



PLANNING ISSUE

**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**Site B
East Malling, Kent
Kent**

December 2018

**Planning Authority:
Tonbridge and Malling
Borough Council**

**Site centred at:
TQ71024 57691**

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EXECUTIVE SUMMARY

Land known as Site B, East Malling, Kent, has been considered for its below ground archaeological potential.

In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.

The Scheduled site of part of an Iron Age enclosure and minor Roman villa lies adjacent to East Malling Station, south of the church of St James, c.700m southwest of the study site.

In terms of relevant local designations, the bulk of the site lies within an Area of Archaeological Potential as defined by the relevant planning authority.

The site can be considered likely to have a low to moderate archaeological potential for the prehistoric and Roman periods.

The site has remained open land throughout its documented history, and is currently in use as agricultural research fields.

Proposals include the development of up to 300 residential dwellings.

Additional archaeological mitigation measures are anticipated to be required in advance of construction impacts, to be secured by condition to the granting of planning consent.

The proposed development is not considered likely to have an impact upon the setting of the Scheduled Monument to the southwest.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by CgMs Heritage (part of the RPS Group) on behalf of the East Malling Trust.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, known as Site B, East Malling, Kent. The study site is 11.5 hectares in extent and comprises open land with a small building complex sited towards the centre of the southern boundary. The study site is centred at NGR TQ71024 57691 within Tonbridge and Malling Borough (see Figs. 1-2, 12-13, and Plates 1-3).
- 1.3 Figure 2 summarises relevant cultural heritage designations and archaeological findspot references relevant to the study site.
- 1.4 In terms of relevant nationally significant designated heritage assets, as defined in Section 2 below, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the immediate vicinity of the study site. The Scheduled site of part of an Iron Age enclosure and minor Roman villa lies adjacent to East Malling Station, south of the church of St James, c.700m southwest of the study site. See Sections 4-6 below and Appendix 1.
- 1.5 In terms of relevant local designations, the bulk of the study site lies within an Area of Archaeological Potential, as designated by Tonbridge and Malling Borough Council.
- 1.6 East Malling Trust have therefore commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, January 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.8 This desk-based assessment comprises an examination of evidence on the Kent Historic Environment Record (HER) and other sources, including the Kent History and Library Centre. The report also includes the results of a comprehensive map regression exercise. Additionally, a walkover site visit was conducted in September 2018.

- 1.9 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22 October 2018 (http://planning_guidance.planningportal.gov.uk).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance* is defined as: 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.

2.10 *Setting* is defined 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. 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The relevant Development Plan framework is provided by the 'Managing Development and the Environment – Development Plan Document' adopted in April 2010, which forms part of the Tonbridge and Malling Local Plan:

POLICY 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 SPD.**
- 2. 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.**

POLICY 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.

POLICY 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.

- 2.15 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the immediate vicinity of the study site. The Scheduled site of part of an Iron Age enclosure and minor Roman villa lies adjacent to East Malling Station, south of the church of St James, c.700m southwest of the study site (see Sections 4-6 below and Appendix 1).
- 2.16 In terms of relevant local designations, the bulk of the study site lies within an Area of Archaeological Potential.
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 Geological mapping for the study site shows that it is underlain by deposits of sandy limestone and calcareous sand, comprising the Hythe beds of Cretaceous date (British Geological Survey Sheet 288: Maidstone, 1976).
- 3.2 Site specific geotechnical information is currently unavailable.

Topography

- 3.3 The natural topography of the study area comprises a gradual drop from south to north. The ground level of the study site is level at c.20m AOD.
- 3.4 No watercourses or naturally occurring bodies of water are known within the vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a one kilometre radius of the study site, also referred to as the study area, held on the Kent Historic Environment Record (HER), and the Portable Antiquities Database (PAD) together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant designated heritage assets, as defined above in paragraph 2.8 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the study site or its immediate vicinity. The Scheduled site of part of an Iron Age enclosure and minor Roman villa lies adjacent to

East Malling Station, south of the church of St James, c.700m southwest of the study site (see below and Appendix 1).

- 4.4 In terms of relevant local designations, the bulk of the study site lies within an Area of Archaeological Potential (AAP), as designated by the relevant planning authority. AAP 19 is defined in the Kent HER as 'AAP around area of early prehistoric potential'.
- 4.5 In general the GLHER findspots relate to artefactual discoveries from most past periods of human activity, with evidence of Roman activity to the south and north. Historic Landscape Characterisation (HLC) data for the study site provided by the HER designates the study area as '*small regular with straight boundaries (parliamentary type enclosure)*'.
- 4.6 The map regression exercise demonstrates that the study site has remained open land throughout its documented history, which from c.1913 became part of the East Malling Trust, undertaking horticultural research.
- 4.7 The LiDAR survey for the study site is reproduced at Figure 17. This data was captured in February 2009 at 05.m resolution. Both DSM (Digital Surface Model) and DTM (Digital Terrain Model) data were obtained and further processed. Processing comprised multi-directional hillshading and simple local relief modelling. The LiDAR was also compared to aerial photography and historic mapping. For Site B, the LiDAR shows traces of several features which correspond with post-1850 / modern field boundaries. There is a single feature, running parallel to the north boundary, which has no corresponding feature on any map.
- 4.8 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.9 The Kent HER does not record any archaeological fieldwork having previously taken place within the study site.

Prehistoric

- 4.10 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and

locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

- 4.11 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.12 Prehistoric flintwork identified as Mesolithic has been identified at Holt Hill, east of the study site, together with Iron Age pottery and pits (TQ75NW39, TQ7171 5791). Mesolithic flintwork finds are also known from the Ditton area to the northeast (TQ75NW72, TQ702 586; TQ75NW961, TQ715 584), and from the general East Malling area (TQ75NW73, TQ70 58).
- 4.13 The Portable Antiquities Scheme Database (PAD) has identified Mesolithic/Neolithic/Bronze Age struck flint to the south of the study site (MKE75553, MKE75554, MKE75555-8, TQ706 570), with an early Neolithic scraper identified to the northeast (MKE110175, TQ71922 58106). An Iron Age coin has also been identified to the south (MKE75769, TQ706 563), and within the general area of the study site (MKE75881-3, TQ7258).
- 4.14 Ditches identified through evaluation at the Aylesford School Teapot Lane, northeast of the study site, may be later prehistoric due to the identification of fragments of pottery (TQ75NW348, TQ71906 58390).
- 4.15 Evidence of Late Iron Age settlement activity preceding Roman occupation was identified to the south of the study site, in the area now a designated Scheduled Monument (see also Appendix 1).
- 4.16 A low to moderate potential can be identified for the prehistoric periods at the study site.

Roman

- 4.17 Archaeological evaluation at Bradbourne Fields, East Malling, to the northwest of the study site, revealed evidence of a Late Iron Age/Early Romano British farmstead (Williams 2007; EKE5273, TQ7052 5818; EKE5835, TQ7058 5820; TQ75NW137, TQ7057 5826). Evaluation at the Aylesford School, Teapot Lane to the northeast of the

study site, revealed two ditches of possible Iron Age/Roman date (EKE9085, TQ71915 58461).

- 4.18 Roman building remains with associated artefacts have been identified near to East Malling Station, southwest of the study site (TQ75NW6, TQ7030 5698, TQ 7033 5696). Evidence of a small Roman villa was identified to the south of the church c.700m to the southwest of the study site, in the area now a designated Scheduled Monument (see also Appendix 1).
- 4.19 A Romano-British cremation cemetery has been identified at Larkfield to the northwest of the study site (TQ75NW44, TQ7015 5891).
- 4.20 Artefactual discoveries include a Roman pot base retrieved from reworked soil during monitoring at 82 Swallow Road to the northwest of the study site (EKE10027, TQ7015 5893; TQ75NW349, TQ70158 58937). Forty blocks of lead, identified as fishing net sinkers, were found in the River Medway at Preston Hall Park to the north of the study site (TQ75NW35, TQ7258). The base of two cremation urns were found at Bradbourne to the north of the study site (TQ75NW42, TQ7068 5821); a flagon is recorded from Larkfield to the northwest (TQ75NW43, TQ7022 5854), together with copper alloy brooches (MKE70034, MKE70161, TQ705 579; MKE75499, TQ69949 58103), and a harness fitting (MKE70162, TQ705 579). To the south of the study site, pottery has been identified at East Malling Station (TQ75NW47, TQ 7013 5697), with another brooch and a coin further to the south (MKE75764, MKE75766, TQ706563). Fragments of wall plaster, flue tile, a stone tesserae and pottery including a sherd of mortarium have been found at East Malling Station to the southwest (MKE110191-5, MKE110232, MKE110233-4, TQ70311 56945).
- 4.21 A coin of Maximianus has been found to the west of the study site (TQ75NW62, TQ701 578); to the northwest, coins of Constantine 1 (TQ75NW63, TQ 702 586) and Faustina II (TQ75NW102, TQ 705 581) have been identified. The Portable Antiquities Database identified copper alloy coins in the Larkfield area also to the northwest (MKE70033, MKE70157-8, TQ705579; MKE75458, TQ69949 58103), together with two silver coins (MKE70160, MKE70163, TQ705 579).
- 4.22 In view of the evidence presented above, the study site's archaeological potential for the Roman period can be identified as moderate.

Anglo-Saxon and Medieval

- 4.23 The settlement at Ditton to the north of the study site is referenced in Domesday (1086), comprising 8 acres of meadow, 25 acres of pasture, woodland, a mill and a church (<https://opendomesday.org.uk>). The present church dates to the twelfth century AD (Newman 2012).
- 4.24 An Anglo-Saxon spearhead is recorded from Cobdown, Ditton, north of the study site (TQ75NW41, TQ713 588), and two silver pennies are known from the general Aylesford area (TQ75NW392-3, TQ7200 5800).
- 4.25 Medieval artefactual discoveries within the study area include an armorial plaque of 13th-14th century date identified in a garden at Larkfield to the north of the study site (TQ75NW103, TQ 706 586). The Portable Antiquities Database (PAD) records a lead seal from the study area to the northwest of the study site (MKE70159, TQ705 579), together with a silver coin (MKE70164, TQ705 579); to the southwest, the PAD records finds of a copper alloy brooch (MKE75408, TQ696566), and a silver coin (MKE75410, TQ696566).
- 4.26 During the Anglo-Saxon and Medieval periods, the study site lay to the south of known settlement at Ditton, most likely in an area of open land. The archaeological potential for these periods within the study site itself can be identified as generally low, with evidence of agricultural activity and land division most likely to be represented within the archaeological record.

Post Medieval & Modern (including map regression exercise)

- 4.27 Early maps show the study site to lie in open land to the south of Ditton, and to the east of Bradbourne House (Fig 3: 1769 Andrews and Dury Map of Kent; Fig 4: 1772 Plan of Ditton Court Farm).
- 4.28 The Ditton Tithe Map (1841: Fig 5) and the associated Award shows that the study site was occupied by orchard to the east, orchard and meadow within the centre, and hops to the west.
- 4.29 The First Edition Ordnance Survey (Fig 6: 1868) shows the study site occupied by orchard within the central/eastern areas, with open land to the west and east. The Second Edition Ordnance Survey (Fig 7: 1897) shows the expansion of the orchard across the southwestern and eastern site areas, with a triangle of open land towards

the northwestern corner, and a trackway running along the boundary of the orchard and the open land. No significant changes are shown within the study site on the Third Edition Ordnance Survey (Fig 8: 1907-8).

- 4.30 The East Malling and Wye Fruit Experimental Station opened at East Malling in 1913. In 1920-1 it became known as the Kent Incorporated Society for Promoting Experiments in Horticulture, subsequently as the East Malling Research Station, and latterly the East Malling Trust. Bradbourne House was acquired in 1938 and the landholdings increased to over 200 hectares by the late 1950s ([http:// eastmalling_trust.org/history/](http://eastmalling_trust.org/history/) ; <http://www.emr.ac.uk/about-us/history-of-east-malling-research/>; Newman 2012). Subsequent maps and photographs reflect this use within the study site.
- 4.31 The Revised Ordnance Survey (Fig 9: 1932-6) shows further orchard planting across the study site, together with subdivisions within the centre, and open space towards the centre of the southern boundary. The second Revised Ordnance Survey (Fig 10: 1937-8) shows further revisions to the boundaries within the centre of the study site.
- 4.32 A plan prepared following World War Two bomb damage, reproduced at Figure 11, shows no damage within the Site B site, however, the northwestern side is named as *The Paddock*, with the eastern side named as *Crab Tree*.
- 4.33 The 1960 aerial photograph (Fig 12) shows the study site planted with various crops, including trees within the northwestern area.
- 4.34 The 1972-8 Ordnance Survey (Fig 13) shows the bulk of the study site labelled as a nursery, with an area of orchard to the northwest and a building towards the middle of the southern boundary. The 1988-1993 Ordnance Survey (Fig 14) shows the expansion of the facility situated towards the centre of the southern boundary. The 2018 aerial photograph (Fig 15) appears to show temporary structures within the western boundary. No significant changes are shown within the study site on the current site survey (Fig 16).
- 4.35 The study site's archaeological potential for the Post Medieval and Modern periods can be identified as generally low.

Negative/Neutral Evidence

- 4.36 To the north, monitoring at Thames Ditton revealed nothing of archaeological interest (EKE10638, TQ7126 5865).
- 4.37 To the northwest, monitoring at Bradbourne House East Malling revealed nothing of archaeological interest (EKE5258, TQ7009 5826; EKE5834, TQ7059 5822), nor did monitoring at 751 London Road, Larkfield (EKE14971, TQ7041 5830).
- 4.38 To the northeast, test pits excavated at the Aylesford County Primary School as part of the Medway Valley Palaeolithic Project did not reveal any artefactual material (EKE9431, TQ71800 58300).
- 4.39 To the southwest, monitoring at 10 High Street, East Malling, revealed Post Medieval remains only (EKE9678, TQ70156 57070).

Assessment of Significance (Designated Assets)

- 4.40 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.41 No relevant nationally significant designated heritage assets, as defined in the NPPF, are recorded on or in close proximity to the study site. The Scheduled site of part of an Iron Age enclosure and minor Roman villa, comprising buried archaeological features, lies adjacent to East Malling Station, south of the church of St James, c.700m southwest of the study site. As demonstrated by Plates 1-3 there is no intervisibility between the study site and the site of this Scheduled Monument. Principally this is due to the below ground nature of the Monument, and the tree cover around the boundaries of the monument itself, together with the location of hedges around fields between the Monument and the study site.

Assessment of Significance (Non-Designated Assets)

- 4.42 In terms of relevant local designations, the bulk of the study site lies within an Area of Archaeological Potential, as defined by the planning authority.

4.43 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Prehistoric	Low to moderate archaeological potential, low/moderate significance
Roman	Low to moderate archaeological potential, low/moderate significance
Anglo-Saxon	Low archaeological potential, low significance
Medieval	Low archaeological potential, low significance
Post Medieval	Low archaeological potential, low significance
Modern	Low archaeological potential, low significance

5.0 SITE CONDITIONS & THE PROPOSED DEVELOPMENT

(Review of Potential Development Impacts on Archaeological Assets)

Site Conditions

- 5.1 The study site currently comprises open land in use for agricultural research, with an area of buildings towards the centre of the southern boundary (see Figures 15-16 and Plates 1-3).
- 5.2 The construction of the buildings currently present within the study site can be considered likely to have had a negative archaeological impact through the cutting of foundations and services, focussed within existing building footprints.
- 5.3 Agricultural and horticultural use of the study site can be considered likely to have had a moderate, widespread negative archaeological impact, in particular the planting and grubbing out of trees.

Proposed Development

- 5.4 Proposals include the development of up to 300 residential dwellings within the study site (Fig 18).

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.5 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the immediate vicinity of the study site.
- 5.6 The Scheduled site of part of an Iron Age enclosure and minor Roman villa lies adjacent to East Malling Station, south of the church of St James, c.700m southwest of the study site (see also Section 4 above and Appendix 1). The monument comprises below ground archaeological remains. As demonstrated by Plates 1-3 there is no intervisibility between the study site and the Scheduled Monument. Principally this is due to the below ground nature of the Scheduled remains, mature and extensive tree cover and hedges around the boundaries of the monument itself, together with the location of hedges around fields situated between the Monument and the study site.
- 5.7 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.8 As set out in Section 4 above, the available evidence suggests an archaeological potential for the study site for the prehistoric and Roman periods. If hitherto unknown remains were to be present, they are considered most likely to be of low to moderate (i.e. local-regional) significance.
- 5.9 In view of the study site's perceived below ground archaeological potential, and as the study site has remained largely unaffected by previous development throughout its documented history, it is anticipated that the archaeological advisor to the local planning authority will require additional mitigation measures in advance of development construction impacts.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The study site known as Site, B, East Malling, Kent, has been assessed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the vicinity of the study site. The Scheduled site of part of an Iron Age enclosure and minor Roman villa lies adjacent to East Malling Station, south of the church of St James, c.700m southwest of the study site.
- 6.4 In terms of relevant local designations, the bulk of the study site lies within an Area of Archaeological Potential, as designated by the relevant planning authority.
- 6.5 The study site can be considered likely to have a low to moderate archaeological potential for the prehistoric and Roman periods, for remains likely to be of low to moderate significance.
- 6.6 The study site has remained open land throughout its documented history, and is currently in use for agricultural research.
- 6.7 Proposals include the development of up to 300 residential dwellings.
- 6.8 In view of the study site's perceived below ground archaeological potential, and as the study site has remained largely unaffected by previous development throughout its documented history, it is anticipated that the archaeological advisor to the local planning authority will require additional mitigation in advance of redevelopment construction impacts.
- 6.9 It is anticipated that in the first instance a programme of archaeological trial trench evaluation will be required, with further works dependant upon the results of evaluation.
- 6.10 As remains of national significance are not anticipated at the study site, this work can be secured to the granting of consent, secured by a standard archaeological planning condition.

- 6.11 The proposed development is not considered likely to have an impact upon the setting of the Scheduled Monument 700m to the southwest.

SOURCES CONSULTED

1. General

British Library
East Malling Trust
Kent Historic Environment Record
Kent History and Library Centre

2. Internet

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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
<http://www.bombsight.org/bombs/>
<http://www.britainfromabove.org.uk/>
<http://www.british-history.ac.uk/>
<http://eastmallingtontrust.org/history/>
<http://www.emr.ac.uk/about-us/history-of-east-malling-research/>
<https://finds.org.uk/database/>
<https://www.historicengland.org.uk/listing/the-list>
<https://opendomesday.org.uk>
<http://www.pastscape.org.uk>
<http://planningguidance.planningportal.gov.uk>

3. Bibliographic

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* 2014, revised 2017

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Harley *Ordnance Survey Maps a descriptive manual* 1975

Hasted *The History and Topographical Survey of the County of Kent* Volume 4 1898

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Newman *The Buildings of England Kent: West and the Weald* 2012

Wenban Smith, Bates & Marshall *Medway Valley Palaeolithic Project Final Report* March 2007

Williams (ed.) *The Archaeology of Kent to AD800* 2007

4. **Cartographic**

1769 Ordnance Survey Drawing

1769 Andrews & Dury Map of Kent

1772 plan of Ditton Court Farm

1801 Faden Map of Kent

1839 East Malling Tithe Map

1841 Ditton Tithe Map

1868 Ordnance Survey

1897 Ordnance Survey

1908-9 Ordnance Survey

1909 Ordnance Survey

1932-3 Ordnance Survey

1933 Ordnance Survey

1937-8 Ordnance Survey

1938 Ordnance Survey

n/d World War Two bomb damage map

1961 Ordnance Survey

1967-8 Ordnance Survey

1969-1974 Ordnance Survey

1972-3 Ordnance Survey

1973 Ordnance Survey

1973-7 Ordnance Survey

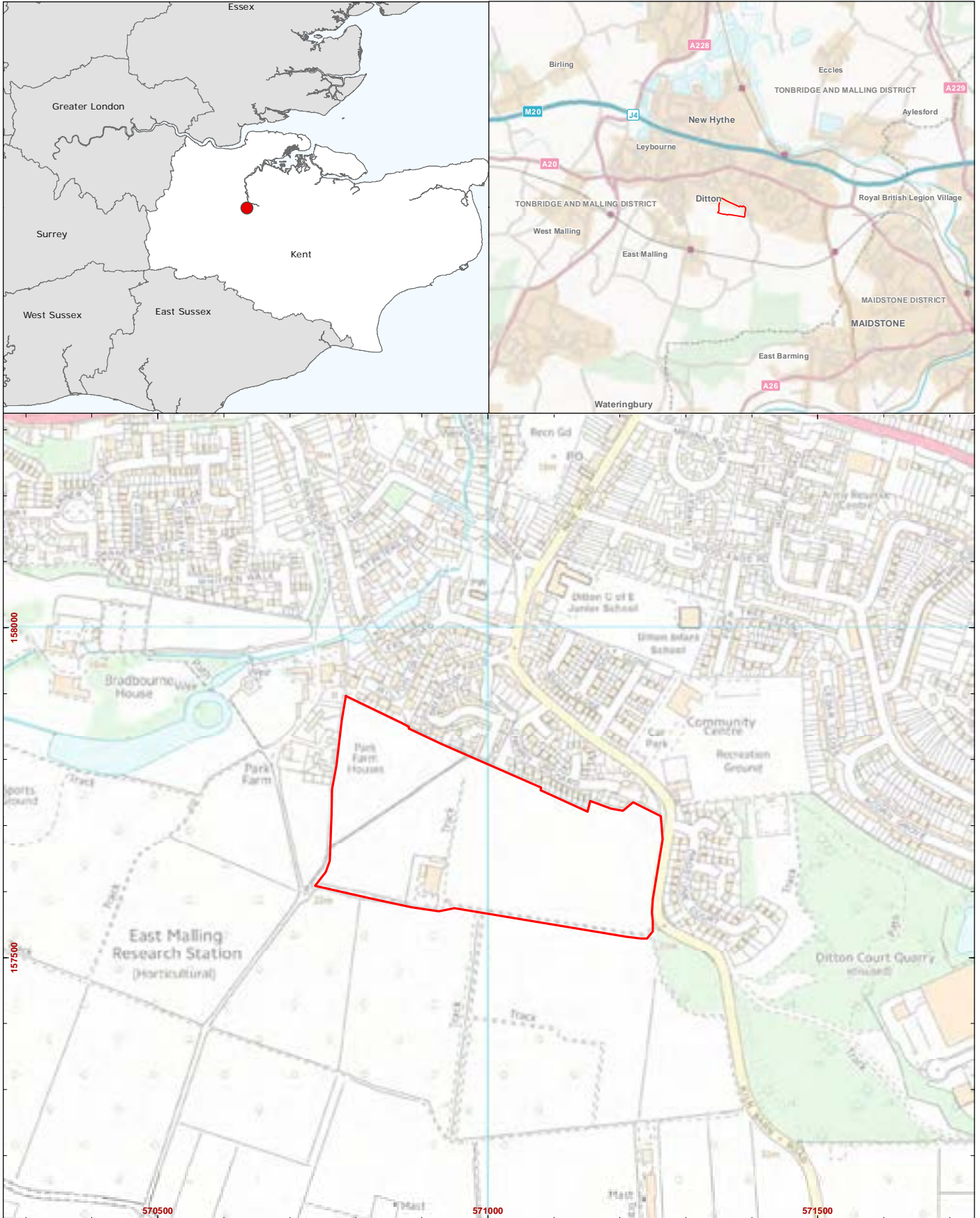
1973-8 Ordnance Survey

1976 British Geological Survey Sheet 288 (Maidstone)

1977 Ordnance Survey

1978 Ordnance Survey

1989 Ordnance Survey



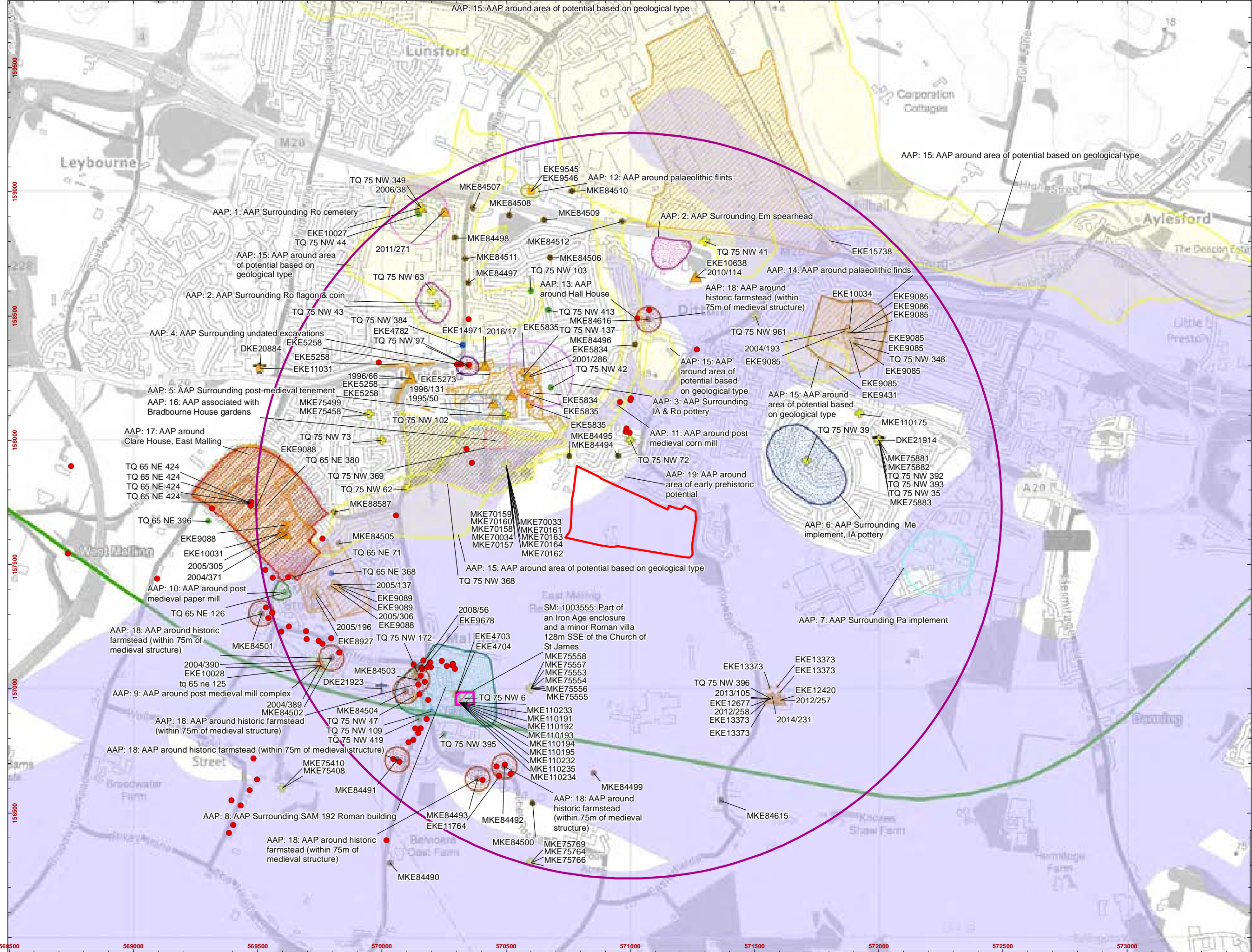
 Site Boundary



Scale at A4: 1:8,000

0  200m

Figure 1:
Site Location



- Site Boundary
- Search Radius (1.5km)

Designated Assets:

- Listed Building
- Scheduled Monument

Non-Designated Assets:

HER Record (Point)

- Building
- Farm
- Find Spot
- Monument

HER Record (Line)

- Monument

HER Record (Polygon)

- Land
- Monument
- Protected Military Remains

Area of Archaeological Potential within the site

- 19

Area of Archaeological Potential outside the site

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

Previous Archaeological Work:

- Event
- Event
- Reports

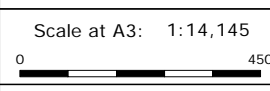
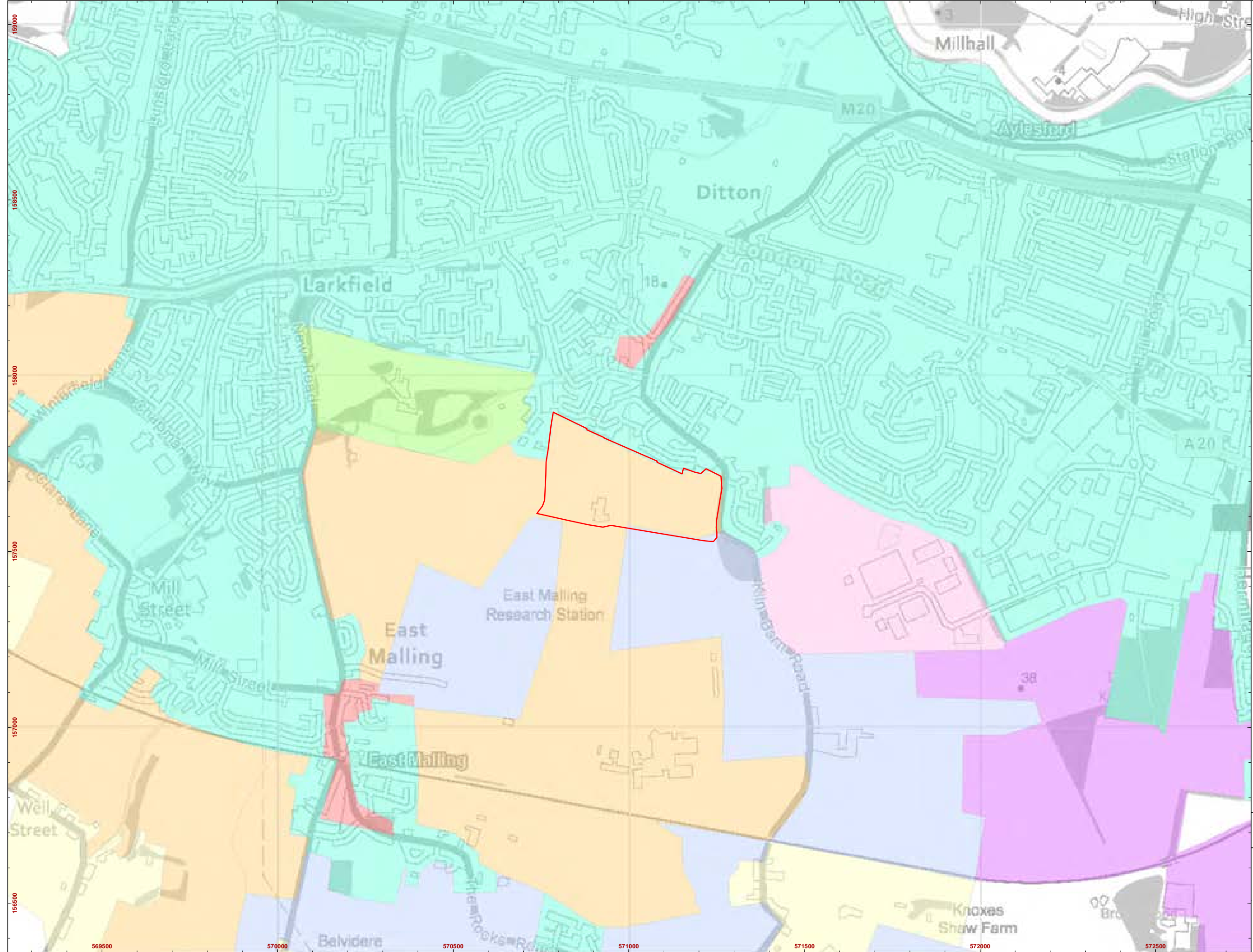


Figure 2a: HER Plot (Data from Kent HER)

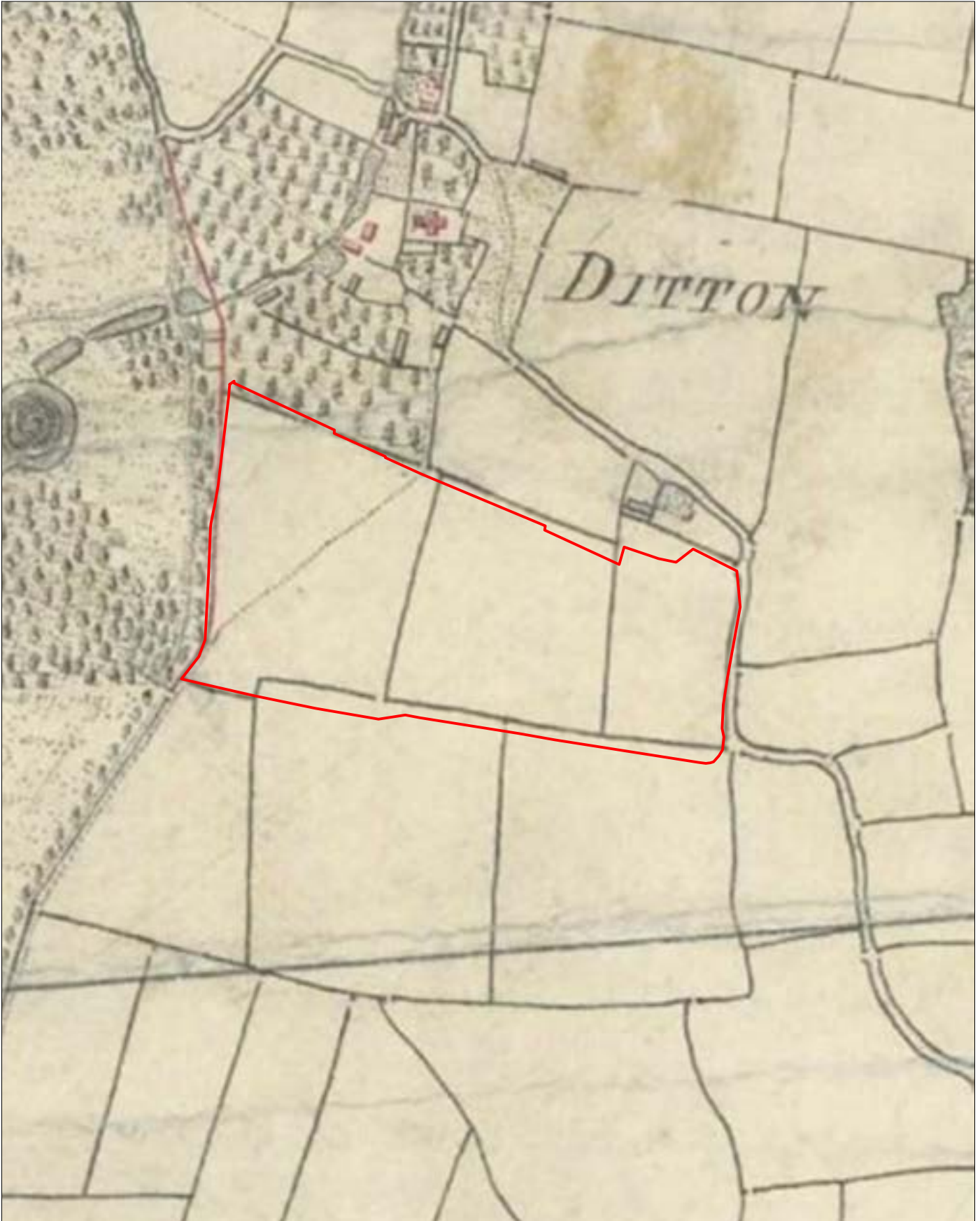


- Site Boundary
- Historic Landscape Characterisation**
- Active and disused Chalk quarries
- Medium regular with straight boundaries (parliamentary type enclosure)
- Orchards
- Post 1810 settlement (general)
- Pre-1810 parkland
- Scattered settlement with paddocks (post 1800 extent)
- Small regular with straight boundaries (parliamentary type enclosure)
- Village/hamlet 1810 extent



Scale at A3: 1:10,000
0 300m

Figure 2b:
Historic Landscape
Characterisation (Data
from Kent HER)



 Site Boundary



Not to Scale:
Illustrative Only

Figure 3:
1769 Andrews & Dury Map
of Kent

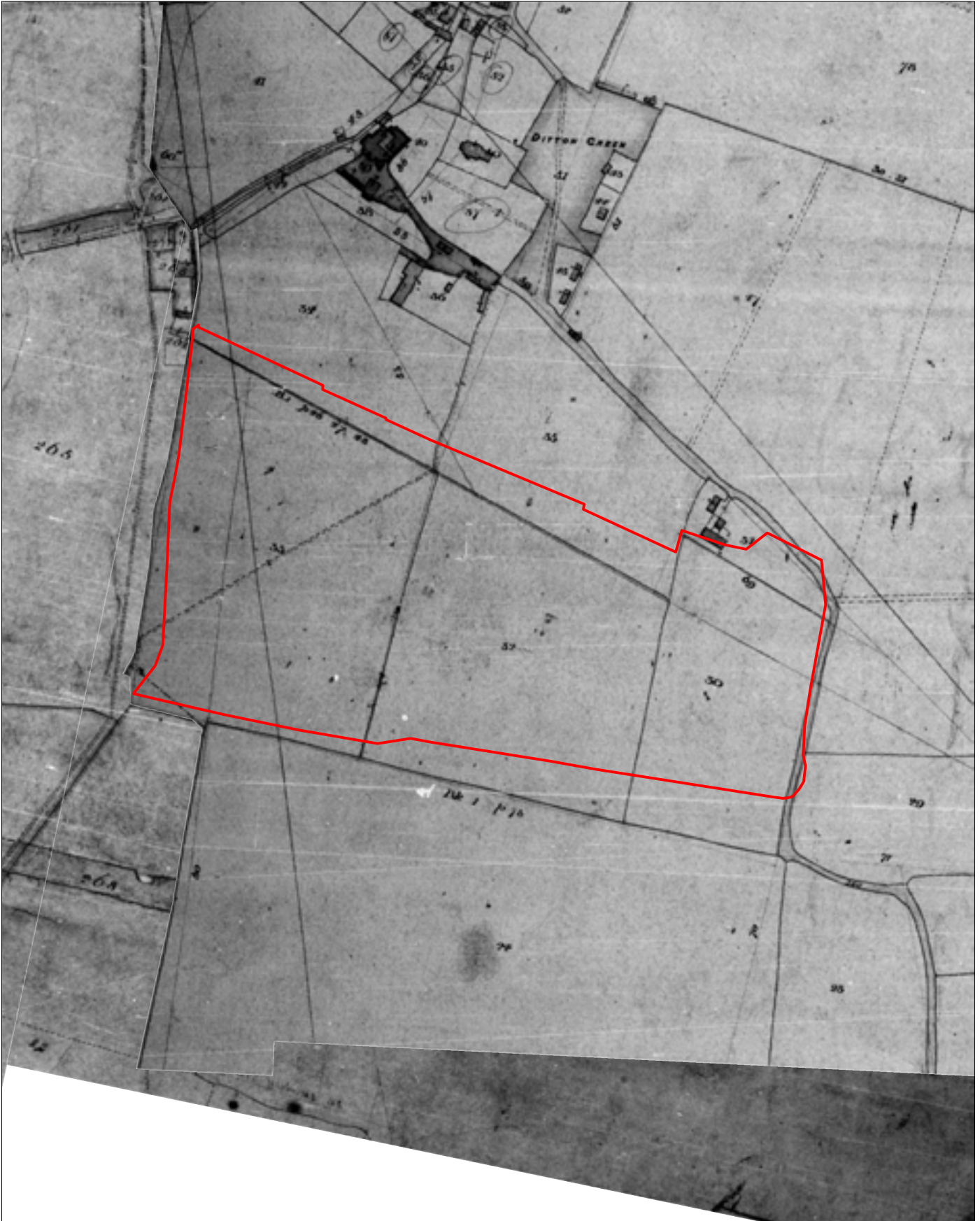


 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1772 A Plan of Ditton Court Farm

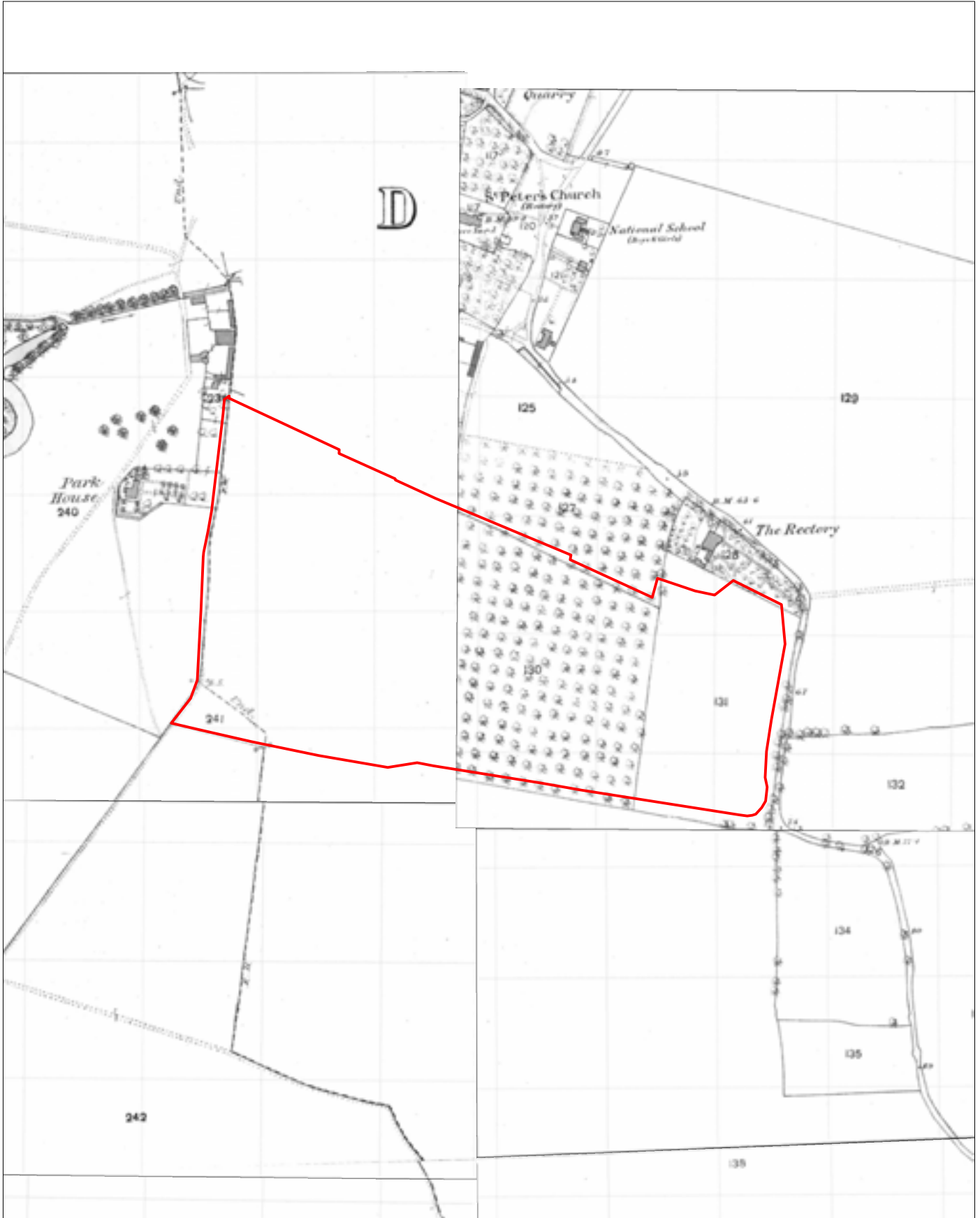


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1839 East Malling Tithe
Map/1841 Ditton Tithe Map

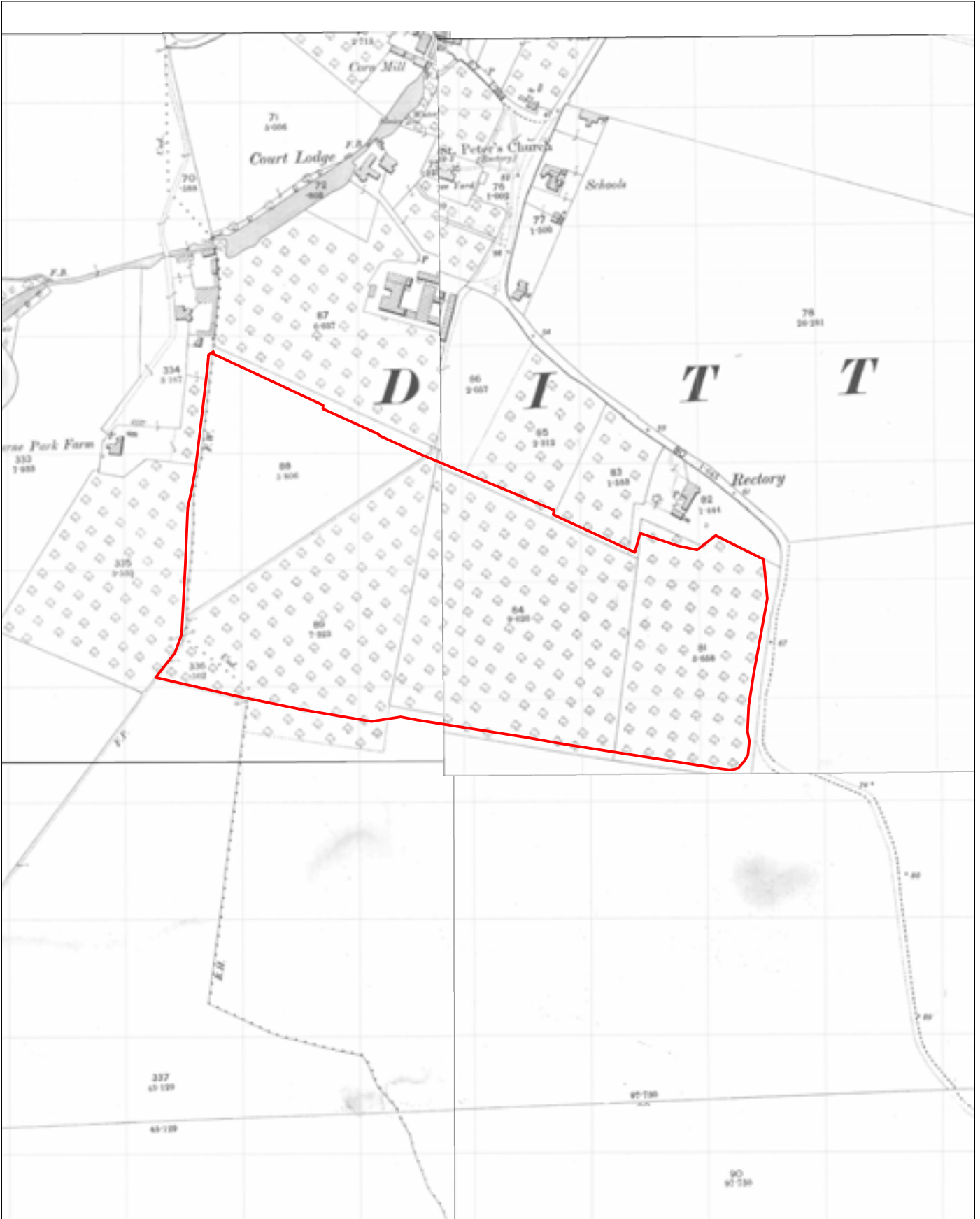


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1868 Ordnance Survey

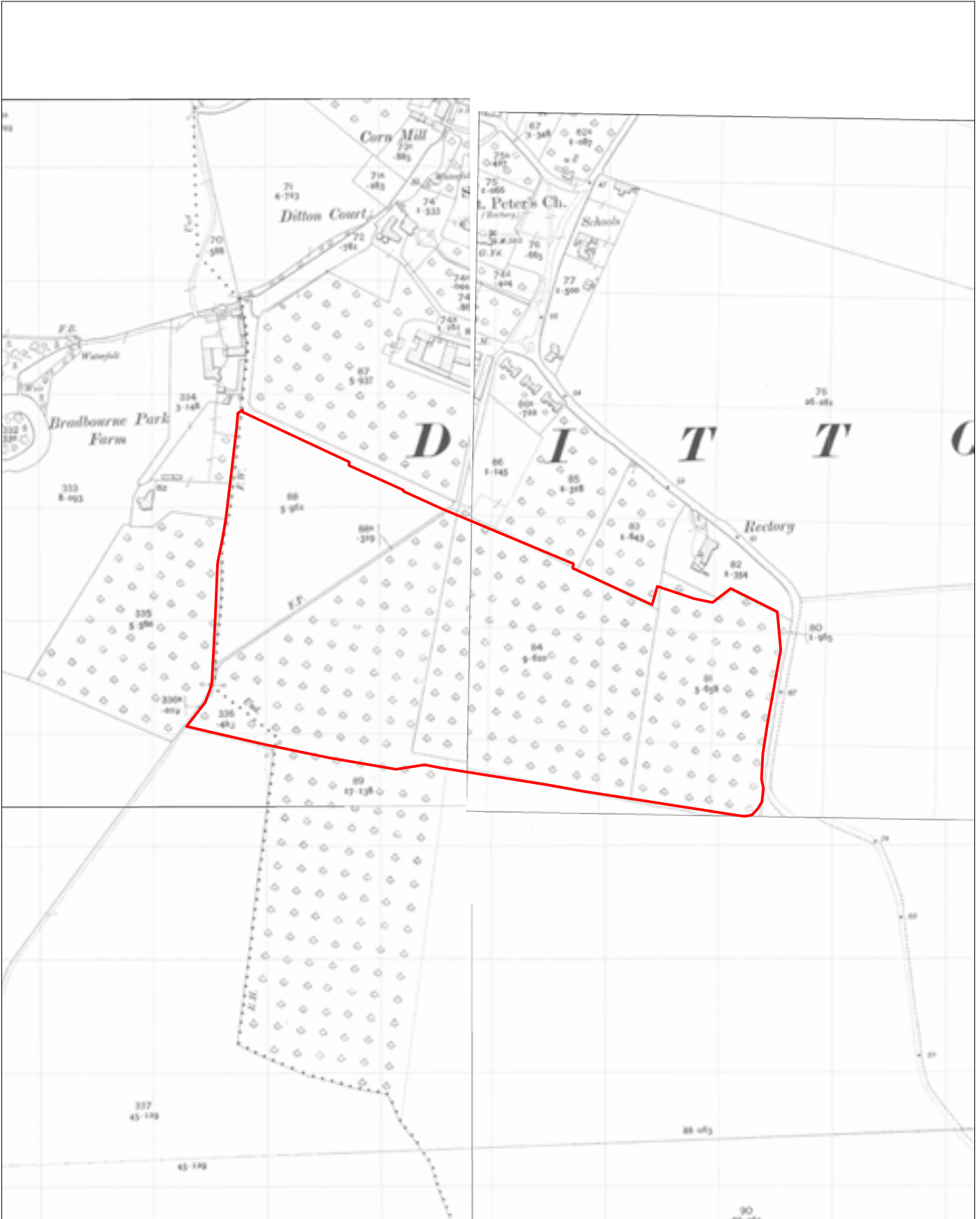


Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1897 Ordnance Survey

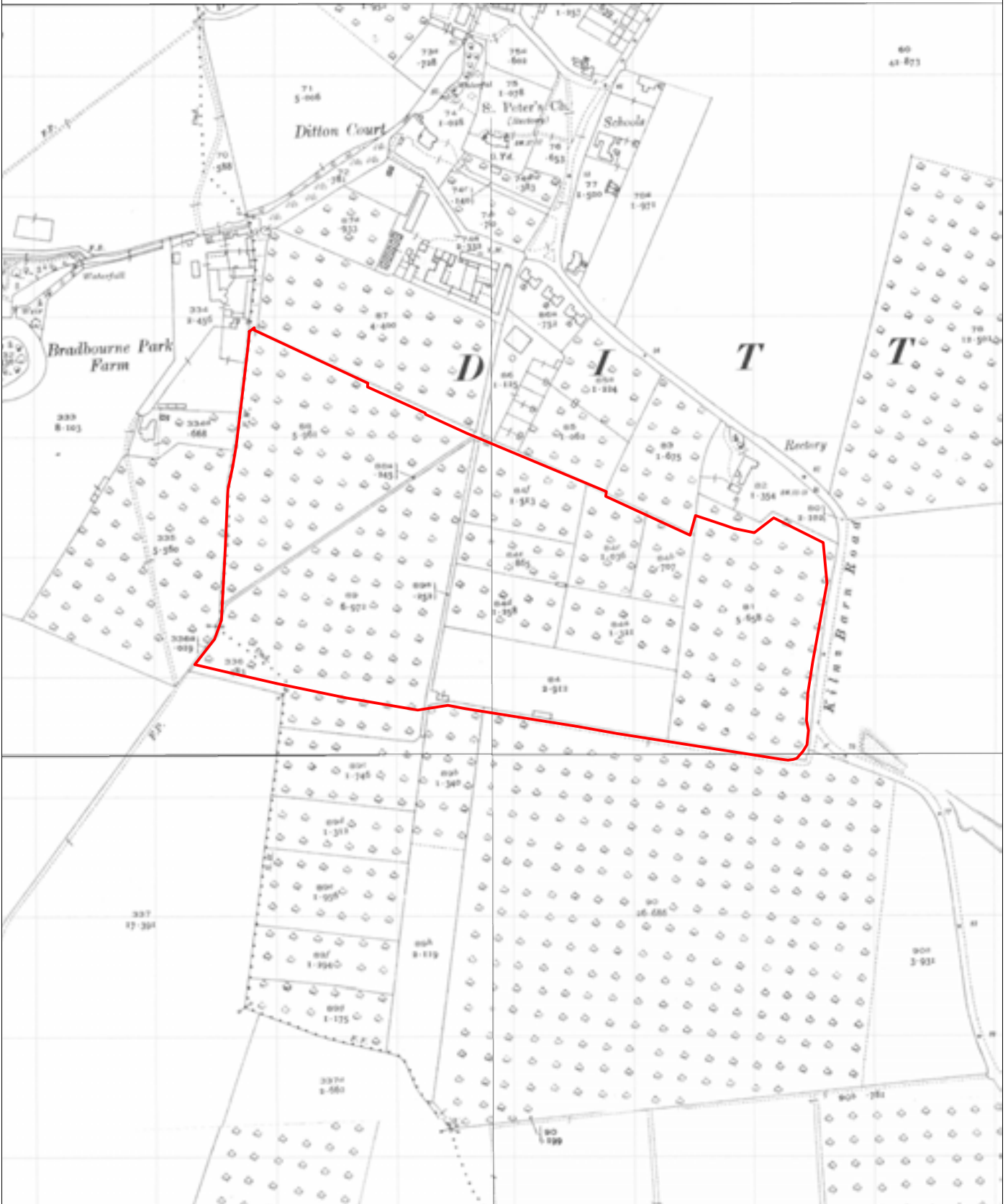


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1908-9 Ordnance Survey

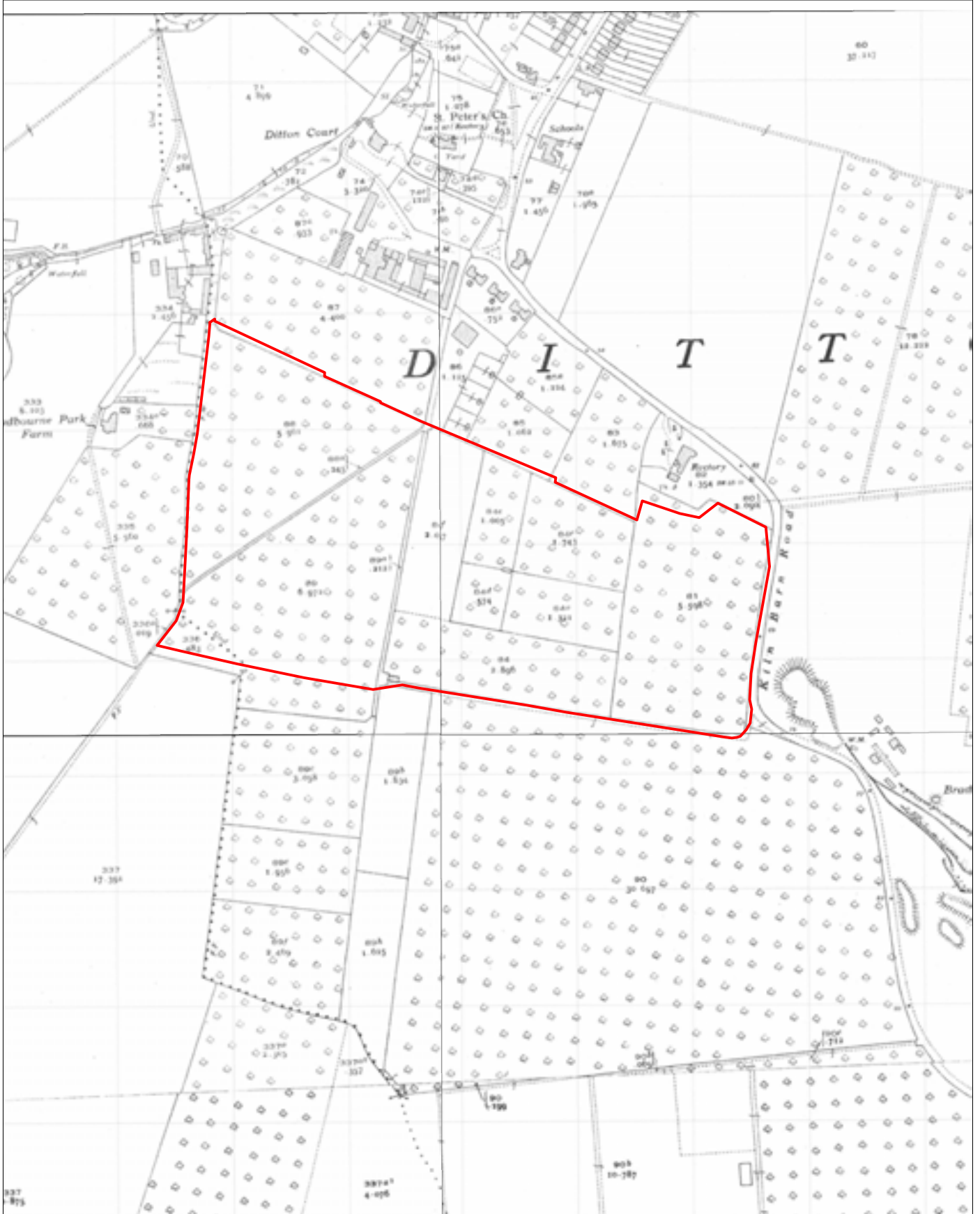


 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1932-6 Ordnance Survey

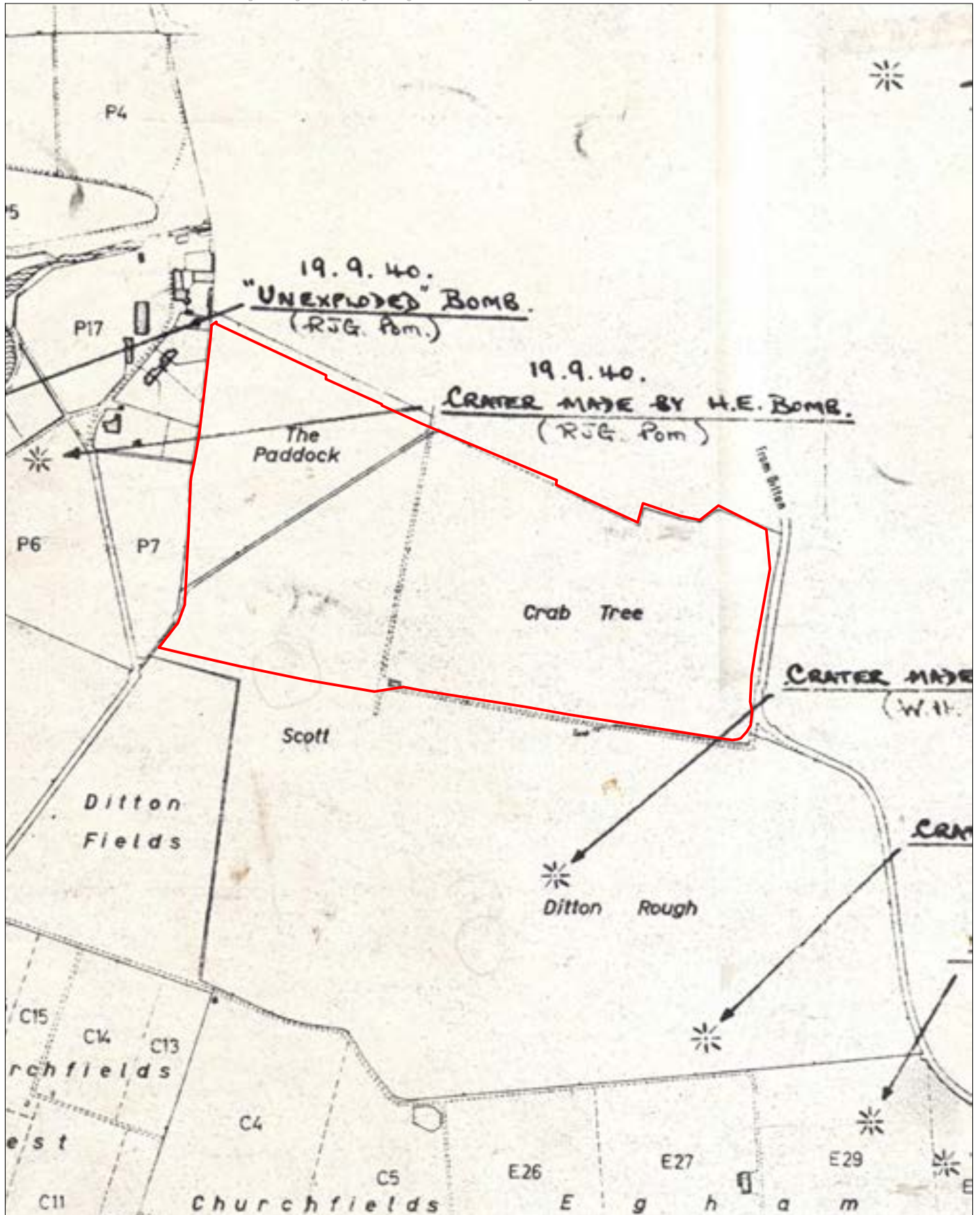


 Site Boundary



Not to Scale:
Illustrative Only

Figure 10:
1937-8 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
World War II Bomb Damage

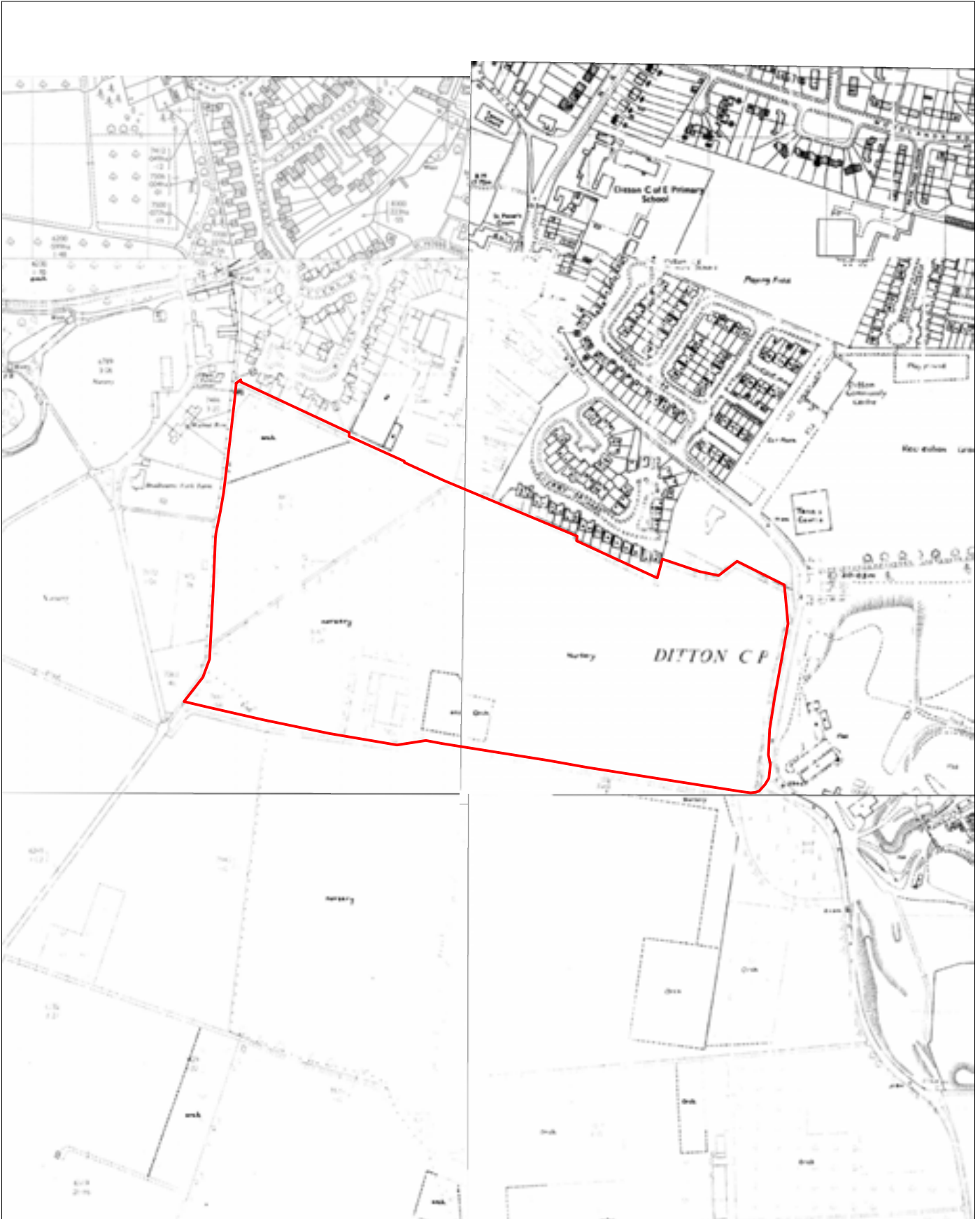


 Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
1960 Aerial Photograph

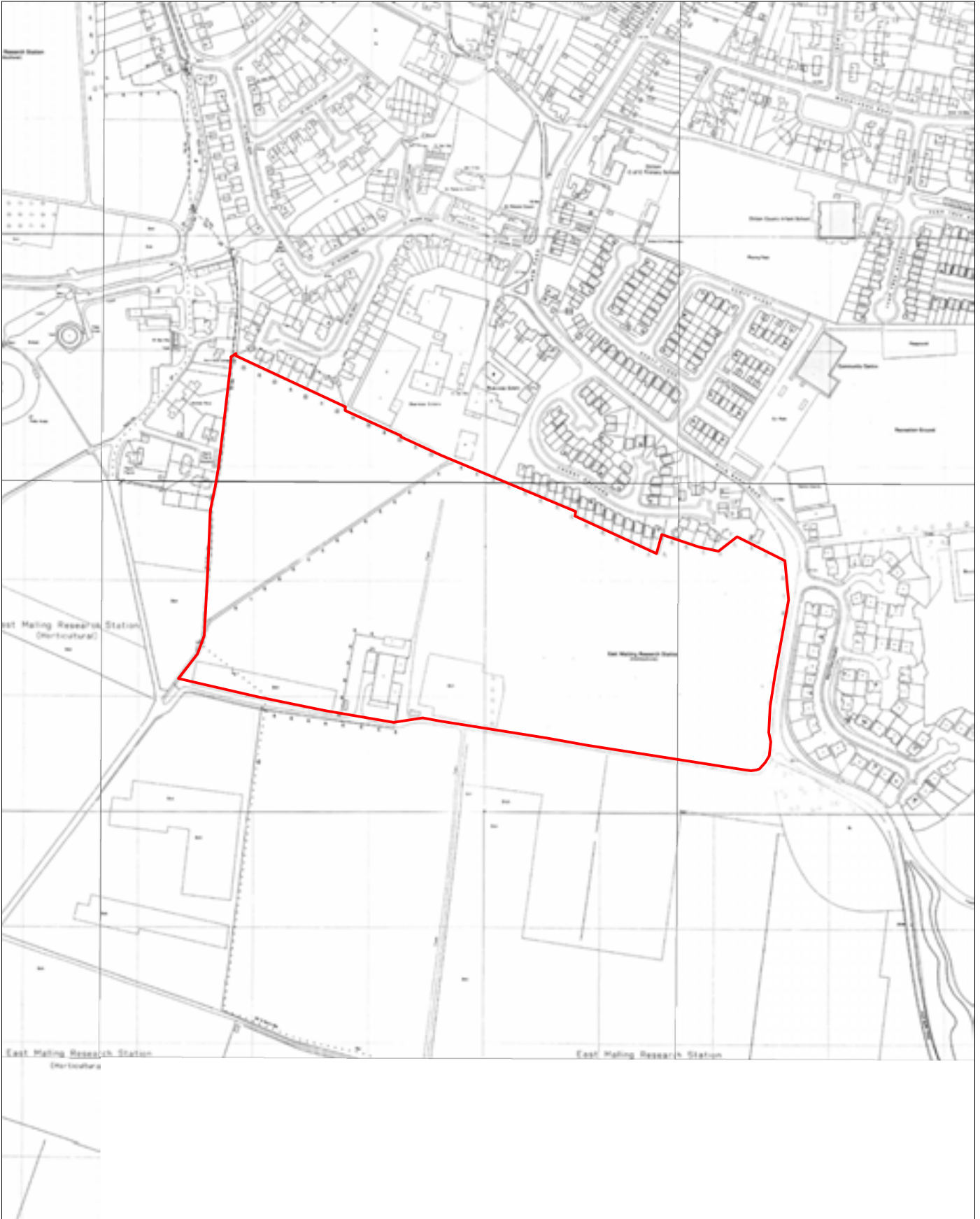


 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
1972-8 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
1988-1993 Ordnance Survey

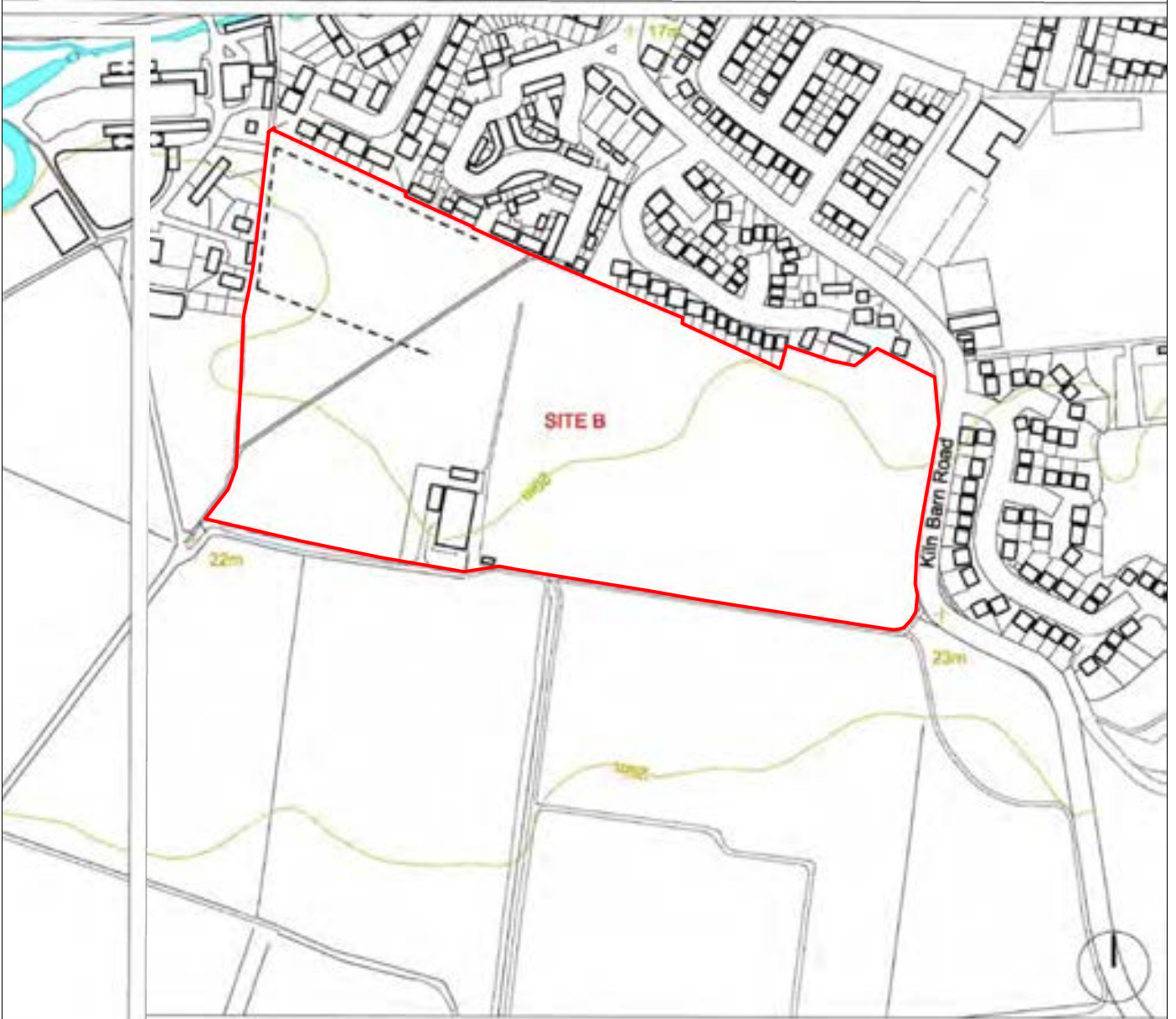


 Site Boundary



Not to Scale:
Illustrative Only

Figure 15:
2018 Aerial photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 16:
Current Site Survey



- ▭ Site Boundary
- - - Feature identified on LiDAR

LIDAR DATA

Source:
Environment Agency

Data Type: DTM & DSM

Resolution: 0.5m

Date Captured:
Feb 2009

Processing:
simple Local Relief Model (DTM) overlaid on Multi-direction Hillshade (DSM)



Scale at A3: 1:2,500
0 60m

Figure 17:
LiDAR Data Plot



 Site Boundary



Not to Scale:
Illustrative Only

Figure 18:
Development Proposals



Plate 1: 2018 from area of Scheduled Monument towards Site B



Plate 2: 2018 Site B view east from western boundary



Plate 3: 2018 Site B view east towards eastern boundary

1989-1993 Ordnance Survey

Appendix 1

Scheduled Monument Description:

Part of an Iron Age enclosure and a minor Roman villa
128m SSE of the Church of St James.

Part of an Iron Age enclosure and a minor Roman villa 128m SSE of the Church of St James

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy; the original is held by the Department for Culture, Media and Sport.

Name: Part of an Iron Age enclosure and a minor Roman villa 128m SSE of the Church of St James

List entry Number: 1004555

Location

Legacy Record - This information may be included in the List Entry Details.

The monument may lie within the boundary of more than one authority.

County: Kent

District: Tonbridge and Malling

District Type: District Authority

Parish: East Malling and Larkfield

National Park: Not applicable to this List entry

Grade: Not applicable to this List entry.

Date first scheduled: 23-Jul-1963

Date of most recent amendment: Not applicable to this List entry

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM - OCN

UID: KT 192

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Roman-British villas were extensive rural estates at the focus of which were groups of domestic, agricultural and occasionally industrial buildings. The villa buildings usually included a well-appointed dwelling house. Most of the houses were partly or wholly stone built, many with a timber-framed superstructure on masonry footings. Roofs were generally tiled and the house could feature tiled or mosaic floors, underfloor heating, wall plaster, glazed windows and cellars. Many had integral or separate suites of heated baths. The house was usually accompanied by a range of buildings providing accommodation for later labourers, workshops and storage for agricultural produce. These were arranged around or along side a courtyard and were surrounded by a complex of paddocks, pens, yards and features such as vegetable plots, granaries, threshing floors, wells and hearths, all approached by tracks leading from the surrounding fields. Villa buildings were constructed throughout the period of Roman occupation, from the first to the fourth centuries AD. They are usually complex structures occupied over several hundred years and continually remodelled to fit changing circumstances. They could serve a wide variety of uses alongside agricultural activities, including administrative, recreational and craft functions, and this is reflected in the considerable diversity in their plan. The least elaborate villas served as simple farmhouses whilst, for the most complex, the term 'palace' is not inappropriate. Villa owners tended to be drawn from a limited elite section of Roman-British society. Although some villas belonged to immigrant Roman officials or entrepreneurs, the majority seem to have been in the hands of wealthy natives with a more or less Romanised lifestyle, and some were built directly on the sites of Iron Age farmsteads. Roman villa buildings are widespread, with between 400 and 1000 examples recorded nationally. The majority of these are classified as 'minor' villas to distinguish them from 'major' villas. The latter were a very small group of extremely substantial and opulent villas built by the very wealthiest members of Roman-British society. Minor villas are found throughout lowland Britain and occasionally beyond. Roman villas provide a valuable index of the rate, extent and degree to which native British society became Romanised, as well as indicating the sources of inspiration, be that elements of taste and custom. In addition, they serve to illustrate the agrarian and economic history of the Roman province, allowing comparisons over wide areas both within and beyond Britain. As a very diverse and often long-lived type of monument, a significant proportion of the known population are identified as nationally important. The minor Roman villa at East Malving is a good example of its type which survives well and will contain archaeological and environmental evidence relating to the villa and the landscape in which it was constructed. The remains of the

Late Iron Age enclosure underlying the villa are part of an enclosed farmstead. Iron Age enclosed farmsteads are generally represented by curvilinear enclosures containing evidence of a small group of circular domestic buildings and associated agricultural structures. Where excavated, these sites are also found to contain pits or rectangular pits built structures for the storage of grain and other produce. The surrounding enclosures would have provided protection against cattle rustling and tribal raiding. The remains of the Iron Age enclosed farmstead at East Malling indicates continuity in occupation on the site from the Iron Age through to the Roman period. It will contain archaeological evidence and environmental information relating to the construction and use of the Iron Age enclosure and the landscape in which it was constructed.

History

Legacy Record: This information may be included in the List Entry Details.

Details

The monument includes part of an Iron Age enclosure and minor Roman villa surviving as buried remains. It is situated on gently sloping ground at East Malling, which descends towards the flood plain of the River Medway to the north. The earliest evidence for occupation includes a number of Late Iron Age post holes and ditches which are considered to be the remains of an enclosed farmstead, preceding and underlying the villa. At least one of the ditches was re-cut in the Roman period. The floors and some foundations of the 1st to the 4th century AD villa have been recorded through partial excavation and survive *in situ*. The main range of the villa is orientated east to west with a further wing running to the south. The remains of opus signinum, painted plaster and tesserae provide evidence for the internal decoration of the villa. The villa complex includes a 'veranda' approached through an adjoining timber porch or entrance, which was demolished and rebuilt on several occasions during the Roman period. A boundary wall is thought to surround the villa. This minor Roman villa was partially excavated in 1955 and 1965. The finds include Roman building material including brick, tile, glass and wall plaster; and occupation evidence including Samian ware pottery, animal bones, and coins. The tesserae of a possible wall mosaic were also found, an unusual feature in Britain. The monument excludes all modern fences and fence posts, gates and gate posts but the ground beneath these features is included.

Sources: Kent HER TQ75NW6, NMR TQ75NW6, PastScape F5330, Kent OS Maps c. 2500: 1888, 1897, 1908 and 1937.

Selected Sources

Legacy Record: This information may be included in the List Entry Details.

National Grid Reference: TQ 70334 80961

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1003555 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 31-Aug-2018 at 11:45:00

End of official listing



Heritage Category: Scheduled

List Entry No: 1003655

County: Kent

District: Tonbridge and Malling

Parish: East Malling and Lamber

This listed building is a detached medieval stone hall, two stories high, built in the 14th century. It is a fine example of a hall house, with a central hall, a kitchen, a buttery, a parlour, a chamber and a dormer. The building has been converted into a private residence. The map shows the location of the building in the village of East Malling, Kent. The map also shows the location of the church of St James, which is a Grade II listed building.

The map was derived electronically from a digital aerial photograph and is subject to change. It is not a substitute for a field visit and should not be used for legal purposes. The map is for information only and should not be used for any other purpose.

List Entry QR: <https://www.ordnancesurvey.co.uk/list-entry/1003655>

Map Scale: 1:10000

Print Date: 11 September 2018



Name: Rectory and Age enclosure and a minor Roman villa (1003655) (Grade II) Church of St James

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