

Land at Common Road
Sissinghurst
Kent

NGR TQ 78954 37931

Archaeological Desk Based Assessment

Trust for Thanet Archaeology

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1. Introduction

1.1 Introduction

- 1.1.1 The Trust for Thanet Archaeology (TfTA) has been commissioned by Mr James Waterhouse, Director of Invicta Self and Custom Build Ltd to carry out an Archaeological Desk Based Assessment (DBA) on land at Common Road, Sissinghurst, Kent (Figure 1, NGR TQ 78954 37931). This DBA is to be used to support a planning application for a residential self build development of 9 homes on the site.
- 1.1.2 The site of the proposed development is sub rectangular in plan and measures an area of approximately 1.45 hectares. The eastern side of the site is bordered by Common Road; on the opposite side of which are fields and residential property called Carpenters Corner. Further residential properties are widely distributed along Frittenden Road to the north of the site, including The Crossways, which is located directly opposite the north east corner of the Site. To the south of the Site is the newly constructed Sissinghurst Church of England Primary School. To the west is Collingwood, a residential house, and open fields further on.
- 1.1.3 To place the site in a wider archaeological context the DBA considers the archaeological data available for a Study Area within a radius of approximately 1km from the centre of the site, although a wider study area is considered (Figure 2 & 3). The site is located within the modern civil parish of Cranbrook, administered by Cranbrook and Sissinghurst Parish Council and Tunbridge Wells Borough Council.
- 1.1.4 All maps within this report have been produced from the Ordnance Survey with permission of the Controller of Her Majesty's Stationary Office, Crown Copyright. Licence number AL100031917 unless otherwise stated.

1.2 Methodology

- 1.2.1 The National Planning Policy Framework (NPPF), which came into force in March 2012 requires that *'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'* (NPPF Paragraph 128).
- 1.2.2 In accordance with the NPPF, and other relevant local planning policies detailed in Section 2, the aim of this present section of the Desk Based Assessment is to characterise the historic landscape setting of the site and to identify any potential for Heritage Assets in the form of buried archaeological deposits to be located within the site which could be affected by any development proposal.
- 1.2.3 The DBA deals in general with the data that is available for the Designated and Non Designated Heritage Assets that have been identified in the Study Area and presents a chronology of Heritage Assets to provide direct information on the archaeological potential of the site.

1.3 Scope of the Report

- 1.3.1 The aims of the Archaeological Desk Based Assessment will be achieved by examining the following themes:
 - The setting of the site in its historic landscape
 - Map regression analysis to characterise the development of the site.
 - A search of the relevant HER and other sources for archaeological data within the area of the site

- The setting of the site in relation to any statutory heritage designations
- A site visit supported by supplementary photographic images
- A summary of the archaeological potential of the site
- A summary of the implications of the archaeological potential for the development of the site

1.4 Structure of the Report

- 1.4.1 Section 1 (this section) defines the scope, the aims and the structure of the report.
- 1.4.2 Section 2 summarises the planning policies and statutory legislation relevant to Heritage Assets in the Study Area.
- 1.4.3 Section 3 identifies and describes any formal Designated Heritage Assets within the Study Area and the site.
- 1.4.4 Section 4 summarises the historical background of the Study Area and the site.
- 1.4.5 Section 5 examines the non designated Heritage Assets recorded in the Study Area and on the site to determine its archaeological potential. This section also provides a general summary of the archaeology in its landscape context.
- 1.4.6 Section 6 describes the sequence of changes in land use within the Study Area and on the site using cartographic sources.
- 1.4.7 Section 7 describes the layout and condition of the site as result of a site inspection.
- 1.4.8 Section 8 assesses the impacts that previous land use has had on the site and discusses the potential effects that the development of the site may have on the archaeological resource in general terms.
- 1.4.9 Section 9 is a general summary and discussion of the results of the Desk Based Assessment.

2 Planning Context

2.1 National Planning Policy Relating to Heritage

- 2.1.1 In March 2012 a new National Planning Policy Framework (NPPF) was adopted. Section 12 of the NPPF, Conserving and Enhancing the Historic Environment, replaces previous proscriptive planning policies on archaeology and the historic built environment (PPG 15 and PPG 16 and PPS5) with a more general principle of evaluating any Heritage Assets that may be present on a proposed development site and developing an appropriate response.
- 2.1.2 Heritage assets are given a broad definition in the NPPF and include both the physical remains and the historic character of a site. The NPPF requires an evaluation of Heritage Assets present on a development site and the development of strategies for mitigation of any impacts on those assets as part of the development process. The mitigation should enhance, preserve or record the Heritage Assets and make the results available to the public.

2.2 Local Planning Framework

Local planning policies relating to heritage

- 2.2.1 National planning policy relating to heritage is currently guided by the National Planning Policy Framework (NPPF), which was published on the 27th of March 2012. The NPPF contains a set of planning principles which are intended to shape the development and adoption of the Local Plans, which all local planning authorities are required to put in place. The NPPF is now the principal guiding document for the planning policies adopted by the Local Planning Authorities.
- 2.2.2 The NPPF superseded Local Development Frameworks (LDF), portfolios consisting of a series of adopted planning policy documents, which were the basis of planning policy for local planning authorities before March 2012.
- 2.2.3 Tunbridge Wells Borough Council (TWBC) are currently preparing a new Local Plan for the period up to 2033, which will form part of the Council's Development Plan and will replace the current suite of adopted local plans. The first stage in the process of preparing the new Local Plan has been the publication of an Issues and Options document which has been subject to a six week consultation period which concluded on 12th June 2017. The issues and Options document sets out TWBC's initial thoughts about what a new Local Plan should contain and the issues it should address. The responses to the consultation are being considered and will be used to draft a new Local Plan. Until the new plans are developed and adopted saved policies from the Local Plan adopted by TWBC in 2006 and the Core Strategy adopted in June 2010 sets out the strategic planning policies and remain as planning guidance where they conform to the aims of the NPPF. The Tunbridge Well Core Strategy (2010) contains the following core policies relating to archaeology:

Core policy 4: Environment

The Borough's built and natural environments are rich in Heritage Assets, landscape value and biodiversity, which combine to create a unique and distinctive local character much prized by residents and visitors alike. This locally distinctive sense of place and character will be conserved and enhanced as follows:

5. The borough's heritage assets, including listed buildings, Conservation areas, scheduled ancient monuments, archaeological Sites and historic parks and gardens will be conserved and enhanced and special regard will be had to their settings.

6. The positive management of Heritage Assets through partnership approaches and measures will be encouraged, including by the use of Conservation Area Management Plans.

2.2.4 This is supplemented by the following saved policies from the 2006 Local Plan:

POLICY EN10

Proposals for development affecting sites of archaeological interest will be determined having regard to the desirability of preserving archaeological remains and the setting of visible remains and according to all of the following criteria:

- 1 The intrinsic archaeological and historical value of the remains;*
- 2 The design, layout and opportunities to minimise damage to remains and their setting, preferably through preservation in their original location;*
- 3 The need for the development;*
- 4 The availability of suitable alternative sites; and*
- 5 The potential benefits of the proposals, particularly to education, recreation or tourism.*

Where permission is to be granted for development resulting in the damage or destruction of archaeological remains and the developer has not entered into a planning agreement, or made equivalent arrangements, for the excavation and recording of the remains and the publication of the results, conditions will be attached to the permission to ensure that no development takes place until this work has been carried out.

POLICY EN11: HISTORIC PARKS AND GARDENS

Proposals which would be likely to affect a historic park or garden will only be permitted where no significant harm would be caused to its character, amenities or setting.

3 Designated Heritage Assets in the Study Area

3.1 Introduction

- 3.1.1 Designated Heritage Assets have a material consideration in the planning process, meaning that planning authorities must consider the impact of any proposed development on the Designated Heritage Assets special character.
- 3.1.2 There are 40 Designated Heritage Assets located within the Study Area, two Conservation Areas, 37 Listed Buildings and one Registered Park and Gardens. There are no Scheduled Ancient Monuments or Protected Military Remains located within the Study Area. None of the Designated Heritage Assets are located on the site (Figure 2).

3.2 Conservation Areas

- 3.2.1 There are two Conservation Areas located within the Study Area; Wilsley Green, approximately 500 metres to the south west and Sissinghurst, approximately 440 metres to the south east of the Site.
- 3.2.2 The Conservation Area of Wilsley Green (Cranbrook) continues outside the Study Area to the south west, the portion located within the Study Area covers Wilsley Pound. The current boundary of Wilsley Green CA was designated on 12th January 1989.
- 3.2.3 Sissinghurst CA is located within the south east portion of the Study Area and covers the historic medieval core of the village including Sissinghurst Place and the Recreation Ground. Its current limits were designated on the 16th January 1992.

3.3 Listed Buildings

- 3.3.1 There are 37 Listed Buildings within the Study Area; all but two are Grade II listed, King's Head House (TQ 73 NE 125) and Bell Cottage (TQ 73 NE 128) are Grade II* (Appendix 1). The buildings range in date from the medieval period (c. 1400 AD) to the early 20th century. The Listed Buildings include 17 of Medieval origin including Timber framed houses, jettied houses, a hall house, Cloth Halls and a Priest's House (TQ 73 NE 61, 111, 152, 123, 125, 201, 137, 71, 68, 173, 170, 294, 231, 230, 181, 182, 128). Nineteen of the buildings are of Post Medieval Origin ranging in date from c. 1567 to the 19th century and include timber framed buildings, farmhouses, Row houses, a barn, an Anglican Church Tower and a chest tomb (TQ 73 NE 141, 138, 238, 106, 166, 126, 127, 207, 196, 117, 256, 273, 148, 239, 124, 180, 184, 185, 183). There is one structure, a garden pavilion, of Modern, early 20th century date (TQ 73 NE 229).
- 3.3.2 Only three of the buildings are located within 50 metres of the boundary of the site, The Crossways (TQ 73 NE 137), Mouse Hall (TQ 73 NE 294) and Carpenter's Corner (TQ 73 NE 256). The remainder of the Listed Buildings are located between 300 and 900 metres from the site boundary and are mainly located within the Conservation Areas of Sissinghurst and Wilsley Green, or clustered in small groups within the hamlets and farmsteads that developed in the Study Area.
- 3.3.3 Mouse Hall (TQ 73 NE 294) is located approximately 30 metres north west of the Site boundary on the north side of Crossways. The Listed Building Designation describes the building as:

'Cottage. C16, clad in C18. Timber framed and weatherboarded. Plain tiled roof, half hipped to left with large gabled dormer and large projecting end stack to right. 2 storeys and attic. 1 window front, irregular casements. Glazed double doors to left of front. Main entrance to right. Deep cat-slide to rear. Interior: Substantial framing visible'
- 3.3.4 Carpenter's Corner (TQ 73 NE 256) is located approximately 30 metres east of the

Site on the opposite side of Common Road at the junction with Frittenden Road. The Listed Building Designation describes the building as:

'Farmhouse, later coffin workshop, now cottage pair. C17, clad in C18. Timber framed with red and blue brick chequer cladding, with tile hung first floor to north (front). Wooden eaves cornice to plain tiled half hipped roof with tall ribbed brick stack off-centre to left. 2 storeys; irregular fenestration of 4 windows on first floor and 2 on ground floor, wood framed casements. 2 boarded doors, to left and right, with small hood on brackets. Exposed upright to rear and partial rear catslide outshot. Interior: substantial timber framing'

- 3.3.5 The Crossways (TQ 73 NE 137) is the nearest Listed Building to the Site located approximately 20 metres to the north. It is described as:

'House. C16 with C17 additions, clad in C19 with additions of late C19 or early C20 date. Timber framed with ground floor of applied close studding with pebble dashed infill and first floor tile hung, and swept over ground floor. Plain tiled roofs, half hipped to right with jettied return gabled wing to left. Bargeboards to gable. 2 gabled dormers on main wing. 2 storeys and attics. Irregular fenestration of 5 windows on first floor and 4 window ground floor, that under left hand jetty being a square bay. Leaded lattice casements. Gabled weather porch with applied timbering and pebble dashed infill to right of centre. Boarded and ribbed door with centre light. Wing to right at rear. Interior: Substantial framing visible. Large wooden bressumer over fireplace'

- 3.3.6 None of the structures of the Listed Buildings will be materially affected by the proposed development as they are located outside the Site Boundary.

3.4 Registered Parks and Gardens

- 3.4.1 There is one Registered Parks and Gardens within the Study Area; Sissinghurst Court located approximately 380 metres south of the Site (HE List entry Number: 1000941; KHER DKE 19390). The site is described as:

'Sissinghurst Court (listed grade II) is a part timber-framed, part red-brick country house built under a plain tiled roof. The two-storey building, with garret in the east wing, has wooden-framed moulded lattice windows, moulded bargeboards, and Tudor-arched doorways. The 1920s remodelling of the house incorporated material from the C17 building which stood on the same site.

At the south-east corner of the house iron gates lead into gardens lying below the south and south-east fronts of the house, which are enclosed by a screen of mature trees along the east, south, and west boundaries and laid out in a formal geometric style. The garden compartments are formed by two major axial paths. From the gates a north to south path, enclosed by clipped yew hedges, runs south to a timber-framed 1930s summerhouse (listed grade II) with rendered infill, moulded wooden eaves, and a steep pyramidal tiled roof. The c 100m path is flanked by deep herbaceous borders. The gardens are crossed from east to west c 50m south of the house by a pergola covered with clematis and climbing roses. The compartment below the south front has a paved terrace leading onto a lawn with two rectangular rose beds. A set of shallow steps leads down to a second lawn with a central rectangular stone-edged pool containing two fountains, and long herbaceous borders backed by yew hedges to east and west. Beyond the pergola, the southern compartment is laid out as a slightly sunken pool garden, backed by clipped yew hedges and with seats overlooking the pool to east and west.

To the south-east of the house, and on the east side of the main north/south walk, is a further garden compartment with lawn and central summerhouse surrounded by a complex pattern of borders'

- 3.4.2 Sissinghurst Court will remain unaffected by the proposed development as it is not located on the site and its setting is likely to remain unaffected due to its distance and separation from the site.

3.5 Summary

- 3.5.1 There are 40 Designated Heritage Assets in the Study Area, two Conservation Areas, 37 Listed Buildings, and one Registered Park and Garden. There are no Scheduled Ancient Monuments or Protected Military Remains in the Study Area.
- 3.5.2 The Conservation Areas of Wilsley Green and Sissinghurst are located between 440 metres and 500 metres from the site boundary. They will remain unaffected by the proposed development due to their distance and separation from it.
- 3.5.3 The Listed Buildings range in date from the early 15th century to the early 20th century and include timber framed buildings, jettied and hall houses, cloth halls, a priest's house, farmhouses, row houses, a barn, an Anglican church tower and a chest tomb. All, except two Grade II* buildings are Grade II Listed. Three of the Listed Buildings, The Crossways, Mouse Hall and Carpenter's Corner, all Grade II listed are located within 30 metres of the site.
- 3.5.4 None of the Listed Buildings will be materially affected by the proposed development as they are not located on the site.
- 3.5.5 Sissinghurst Court is the only Registered Park and Garden within the Study Area located 380 metres south of the boundary of the Site. It will remain unaffected by the proposed development due to its distance and separation from it.

4 Historical Resources.

4.1 Historical Background of the Study Area

- 4.1.1 The following historical background is summarised from a variety of sources including Hasted 1798. Specific references are noted in the text.
- 4.1.2 The historic settlement at Sissinghurst is located in an elevated position along the line of a hill with extensive views of the surrounding landscape. During the Roman and Anglo-Saxon periods these views would have been almost entirely of the Ancient Wealden Forest which covered the surrounding landscape.
- 4.1.3 The Study Area is located in the parish of Cranbrook within the Hundred of the same name, in the Lathe of Scray (Hasted 1798). The Lathes of Kent were ancient administrative divisions, probably originating during the early Saxon colonisation of the county in the 6th century. The administrative, judicial and taxation uses of Lathes and Hundreds fell out of use in the late 19th century in favour of other administrative divisions.
- 4.1.4 The Weald area of Kent was largely wooded, which generally indicates that the underlying agricultural potential of the land is poor. Until the mid 19th century the Weald was for the most part still a pastoral region with localised areas of rich grazing land. Arable crops were never more than of local value and the heavy clay soils were still ploughed by teams of oxen, indicating that they were difficult to cultivate (Everitt, 53).
- 4.1.5 In the 5th and 6th centuries the Weald formed the common pastures for the kingdom of the Jutes and by the 7th and 8th centuries communities in the Foothills and Holmesdale areas of Kent also began to acquire independent den or pastures of their own in the area. Swine were driven down to the forest in the summer for pannage and the swineherds spent the season in forest lodges or shielings. The summer lodges gradually developed into permanent farmsteads occupied all year round, with the result that many places in the Weald are first recorded as summer pastures or shielings in early Kentish charters.
- 4.1.6 In the period after the Norman Conquest new farms were reclaimed from the Wealden forest and at the end of the medieval period occupation in the Weald seems to have expanded with many of the farms established in the Weald dating from the 15th and 16th centuries. This establishment of farms was accompanied by a general growth in population around that time (Everitt, 55).
- 4.1.7 The place name Sissinghurst means Saxon's wooded hill derived from the Old English *Seaxing hyrst*. According to Glover the name was used to distinguish it from land owned by Angles at nearby Angle. Sissinghurst is first recorded as Saxingherste c. 1180, Saxsinghurst in 1278 and Syssingherst in 1610 (Glover 1982, 174).
- 4.1.8 Camden Hill is located in the northern part of the Study Area and means valley pasture; woodland pasture in a valley. The name is derived from the Old English *cumb denn* and is first recorded in 1261 as Cumbden' in 1261, Cumden in 1278 and Comdenn' in 1313 (Glover 1982, 37).
- 4.1.9 Wilsley Green, located in the south western part of the Study Area means Wifel's clearing from the Old English *Wifeles lēah*. It is recorded as Wiueleslegh' in 1226, and Wyuelesle in 1240 (Ibid, 208). Wilsley Pound is probably derived from the use of this area as an animal pound, which is likely to have gone out of use during the 19th century. An animal pound was a stock proof area that was used to confine stray or illegally pastured stock and legally-kept animals rounded up from areas of common grazing.

- 4.1.10 Like many places in the Weald of Kent, the prosperity of the parish of Cranbrook rose under the stimulus of improvements to the manufacture of woollen cloth, which was encouraged by reforms of the industry initiated by King Edward III in the early 14th century and enhanced by his encouragement of the immigration of skilled Flemish Cloth workers (Pile 1981). The communities that formed around the Kentish woollen Broad Cloth industry were influential in the development of some of the typical Wealden architectural forms of the later medieval period, such as the Wealden House form and the Cloth Halls that are well represented within the Study Area. The cloth industry was also the economic support for the development of some isolated hamlets and houses that developed outside the towns and trading centres. The village of Sissinghurst was originally called Milk House-Street and was one of these hamlets reliant on the cloth industry. It was known for producing a particular type of stiff waxed twine used in the sewing of hop pockets known as Mylkhouse Thread. Production of this thread ceased in 1880 (U3A 2015).
- 4.1.11 With the decline of the woollen trades in the 17th and 18th centuries, Cranbrook Parish suffered an economic recession and Milk House Street gained a reputation for becoming dissolute, a place known for gambling, smuggling and cockfighting and other unsavoury activities (U3A 2015). As gradual prosperity returned to the parish in the 19th century it was renamed Sissinghurst to move away from its former reputation.
- 4.1.12 Hasted writing in 1798, described the parish, located in the centre of the Weald, as being the primary parish due to its *'wealth, size, and consequence, being about eight miles long, and six in breadth; it is exceeding healthy, and considering the deepness of the soil, and the frequency of the woods, far from being unpleasant'* Hasted observed that the landscape of the area at that time consisted of broad hedge-rows with small enclosures with the north and east parts of the parish heavily wooded and mainly of oak.
- 4.1.13 The most important Manor within the parish was the Manor of Sissinghurst with the Mansion House constructed in the 16th century and located approximately 1.8 km east of the site boundary outside the Study Area. The boundary of the lands associated with estate extend into the eastern side of the Study Area. According to Hasted, the Manor was known as Saxenhurst from at least the 14th Century and owned by the family of the same name. The Mansion House and the large park around it, was constructed by Sir John Baker the owner of the Sissinghurst Estate in the 16th century. The estate was sold in 1703 by his heirs to the Trustees of Baronet and Sir Horace Mann, who was still the owner at the time Hasted was writing.
- 4.1.14 The house had long been uninhabited reflecting the general decline of the area in the 17th and 18th centuries. It was let out during the Seven Years War (1756-1763) to be used as a prison for the incarcerated French soldiers, and became known as Sissinghurst Castle. It was left uninhabited after the war and was gradually demolished until the late 18th century when it was in ruins; the park having been already been disparked. In 1796 Sissinghurst Castle was leased by the parish of Cranbrook to be used as an able bodied poor house, housing around 100 men. It reverted back to the Cornwallis family in 1855. Sissinghurst was purchased by Vita Sackville-West and Harold Nicholson in the early 1930's when the famous gardens began to be developed. It was acquired by the National Trust in 1967.
- 4.1.15 Sissinghurst Place was located at the east end of the village. According to Simms (KHER TQ 73 NE 32), Milkhouse Place, a substantial Tudor House, occupied the lands associated with a 15th century mill or farmhouse on the Saxenhurst Estate owned in the 15th century by the Courthorpe family. The house along with 20 ha of land was sold in 1620 to William Plumer, High Sheriff of Kent. The property passed through the family to Charles Nairn and his wife Philadelphia in 1769. On

Philadelphia's death in 1842, the estate was acquired by Mrs Cleaver and she demolished the house and constructed the present building, renaming it Sissinghurst Place. Her mother, Lady Louisa de Spaen renamed Milkhouse Street, Sissinghurst around the same time although it was still called Milk House Street in Bagshaw's 1849 directory (Allen 2008).

5 Archaeological Resources and Potential

5.1 Geology and Topography

- 5.1.1 The site is located approximately 450 metres north east of the village of Sissinghurst at the junction of Common Road and Frittenden Road. It is located within a sub rectangular land block bisected by a Public Footpath. The site is located on a relatively flat plateau at 85 metres aOD and falls significantly down to the south east in the south east corner of the site to an elevation of approximately 80 metres. The site is located on the northern side of the head of a valley that falls down to the east toward Sissinghurst Castle. Sissinghurst village is located on the southern side of the valley.
- 5.1.2 According to 1:50,000 maps of the British Geological Survey (BGS), the bedrock geology of the site is interbedded Sandstone and Siltstone of the Tunbridge Wells Sand Formation. This sedimentary bedrock formed approximately 134 to 139 million years ago in the Cretaceous Period in a local environment previously dominated by swamps, estuaries and deltas. No superficial deposit is recorded on the site.

5.2 Archaeological Introduction

- 5.2.1 Relatively little archaeological investigation has been carried out in the Study Area reflecting the predominantly rural nature of the area. In November 2009 Archaeology South East carried out an archaeological evaluation on land immediately to the south of the site in advance of the construction of a new primary school. The remainder of the archaeological information available for the Study Area relates to the discovery of artefacts made by chance or through metal detecting, the projected route of a Roman Road, the historic location of post medieval farmsteads and 19th century and modern historic parks and gardens.
- 5.2.2 No archaeological investigations are recorded as having taken place on the site.

5.3 Non Designated Heritage Assets within the Study Area (Figure 3).

The numbers in bold below refer to their location on Figure 3.

Iron Age

- 5.3.1 A single uninscribed gold Stater dating from around 100 BC was found in fields approximately 120 metres north east of the site in 2007 (**1**).

Romano-British

- 5.3.2 The projected route of the Rochester to Maidstone to Hastings Roman Road passes immediately to the east of the eastern site boundary broadly following Common Road (**2**).

Romano British Metal Detecting Finds

- 5.3.3 A 4th century Copper Alloy Constantinian Nummus was found approximately 900 metres south east of the site boundary (**3**). Copper Alloy casting waste of Roman or medieval date was found approximately 660 metres south east (**4**).

Medieval

- 5.3.4 The site of the Medieval to Post Medieval Chapel of Holy Trinity is located approximately 580 metres south east of the site boundary (**5**). The chapel was constructed around 1400 and suppressed in 1548. The date at which it was demolished is unclear but it may have been partially demolished in 1840 with remains still visible in 1911.

Medieval Metal Detecting Finds

- 5.3.5 Numerous medieval artefacts have been recovered in the fields surrounding the site. The fragment of a medieval copper alloy vessel and two medieval lead alloy tokens were found in fields approximately 660 metres south west of the site. At the same location a copper alloy buckle, an unidentified copper alloy object and a lead token of medieval to post medieval date were also found **(6)**.
- 5.3.6 Two lead alloy tokens and a copper alloy button of medieval date were found 895 metres south of the site. On the same spot two copper alloy mounts and a copper alloy spoon and button of medieval to post medieval date were found **(7)**.
- 5.3.7 A medieval lead alloy token was found 900 metres south east of the site **(8)** at the same location as two medieval lead musket balls and a copper alloy button.
- 5.3.8 A fragment of a copper alloy vessel and an iron dagger of medieval to post medieval date were found 835 metres south east of the site **(9)**.
- 5.3.9 Three copper alloy buttons, a lead alloy cloth seal and token of medieval to post medieval date were found 830 metres south east of the site **(10)**.
- 5.3.10 A medieval to post medieval copper alloy chape fragment was found 930 metres north west **(11)**.
- 5.3.11 A silver coin dating 1526 to 1544 was found 860 metres south east of the site **(12)**.

Post medieval

- 5.3.12 Nineteen archaeological evaluation trenches were cut in advance of the construction of a new primary school to the south of the site **(13)**. Only two of the trenches contained any archaeological features. A Post medieval pit of probable 17th to 19th century date was excavated in Trench 11 approximately 60 metres south of the site. It contained tobacco pipe fragments, brick fragments and fragments of a field drain. A shallow undateable small pit or posthole was also identified within Trench 15. The topsoil and subsoil deposits sealing the excavated features contained finds of late medieval and mainly post medieval date. The subsoil and topsoil covering the site measured a total of between 0.3 to 0.6 metres in depth.
- 5.3.13 Sissinghurst Place Garden is located 650 metres south east of the site **(14)**. Sissinghurst Place was constructed in the 1840s by Mrs Cleaver on the site of a substantial 16th Century house which she had demolished. Mrs Cleaver and her mother Lady Louisa de Spaen developed ornamental woodland walks around the house and constructed a walled Kitchen Garden. Sissinghurst Place included gardens and parkland of approximately 8.5ha and were described in the 1890s as 'grounds of great beauty'. The gardens were redesigned in a cruciform plan enclosed by yew hedges between 1899 and 1908 by the new owner Captain Sharp. The gardens and part of the parkland and woods still form part of the property and are sometimes open to the public.
- 5.3.14 The fringes of land associated with Sissinghurst Castle extend into the eastern side of the Study Area near Bulls Wood, approximately 700 metres to the east **(15)**.

Post Medieval Metal Detecting Finds

- 5.3.15 Two silver coins, two tin alloy buttons, a copper alloy button, a copper alloy token a lead alloy musket ball, two fragments from a copper alloy mount and a lead alloy button were recovered 660 metres south east of the site **(16)**.
- 5.3.16 Two silver coins, a lead musket ball, a copper alloy button and a copper alloy buckle were found 830 metres south east of the site **(17)**.
- 5.3.17 A copper alloy plate, copper alloy button, copper alloy buckle, three copper alloy buttons, a copper alloy coin, a lead musket ball, lead weight, a copper alloy furniture

fitting, copper alloy spoon, buckle, button and cufflink were found approximately 900 metres south east of the site boundary (18).

- 5.3.18 Two copper alloy buttons, thimble, buckle, lead weight, furniture fitting, three lead musket balls, copper alloy button, two tin buttons and two copper alloy buckles were found 895 metres south east of the site (19).
- 5.3.19 A lead alloy musket ball, and three copper alloy buckles were found 835 metres south east of the site (20).
- 5.3.20 A post medieval copper alloy ferrule was found 950 metres north west of the site (21).
- 5.3.21 A post medieval to modern silver bracelet and finger ring were found 120 metres north east of the site (22).

Farmsteads

- 5.3.22 In 2012 The Kent Farmsteads and Landscapes project was undertaken to map the historic character of farmsteads. This was achieved by comparing the Ordnance Survey 2nd edition maps which were published between 1890 and 1900 with modern maps and determining the degree of survival of the farmsteads shown. The 1890-1900 date was chosen because it marked the end of the period of traditional farmstead development. The results of the survey determined that the highest level of survival of farmsteads occurred within the Weald; and the North Kent Plain, Romney Marsh and the Thames Estuary had the highest level of alteration to farmstead layouts and their associated landscapes (Kent Downs 2012). Eight farmsteads are recorded in the Study Area as part of this survey, established between 1540 to c. 1800 AD.
- 5.3.23 The earliest farm is The Barracks, or Barrack Farm, a dispersed multiyard farmstead established around 1540AD located approximately 900 metres south west of the site in an isolated position in the landscape (23). The farmstead at the time of the survey had been altered by less than 50% from its original layout.
- 5.3.24 Gatehouse Farm, located 390 metres south of the site was established at a similar date (24). A loose courtyard plan farmstead with buildings on two sides and a detached farmhouse side on to the yard, it is located in an isolated position in the landscape. The original farmstead layout is recorded as surviving by more than 50%.
- 5.3.25 Hawkridge Farm is located 550 metres north west of the site (25). It was established around 1600AD and is a dispersed multiyard plan farmstead that has suffered alteration of its original layout by less than 50%.
- 5.3.26 Buckhurst, Satten Island, Plummers, Collins Place and Church Farms were all established around 1800AD.
- 5.3.27 Buckhurst Farm is located 750 metres south of the site and was established around 1800AD (26). The regular U-plan courtyard farmstead has a farmhouse in a central position and has suffered alteration of less than 50%.
- 5.3.28 Sattens Island Farm is located 610 metres north east of the site (27). The loose courtyard origin farmstead with a farmhouse detached side on to the yard has been altered by less than 50%.
- 5.3.29 Plummers Farm is located 880 metres south west of the site (28). Originally a loose courtyard plan farmstead with buildings to one side of the yard, a number of modern sheds have been constructed which may have partially destroyed or concealed some of its original elements. Despite this the farm has been altered by less than 50%.
- 5.3.30 Collins Place is a dispersed plan farmstead located within a village and approximately 470 metres south east of the site (29). It has suffered less than 50% alteration from its original form.

- 5.3.31 Church Farm is located 695 metres south east of the site (30). The dispersed multiyard plan farmstead has suffered less than 50% alteration from its original layout.

Modern

- 5.3.32 Approximately 600 metres south east of the site is Walnut Trees, Sissinghurst, an Historic Park and garden consisting of a modern cottage garden containing mixed planting of specialist interest (31).
- 5.3.33 Oak Hill Manor Ornamental gardens and mansion is located approximately 400 metres to the south west of the Site (32). They were constructed on the site of an earlier post medieval mansion building which had been demolished. The ornamental gardens and grounds were laid out around a neo-Georgian mansion, all designed by Charles Geddes Clarkson Hyslop in 1938. They were set within extensive 18th century parklands and woods.

5.4 General Summary of the Archaeology in its Landscape Context

- 5.4.1 Prehistoric archaeology is virtually absent within the Study Area and is represented by a single uninscribed Gold Stater found during Metal detecting approximately 120 metres north east of the site. There is generally a low to no potential for archaeological remains of this date to be present on the site.
- 5.4.2 Roman Archaeology is slightly better represented in the Study Area although this is confined to two metal detecting finds and the projected route of the Rochester to Maidstone to Hastings Roman Road which passes the eastern side of the site. The metal detecting finds, a 4th century coin and fragments of copper alloy casting waste that may be of Roman or Medieval date were found over 900 metres south east of the site and 660 metres west of the site respectively. Archaeological evaluation carried out immediately to the south of the site in advance of the construction of a new primary school in 2009 did not identify any features within the trenches or any finds of Roman date within the topsoil or subsoil. Based on the distribution of Roman archaeology located within the Study Area, there is generally a **low potential** for archaeology of Roman date to be present on the site.
- 5.4.3 Anglo Saxon archaeology is completely absent within the Study Area. There is **no potential** for archaeology of this date to be present on the site based on its representation within the Study Area.
- 5.4.4 Medieval archaeology is represented by twenty six objects including coins, buttons, tokens, buckles, musket balls and other objects found during metal detecting between 660 metres and 930 metres from the site boundary. The low frequency of occurrence of medieval archaeology close to the site suggests a **low potential** for features of this date to be present.
- 5.4.5 Post Medieval archaeology is better represented in the Study Area although it consists only of a single pit of 17th to 19th century date found during archaeological evaluation approximately 60 metres south of the site with the rest being metal detecting finds, eight farmsteads recorded as part of the Kent Farmsteads and Landscape project and two historic Parks and Gardens. The nearest farmstead to the site is Gatehouse Farm located 390 metres to the south. It is possible that features associated with the post medieval farmsteads in the form of field boundaries and other agricultural features may be present on the site. There is generally a **moderate potential** for features of Post Medieval date to be present on the site.
- 5.4.6 The modern period is represented by two Historic Parks and Gardens located between 400 and 600 metres from the site. It is unlikely that any features associated with these sites are located on the Site.

- 5.4.7 In summary the site lies within an area of generally low archaeological potential. Anglo Saxon archaeology is not represented within the Study Area. There is a low to no archaeological potential for prehistoric archaeology, and low potential for Roman and Medieval archaeology to be located on the site. There is a moderate potential for archaeology of Post Medieval date to be present. It is however, possible that archaeological features of any of the periods represented in the Study Area may be located on the site.

6 Land Development

6.1 Cartographic Evidence for the Development of the Site

6.1.1 Examination of available maps of the site and the Study Area has provided an indication of the development of the site and changes that have taken place between the late 18th and the 21st centuries.

6.1.2 *Andrews, Dury and Herbert's Map of 1769 2 inches to 1 mile. (Figure 4).*

This is the first map that attempts to depict the settlements, buildings, roads and trackways in the area. The map is topographically questionable, but remains useful as a record of the relative level of development of the area.

The site is shown located at the junction of the roads/trackways now known as Frittenden Road and Common Road located to the north of Milk House Street. It is shown as an open site with the only features located on the site, a trackway crossing the south eastern corner from south west to north east linking Common Road to a trackway that leads a farm to Milk house Street to the south. Carpenters Cottage and The Crossways are shown on the map opposite the site.

6.1.3 *Ordnance Survey Field Surveyors Drawing of Cranbrook. 1796. Scale 3' to 1 mile. (Figure 5).*

This map shows the location around the site and Study Area in more accurate cartographic detail. Milk-House Street is shown clearly laid out to the south of the site with Milk-House Place also clearly visible.

A new building with smaller buildings appears to be shown in the south east corner of the site on the southern side of the trackway. The trackway itself, which divides the site, leads to land surrounding a windmill at the east end of Milk-House Street.

6.1.4 *Cranbrook Tithe Map. Surveyed by T. Brown. 1840. (Not illustrated).*

The Tithe map in the Kent History and Library Centre is in very bad condition and the parts covering the site were missing. A very small section of the Cranbrook Tithe map held by the National Archives was viewable online showing part of the site with the apportionment numbers for both land parcels.

The site is surrounded by a patchwork of irregular shaped fields broadly aligned north east south west. The trackway shown on the previous two maps which divides the site is no longer shown on this map instead marked by a field boundary broadly following its former route. The site covers two apportionments, 1579, Pigs Foot Field, and 1580 a cottage and garden with apportionment 1581 located immediately to the south, as the Cottage Field. No other features are present on the site.

<i>Apportionment</i>	<i>Owner</i>	<i>Occupier</i>	<i>Name</i>	<i>Use</i>	<i>Size (A.R.P)</i>
1579	Spices Charity. Hodges, Thomas and Taylor, Stephen, Hills, Charles	-	Pigs Foot Field		3.1.12
1580	Edward J. J. Naies	Samuel Kinnaid or Kennaid	-	Cottage, garden and	0.2.7
1581	As above	As above		Cottage Field	1.2.16

Table 1. Detail of Tithe Apportionments covering the site (bold). Cranbrook Parish.

6.1.5 *Ordnance Survey First Edition County Series 1:2500 & 1:10560 Sheet LXX.4 and Sheet LXX 1870 (Figure 6)*

This map shows the site and surrounding area in greater detail.

Carpenters Cottage and The Crossways are shown as occupying land parcel numbers 903 and 897 respectively. Mouse Hall is shown occupying land parcel 895a. The majority of the land surrounding the site is open land although Hop fields appear to

be shown to the west of the site opposite Mouse Hall.

The site itself is covered by two land parcels; 900 (Pigs Foot Field) and 904 divided diagonally by a footpath. No features are shown on the larger land parcel (900) except for a large tree on its north west corner. 904 is shown as orchard in its northern part with a small house or cottage occupying the south eastern corner. Surrounding the house are footpaths leading to the field boundaries on the western and southern side of the land parcel and an access onto the Common Road. A well is also marked near the house. The boundary between land parcel 900 and 904 is appears to be a footpath and is open on the western and fenced on the eastern side.

6.1.6 *Second Edition Ordnance Survey County Series 1898 1:2500 and 1:10560 Sheet LXX.4 and Sheet LXX (Figure 7).*

There have been a few minor changes to the site. Land parcel 900 is now labelled as 541 and 904 as 530. The footpath that crosses the site is shown chained to land parcel 541. Land Parcel 530 shows a similar arrangement of buildings to the previous map but it less densely wooded and a new small structure is shown in the northern part of the land parcel where it joins Common Road.

No other changes are shown on the site.

6.1.7 *Ordnance Survey County Series Third Edition 1908 1:2500 and 1:10560 Sheet LXX.4 and LXX (Not illustrated).*

Only minor changes have taken place on the site. Land parcel 541 is still shown as open land. Land parcel 530 is shown less densely wooded with no small outbuildings shown on the plot except for the building along the southern boundary. The south eastern corner of this land parcel has been subdivided from the rest of the land by a fence. No other changes are shown on the Site.

6.1.8 *Ordnance Survey County Series 1938 1:2500 and 1:10560 (published 1950) Sheet LXX.4 and Sheet LXX (Figure 8).*

Land parcels fronting the network of roads that surrounded the area are gradually being subdivide and a few new properties are shown to the west and south west of the site.

By the publication of this map the site has been completely cleared. This map shows very few annotations outside the larger settlement areas. No features are shown on either land parcel – the house has been demolished and no trees are shown occupying the site. The only remaining feature is the footpath which crosses between the land parcels.

6.1.9 *Ordnance Survey National Grid Edition of 1970 1:2500 (Not illustrated).*

More properties have infilled along Frittenden Road and the A229. A new housing estate has been constructed on Common Road at the western end of Sissinghurst village. The land opposite the site adjacent to Carpenters Cottage is shown as extensive orchards although none are present on the site. The land fronting Frittenden Road on the western side of the site has been subdivided and a new domestic dwelling- The New House has been constructed.

Two rectangular buildings, probably stables or sheds are shown on the western side of the site. No other changes are shown.

6.1.10 *Land Registry Title Plan of the Site (Figure 9)*

No changes to the Site are shown on this map from previous mapping.

6.2 Cartographic Summary

6.2.1 The network of settlements and road systems around the site were fairly well

established by the late 18th century and changed very little up to the present day with the exception of the construction of new housing development to the south of the site and gradually infilling of properties along the roads between 1938 and 1970.

- 6.2.2 The site itself was divided into two separate land parcels from at least the late 18th century to the present. It originally seems to have been divided by a trackway leading from Common Road to a mill to the south west of the site and shown on the OS Field Surveyors drawing of the late 18th century. This trackway became less important when the mill went out of use in the early 19th century and appears to have remained in use as a footpath which still exists.
- 6.2.3 The site itself has remained largely open, probably as pasture with the occasional temporary building- sheds or stables, occupying the western side of the site. The smaller triangular land parcel was occupied by a Cottage from the late 18th century until it was demolished in the early 20th century and by 1938. This area of the site was reasonably densely occupied by trees which gradually became sparser as time progressed.

7 The Site Inspection

7.1 The Site Inspection

- 7.1.1 A brief site inspection was carried out by Trust staff on 23rd November 2017 to examine the present condition of the site. The weather conditions during the inspection were bright and dry. The south eastern corner of the site, the triangular portion of land, was not accessible due to impenetrable brambles and undergrowth. Photographs were taken around the site from the highways and public footpath.
- 7.1.2 The site is located within a sub rectangular land block which is divided into two separate blocks of land by a public footpath which crosses the site diagonally in the south east corner.
- 7.1.3 The north western field, previously known on the Tithe Apportionments as Pigs Foot Field, is the largest land block and is currently in use as sheep pasture (Plates 1-3). The field was grassed and open with no internal features. The field occupies a relatively flat plateau with a break of slope and significant fall down on the eastern, south eastern and southern sides of the site, which follows the natural fall into the valley to the south east.
- 7.1.4 The edges of the field are mature hedgerow with occasional larger, mainly oak trees dotted along its boundary. Along the southern boundary of this field the boundary is lined with a shallow drainage ditch (Plate 4). Access to the field is gained via a gate at the north western corner of the field. Carpenter's Corner and The Crossways, two Grade II listed Buildings are visible from within the site (Plate 5).
- 7.1.5 The footpath which divides the site is open on the north western side into the larger field, while the south eastern side is lined by mature hedging, oak trees and an incomplete wire fence. This footpath arrangement is consistent with that shown on the historical mapping (see above). The footpath leads from Common Road to the relatively recently constructed Sissinghurst Church of England Primary School to the south. The school is shown on the proposed development plan (Figure 10).
- 7.1.6 The south eastern part of the site was formerly occupied by a cottage and garden from the late 18th century until it was demolished in the first half of the 20th century. Access was not possible into this part of the site due to impenetrable undergrowth and brambles (Plate 6).

7.2 Summary

- 7.2.1 The site covers a large open field currently in use as sheep pasture and a smaller triangular block of land which is heavily overgrown.
- 7.2.2 The land blocks are divided by a diagonal public footpath which is open on its north eastern side and marked by a hedgerow and tree lined boundary on its south eastern side.
- 7.2.3 No Heritage Assets were identified above ground during the site inspection.

8 Impact Assessment

8.1 Introduction

- 8.1.1 Evidence of the previous and present use of the Site has been gathered through analysis of historic mapping and topographical data. The impact of previous land use on potential archaeological remains has been assessed using two analytical categories: definitions of level of impact and impacts defined by the Study Area.

8.2 Definitions of Level of Impact

- 8.2.1 Areas of a site where any surviving archaeological remains can be assumed to have been destroyed through deep excavations such as for a basement or through chalk extraction are assessed to have had a **total impact** on the archaeological resource.
- 8.2.2 Areas of a site where the reduction of ground levels into or below the surface of geological deposits by previous construction of buildings are assessed to have had a **high impact** on the archaeological resource.
- 8.2.3 Areas of a site where there have been irregular patterns of disturbance from previous land use, for example from the excavation of services, the location of temporary structures or use of a site as an orchard, allotments or long term agricultural use of a site where undisturbed archaeological deposits may survive in places, are assessed as having had a **medium impact** on the archaeological resource.
- 8.2.4 Areas of a site that appear to have been untouched by construction or where minimal landscaping, or agricultural cultivation has taken place are deemed to have had a **low impact** on the archaeological resource.

8.3 Impacts Defined by the Study

- 8.3.1 The topographic location of the site is on a relatively level plateau at an elevation of approximately 85 metres aOD that falls down to the south and east to an elevation of approximately 80 metres aOD. The geology of the site comprises interbedded Sandstone and Siltstone of the Tunbridge Wells Sand Formation. Cartographic sources and the site visit suggest that the field formerly known as Pigs Foot Field, has been agricultural land, in use probably mainly as pasture, from at least the mid 19th century to the present day. This historic use suggests that the site will have undergone a degree of erosion through natural processes and also from general agricultural use, which is considered to have had a generally **low to medium impact** on the archaeological potential of the site.
- 8.3.2 The site is currently divided into two separate land parcels divided by a diagonal public footpath. Both land parcels are open pasture or rough land and are bordered by hedgerow and mature trees.
- 8.3.3 Cartographic sources indicate that the small triangular land parcel in the south east corner of the site was occupied by a small cottage and well from the late 19th century until the early part of the 20th century. The construction and subsequent demolition of this structure is likely to have had a **medium to high impact** on this area of the site.
- 8.3.4 Cartographic sources also suggest that this land parcel was also heavily wooded, possibly also used as an orchard and may have undergone more than one process of clearance and replanting. This is likely to have had a **medium impact** on the archaeological potential in this area of the site.

8.4 Potential Impact of the Development of the Site

- 8.4.1 A residential development comprising a total of 9 units, garages and parking and a new road access from Common Road is proposed on the site. Units 1 to 8 will be located on the field formerly known as Pigs Foot Field with pedestrian access through the existing field gate on the north west corner of the field and a new pedestrian

access at the junction of Frittenden Road and Common Road (Figure 10).

- 8.4.2 Unit 9 is located within the triangular land parcel in the south east corner of the site with a new access proposed from Pigs Foot Field crossing the existing footpath near the new access from Common Road.
- 8.4.3 In general, the redevelopment of a site for residential development will have a **high impact** in areas where construction and the installation of services is to take place, through the excavation of foundations, service trenches, access routes, landscaping and the general movement of plant over exposed surfaces.

8.5 Potential Effects of Construction on the Archaeological Resource.

- 8.5.1 Taking the previous considerations into account, the potential effects of construction on the areas of development can be generally predicted. The highest potential for disturbance or loss of archaeological material would be during any reduction of the ground levels required in the development area either through demolition of the existing building or through construction. Damaging effects of the development are likely to involve:
- *General* The most likely impact is predicted to come from manoeuvring plant on exposed subsoil or archaeologically sensitive surfaces following any ground reduction that is carried out. Continual tracking over exposed surfaces could cause extensive damage to underlying archaeological deposits particularly in damp or wet conditions and have a **high impact** on the archaeological resource.
 - *Removal of deposits to create construction terraces or platforms* will have a **high impact** on archaeological remains that may exist in these areas unless the deposits are removed under archaeological control.
 - *Excavation of foundations for new buildings* will have a **high impact** on archaeological remains that may survive in these areas.
 - *Excavation of new roads, access, services and drainage* across the site will have a **high impact** on archaeological remains that may survive in these areas through operations such as reduction of ground surfaces to the level of archaeology and manoeuvring of plant across exposed subsoil or archaeological surfaces.
 - *General landscaping* may involve reduction of ground levels. The most likely impact is predicted to come from the manoeuvring of plant on exposed subsoil or archaeological surfaces. Continual tracking over exposed surfaces could cause extensive damage to vulnerable underlying archaeological deposits particularly in damp or wet conditions.
 - *Long term attrition of the site* through gardening, tree planting and localised improvements to residential properties will have a **medium** impact on any surviving archaeological remains on the site.

9 Summary and Discussion

- 9.1 The Desk Based Assessment has established that the site is located on a relatively level plateau at an elevation of approximately 85 metres before falling down to the south and east to an elevation of approximately 80 metres in the south eastern corner of the site. The Site is located on the northern side of the head of a valley that falls down to the east toward Sissinghurst Castle. The bedrock geology of the site is interbedded Sandstone and Siltstone of the Tunbridge Wells Sand Formation.
- 9.2 The DBA has identified 40 Designated Heritage Assets within the Study Area comprising two Conservation Areas, 37 Listed Buildings and one Registered Park and Garden; none are located on the site. The Listed Buildings range in date from the early 15th century to the early 20th century and include timber framed buildings, jettied and hall houses, cloth halls, a priest's house, farmhouses, row houses, a barn, an Anglican church tower and a chest tomb largely reflecting the rural nature of the area. All the Listed Designations are Grade II, except two Grade II* Listed buildings. There are three Listed Buildings within 30 metres of the site boundary; none will be materially affected by the proposed development as they are not located on the site.
- 9.3 The majority of the Listed Buildings are located within the two Conservation Areas of Wilsley Green and Sissinghurst, both located between 440 and 500 metres from the site boundary. The remainder of the Listed Buildings are distributed throughout the countryside surrounding the Study Area. There is one Registered Park and Garden; Sissinghurst Court, located 380 metres south of the site.
- 9.4 The Site lies within an area of low archaeological potential. There have been relatively few archaeological investigations carried out in the Study Area reflecting its mainly rural character. Thirty Two non Designated Heritage Assets identified within the Study Area range in date from the Iron Age to the Modern period and comprise metal detecting finds, the site of a medieval chapel, four Historic Parks and Gardens, eight Post Medieval farmsteads recorded during the Kent farmstead and Landscapes project and a pit identified during modern archaeological evaluation. The archaeological evaluation was carried out immediately to the south of the site in advance of the construction of Sissinghurst Primary School in 2009 exposing a single pit of 17th to 18th century date within the 19 trenches excavated.
- 9.5 None of the Non Designated or Designated Heritage Assets have been identified on the site. Based on the general distribution of sites in the Study Area there is a low to no potential for features of Prehistoric date to be present on the site and low potential for Roman, and Medieval archaeology. There is moderate potential for archaeology of Post Medieval date, most likely associated with the agricultural use of the area, to be present. Features and finds of Anglo Saxon date are not represented. It is, however, possible that archaeological features of any of the periods represented in the study area may be present.
- 9.6 Cartographic analysis has established that the network of settlements and road systems around the site were fairly well established by the late 18th century changing very little up to the present day with the exception of the construction of new housing development to the south of the site and a gradual infilling of properties along the roads between the 1930s and 1970's.
- 9.7 The site itself was divided into two separate land parcels from at least the late 18th century to the present. It was originally divided by a diagonal trackway leading from Common Road to a mill to the south west of the site and as the mill went out of use in the early 19th century it remained in use as a footpath.
- 9.8 The northern and main area of the site has remained open, probably as pasture, with the occasional temporary building- sheds or stables, occupying the western side of the site. The smaller triangular land parcel in the south east corner of the site was

occupied by a cottage from the late 18th century until it was demolished in the early 20th century by 1938. This area of the site was reasonably densely occupied by trees which gradually became sparser as time progressed.

- 9.9 The results of the site inspection support the details of the Cartographic analysis although the triangular land block in the south eastern corner of the site has become heavily overgrown. No Heritage Assets were identified above ground during the site visit.
- 9.10 The results of the DBA indicate that a survey of archaeological records and archives is sufficient to give a general assessment of the archaeological potential of the proposed development site. The map regression and site inspection have established that the site is likely to have suffered a **low to medium impact** on the archaeological potential of the main area of the development. The triangular land parcel in the south east corner of the site has suffered a cumulative **medium impact** on its archaeological potential with localised areas of **high impact** where there has been previous development. Based on the data collated in the Kent HER however, there is a **low potential** for archaeological remains to be present on the site.

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The research and illustrations for the DBA were carried out by Emma Boast.

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Ordnance Survey County Series Provisional Edition of 1938 published in 1950 1:10560 and 1:2500

Ordnance Survey National Grid Edition of 1970 1:2500.

Land Registry Title Plan 2016. Title Number K968461.

Appendix 1

Listed Buildings within the Study Area

KHER Reference	Name	Grade	Date	Description
TQ 73 NE 125	King's Head House	II	1400 AD to 1999 AD	House, site, hall house, jettied house, house, house, house, public house
TQ 73 NE 68	The Old Barracks	II	1400 AD to 1899 AD	Site, timber framed building, cloth hall, cloth hall, cloth hall, house
TQ 73 NE 182	Walnut Trees	II	1400 AD to 1840 AD	Site, priests house, timber framed house, priests house, chapel
TQ 73 NE 128	Bell Cottage	II	1400 AD to 1900 AD	Post office, cloth hall, house, site, timber framed building, cloth hall, cloth hall, cloth hall, post office, house
TQ 73 NE 61	Plummer's Farmhouse	II	1500 AD to 1899 AD	Site, timber framed house, farmhouse, farmhouse
TQ 73 NE 111	Little Nut Hall	II	1500 AD to 1940 AD	Site, timber framed house, house, house
TQ 73 NE 152	At Last	II	1500 AD to 1899 AD	Site, jettied house, house
TQ 73 NE 123	The Bull Public House	II	1500 AD to 1999 AD	Site, timber framed house, hall house, house, house, house, public house
TQ 73 NE 201	Virginia House	II	1500 AD to 1999 AD	Site, timber framed house, house, shop
TQ 73 NE 137	The Crossways	II	1500 AD to 1932 AD	Site, jettied house, house, house, house
TQ 73 NE 71	Gatehouse Farmhouse	II	1500 AD to 1899 AD	Site, timber framed house, farmhouse, farmhouse, farmhouse
TQ 73 NE 173	Crossways	II	1500 AD to 1799 AD	Site, jettied house, hall house, house
TQ 73 NE 170	Church House	II	1500 AD to 1899 AD	Site, timber framed house, house, jettied house
TQ 73 NE 294	Mouse Hall	II	1500 AD to 1799 AD	Site, timber framed house, house
TQ 73 NE 231	1-4 Reed's Cottages	II	1500 AD to 1799 AD	Site, timber framed building, cloth hall, cloth hall, row, row house
TQ 73 NE 230	Collins Farmhouse	II	1500 AD to 1899 AD	Site, timber framed building, cloth hall, cloth hall, cloth hall, house
TQ 73 NE 181	Hazelhurst Cottage	II	1500 AD to 1932 AD	Site, timber framed house, hall house, house, shop, butchers shop
TQ 73 NE 183	Sissinghurst Court And Entrance Wall	II	1540 AD to 1930 AD	House, house, site, timber framed house, house, service wing, wall, gate pier, gate
TQ 73 NE 141	Yawtons	II	1567 AD to 1632 AD	Site, timber framed house
TQ 73 NE 184	April Cottage	II	1567 AD to 1799 AD	Site, timber framed house, farmhouse, farmhouse, house
TQ 73 NE 138	Hawkridge Farmhouse	II	1600 AD to 1999 AD	Site, timber framed house, farmhouse, farmhouse, farmhouse
TQ 73 NE 238	Barn 30 Yards South Of Hawkridge Farmhouse	II	1600 AD to 1699 AD	Site, timber framed barn
TQ 73 NE 166	Mill Cottage	II	1600 AD to 1899 AD	Site, timber framed house, farmhouse, farmhouse
TQ 73 NE 126	Nelson Cottage	II	1600 AD to 1866 AD	Site, timber framed house, row, row house, row house, row
TQ 73 NE 256	Carpenter's Corner	II	1600 AD to 1699 AD	Site, timber framed house, farmhouse, workshop, house
TQ 73 NE 185	Forge Cottage	II	1600 AD to 1699 AD	Site, timber framed building, public house, house
TQ 73 NE 127	Alpine Cottages	II	1680 AD to 1999 AD	Site, timber framed house, row, row house, row house, row house, shop
TQ 73 NE 239	Mount Pleasant	II	1680 AD to 1866 AD	Site, timber framed house, house
TQ 73 NE 196	5 Reed's Cottages	II	1700 AD to 1799 AD	Site, timber framed house
TQ 73 NE 180	Oast Cottage	II	1700 AD to 1999 AD	Site, timber framed building, granary, oasthouse, timber framed house, house, oasthouse, granary, weather vane
TQ 73 NE 106	Hazleden Cottage	II	1767 AD to 1799 AD	Site, timber framed house
TQ 73 NE 124	My Lady's Cottage	II	1809 AD to 1999 AD	Site, house, house
TQ 73 NE 207	Hayselden Manor	II	1810 AD to 1850 AD	Site, house
TQ 73 NE 148	Tomb Of Lady Sanderson In The Grounds Of My Lady's Cottage	II	1817 AD	Site, chest tomb, sarcophagus

TQ 73 NE 117	Church Of The Holy Trinity	II	1837 AD to 1838 AD	Site, anglican church, bell tower
TQ 73 NE 273	The Old Vicarage	II	1843 AD	Site, vicarage, house
TQ 73 NE 229	Garden Pavilion 60 Yards Of Sissinghurst Court	II	1910 AD to 1930 AD	Site, summerhouse, timber framed building

Appendix 2

Gazetteer of Archaeological Sites

Site No.	KHER, TSMR and other references	Period	Description
1	KHER MKE75050	Iron Age	Metal Detecting Find. A single uninscribed gold Stater dating from around 100 BC was found in fields during Metal detecting in 2007.
2	KHER TQ 74 SE 36	Romano British	The projected route of the Rochester to Maidstone to Hastings Roman Road broadly follows Common Road.
3	KHER MKE7509	Romano British	Metal Detecting Find. 4th century Copper Alloy Constantinian Nummus.
4	KHER MKE75218	Romano British	Metal Detecting Find. Copper Alloy casting waste of Roman or medieval date
5	KHER TQ 73 NE 3	Medieval	The site of the Medieval to Post Medieval Chapel of Holy Trinity. The chapel was constructed around 1400 and suppressed in 1548. The date at which it was demolished is unclear but it may have been partially demolished in 1840 with remains still visible in 1911.
6	KHER MKE75215, 75210, 75211, MKE75216, 75217, 75213	Medieval	Metal Detecting Find. The fragment of a medieval copper alloy vessel and two medieval lead alloy tokens, copper alloy buckle, an unidentified copper alloy object and a lead token.
7	KHER MKE75121, 75122, 75087, MKE75149, 75119, 75155, 75084	Medieval	Metal Detecting Find. Two lead alloy tokens and a copper alloy button, two copper alloy mounts, a copper alloy spoon and button of medieval to post medieval date were found.
8	KHER MKE 75090, MKE75091,75093, 75127	Medieval	Metal Detecting Find. A medieval lead alloy token, two medieval lead musket balls and a copper alloy button.
9	KHER MKE75160, 75065	Medieval	Metal Detecting Find. A fragment of a copper alloy vessel and an iron dagger of medieval to post medieval date.
10	KHER MKE75166, 7, 8, 9, 75170,	Medieval	Metal Detecting Find. Three copper alloy buttons, a lead alloy cloth seal and token of medieval to post medieval date.
11	KHER MKE75067	Medieval	Metal Detecting Find. A medieval to post medieval copper alloy chape fragment.
12	KHER MKE 75079	Medieval	Metal Detecting Find. A silver coin dating 1526 to 1544.
13	KHER TQ 73 NE 339	Post Medieval	Nineteen archaeological evaluation trenches were cut in advance of the construction of a new primary school to the south of the site. Only two of the trenches contained any archaeological features. A Post medieval pit of probable 17th to 19th century date was excavated in Trench 11 and a shallow undateable small pit or posthole within Trench 15. The topsoil and subsoil deposits sealing the excavated features contained finds of late medieval and mainly post medieval date.
14	KHER TQ 73 NE 321	Post Medieval	Sissinghurst Place was constructed in the 1840s by Mrs Cleaver on the site of a substantial 16th Century house which she had demolished. Mrs Cleaver and her mother Lady Louisa de Spaen developed ornamental woodland walks around the house and constructed a walled Kitchen Garden. The gardens were redesigned in a cruciform plan enclosed by yew hedges between 1899 and 1908 by the new owner Captain Sharp.
15	KHER TQ83 NW 98	Post Medieval	The fringes of land associated with Sissinghurst Castle extend into the eastern side of the Study Area near Bulls Wood.
16	KHER MKE75072, 75073, 75202-209	Post Medieval	Metal Detecting Find. Two silver coins, two tin alloy buttons, a copper alloy button, a copper alloy token a lead alloy musket ball, two fragments from a copper alloy mount and a lead alloy button.
17	KHER MKE 75077, 78, 75164, 165, 171.	Post Medieval	Metal Detecting Find. Two silver coins, a lead musket ball, a copper alloy button and a copper alloy buckle.
18	KHER MKE75095, 75083, 75123,-126, 128-134,	Post Medieval	Metal Detecting Find. A copper alloy plate, copper alloy button, copper alloy buckle, three copper alloy buttons, a copper alloy coin, a lead musket ball, lea weight, a copper alloy furniture fitting, copper alloy spoon, buckle, button and cufflink.

19	KHER MKE 75219, 23, 75143, 46, 47, 75115,-118, 120, 75085&86, 75088.	Post Medieval	Metal Detecting Find. Two copper alloy buttons, thimble, buckle, lead weight, furniture fitting, three lead musket balls, copper alloy button, two tin buttons and two copper alloy buckles.
20	KHER MKE75161, 75162, 75163, E	Post Medieval	Metal Detecting Find. A lead alloy musket ball, and three copper alloy buckles.
21	KHER MKE75683	Post Medieval	Metal Detecting Find. A post medieval copper alloy ferrule.
22	KHER MKE75047, 75048	Post Medieval	Metal Detecting Find. A post medieval to modern silver bracelet and finger ring
23	KHER MKE81168	Post Medieval	The Barracks, or Barrack Farm.
24	KHER MKE82669	Post Medieval	Gatehouse Farm.
25	KHER MKE83655	Post Medieval	Hawkridge Farm
26	KHER MKE81169	Post Medieval	Buckhurst Farm
27	KHER MKE82665	Post Medieval	Sattens Island Farm
28	KHER MKE82666	Post Medieval	Plummers Farm
29	KHER MKE82667	Post Medieval	Collins Place
30	KHER MKE82668	Post Medieval	Church Farm
31	KHER TQ 73 NE 326	Modern	Walnut Trees, Sissinghurst, an Historic Park and garden consisting of a modern cottage garden containing mixed planting of specialist interest
32	KHER TQ 73 NE 320	Modern	Oak Hill Manor Ornamental gardens and mansion constructed on the site of an earlier post medieval mansion building which had been demolished. The ornamental gardens and grounds were laid out around a neo-Georgian mansion, all designed by Charles Geddes Clarkson Hyslop in 1938.

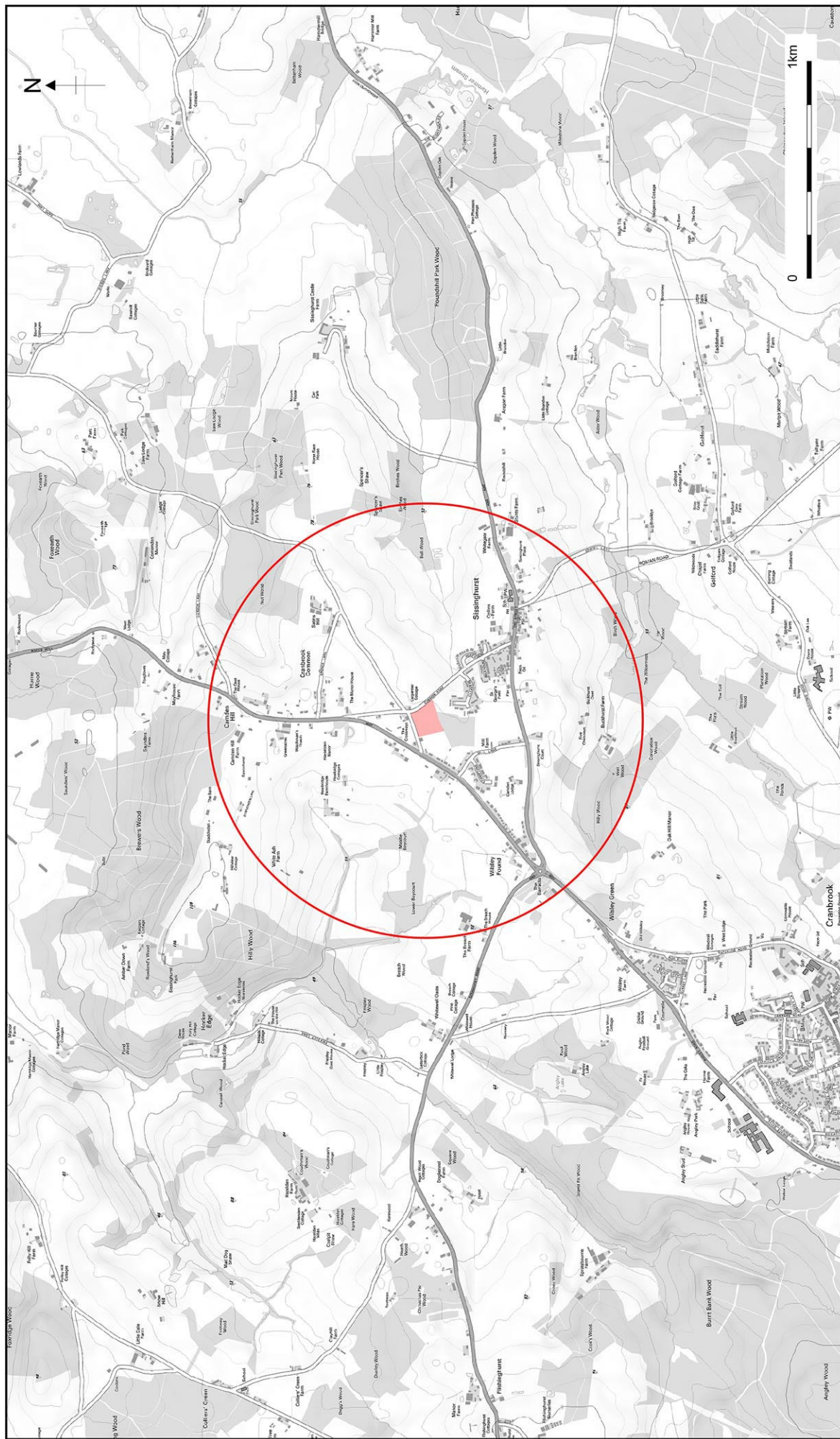


Figure 1. Site Location Map. Site shown in pink, Study Area shown in red. Scale 1:25,000. Contains Ordnance Survey data Crown Copyright and database right 2017.

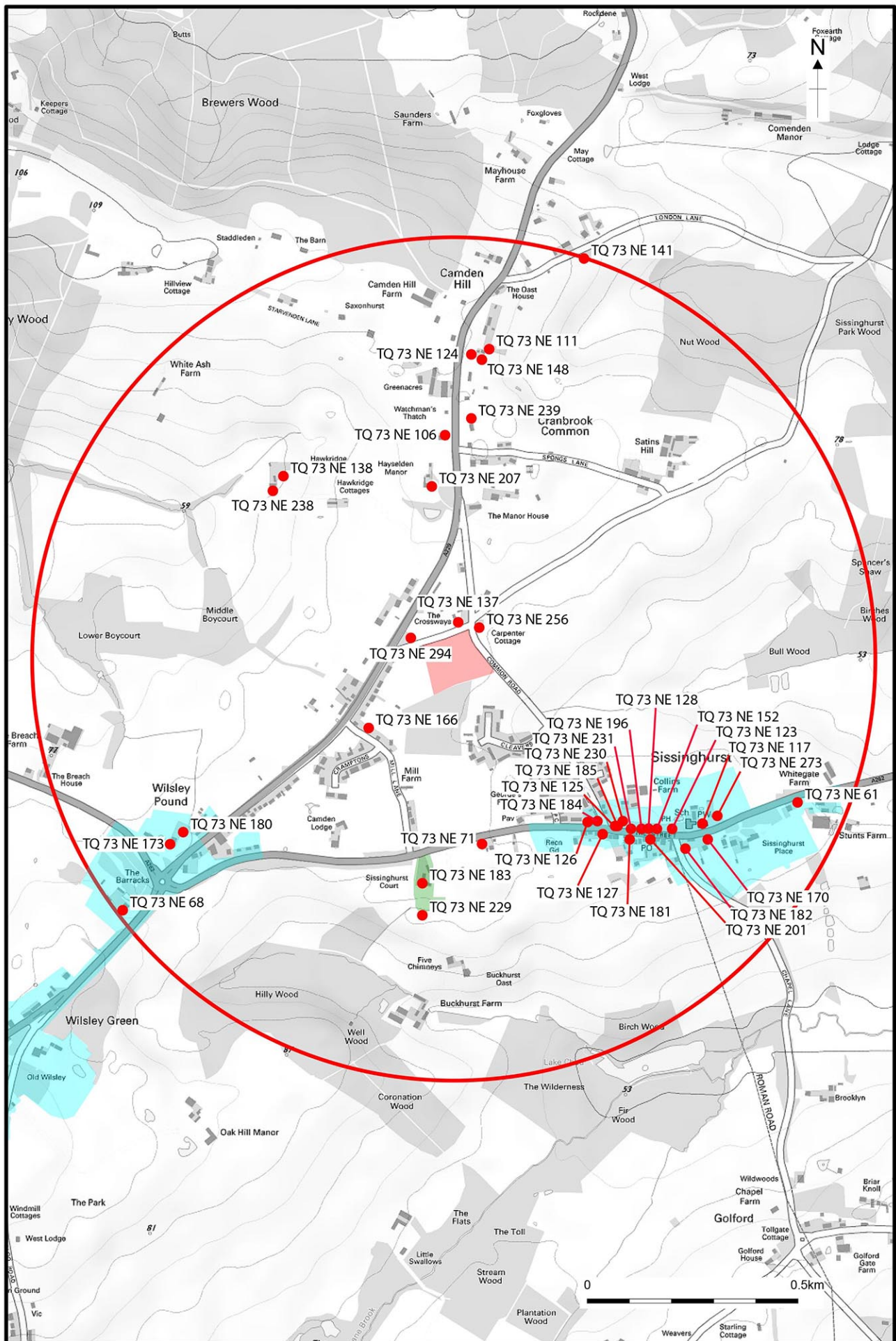


Figure 2. Designated Heritage Assets within the Study Area. Site shown in pink, Listed Buildings in red, Conservation Areas in blue, Registered Parks and Gardens shown in green. Scale 1:12,500. Contains Ordnance Survey data crown Copyright and database right 2017.

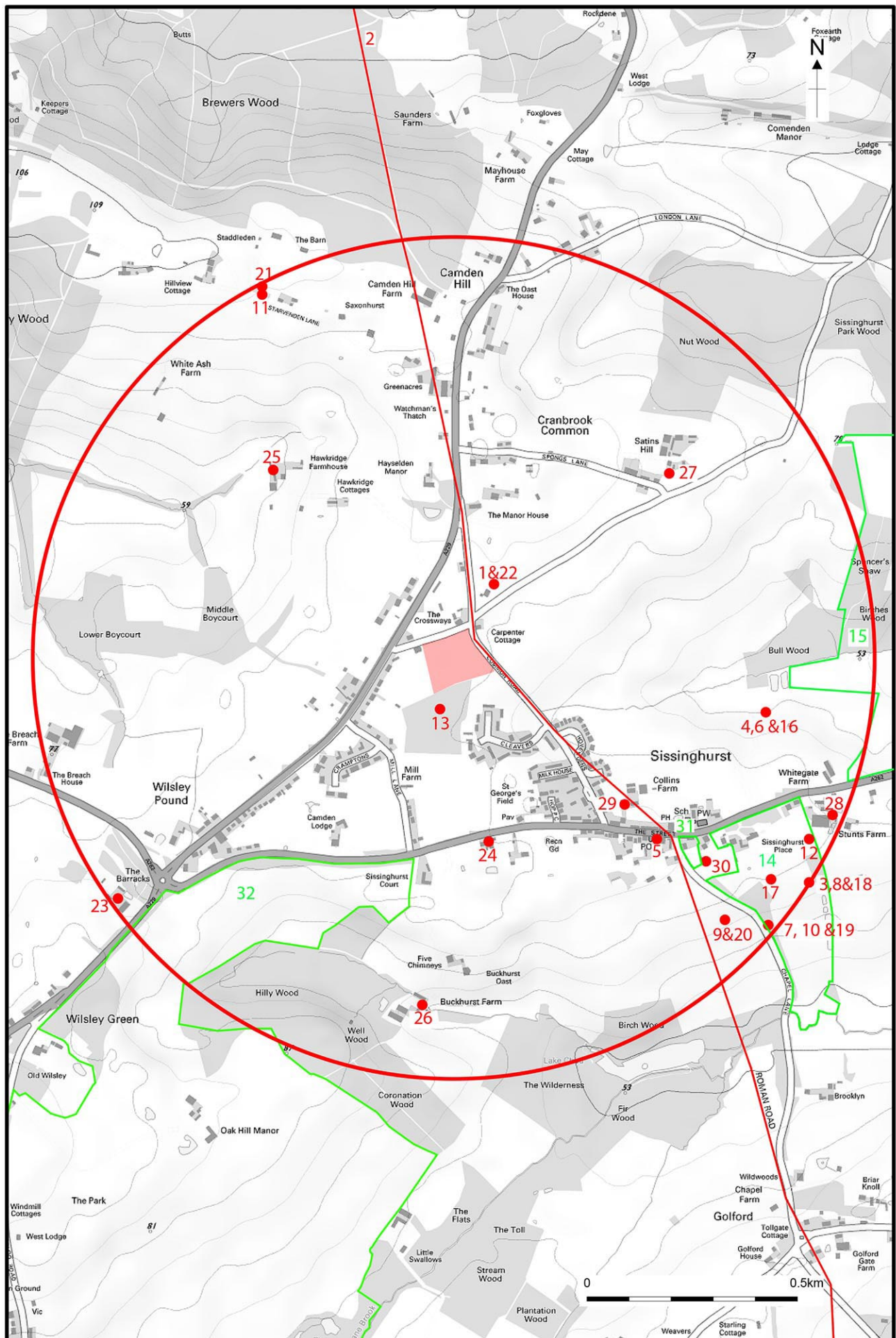


Figure 3. Non Designated Heritage Assets within the Study Area. Historic Parks and Gardens shown in green. Scale 1:12,500. Contains Ordnance Survey data crown Copyright and database right 2017.

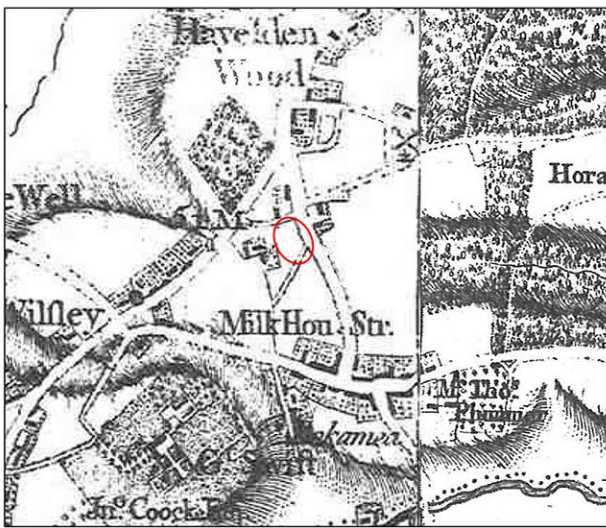


Figure 4. Extract from Andrews, Dury and Herbert map of 1769. Not to Scale.



Figure 5. Extract from Ordnance Survey Surveyors Field drawing of 1796. Not to Scale.



Figure 6. Extract from First Edition 1870 Ordnance Survey County Series 1:10560 map . Not to Scale



Figure 7. Extract from Second Edition 1896 Ordnance Survey County Series 1:10560 map. Not to Scale.

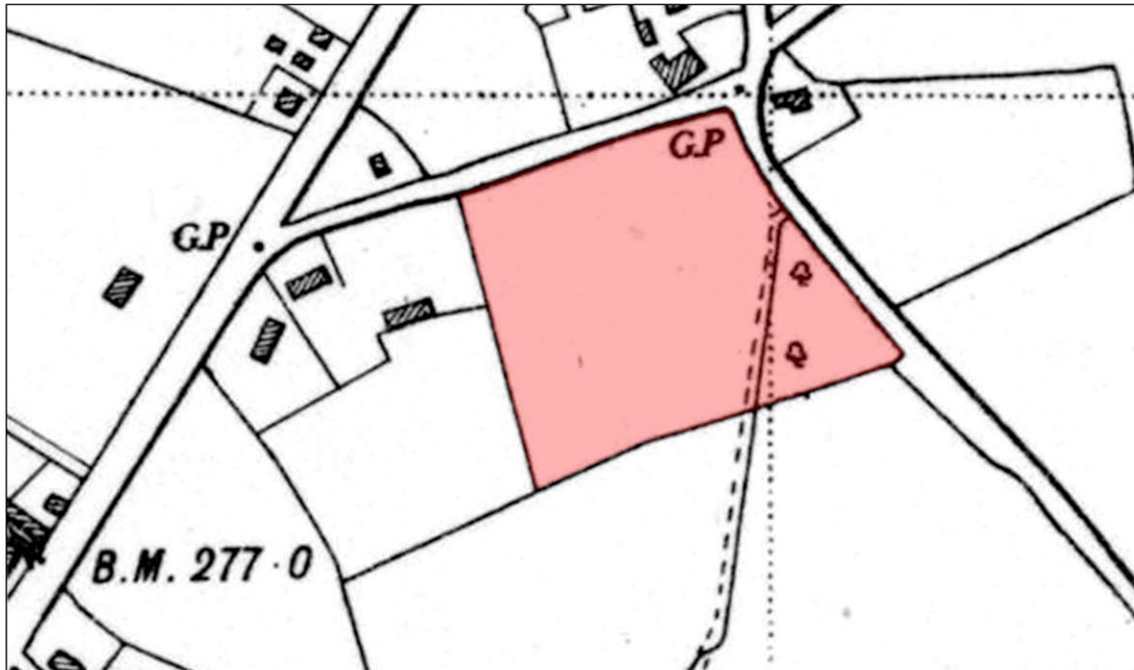


Figure 8. Extract from 1938 Ordnance Survey 1:10560 map published in 1950. Not to Scale.

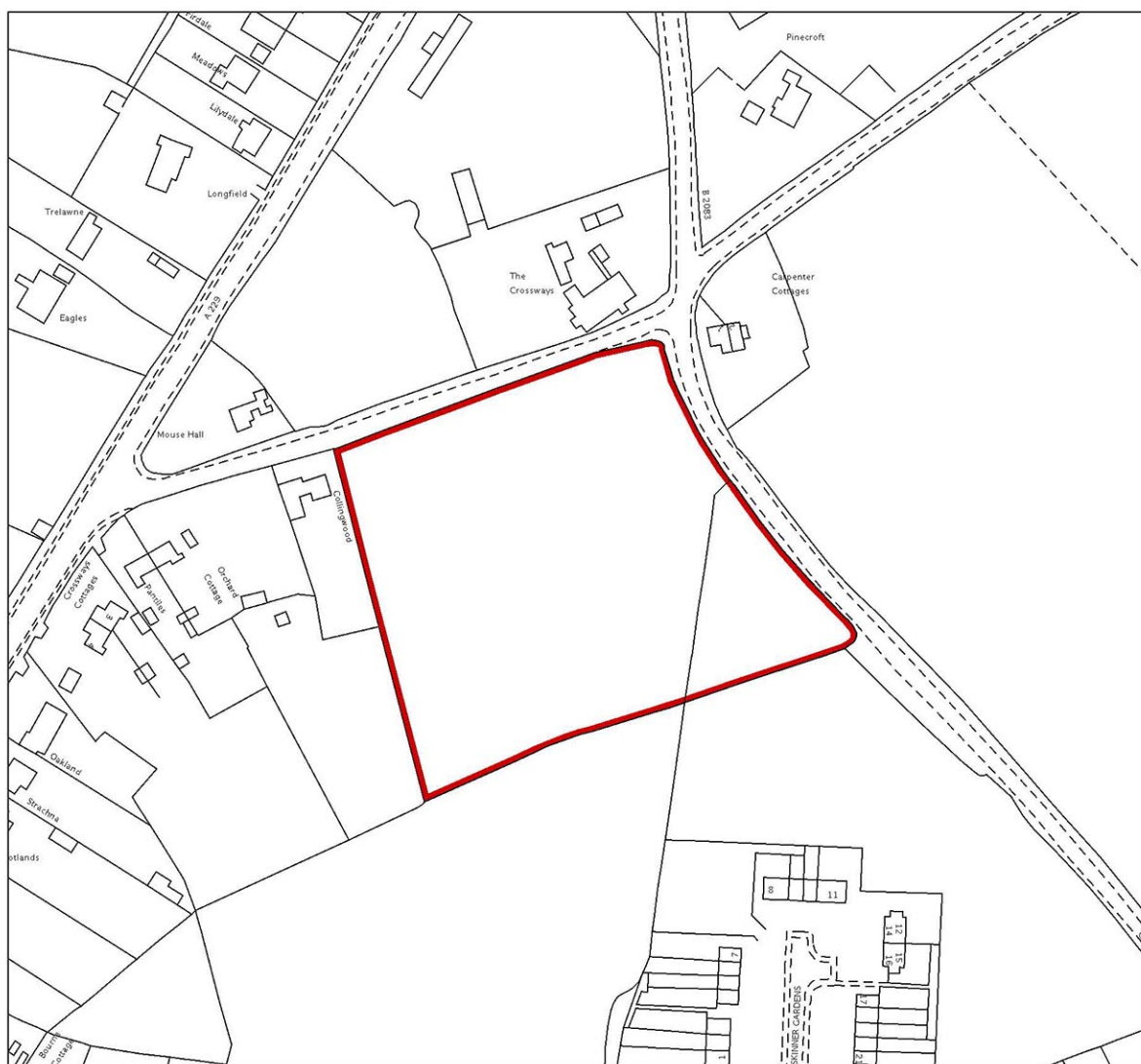


Figure 9. Extract from Land Registry Title Plan of the Site. Not to Scale. Crown Copyright Reserved.



Figure 10. Proposed Site Layout Plan. Scale as Shown. Based on Urban & Rural Ltd dwg no. A1273-102 May 2017



Plate 1.
The field viewed from the north west corner of the site.
View facing south.



Plate 2.
The field viewed from the north west corner of the site toward the footpath.
View facing south east.



Plate 3.
The field viewed from the footpath facing toward the north west corner of the site.



Plate 4.
The shallow drainage ditch along the southern boundary of the field.
View facing south west.



Plate 5.
The Crossways (L) and Carpenters Corner (R) from the eastern side of the site.
View facing north.



Plate 6.
The south eastern corner of the site viewed from the Public Footpath.
View facing east.