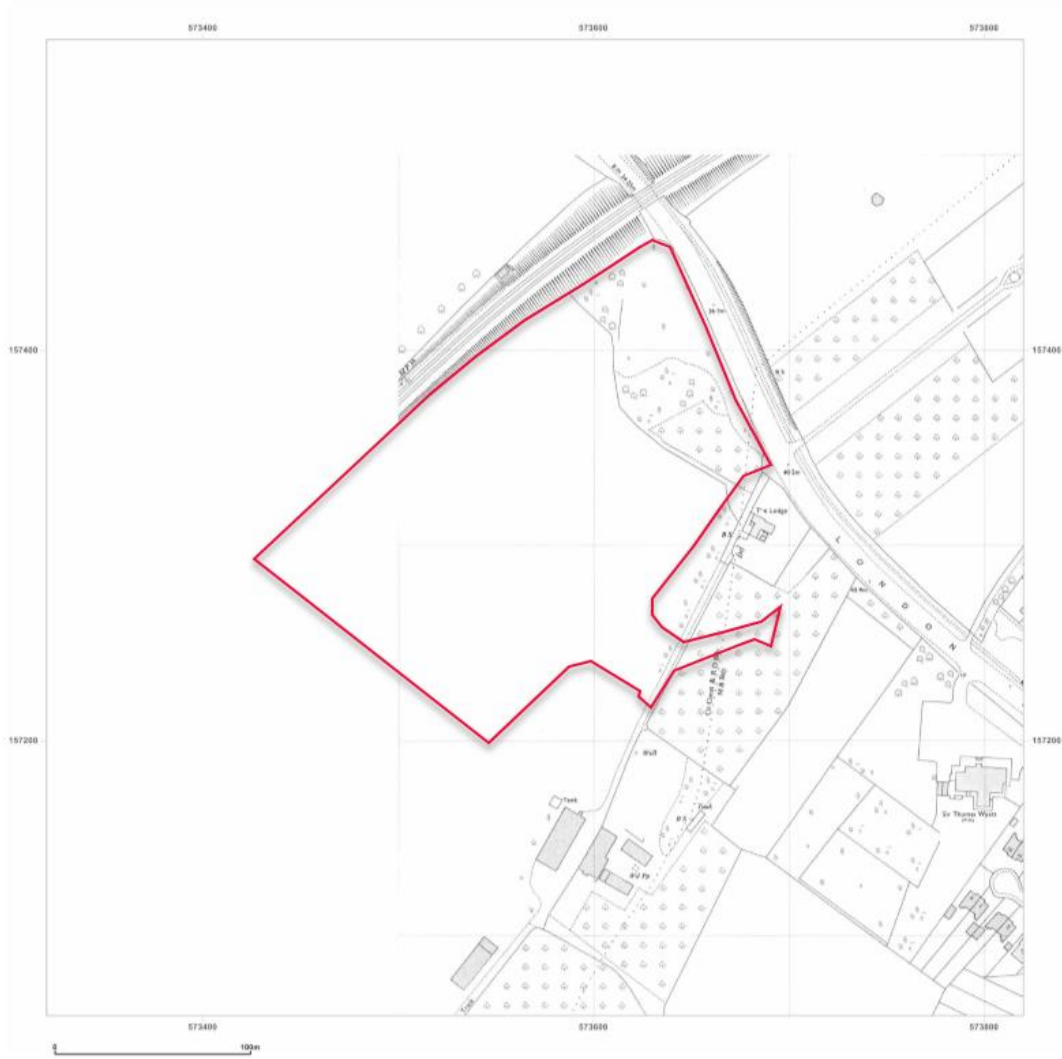


Figure 15: Historic OS Map 1970 1:1250

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Figure 16: Historic OS Map 1967-1971 1:2500

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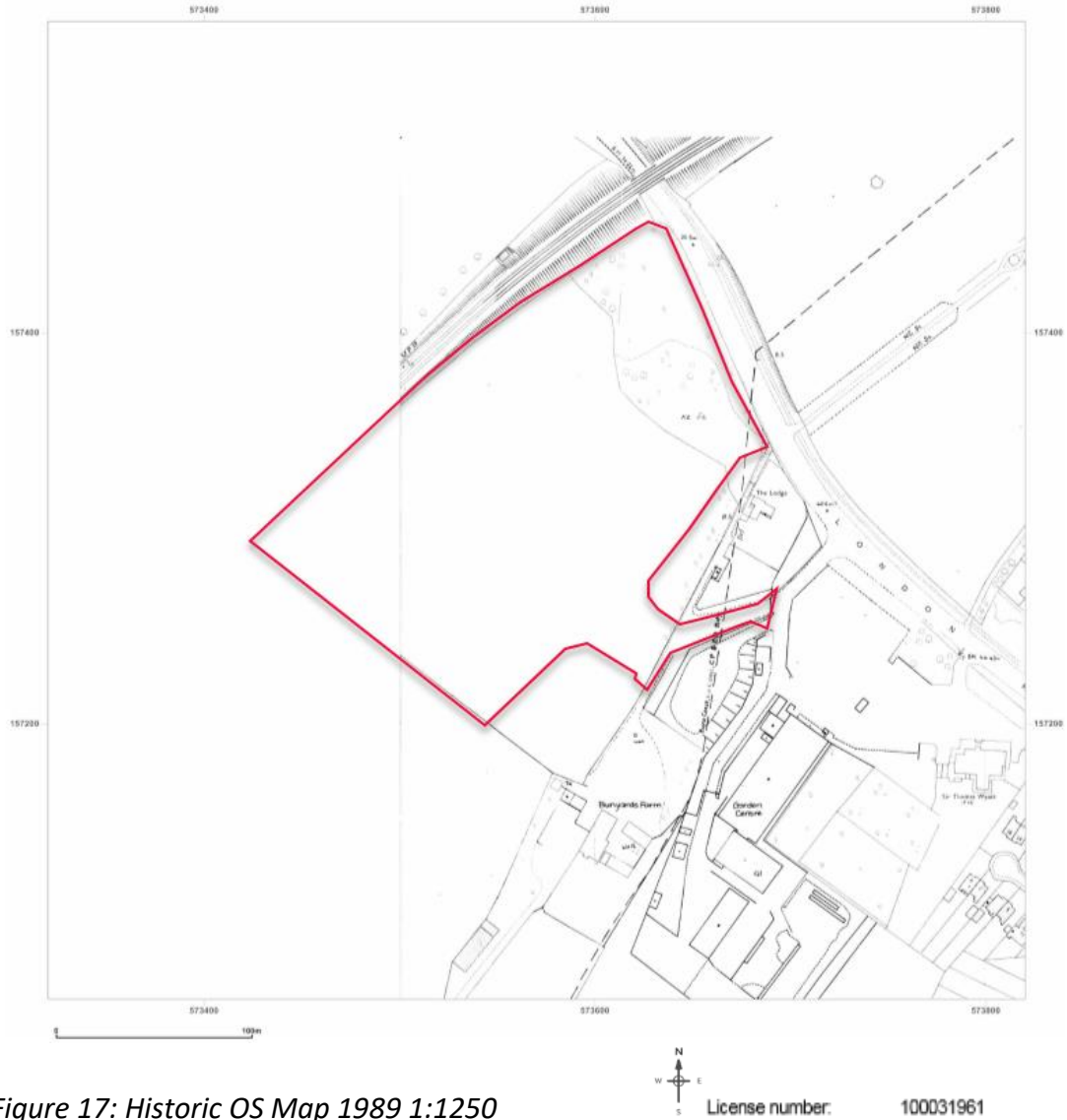
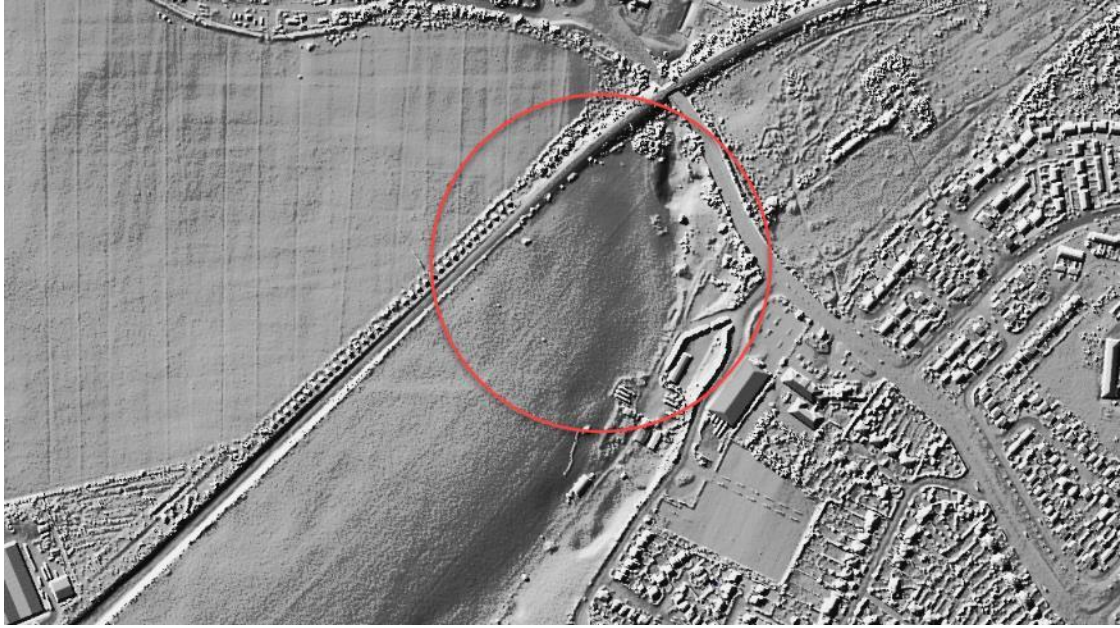


Figure 17: Historic OS Map 1989 1:1250



Figure 18: Historic OS Map 1993 1:1250

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*Figure 19: LIDAR DSM1m (Environment Agency)*



10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 20-23)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'medium regular with straight boundaries (parliamentary type enclosure)'. To the south of the PDA is characterised as 'Post 1810 settlement (general)'.
TQ 75 NW 49	Findspot	Within PDA	Neolithic/ Mesolithic	Neolithic flint sickle and Mesolithic flint pick found at Allington. In 1910 Mr Norman Bunyard found a Mesolithic flint while digging at Bunyards Nursery, Allington. A Neolithic flint sickle was also found at the Nursery site at an unknown date. The site has since been developed as a housing estate. The items are kept at Maidstone Museum. Mr Norman Bunyard cannot remember the date or circumstances of discovery concerning the Ne-implement, but he found the pick whilst digging about 1910 on a part of the nursery now built over, at 'A' TQ 7392 5699. The sickle had been sited to the area of the nursery as it existed c.1910 (b), centred at TQ 7350 5700.
TQ 75 NW 95	Findspot	Unknown (Grid Sq)	Mesolithic	Mesolithic Implements from Bunyards Nursery, Allington. Mesolithic implements, comprising four medium tranchet axes/adzes, and a blade or flake, are recorded as being found at Bunyards Nursery.
TQ 75 NW 96	Findspot	c. 300m SE	Roman	Romano-British coin, found at 343 London Road, Maidstone. An "As" of Claudius, is recorded in an archaeological journal as being found in 1939.
TQ 75 NW 205	Building	Within PDA	Modern	Pillbox. A Second World War Type 22 pillbox exists south of the railway to the west of London Road, Maidstone

TQ 75 NW 204	Building	c. 100m NE	Modern	Pillbox. An overgrown and possibly fire-damaged Second World War Type 24 hexagonal pillbox is located north east of London Road, Maidstone. The pillbox faced south-west and defends London Road and the railway.
TQ 75 NE 816	Monument	c. 0m N	Post Medieval	The Sevenoaks, Maidstone and Tunbridge Branch Railway was opened between Swanley and Sevenoaks in 1862, and extended to Maidstone in 1874.
MKE 75685	Findspot	c. 460m SW	Early Medieval or Anglo-Saxon	Portable Antiquities Scheme find - Early Medieval iron knife. Single edged iron blade, with angled back and remains of tang surviving. In general form this artefact is similar to a large knife or small seax of the early Anglo-Saxon period but this may be coincidental; the bulk of the object is suggestive of a later date, and indeed this may be some form of agricultural item rather than a knife. Date: from Ante 450 AD (Possibly) to Circa 800 AD (Certain). Found in 2005. Chance surface find. Located to grid square.
MKE 84663	Farmstead	c. 150m SE	Post Medieval	White House Farm. Regular Courtyard U-Plan with detached elements. Farmhouse detached in central position. Farmstead completely demolished. Oast to the SE, Half hexagonal shaped yard.
MKE 84664	Farmstead	c. 480m NE	Post Medieval	Palace Farm. Regular courtyard farmstead. Farmhouse detached in central position. Farmstead completely demolished. Oast
MKE 84665	Farmstead	c. 370m SE	Post Medieval	Outfarm north east of Palace Farm. Regular Courtyard U Plan. Farmhouse detached in central position. Farmstead completely demolished.
TQ 75 NW 398	Crash Site	c. 300m SE	Modern	Crash site of Messerschmitt Bf109E-1. Crashed 31st August 1940 at Mill House Farm, Allington. Pilot captured, injured. Aircraft written off.

Figure 20: KHER Monument Record

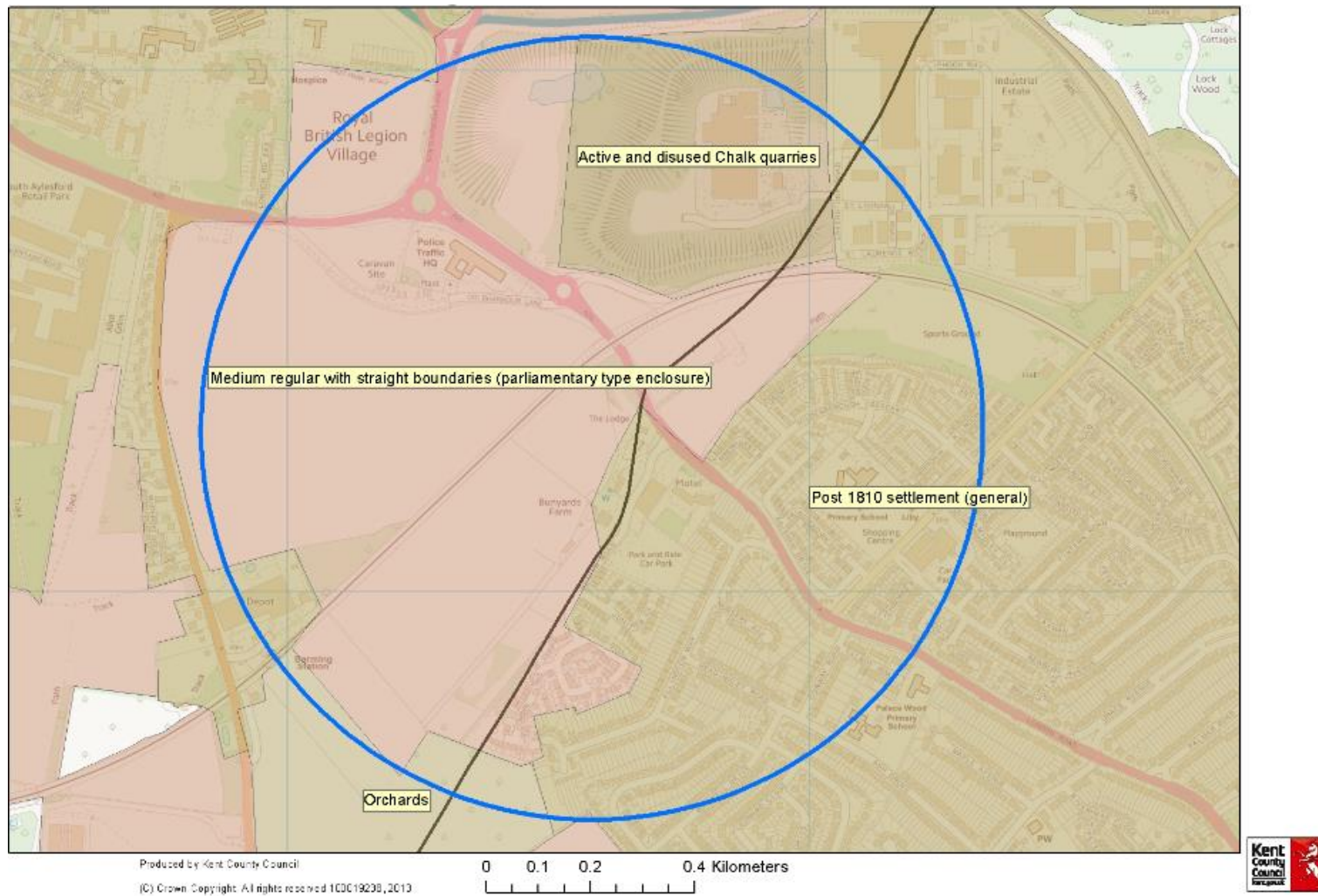


Figure 21: KHER Historic Landscape Character

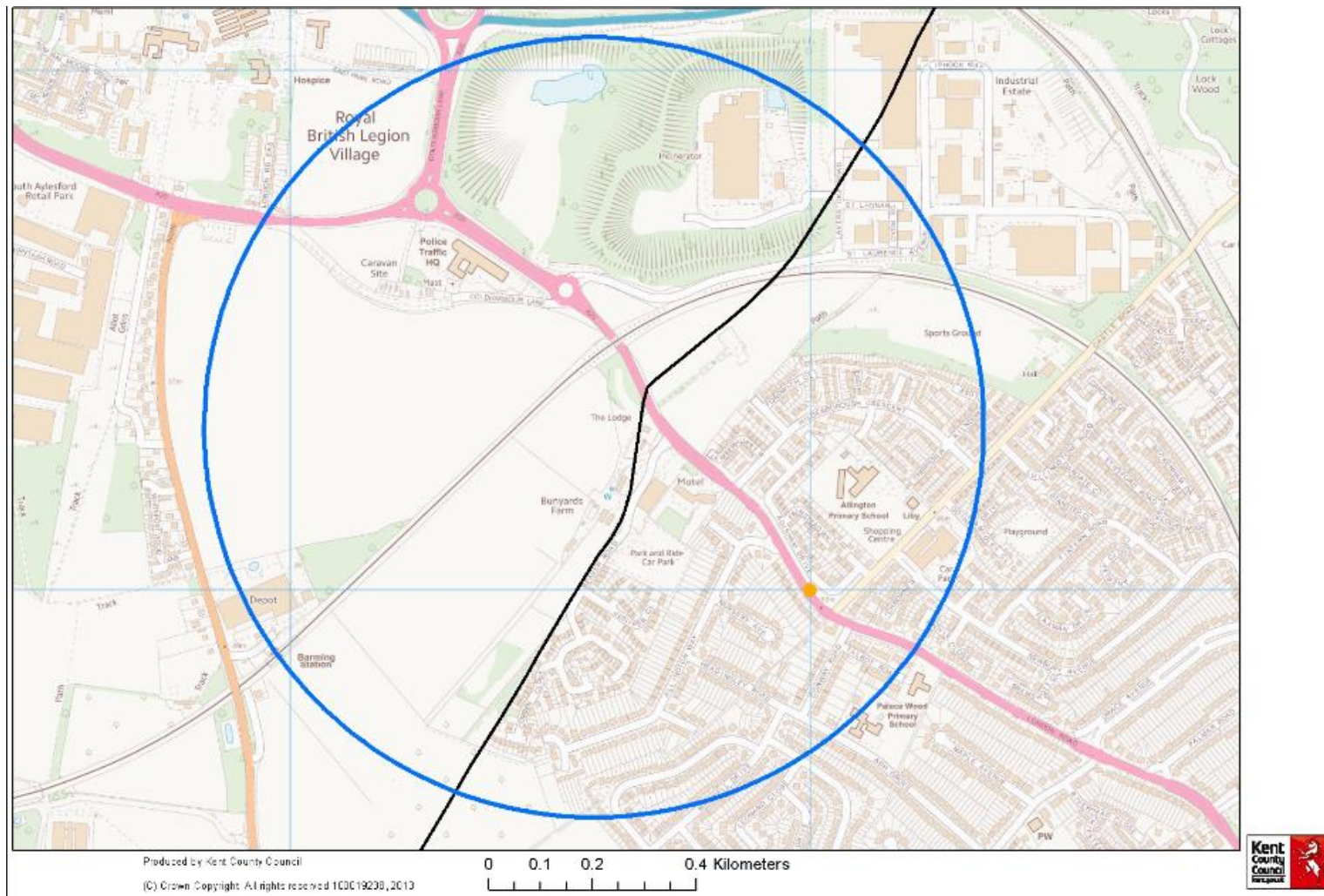


Figure 22: KHER Protected Military Remains

### Current Areas of Archaeological Potential - Medway Valley Palaeolithic Project data

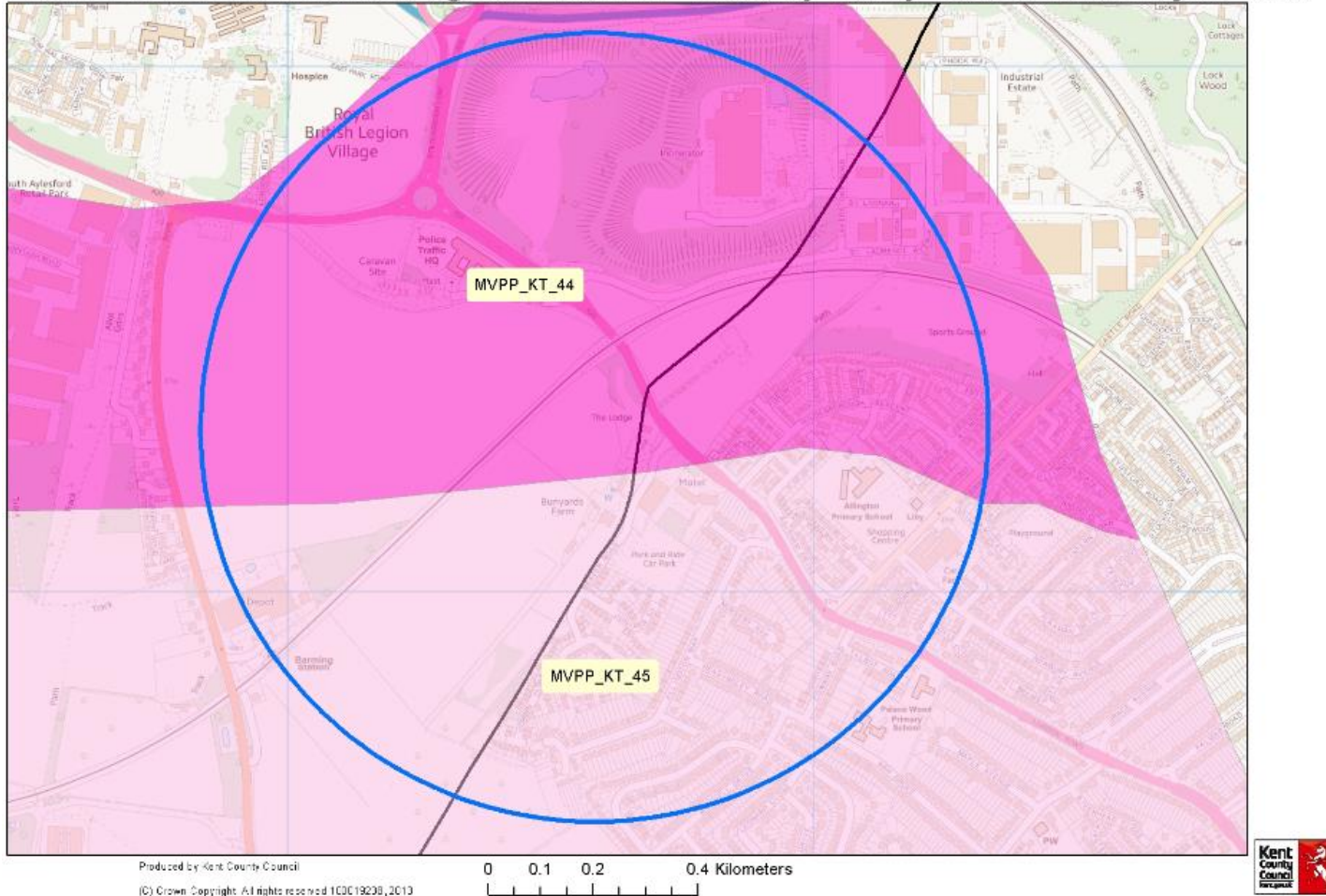


Figure 23: KHER Medway Valley Palaeolithic Areas



*Plate 1: 1940s. All at an altitude of 1.09km (Google Earth).*



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)





Plate 4: 2003 (Google Earth)



Plate 5: 2007 (Google Earth)



Plate 6: 2011 (Google Earth)



Plate 7: 2013 (Google Earth)



*Plate 8: 2015 (Google Earth)*



*Plate 9: 2018 (Google Earth)*



*Plate 10: View along western boundary from North west corner (facing SE).*



*Plate 11: View across PDA from north west corner (facing E)*





*Plate 12: View of the northern boundary from the north western corner (facing NE).*



*Plate 13: View along eastern side alongside the quarry area (facing S).*



*Plate 14: View towards south western corner (facing SW)*



*Plate15: View across the quarry area (Facing S).*



*Plate 16: View across PDA from quarry area (facing W).*



*Plate 17: View across PDA from proposed entrance (facing NW).*



*Plate 18: View along southern boundary from entranceway (Facing SW).*



*Plate 19: View southern boundary from entranceway (Facing NE).*